

Lou Lollo

Date: 02/10/2011 2:05 PM
From: "Michael D. Balson" <michaelbalson@kw.com>
To: "Lou Lollo" <loulollo@kw.com>
Subject: COMMERCIAL SUBMISSION

MICHAEL BALSON PRESENTS
PLEASE CALL ME AT KELLER WILLIAMS BEVERLY HILLS 310-734-2248
OR MY CELL PHONE # IS 310-502-7892

STATUS: [Active](#) **ADDRESS:** [2131 S BEVERLY GLEN, LOS ANGELES, CA 90025](#) **LP:** [\\$1,750,000](#)



[Larger Map](#) [Aerial Map](#) [Plat Map](#)

[Add'l Photos](#)

RESIDENTIAL INCOME	DOM: 23	AREA: (5) Westwood - Century City	MLS#: 11-500973	LD: 01/18/2011
APN: 4317-012-062	ADP:	STYLE:	MAP: 632/D4	SP:
NUM UNITS: 5	APX LSZ: 7,143/VN	POOL: No	CVD PKG: 4	SD:
APX SF: 4,138/VN	APX LDM:		TRASH:	NUM PKG: 8
YB: 1949	GI: \$96,000	GRM: 18.22	SCHED/ACT: Actual	WATER:
RC: 100	GOI: 96000	CAP:	TAXES:	VAC: 60
CONST:	AOE:	INS:	GRDN:	MGMNT:
NUM STO: 0	ATE: \$25088	ELEC:	MAINT:	POOL EXP:
ZONE: LAR3	NOI: \$70,912	GAS:	MGR:	ELEV:
ASSED IMP VAL: \$65,475	ASSED TOT VAL:		ASSED LND VAL: \$105,459	LT: ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	1	1	1.00	No	\$1,250
Unit 2	1	2	1.25	No	\$3,000

Unit 3

3

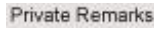
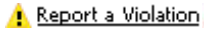

1 1.00

No

\$1,250

DIRECTIONS: N. OF OLYMPIC, S. OF SANTA MONICA

REMARKS: LOCATION, LOCATION, LOCATION. OWNER/USER AND/OR BUILDER/DEVELOPER, CONDOS ARE ALL UP AND DOWN STREET (ZONED LAR3)! THE 2 BEDROOM HAS CHARMING PATIO AND YARD AREAS. LIVE IN OWNER/USER UNIT AND USE THE REST OF BUILDING INCOME TO HELP PAY THE MORTGAGE! 3 OUT OF 5 UNITS DELIVERED EMPTY AT C.O.E. INCLUDING OWNER USER 2 BEDROOM 1.25 BATH! BALCONY OVER FRONT OF BUILDING FACING BEVERLY GLEN. PLEASE DO NOT DISTURB OCCUPANTS!!!

AIR: Wall/Window

HEAT: Other

ROOF:

FIN: Cash

WATERFRONT:

DISC: As Is

SEWER:

TYPE: APARTMENT

EQUIP: None

TENANT PAYS: Electric, Gas

OWNER PAYS:

OCC/SHOW:

SPA:

SALE TYPE: Standard

LP: \$1,750,000 **DOM:** 23 **LD:** 01/18/2011 **SP:** **SSP:** **BLOG Y/N:** Yes **LP/SF:** \$422.91

OLP: \$1,750,000 **CD:** **SD:** **WD:** **AVM Y/N:** Yes **SP/SF:**

LA1: Michael Balson **LA1#:** 310-734-2248 **LA1 CELL:** 310-502-7892 **LA1 OTHER:**

LA2: **LA2#:** **LA2 CELL:** **LA2 OTHER:**

LA1 EMAIL: michaelbalson@kw.com **LA2 EMAIL:**

LO1: Keller Williams Rlty Bvly Hill **LO1#:** 310-432-6400 x 248 **LA1 FAX#:** 310-432-6401

LO2: **LO2#:** **LA2 FAX#:**

CSO: 2.5% **LT:** ER **LBA:** **BAC:** Yes **LS:** Yes **EO:** Yes **PROBATE:**

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 © 2011 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed. Prepared by: Michael Balson DRE# 01303197

