

Leo S Nordine

Residential Income
RIN Active 4451 TOWNE Ave

Thu, May 21, 2009 10:56 AM
Los Angeles (City) (LA) Price \$ 299,000

Ref: 1



CLW-09371495 [Media: 3](#) Los Angeles County (LA) APNO **5109013012**
 Have Area **Downtown Los Angeles (C42)**
 Entry Location
 Style **Craftsman**
 XSTS Aerial Map

Features **Garbage Disposal, Carport**
 Terms **Cash To New Loan** Gr Schd Inc \$
 List Type **Exclusive Right To Sell or Lease/Full Service** TG **674D4**
 Zip **90011-** Loans Units **4**
 Gross Equity
 Poss

Price/Unit \$
 Cap Rate %

[View](#)

Remarks **Foreclosed. Sold for \$675K in 2006. Huge SFR + 3plex, 3672 total sqft, on even hunger R2 lot. 1200 sqft Craftsman DFR in front, built 1908. 2 story 3plex in rear, built 1963, w/ 3 carports. All separate gas & electric meters. On quiet 1-block long street directly between Lindsay Park and South Park. Front house will be delivered vacant. This is a steal!**
 Directions **S. of Vernon Avenue, N. of 46th Street**

Financial Analysis (ANNUAL)

Gross Sched Income	\$	Tax Area		Water	
Vacancy Allow	0% \$	Tax Rate Yr		Tax Rate	
Actual Annual Vacancy	\$				
Gross Oper Income	\$ 0	Land	\$ %		
Actual Gross Annual Income	\$				
Operating Exp	% \$	Imprvmnts	% \$		
Net Oper Income	\$ 0	Per Prop	\$ %		
Loan Payment	\$				
Gross Spend Income	\$	Legal:		Lot#	Blk# Tract #
Cap Rate	%	Zoning	LAR2	Lot Size	48x165
Gross Multiplier	0 X Gross	LtSqft	7927/Assessor	#Bdgs	2 Yr Blt 1908

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo		
1	2	1		0.0		New Tax	\$	Due	Lender	
1	2	1		775.0		Ins	\$	Assumable		Fee
1	2	1		225.0		Wrk Comp	\$		@ \$	/Mo
1	2	1		225.0		Gas	\$	Due	Lender	
						Electric	\$	Assumable		Fee
						Water/Sw	\$			
						Trash	\$			
						Supplies	\$	# Sep Mt:	Water	Gas
						Cable TV	\$	Approx Total SqFt:	3672	
						Mnt	\$ %	App Avg Apt SqFt:	Studio /	1BR/
						Pest Ctl	\$	2BR/	3BR/	Tot Bld Sqft
						Licenses	\$	SubArea/Tract		Name
						Gardener	\$	Land	Lse \$	/Mo
#Leased				Tot		Pool	\$	Zones: Spc Std	Fld	Cstl
Other Income						Manager	\$	Adds, Alts, Repairs?		Bldg Permit
						Prof Mgt	\$	Tot Prkg 8	Garage, # cars	#Caprt
Garage, # cars				@ \$	\$	Furn Rep	\$	# Uncovered Spcs	#Patio	Rec Room
Laund Eqmt \$						Other:	\$	Tenant Pays	Gas Yes	Elec Yes
Monthly GSI \$						Advertising	\$	Rent Control	Cable TV	Water Heater
									Special	Trash
									Conditions	
Actual Annual Gross Rent \$						Elevator	\$	Private Transfer	REO/Lender-	Owned
								Taxes		
Tax Year						Total Property Tax		Total Assessed Value		
						Security	\$			
						Total	\$ 0			

Additional Property Features

Stry		Swr	Cent A/C	#Wall A/C	
#Cpts	#Drap	#Rnges	#Refrg	#Displs	#D/W
Wtr Htrs	Wtr Htr Desc	Water District	Alley Paved	Walking distance to beach (miles)	
Pool	Htd	Spa	Sauna		
Cnst			Flrs	Roof Composition	
ADA Compliant		Exterior Construction		Heat	
Kitchen Desc		Disability Access			
Structures, Other					

Exterior/Structural Information

Pato Characteristics Doors & Windows

Structures, Other

Contact Information

This Report was created by:

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Listing Activity

LP/SqFt **\$0.00**

Orig Price \$ **299,000**

Prev Price \$

Current Price **\$299,000**

MLS#: CLW-09371495 - 4451 TOWNE

If a listing displays "Short Sale/Subj to Lender Approval***" then that listing has been identified by the seller and the listing broker as a "short sale". This means that, at the listed price, the proceeds from the sale may not be adequate to pay all liens and costs of sale. Any offer made that does not fully cover the existing amount(s) owed to the lienholder(s) plus the costs of sale could be subject to lienholder approval, which approval may be exercised at the sole and exclusive discretion of the lienholder(s). The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © Copyright, SoCalMLS®,

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