

Leo S Nordine

RIN Active

Residential Income
912 W GAGE Ave

Tue, Jun 9, 2009 10:33 AM
Los Angeles (City) (LA)

Price \$ 179,900

Ref: 1



CLW-09375699 [Media: 8](#) Los Angeles County (LA) APNO 6004017033
 Have Area Metropolitan Southwest (C36)
 Entry Location
 Style
 XSTS Aerial Map

Price/Unit \$
Cap Rate %

Features Garbage Disposal, Other Parking
 Terms Cash To New Loan
 List Type Exclusive Right To Sell or Lease/Full Service
 Zip 90044- Loans
 Gross Equity
 Poss

Gr Schd Inc \$
 TG 674A6
 Units 2

View

Remarks Bank owned. Assessed @ 530K. Huge 2 story duplex, 2632+ sqft, on 40x125 R2 lot. 2 beds, 1 1/2 baths each, big rooms, good floorplans, separate gas & electric meters, raised foundation. Newer detached 2 car garage + bonus room. 2 good tenants, will not be delivered vacant- priced accordingly
 Directions Cross streets are Gage and Vermont

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	LARD2	Lot Size	40x125
Gross Multiplier	0 X Gross	LTSqft	6011/Assessor	#Bdgs	1
				Tract #	1926

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	2	1.5		1000.0		New Tax	\$	Lender
1	2	1.5		1240.0		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	\$	
						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	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

This Report was created by:
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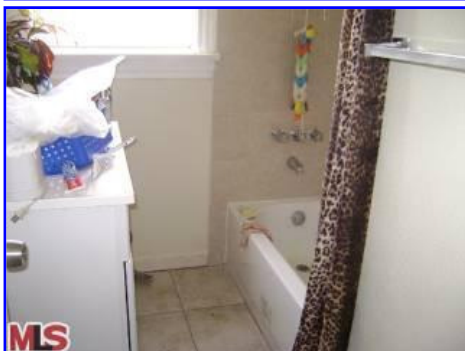
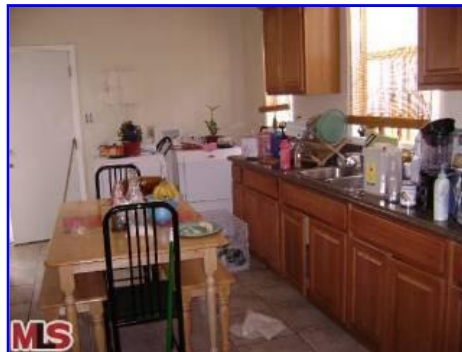
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Listing Activity

LP/SqFt \$0.00	Orig Price \$ 179,900	Prev Price \$	Current Price \$179,900
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MLS#: CLW-09375699 - 912 GAGE



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