



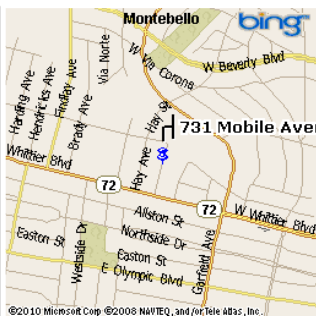
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731 Mobile AV , Los Angeles 90022

List Price: \$215,000

Image 1 of 1 [Open All](#)



Status: **Active**
 ML#: **W10049157**
 APN: **6343032070**
 Orig. List Price: **\$215,000**
 Price Per Sqft: **\$195.45**
 County: **Los Angeles**
 Sqft Structure: **1,100**
 Sqft Lot/Source: **4,317/Assessor's Data**
 Gross Equity:
 Present Loans Amount:
 Have:



Area: **675-East Los Angeles/City Of Commerce** Thomas Guide: **676A1** Cross Street: **Two blocks west of Garfield**
 Driving Directions: Two blocks west of Garfield and Whittier Blvd
 Sqft Studio Avg: Stories: **One Level** Number of Units Total: **2**
 Sqft 1 Bedroom Avg: Year Built: **1938** Number of Buildings Total: **1**
 Sqft 2 Bedroom Avg: Senior Community: **No** DOM/CDOM: **0/0**
 Sqft 3 Bedroom Avg: Rent Control: **No** SaleType: **Real Estate Owned**

Description

Lender owned (private party). Borrower owed 250L. No rent control! No city inspections! In county, not city of L.A. 2 cute houses on 32x135 R3 lot. Raised foundations, separate yards, separate gas & electric meters. Legally 1 bed each, but front house has a "den". OWC 1st TD w/ 10% down, @ 8% for 30 years. No banks!

Interior Features

Fireplace: **None**
 Cooling:
 Heating: **Floor Furnace**
 Laundry:
 Appliances: **Garbage Disposal**
 Interior:
 Rooms: **Living Room**
 Floor:
 Utilities:

Exterior Features

Pool:
 Spa:
 Style: **Traditional**
 Construction:
 Exterior Construction: **Stucco**
 Roofing: **Composition**
 View:
 Structure:
 Lot/Community:
 Outdoors:
 Legal:

Garage and Parking

Garage Spaces: **0** Parking Spaces: Carport Spaces: Total Parking Spaces: **1**

Land

Lot Number: **0** Zone: **REO**
 Block Number:
 Lot Dimensions: **32x135** Tract Sub Area Code:
 Tract Number: **0**
 Association Amenities: Community/Complex Name:

Tax Information

Tax Rate:
 Taxes Total:
 Tax Rate Year:
 Tax Area:
 Assessment:

Lease/Fees

Land Fee/Lease: **Fee** Date of Land Lease Expires:

Terms

Possession: **Close Of Escrow**
 Listing Terms: **Cash To New Loan**
 Financial Info. As Of:

Analysis:

Gross Schedule Income: **\$22,020**
 Vacancy Allowance %/ : **/**
 Gross Operating Income:
 Operating Expense %/ : **\$/**
 Net Operating Income: **\$22,020**
 Gross Spendable Income:
 Loan Payment (Annual):
 Gross Multiplier:
 Cap Rate:
 Improvements Total %/ : **/**
 Land Dollar Value %/ : **/**
 Personal Property %/ : **/**

Income Information:

Number of Rented Garages:
 Garage Rental Rate:
 Garage Rental Income:
 Laundry Income:
 Laundry Income Own/Lease?:
 Other Income 1:
 Other Income2:
 Mnthly Gross Scheduled Income: **\$**
 Income Other Description:

Annual Operating Expense:

Total Annual Operating Expnse: **\$**
 Cable TV:
 Electric:
 Gardener:
 Gas:
 Insurance:
 Licenses:
 Maintenance:
 Manager:
 Workmans's Comp. Expense:
 Furniture Replacement:
 Professional Management:
 New Taxes:
 Pest Control:
 Supplies:
 Trash:
 Water/Sewer:
 Other:
 Other Desc.:

Unit Information

	# of Units	# of Bedrooms	# of Baths	Unit Furnished?:	Actual Rent	Total Rent:	Pro Forma:	Number of Units with:
1.	A	2	1.00	Unfurnished	\$1,000	\$1,000	\$	Separate Electric Mtrs: 2
2.	B	1	1.00	Unfurnished	\$835	\$835	\$	Gas Meters: 2
3.								Water Meters: 1
4.								Carpet:
5.								Dishwasher:
6.								Disposal:
7.								Drapes:

- 8.
- 9.
- 10.
- 11.
- 12.
- 13.

Patio:
 Ranges:
 Refrigerator:
 Wall AC:

Number of Units Leased: Total Actual Rent:

Tenant Pays:

Office/MLS

S.O. Compensation: **2.500%** Showing Instructions: **Drive By Only, Go Direct, See Remarks** Occupant Name:

Dual Variable Rate of Com: **No**

Showing Phone:

Listing Office: (7907) LEO NORDINE REALTORS	Listing Office Ph: 310-379-8800	Phone Contact Priority:
Listing Agent: (W71437) LEO NORDINE	Listing Office Fax: 310-379-5220	1.LaPager:
LA DRE: 00961679	List Type: Exclusive Right To Sell	
Co-Listing Agent:	Service Type: Full Service	
Co LA DRE:	Listing Paid:	
Date Of Listing: 05/07/2010	Internet, Send?/Address?: Yes/Yes	
Date Modified: 05/07/2010	VOW, AVM?/Comm?: Yes/Yes	
Date of Expiration: 05/07/2011		

Agent Remarks: **Still working on getting tenant info. They're cooperative, just go. Please submit offers & follow-up emails to offers@nordine.com. Include with your offer: 1) Property address & buyers' name in the subject line, 2) Pre-qual/approval from direct lender w/PROOF OF FUNDS in Buyers name & all Buyers FICO scores, 3) EMD check. Offers without FICO's, EMD, & Pre-approval letter will not be submitted. Sold "AS-IS".**

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Agent Full Single - Residential Income

ML#: W10049157

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