

Leo S Nordine

RIN

Active

Residential Income
932 E 87TH St

Los Angeles (City) (LA)

Tue, Mar 2, 2010 11:08 AM

Price \$ 229,800*

Ref: 1



CLW-10431179 [Media: 10](#) Los Angeles County (LA) APNO 6042024025
 Have Area Metropolitan South (C37)
 Entry Location
 Style Traditional
 XSTS Aerial Map

Price/Unit \$
Cap Rate %

Features Garbage Disposal, Floor Furnace, No Pool
 Terms Cash To New Loan
 List Type Exclusive Right To Sell or Lease/Full Service
 Zip 90002- Loans
 Gross Equity Poss

Gr Schd Inc \$
TG 704E2
Units 2

View

Remarks Bank owned. Assessed @448K. Updated 2 on lot on quiet street, both vacant. 932: 1 bed, 1 bath, 676 sqft, built 1953.934: 2 beds, 1 bath, 811 sqft, built 1940.Finished 2 car garage, completely gated 40x127.5 lot, raised foundation, separate meters, updated kitchens and baths.
 Directions W. of Central, S. of Manchester

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	LAR2	Lot Size	40x127
Gross Multiplier	0 X Gross	LtSqft	5140/Assessor	#Bdgs	1
				Tract #	1940

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	2	1		0		New Tax	\$	Lender
1	1	1		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	\$	
						Taxes	\$	
						Total Assessed Value	\$	
						Security	\$	
						Total	\$ 0	

Additional Property Features

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

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

Listing Activity

LP/SqFt \$0.00	Orig Price \$ 229,000	Prev Price \$	Current Price \$229,800
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Contact Information

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MLS#: CLW-10431179 - 932 87TH



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