

Leo S Nordine

RIN Pending Sale Residential Income
723 W 76TH St

Fri, Jul 3, 2009 10:53 AM
 Los Angeles (City) (LA)

Price \$ 225,250 Ref: 1



CLW-09365911 [Media: 8](#) Los Angeles County (LA) APNO **6020022020**
 Have Area **Metropolitan Southwest (C36)**
 Entry Location
 Style **Traditional**
 XSTS Aerial Map

Price/Unit \$
 Cap Rate %

Features **Garbage Disposal, Floor Furnace, Other Parking**
 Terms **Cash To New Loan** Gr Schd Inc \$
 List Type **Exclusive Right To Sell or Lease/Full Service** TG **704B1**
 Zip **90044-** Loans Units **4**
 Gross Equity
 Poss

[View](#)

Remarks **Bank owned. Sold for 450K in 2006. Legal updated 4 plex, all large 1 beds, 2112 sqft, huge 7013 sqft lot, quiet street w. of the 110. Completely gated, raised foundations, in REAP. (The city has everything in REAP now. Tenants currently paying 1/2 (or less) of listed rents until repair is done. Sold as-is. All rented. No units will be delivered vacant .**
 Directions **E. of Vermont, N. of Manchester**

Financial Analysis (ANNUAL)

Gross Sched Income	\$	Tax Area		Water	
Vacancy Allow	0% \$	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	Tract #
Gross Multiplier	0 X Gross	LTsqft		#Bdgs	Yr Blt
					1923

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	1	1		525.0		New Tax	\$	Lender
1	1	1		600.0		Ins	\$	Assumable
1	1	1		465.0		Wrk Comp	\$	@ \$
1	1	1		498.0		Gas	\$	Lender
						Electric	\$	Assumable
						Water/Sw	\$	Fee
						Trash	\$	
						Supplies	\$	
						Cable TV	\$	
						Mnt	\$ %	
						Pest Ctl	\$	
						Licenses	\$	
						Gardener	\$	
#Leased				Tot		Pool	\$	
Other Income						Manager	\$	
Garage, # cars	@	\$		\$		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	Cent A/C	#Wall A/C	
#Cpts	#Rnges	#Refrg	#D/W
Wtr Htrs	Water District	Alley	Paved
Pool	Spa	Sauna	
Cnst	Firs	Roof Composition	
ADA Compliant	Exterior Construction	Heat Floor Furnace	
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 \$ 225,250	Prev Price \$	Current Price \$225,250	Off Market Date 7/2/2009
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MLS#: CLW-09365911 - 723 76TH



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