

Leo S Nordine

RIN Active

Residential Income
9410 S HOOVER ST

Thu, Apr 23, 2009 11:12 AM
Los Angeles (City) (LA)

Price \$ 164,900*

Ref: 1



CLW-09341957 [Media: 12](#) Los Angeles County (LA) APNO 6039-010-028
 Have Area Metropolitan Southwest (C36)
 Entry Location
 Style Traditional
 XSTS Aerial Map

Price/Unit \$
Cap Rate %

Features Garbage Disposal, Floor Furnace, Other Parking
 Terms Cash To New Loan Gr Schd Inc \$
 List Type Exclusive Right To Sell or Lease/Full Service TG 704B4
 Zip 90044- Loans Units 2
 Gross Equity Poss

View

Remarks Bank owned. Sold for \$480K in 2006. Well built remodeled 1950 duplex on 2 parcels. 575 sqft each, could possibly be converted to 2 beds. Both units unoccupied, separate gas & electric meters, raised foundations, completely gated 50x126 lot, tons of gated off street parking + big yard. West of the 110! 2nd APN is 6039-010-027. See agent remarks.
 Directions E. of Vermont, N. of Century, W. of 110

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	LARD2	Lot Size	50x126
Gross Multiplier	0 X Gross	LTSqft	6312/Assessor	#Bdgs	1
				Tract #	1950

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	1	1		0.0		New Tax	\$	Lender
1	1	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	\$	
						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	#D/W
#Cpts	#Rnges	#Refrg	#Displs	
Wtr Htrs	Water District	Alley	Paved	Walking distance to beach (miles)
Pool	Spa	Sauna	Firs	Roof Composition, Shingle
Cnst				Heat Floor Furnace
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 \$ 221,900	Prev Price \$	Current Price \$164,900
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MLS#: CLW-09341957 - 9410 HOOVER



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**