

Leo S Nordine

RIN Active

Residential Income  
6200 10TH Ave

Los Angeles (City) (LA) Mon, Oct 5, 2009 10:44 AM

Price \$ 1,375,000\*

Ref: 1



CLW-09396777 [Media: 8](#) Los Angeles County (LA) APNO 4006001045  
 Have Area Los Angeles Southwest (C34)  
 Entry Location Ground Level w/steps  
 Style Contemporary  
 XSTS S OF SLAUSON, E OF CRENSHAW Aerial Map

Price/Unit \$  
Cap Rate %

Features Garbage Disposal, Frame & Stucco, Community Garage, No Pool  
 Terms Cash To New Loan Gr Schd Inc \$  
 List Type Exclusive Right To Sell or Lease/Full Service TG 673F6  
 Zip 90043- Loans Units 16  
 Gross Equity Poss

View

Remarks Paid \$1,600,000 in 2007. Quality contemporary building on quiet 2-block-long street. Built 1964, 14,628 sq ft, xlnt mix w/ 13 two beds, 3 1 beds. Huge units: average over 914 sq ft each. 15,202 sq ft R3 lot (.35 acre) 7.7 gross! Not in REAP!  
 Directions S of Slauson, E of Crenshaw

Financial Analysis (ANNUAL)

Gross Sched Income	\$	Tax Area		Water	
Vacancy Allow	0% \$	Tax Rate Yr		Tax Rate	
Actual Annual Vacancy	\$				
Gross Oper Income	\$ 178,560	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	LAR3	Lot Size	80x190
Gross Multiplier	8.48 X Gross	LtSqft	15202/Assessor	#Bdgs	1
				Yr Blt	1964

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
13	2	1		14881		New Tax	\$	Lender
3	1	1		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	\$	
Garage, # cars 16	@	\$		\$		Prof Mgt	\$	
Laund Eqmt \$						Furn Rep	\$	
Monthly GSI \$						Other:	\$	
Actual Annual Gross Rent \$						Advertising	\$	
Tax Year				Total Property Tax		Elevator	\$	
						Security	\$	
						Total	\$ 0	

Additional Property Features

Stry	#Cpts 16	#Drap	Swr	Cent A/C	#Wall A/C
Wtr Htrs	Wtr Htr Desc	Wtr Htr Htd	#Rnges	#Refrg	#Displs 16
Pool No Pool			Water District	Paved Yes	Distance to Beach (miles)
Cnst Frame & Stucco			Spa	Sauna	#D/W
ADA Compliant			Exterior Construction Stucco/Brick	Firs	Roof Composition
Kitchen Desc			Disability Access		Heat
Structures, Other					

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

Listing Activity

LP/SqFt \$0.00	Orig Price \$ 1,400,000	Prev Price \$	Current Price \$1,375,000
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Contact Information

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MLS#: CLW-09396777 - 6200 10TH



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