

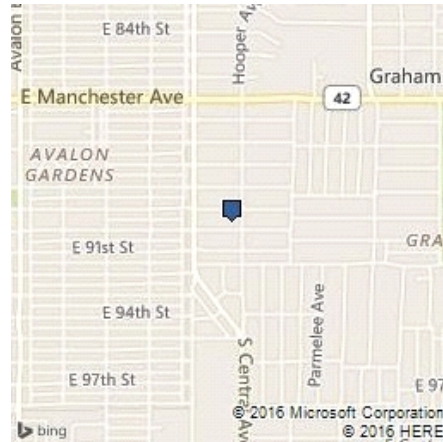


1151 E 90th St, Los Angeles 90002

STATUS: Active

LIST PRICE: \$330,000 ↑

West of Hooper Ave, East of Central Ave. South of Firestone Blvd & North of 92nd St.



OF UNITS TOTAL: 4
 SQFT(src): 2,056
 PRICE PER SQFT: \$160.51
 LOT(src): 0.115/5,010 (A)
 YEAR BLT(src): 1956 (ASR)
 DOM / CDOM: 76/76
 SLC: Standard
 TOTAL OP. EXP: \$0.00
 NET OP. INCOME: \$0
 PARCEL #: 6043006029
 LISTING ID: PW16722949
 LIST \$ ORIG: \$330,000

DESCRIPTION

This is a very great investment its 4 units the front has 2 bedrooms 1 Bath the Middle home has 1 bedrooms 1 bath the rear home is 3 bedrooms 1 bath and a single lots of off street parking its in a unincorporated area of Los Angeles so it comes with all the advantages its not a rent control area long drive way nice yard space great street and location pride of ownership in the area quiet close to everything Ted Watkins Park, Blue line Transportation, Roosevelt Park, Schools, Senior Centers, Colonel Leon H Washington Park this includes running and walking trials biking and great shopping.... Its easy to own ... don't procrastinate there will be a lucky family or investor very soon i hope its you....

EXCLUSIONS:

INCLUSIONS:

AREA: C34 - Los Angeles Southwest
 SUBDIVISION: /
 COUNTY: Los Angeles
 55+:
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LEVELS: One
 CMN WALLS: 1 common wall
 PARKING: Converted Garage, Driveway, Private, Public, Off Street, Street
 # OF BUILDINGS TOTAL: 2
 RENT CONTROL?: No
 PROPERTY ATTACHED?: Yes

ROOM TYPE: All Bedrooms Down, Attic, Converted Bedroom, Kitchen, Laundry, Living Room, Main Floor Bedroom
 UTILITIES: Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected
 ELECTRIC: Standard
 WATER: Public

COOLING: None
 HEATING: Wall Heater
 VIEW: See Remarks
 WATERFRONT:
 POOL: None
 LAUNDRY: Inside, Washer Hookup

INTERIOR

INTERIOR:
 ACCESSIBILITY:

APPLIANCES:
 FLOORING: Hardwood, Linoleum, Vinyl Tile, Wall-To-Wall Carpet

ENTRY/LEVEL: 1/1
 FIREPLACE: None

SQFT STUDIO AVG:
 SQFT 1 BED AVG:
 SQFT 2 BED AVG:
 SQFT 3 BED AVG:

EXTERIOR

EXTERIOR: TV Antenna
 DIRECTION FACES:

SECURITY:
 FENCING: Poor Condition

LOT: 2-5 Units/Acre, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level with Street, Near Public Transit, Paved, Yard

SPA: None

SEWER: Public Sewer

BUILDING

BUILDER NAME:	ARCH STYLE: Contemporary	ROOF: Composition	CONSTR MTRLS: Concrete,
BUILDER MODEL:	DOORS: Panel Doors	FOUNDATION DTLs:	Drywall Walls, Stucco,
	WINDOWS: Screens	PROP CONDITION: Fixer	Unknown
			OTHER STRUCTURES: Two On A Lot

GARAGE AND PARKING

UNCOVERED SPACES:	PARKING TOTAL: 2	GARAGE SPACES: 2	CARPORT SPACES:
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GREEN

GREEN BLDG VERIFICATION TYPE:	GREEN VERIFICATION BODY:	GREEN VERIFICATION YR:	GREEN VERI. RATING:
GREEN ENERGY GEN:	GREEN ENERGY EFF:	GREEN SUSTAIN:	GREEN WTR CONSERV:
WALKSCORE:			

COMMUNITY

HOA DUES 1: \$0	HOA 1 NAME:	HOA PHONE 1:	HOA AMENITIES:
HOA DUES 2:	HOA 2 NAME:	HOA PHONE 2:	STORIES TOTAL: 1
COMMUNITY: Curbs, Sidewalks, Street Lighting, Urban			

LAND

LAND LEASE?: No	ELEVATION:	TAX LOT: 381	TAX BLOCK:
LAND LEASE AMOUNT:	ASSESSMENTS:	LOT SIZE DIM: 40X125	TAX TRACT #: 7421
LAND LEASE AMT FREQ:			ZONING: LCR2*
PARCEL #: 6043006029			
ADDITIONAL PARCEL(s): No			

ANALYSIS

INCOME

GROSS SCHEDULE INCOME: \$49,200	GROSS SPENDABLE INCOME:	# OF RENTED GARAGES:	OTHER INCOME 1:
VACANCY ALLOWANCE \$/:%: /	LOAN PAYMENT(ANNUAL):	GARAGE RENTAL RATE:	OTHER INCOME 2:
GROSS OPERATING INCOME:	GROSS MULTIPLIER:	GARAGES RENTAL INCOME:	OTHER INC. DESCRIPTION:
NET OPERATING INCOME: \$0	CAP RATE:	LAUNDRY INCOME:	
OPERATING EXPENSE \$/:%: \$0/	IMPROVEMENTS TOTAL \$/:%: /	LAUNDRY INC. OWN/LEASE?:	
LAND DOLLAR VALUE \$/:%: /	PERSONAL PROPERTY \$/:%: /		

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: \$0	FURNITURE REPLACEMENT:	MAINTENANCE:	OTHER EXPENSE:
ELECTRIC: \$0	TRASH: \$0	WORKMAN'S COMP:	OTHER EXPENSE DESCRIPTION:
GAS: \$0	CABLE TV:	PROFESSIONAL MANAGEMENT:	
LICENSES:	GARDENER:	\$0	
	INSURANCE: \$0	WATER/SEWER: \$0	

TAX

TAX RATE:	TAX YEAR:	TAX ANNUAL AMT:	TAX AREA:
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UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH
1:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,300	SEPARATE ELECTRIC: 2
2:	1	1	1	0	Unfurnished	\$800	\$800	\$800	GAS METERS: 2
3:	1	3	1	0	Unfurnished	\$1,500	\$1,500	\$1,500	WATER METERS: 1
4:	1	0	1	0	Unfurnished	\$500	\$500	\$500	

LISTING

DATES

BAC: 2.5%	LIST TERMS: Cash	LIST CONTRACT DATE: 10/12/16
BAC REMARKS:	LIST AGRMT: Exclusive Right To Sell	PRICE CHG TIMESTAMP: 01/02/17
DUAL/VARI. RATE?: No	LIST SERVICE: Full Service	STATUS CHG TIMESTAMP: 12/05/16
CURRENT FINANCING: Conventional	AD NUMBER:	MOD TIMESTAMP: 01/11/17
POSSESSION:	DISCLOSURES:	EXPIRED DATE:
FINANCIAL INFO AS OF:	VOW, AVM?/COMM?: Yes/Yes	PURCH CONTRACT DATE:
	INTERNET?/ADDRESS?: Yes/Yes	ENDING DATE:

CONTINGENCY: This property is subject to inspection please do not go on the property drive by only please send all offers to darrenwalker@uptownbrokers.com... This home is a legal 2 unit property its being used as 4 units the front house is permitted as a SFR but not as multiple units its being used as 3unit... The Rents Listed are not actual rents... the 3bedroom back house is Actual rent. but not the others the sellers is selling the property as is with current occ. &

tenants... the city does want the property put back as a 2unit only looking for CASH OFFERS only. This is not in Rent control area The tenants in the front house have already been served by an Atty a notice to move they are due out now

PRIVATE REMARKS: This property is subject to inspection please do not go on the property drive by only please send all offers to darrenwalker@uptownbrokers.com... This home is a legal 2 unit property its being used as 4 units the front house is permitted as a SFR but not as multiple units its being used as 3unit... The Rents Listed are not actual rents... the 3bedroom back house is Actual rent. but not the others the sellers is selling the property as is with current occ. & tenants... the city does want the property put back as a 2unit only looking for CASH OFFERS only. This is not in Rent control area

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent, Property Manager
SHOW CONTACT NAME:
SHOW CONTACT PHONE:

SHOWING INSTRUCTIONS: This home is subject to inspection please do not go on the property drive by only please ... send all offers to darrenwalker@uptownbrokers.c

LOCK BOX LOCATION:
LOCK BOX DESCRIPTION: See Remarks

OWNER'S NAME:

DRIVING DIRECTIONS: West of Hooper Ave, East of Central Ave. South of Firestone Blvd & North of 92nd St.

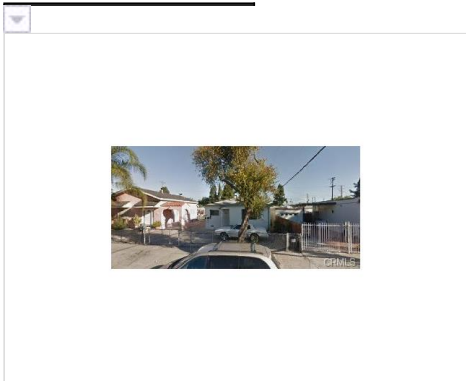
AGENT / OFFICE

LA: ([ZWALKDAR](#)) Darren Walker
CoLA:
LO: ([PB3108](#)) [Uptown Brokers](#)
LO PHONE: 562-866-0660Ext:0
CoLO:
CoLO PHONE:

LA State License: [00954850](#)
CoLA State License:
LO State License:
LO FAX: 562-866-0660
CoLO State License:
CoLO FAX:

CONTACT PRIORITY

- 1.LA CELL: 562-755-1801
- 2.LA CELL: 562-755-1801
- 3.LA DIRECT:
- 4.LA TOLL FREE:
- 5.LA VOICEMAIL: 562-755-1801
- 6.LA EMAIL: darrenwalker@uptownbrokers.com



©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

Search Criteria
Property Type is 'Residential Income'
City is 'Los Angeles'
Street Number Numeric is 1151
Selected 1 of 55 results.