

Leo S Nordine

RIN Active

Residential Income
9210 SUCCESS Ave

Wed, Feb 3, 2010 11:05 AM
Los Angeles (City) (LA)

Price \$ 170,000

Ref: 1



CLW-10424545 [Media: 12](#) Los Angeles County (LA) APNO 6048001012
 Have Area Metropolitan South (C37)
 Entry Location
 Style Traditional
 XSTS Aerial Map

Features Garbage Disposal, Floor Furnace, No Pool
 Terms Cash To New Loan Gr Schd Inc \$
 List Type Exclusive Right To Sell or Lease/Full Service TG 704F3
 Zip 90002- Loans Units 3
 Gross Equity Poss

Price/Unit \$
Cap Rate %

View

Remarks Bank owned. Borrower owed \$646K. Huge remodeled (but vandalized) 3 plex last used as monstrous SFR all vacant. Upstairs: 3 beds, 2 baths, kitchen, living & dining rooms (used as bedrooms). Downstairs: 2 beds, 2 baths, kitchen, living room, dining room. Secondary exterior stairway to 2nd floor. On quiet residential street, 1- 3 blocks to elementary school, Metro blue line and park.

Directions E. of Central, S. of Firestone

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 | LAR4 | Lot Size | Tract # |
| Gross Multiplier | 0 X Gross | LtSqft | 5183/Assessor | #Bdgs | 1 |
| | | | | | Yr Blt |
| | | | | | 1909 |

Financial Info As Of

| | | | | | | | | | |
|-----------------------------|----|------|---|------|------|-----------------|------|----------------------|--------------------|
| No | BR | Bath | P | Rent | Rent | Annual Oper Exp | | @ \$ | /Mo |
| 1 | 3 | 2 | | 0 | | New Tax | \$ | Lender | |
| 1 | 2 | 2 | | 0 | | Ins | \$ | Assumable | Fee |
| 1 | 1 | 1 | | 0 | | Wrk Comp | \$ | @ \$ | /Mo |
| | | | | | | Gas | \$ | Lender | |
| | | | | | | Electric | \$ | Assumable | Fee |
| | | | | | | Water/Sw | \$ | | |
| | | | | | | Trash | \$ | | |
| | | | | | | Supplies | \$ | # Sep Mt: | Water |
| | | | | | | Cable TV | \$ | Approx Total SqFt: | 3032 |
| | | | | | | Mnt | \$ % | App Avg Apt SqFt: | Studio / |
| | | | | | | Pest Ctl | \$ | Tot Prkg 2 | 1BR/ |
| | | | | | | Licenses | \$ | 2BR/ | 3BR/ |
| | | | | | | Gardener | \$ | SubArea/Tract | Approx. Tot Sqft |
| | | | | | | Pool | \$ | Land | 3,032 |
| #Leased | | | | Tot | | Manager | \$ | Zones: Spc Std | Name |
| Other Income | | | | | | Prof Mgt | \$ | Lse \$ | /Mo |
| | | | | | | Furn Rep | \$ | Fld | Cstl |
| Garage, # cars | @ | \$ | | \$ | | Other: | \$ | Adds, Alts, Repairs? | Bldg Permit |
| Laund Eqmt \$ | | | | | | Advertising | \$ | Tot Prkg 2 | #Caprt |
| Monthly GSI \$ | | | | | | Elevator | \$ | # Uncovered Spcs 2 | Rec Room |
| Actual Annual Gross Rent \$ | | | | | | | | Tenant Pays | Gas Yes |
| Tax Year | | | | | | | | Rent Control | Water Heater |
| | | | | | | | | Private Transfer | Special Conditions |
| | | | | | | | | Taxes | REO/Lender-Owned |
| | | | | | | | | Total Assessed Value | \$ |

Additional Property Features

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

Exterior/Structural Information

| | |
|----------------------|-----------------|
| Pato Characteristics | Doors & Windows |
| Structures, Other | |

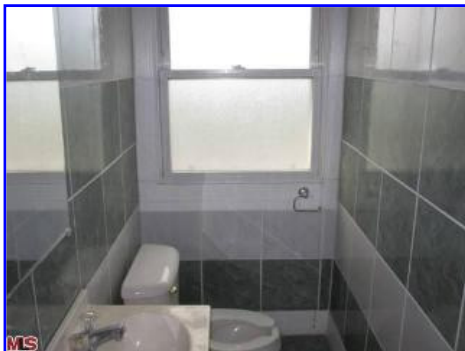
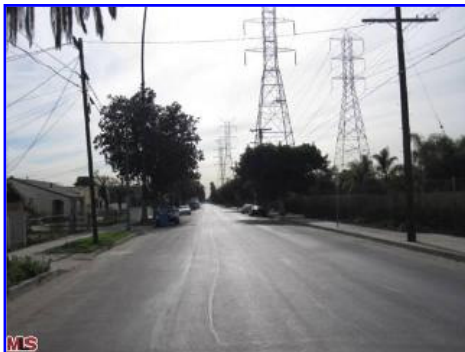
Listing Activity

| | | | |
|----------------|-----------------------|---------------|-------------------------|
| LP/SqFt \$0.00 | Orig Price \$ 170,000 | Prev Price \$ | Current Price \$170,000 |
|----------------|-----------------------|---------------|-------------------------|

Contact Information

| | | |
|---|---|-----------------------------------|
| Presented By: Leo Nordine | DRE License: 00961679 | Preferred Phone: 310-379-8800 |
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MLS#: CLW-10424545 - 9210 SUCCESS



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

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