

Leo S Nordine

RIN Active

Residential Income
5507 S MANHATTAN PI

Thu, Jan 14, 2010 11:36 AM
Los Angeles (City) (LA)

Price \$ 199,900

Ref: 1



CLW-10421207 [Media: 14](#) Los Angeles County (LA) APNO 5005025026
 Have Area Park Hills Heights (PHHT)
 Entry Location
 Style Spanish
 XSTS Aerial Map

Price/Unit \$
Cap Rate %

Features **Garbage Disposal, Carport, No Pool**
 Terms **Cash To New Loan**
 List Type **Exclusive Right To Sell or Lease/Full Service**
 Zip 90062- Loans
 Gross Equity
 Poss

Gr Schd Inc \$
 TG [673H5](#)
 Units 2

View

Remarks **Bank owned. Sold for \$561,500 in 2007. Classic Spanish duplex on nice quiet street W. of Western, E. of Windsor Hills. Giant 1 beds, 918 sqft each, both vacant! Tile roof, raised foundations, covered porches, bright kitchens and baths, formal dining rooms, faux fireplaces, vintage builtin cabinetry, laundry rooms, lots of character. Completely fenced 42x144 R2 lot w/ huge sunny grass yard. 1 block to Chesterfield Park, walking distance to all 3 schools (Chreshaw High, CIF champs).**

Directions **W. of Western, N. of Slauson**

Financial Analysis (ANNUAL)

Gross Sched Income	\$	Tax Area		Water	
Vacancy Allow	100% \$	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#
Cap Rate	%	Zoning	LAR2	Lot Size	42x144
Gross Multiplier	0 X Gross	LtSqft	6054/Assessor	#Bdgs	1
				Tract #	1923

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp		@ \$	/Mo
1	1	1		0		New Tax	\$	Lender	
1	1	1		0		Ins	\$	Assumable	Fee
						Wrk Comp	\$	@ \$	/Mo
						Gas	\$	Lender	
						Electric	\$	Assumable	Fee
						Water/Sw	\$		
						Trash	\$		
						Supplies	\$	# Sep Mt:	Water
						Cable TV	\$	Approx Total SqFt:	1836
						Mnt	\$ %	App Avg Apt SqFt:	Studio /
						Pest Ctl	\$	Tot Prkg 2	1BR/
						Licenses	\$	2BR/	3BR/
						Gardener	\$	SubArea/Tract	Approx. Tot Sqft
						Pool	\$	Land	1,836
#Leased				Tot		Manager	\$	Zones: Spc Std	Name
Other Income						Prof Mgt	\$	Lse \$	/Mo
						Furn Rep	\$	Fld	Cstl
Garage, # cars	@	\$				Other:	\$	Adds, Alts, Repairs?	Bldg Permit
Laund Eqmt \$						Advertising	\$	Tot Prkg 2	#Caprt
Monthly GSI \$						Elevator	\$	# Uncovered Spcs 2	Garage, # cars
Actual Annual Gross Rent \$						Security	\$	Tenant Pays	#Patio
Tax Year						Total	\$ 0	Rent Control	Gas Yes
								Private Transfer	Rec Room
								Taxes	Elec Yes
								Total Assessed Value	Water Heater
									Trash

Additional Property Features

Stry		Swr		Cent A/C		#Wall A/C	
#Cpts		#Rnges		#Refrg		#Displs	
Wtr Htrs	#Drap	Water District		Alley	Paved	Distance to Beach (miles)	#D/W
Pool No Pool	Wtr Htr Desc	Spa		Sauna			
Cnst	Htd			Firs	Roof Composition		
ADA Compliant		Exterior Construction			Heat		
Kitchen Desc		Disability Access					
Structures, Other							

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

Listing Activity

LP/SqFt \$0.00	Orig Price \$ 199,900	Prev Price \$	Current Price \$199,900
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Contact Information

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MLS#: CLW-10421207 - 5507 MANHATTAN





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