

Leo S Nordine

RIN Active

Residential Income
5601 DEANE Ave

Mon, Jun 29, 2009 10:29 AM
Los Angeles (City) (LA)

Price \$ 311,850

Ref: 1



CLW-09380323 [Media: 8](#) Los Angeles County (LA) APNO 5007016016
 Have Area Park Hills Heights (PHHT)
 Entry Location
 Style Spanish
 XSTS Aerial Map

Price/Unit \$
Cap Rate %

Features **Garbage Disposal, Floor Furnace, Garage Detached, No Pool**
 Terms **Cash To New Loan** Gr Schd Inc \$
 List Type **Exclusive Right To Sell or Lease/Full Service** TG [673E5](#)
 Zip 90043- Loans Units 2
 Gross Equity
 Poss

View

Remarks **Bank owned. Really cool Classic Spanish duplex on excellent Windsor Hills street. IN COUNTY - NO RENT CONTROL. Great curb, 3 car garage, 50x128 lot, raised foundations, hardwood floors, separate meters. 3 bed has bright remodeled kitchen and bath. 2-3 short blocks to elementary school and library.**
 Directions **N of Slauson, E of Rimpau**

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	LCR2YY	Lot Size	50x128
Gross Multiplier	0 X Gross	LtSqt	6400/Assessor	#Bdgs	1
				Tract #	1926

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	3	1		0.0		New Tax	\$	Lender
1	1	1		0.0		Ins	\$	Assumable
						Wrk Comp	\$	@ \$
						Gas	\$	Lender
						Electric	\$	Assumable
						Water/Sw	\$	Fee
						Trash	\$	
						Supplies	\$	
						Cable TV	\$	
						Mnt	\$ %	
						Pest Ctl	\$	
						Licenses	\$	
						Gardener	\$	
#Leased				Tot		Pool	\$	
Other Income						Manager	\$	
						Prof Mgt	\$	
Garage, # cars	@	\$		\$		Furn Rep	\$	
Laund Eqmt \$						Other:	\$	
Monthly GSI \$						Advertising	\$	
Actual Annual Gross Rent \$						Elevator	\$	
Tax Year				Total Property Tax		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 No Pool	Htd	Spa	Sauna	Firs	Roof Composition
Cnst					Heat Floor Furnace
ADA Compliant		Exterior Construction			
Kitchen Desc		Disability Access			
Structures, Other					

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

Contact Information

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Listing Activity

LP/SqFt \$0.00 Orig Price \$ 311,850 Prev Price \$ Current Price \$311,850

MLS#: CLW-09380323 - 5601 DEANE



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, CARETS® CARETS