

Leo S Nordine

RIN Active

Residential Income
8930 S VERMONT Ave

Mon, Apr 19, 2010 02:17 PM
Los Angeles (City) (LA)

Price \$ 199,000

Ref: 1



CLW-10441883 [Media: 8](#) Los Angeles County (LA) APNO 6038020030
 Have Area Metropolitan Southwest (C36)
 Entry Location
 Style Traditional
 XSTS Aerial Map

Price/Unit \$
Cap Rate %

Features **Garbage Disposal, Other Parking, No Pool**
 Terms **Cash To New Loan** Gr Schd Inc \$
 List Type **Exclusive Right To Sell or Lease/Full Service** TG **704A3**
 Zip 90044- Loans Units 2
 Gross Equity
 Poss

View

Remarks **Lender owned. Classic Remodeled 2 story, 2635 sqft, on 40x129 street to alley lot. Originally a triplex, last used as a private school. All unoccupied! Raised foundation, hardwood floors, remodeled kitchen and baths, tons of gated parking. On nice part of Vermont with the fat greenbelt in front, across from county area.**

Directions **S. of Manchester, E. of Normandie**

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	LAC2	Lot Size	40x129
Gross Multiplier	0 X Gross	LtSqft	5140/Assessor	#Bdgs	1
				Tract #	1928

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	3	2		0		New Tax	\$	Lender
1	3	2		0		Ins	\$	Assumable
						Wrk Comp	\$	@ \$
						Gas	\$	Lender
						Electric	\$	Assumable
						Water/Sw	\$	Fee
						Trash	\$	
						Supplies	\$	
						Cable TV	\$	
						Mnt	\$ %	
						Pest Ctl	\$	
						Licenses	\$	
						Gardener	\$	
						Pool	\$	
						Manager	\$	
						Prof Mgt	\$	
						Furn Rep	\$	
						Other:	\$	
						Advertising	\$	
						Elevator	\$	
						Security	\$	
						Total	\$ 0	

Additional Property Features

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

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

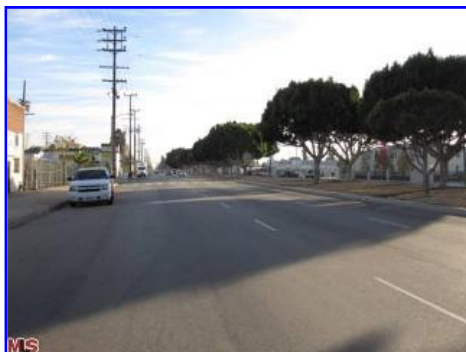
Listing Activity

LP/SqFt \$0.00	Orig Price \$ 199,000	Prev Price \$	Current Price \$199,000
----------------	-----------------------	---------------	-------------------------

Contact Information

Presented By: Leo Nordine	DRE License: 00961679	Preferred Phone: 310-379-8800
Preferred Phone Ext:	Agent Direct Phone Number: 310-379-8800	Agent Toll Free Phone Number:
Preferred Fax: 310-379-5220	Mobile Phone:	Pager:
Voicemail: 310-379-8800	Blog:	Office Phone: 310-379-8800
Primary e-mail address: nordine@nordine.com	Website address: www.nordine.com	Office Name: Leo Nordine Realtors

MLS#: CLW-10441883 - 8930 VERMONT



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