



LOU LOLLIO KELLER WILLIAMS WESTSIDE/LA

(310) 482-2330 office (310) 293-9860 cell

email LOULLOLLIO@KW.COM

website <http://house-hunting.com/loulollo>

STATUS: Active

ADDRESS: 10950 HATTERAS ST , NORTH HOLLYWOOD 91601

LP: \$729,000



RESIDENTIAL INCOME

APN: 2415-004-014

NUM UNITS: 6

APX SF: 4,704 /VN

YB: 1959

RC:

CONST:

NUM STO: 2

ZONE: LARD1.5

ASSED IMP VAL: \$158,310

DOM: 19

ADP:

APX LSZ: 5,593 /VN

APX LDM:

GI: \$54,925

GOI: 57782

AOE:

ATE: \$19,361

NOI: \$35,564

ASSED TOT VAL:

AREA: 71

STYLE:

POOL: No

SPA: No

GRM: 1276.00

CAP:

INS:

ELEC:

GAS:

MLS#: 10-431949

MAP: 563/A1

CVD PKGC:

TRASH:

SCHED/ACT: Actual

TAXES:

GRND:

MAINT:

MGR:

ASSED LND VAL: \$105,538

LD: 02/25/2010

SP:

SD:

PKGT: 6

WATER:

VAC: 0

MGMNT:

POOL EXP:

ELEV:

LT: ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	5	1	1.00	No	\$802
Unit 2	1	2	1.00	No	\$750

DIRECTIONS: Corner Lot Hatteras Street & Vineland Avenue

REMARKS: The 2bedroom/1bathroom unit will be delivered vacant at the close of escrow.

AIR: Wall/Window

ROOF: Shingle

WATERFRONT:

SEWER:

EQUIP: Garbage Disposal,Range/Oven

OWNER PAYS: Gardener,Water

SPA:

HEAT: Wall

FIN: Cash To New Loan

DISC: As Is

TYPE: 1bed & 2bed

TENANT PAYS: Electric,Gas

OCC/SHOW: Call LA 1

LP:: \$729,000

DOM: 19

SP:

SSP:

OLP: \$729,000

LD: 02/25/2010

CD:

SD:

WD:

LA1: Reza Ghobadi

LA1#: 818-212-2759

LA1 CELL: 818-212-2759

LA1 OTHER:

LA2:

LA2#:

LA2 CELL:

LA1 OTHER:

LA1 EMAIL: rghobadi@marcusmillichap.com

LA2 EMAIL:

LO1: Marcus & Millichap Real Estate

LO1# : 818-212-2700

LO2:

LO2# :

CSO: 2.5%

LT: ER

LBA: No

BAC: No

LS: No **EO:** No **PROBATE:**

DISCLAIMER: Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright (c) 2010 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.