

Leo S Nordine

RIN Active

Residential Income
891 E 53RD St

Los Angeles (City) (LA) Thu, Apr 23, 2009 11:04 AM

Ref: 1

Price \$ 199,900*



CLW-09354533 [Media: 9](#) Los Angeles County (LA) APNO 5103-025-006
 Have Area Downtown Los Angeles (C42)
 Entry Location
 Style Traditional
 XSTS Aerial Map

Price/Unit \$
Cap Rate %

Features No Pool
 Terms Cash To New Loan
 List Type Exclusive Right To Sell or Lease/Full Service
 Zip 90011- Loans
 Gross Equity
 Poss Gr Schd Inc \$
 TG 674E5
 Units 2

View

Remarks Bank owned. Tax says 4plex, but there's only 2; 3 bed front unit, 2 bed rear unit. Raised foundations, living rooms, good floorplans, separate gas and electric meters, completely wrought iron gated 40 x 115 R2 lot, quiet residential street close to USC and downtown. See private remarks.
 Directions N of Slauson, E of Avalon

Financial Analysis (ANNUAL)

Gross Sched Income	\$	Tax Area		Water	
Vacancy Allow	50% \$	Tax Rate Yr		Tax Rate	
Actual Annual Vacancy	\$				
Gross Oper Income	\$ 0	Land	\$ 314,160 %		
Actual Gross Annual Income	\$				
Operating Exp	% \$	Imprvmnts	% \$ 134,640		
Net Oper Income	\$ 0	Per Prop	\$ %		
Loan Payment	\$				
Gross Spend Income	\$	Legal:		Lot#	Blk#
Cap Rate	%	Zoning	LAR2	Lot Size	40x115
Gross Multiplier	0 X Gross	LtSqft	4600/Assessor	#Bdgs	2
				Tract #	1902

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	3	1		0.0		New Tax	\$	Lender
1	2	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	\$	
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		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, Shingle
Cnst					Heat
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 \$ 209,900	Prev Price \$	Current Price \$199,900
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MLS#: CLW-09354533 - 891 53RD



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