

Leo S Nordine

RIN Active

Residential Income
635 W AVENUE 28

Thu, Apr 23, 2009 10:57 AM
Los Angeles (City) (LA)

Price \$ 169,900*

Ref: 1



CLW-09347137 [Media: 8](#) Los Angeles County (LA) APNO **5453-013-021**
 Have Area **Glassell Park (623)**
 Entry Location
 Style **Traditional**
 XSTS Aerial Map

Price/Unit \$
Cap Rate %

Features **Garbage Disposal**
 Terms **Cash To New Loan**
 List Type **Exclusive Right To Sell or Lease/Full Service**
 Zip **90065-** Loans
 Gross Equity
 Poss

Gr Schd Inc \$
 TG **594J6**
 Units **3**

View

Remarks **Bank owned. Sold for 469K in 2005. Unoccupied 2 bed SFR + duplex on quiet street in Glassell Park. Raised foundations, separate meters, 1 block to Cypress Park, 30 seconds to 110 & 5. Up & coming area 5 minutes to Silver Lake. See agent remarks.**
 Directions **S. of Cypress and E. of Pepper**

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		Lot Size	
Gross Multiplier	0 X Gross	LTsqft	LARD1.5	#Bdgs	1
			2395/Assessor		Yr Blt
					1923

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	2	1		0.0		New Tax	\$	Lender
1	1	1		0.0		Ins	\$	Assumable
1	1	1		0.0		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	Htd	Spa	Sauna		
Cnst			Firs	Roof	Composition, Shingle
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:
 Agent: **Leo Nordine** Phone: **310-379-8800** Mobile Ph: Pager:
 Office: **Leo Nordine Realtors** Fax: **310-379-5220** Email: nordine@nordine.com Website: www.nordine.com

Listing Activity

LP/SqFt \$0.00	Orig Price \$ 234,900	Prev Price \$	Current Price \$169,900
----------------	-----------------------	---------------	-------------------------

MLS#: CLW-09347137 - 635 AVENUE 28



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