


Listing Summary	
Listing #288678 \$294,900 (LP)	43941 18th St, Lancaster, CA 93535  Active (02/05/10) DOM/CDOM: 0/0
Price/SqFt: 64.77	Beds: 8* Baths: 9 Sq Ft: 4553* Lot Sz: 14388sqft*
	Area: 4 Yr: 1988*

Remarks

Bank owned. Sold for 595k in 2005. 4 newer 2 story townhouse style units on quiet near-culdesac street. Each has own 2 car garage, all separate meters. 4553 sq.ft, 14,388 sq.ft lot. No rent control. This is a steal. Call for rent roll.

[Pictures \(7\)](#)





Picture



Links




Agent	Leo Nordine  (ID: 75863) Primary:310-379-8800		
Office	Leo Nordine Realtors (ID:5486) Phone: 310-379-8800, FAX: 310-379-5220		
Property Type	Income Property	Property Subtype(s)	Income Property
Status	 Active (02/05/10)		
Agreement Type	Exclusive Agency		
Area	Lanc Div to 90th E		
Commission	3.00		
Commission	Percentage		
Approx Square Feet	4553*	Sq Ft Source Assessor	Price / SqFt 64.77
Lot Sq Ft (approx)	14388*	Lot Acres (approx) 0.330	Lot Size Source (Assessor)
County	Los Angeles	APN	3148035002
Flat Dollar Amt	0.00		
Beds	8*	Baths	9
Year Built	1988*		
Map Book	Thomas Guide	Map Coordinates	4106, D6
Cross Street	20th St. J-8		
Listing Date	02/05/10	Entry Date	02/05/10
Original Price	294,900	Expiration Date	02/05/11
Occupant Type	Tenant		
Occupant Name		Phone To Show	
Owner Name		Owner Phone	
Agent Remarks	COMBO 4-3-9-4 for vacant unit. Occupied units subject to inspection. Please submit offers & follow-up emails to offers@nordine.com. Include with your offer: 1) Property address & buyers' name in the subject		

line, 2) Pre-qual/approval from direct lender w/PROOF OF FUNDS in Buyers name & all Buyers FICO scores, 3) EMD check. Offers without FICO's, EMD, & Pre-approval letter will not be submitted. Sold AS-IS. Conventional offers w/ 10% down AND FICO under 720 will not be responded to. The banks take about 3 days to respond.

Directions to Property N of ave K, W of 20th St E
Cls Costs Pd By Slr 0.00
Agt Bonus Pd By Slr 0.00

General Information

Zoning Lrra7500*
Number of Units #4.0
Number of 1 Bedroom #0
Number of 2 Bedroom #4
Number of 3 Bedroom #0
Number of 4 Bedroom #0
Number of Studio #0
Other/ See comments #0
Approx. Age of Roof #10.0
Terms FHA, Conventional, Cash, Subj to Seller Appr.
Price Per Unit \$73725.00
Price Per SQFT \$64.77
Gross Rnt Mult.(GRM) \$5.96 (estimated grm)

Seller Projected Op Data

Schd Gross Inc(SGI) \$26736.00

Utilities

Electric- Master Has Master, Mstr Paid by Tenant
Electric-Individual Has Individual, Paid by Tenant
Water- Master Has Master, Paid by Tenant
Water-Individual Has Individual, Paid by Tenant
Gas-Master Has Master, Paid by Tenant
Gas-Individual Has Individual, Paid by Tenant
Water Heater-Master Has Master, Paid by Tenant
Water Heater-Indiv. Has Individual, Paid by Tenant

Additional Information

Rent Control No
ADA Compliance No
Alley Yes
Elevator No
Limited Access No
Heating Types Central Heat/Gas
Cooling Type Central Air/Refrig.
Fire Sprinklers No
Roof Type Tile
Construction Type Stucco

Privileged Information

Picture Provided By
Approved Yes
Longitude / Latitude -118.096703 / 34.681690
Show Address to Public Yes
Agent Hit Counter 0
Public/Client Hit Counter 0

* Denotes information autofilled from tax records.

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