


Leo S Nordine

**RIN Active** Residential Income  
**557 N Commonwealth Ave**

Wed, May 6, 2009 10:29 AM  
 Los Angeles (City) (LA)

Ref: 1  
 Price \$ 360,905\*



**R900133** [Media: 9](#) Los Angeles County (LA) APNO **5539-029-004**  
 Have **4** on lot Area **Mid Los Angeles (C16)**  
 Entry Location **Ground Level - no steps**  
 Style **Traditional**  
 XSTS **N. of 101 & E. of Vermont** Aerial Map   
 Features **Garbage Disposal, Wall Gas**  
 Terms **Cash To New Loan** Gr Schd Inc **\$ 0**  
 List Type **Exclusive Right To Sell or Lease/Full Service** TG **594B7**  
 Zip **90004-2302** Loans Units **2**  
 Gross Equity  
 Poss **Close of Escrow**

Price/Unit \$  
 Cap Rate 0%

View

Remarks **Bank owned. sold for 680K in 2005. Legal 2 units used as 4 on 50x150 R2 in Silver Lake all remodeled, completely wrought iron gated, raised foundations, separate gas & electric meters, huge yard. 2 units are occupied, 2 are unoccupied. Call for tenant list.**

Directions **N. of 101 & E. of Vermont**

**Financial Analysis (ANNUAL)**

Gross Sched Income	\$ 0	Tax Area		Water		District/Public	
Vacancy Allow	% \$	Tax Rate Yr		Tax Rate			
Actual Annual Vacancy	\$ 0						
Gross Oper Income	\$	Land	\$ %				
Actual Gross Annual Income	\$ 0						
Operating Exp	% \$ 0	Imprvmnts	% \$				
Net Oper Income	\$ 0	Per Prop	\$ %				
Loan Payment	\$						
Gross Spend Income	\$	Legal:		Lot# 5	Blk# L	Tract #	0
Cap Rate	0%	Zoning	<b>R2</b>	Lot Size			
Gross Multiplier	X Gross	LtSqft	<b>7492/Assessor</b>	#Bdgs	<b>1</b>	Yr Blt	<b>1908</b>

**Financial Info As Of**

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	1	1	U	1600	1600	New Tax	\$ 0	Lender
1	1	1	U	0	0	Ins	\$ 0	Assumable
1	1	1	U	0	0	Wrk Comp	\$ 0	@ \$
1	1	1	U	900	900	Gas	\$ 0	Lender
						Electric	\$ 0	Assumable
						Water/Sw	\$ 0	
						Trash	\$ 0	
						Supplies	\$ 0	
						Cable TV	\$ 0	
						Mnt	\$ 0 %	
						Pest Ctl	\$ 0	
						Licenses	\$ 0	
						Gardener	\$ 0	
						Pool	\$ 0	
						Manager	\$ 0	
						Prof Mgt	\$ 0	
						Furn Rep	\$ 0	
						Other:	\$ 0	
						Advertising	\$ 0	
						Elevator	\$ 0	
						Security	\$ 0	
						Total	\$	

**Additional Property Features**

Stry	Swr In, Connected & Paid	Cent A/C	#Wall A/C
#Cpts	#Rnges	#Refrg	#Displs
Wtr Htrs	Water District	Alley Paved	Walking distance to beach (miles)
Pool	Spa	Sauna	
Cnst		Flrs	Roof Composition/Shingle
ADA Compliant	Exterior Construction		Heat Wall Gas
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 **\$255.60**

Orig Price \$ **429,900**

Prev Price \$ **379,900**

Current Price **\$360,905**

**MLS#: R900133 - 557 Commonwealth**



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®, Copyright, CRISNet Regional MLS®, Copyright,

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