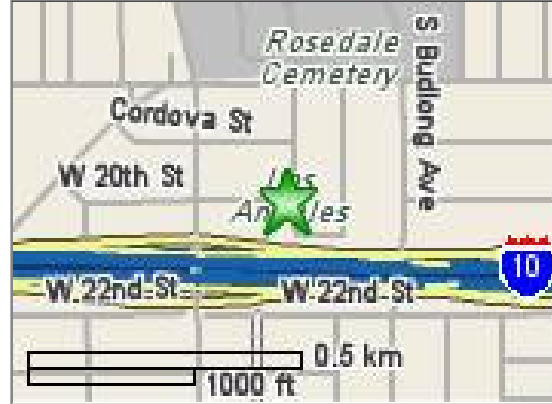


Keith Moret  
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**STATUS:** [Active](#)      **ADDRESS:** [1862 W 20TH ST, LOS ANGELES, CA](#) 90007      **LP:** [\\$595,000](#)



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

[Add'l Photos](#)

|  |                          |                                   |                                    |                       |
|--|--------------------------|-----------------------------------|------------------------------------|-----------------------|
| <b>RESIDENTIAL INCOME</b>                | <b>DOM:</b> 33           | <b>AREA:</b> (16) Mid Los Angeles | <b>MLS#:</b> 10-430639             | <b>LD:</b> 02/24/2010 |
| <b>APN:</b> <a href="#">5075-030-006</a> | <b>ADP:</b>              | <b>STYLE:</b> Mid-Century         | <b>MAP:</b> <a href="#">633/J6</a> | <b>SP:</b>            |
| <b>NUM UNITS:</b> 8                      | <b>APX LSZ:</b> 6,664/AS | <b>POOL:</b> No                   | <b>CVD PKG:</b> 8                  | <b>SD:</b>            |
| <b>APX SF:</b> 5,481/VN                  | <b>APX LDM:</b>          | <b>GRM:</b> 10.98                 | <b>TRASH:</b> \$1,164              | <b>NUM PKG:</b> 8     |
| <b>YB:</b> 1965                          | <b>GI:</b> \$54,156      | <b>CAP:</b> 5.41                  | <b>SCHED/ACT:</b> Actual           | <b>WATER:</b>         |
| <b>RC:</b> 100                           | <b>GOI:</b> 54156        | <b>INS:</b> \$2,466               | <b>TAXES:</b>                      | <b>VAC:</b> 0         |
| <b>CONST:</b> Stucco                     | <b>AOE:</b>              | <b>ELEC:</b>                      | <b>GRDN:</b>                       | <b>MGMNT:</b>         |
| <b>NUM STO:</b> 2                        | <b>ATE:</b> \$19625      | <b>GAS:</b>                       | <b>MAINT:</b> \$3,087              | <b>POOL EXP:</b>      |
| <b>ZONE:</b> LAR3                        | <b>NOI:</b> \$32,183     |                                   | <b>MGR:</b>                        | <b>ELEV:</b>          |
| <b>ASSED IMP VAL:</b> \$94,090           | <b>ASSED TOT VAL:</b>    |                                   | <b>ASSED LND VAL:</b> \$23,902     | <b>LT:</b> EA         |

| Type   | Number of Units | Bedrooms | Baths | Furnished(y/n) | Revenue |
|--------|-----------------|----------|-------|----------------|---------|
| Unit 1 | 1               | 2        | 2.00  | No             | \$754   |
| Unit 2 | 7               | 1        | 1.00  | No             | \$3,759 |

**DIRECTIONS:** South of Washington, East of Normandie  
**REMARKS:** Buy at the bottom and build a revenue generating cash machine!! Great unit mix (7) spacious 1 BR's and (1) 2+2. Rents are extremely low- upside potential is phenomenal. There is a vacant 2 car garage which can be rented and 6 additional parking spaces, Solid 60's Construction. This is the bargain you've been waiting for. The sellers are ready to move on (i.e. extremely motivated). Adjacent 9 unit property is also available (1858 W 20th St.) Call agent for details

|                          |                                  |
|--------------------------|----------------------------------|
| <b>AIR:</b> Other,None   | <b>HEAT:</b> Wall                |
| <b>ROOF:</b> Composition | <b>FIN:</b> Cash To New Loan     |
| <b>WATERFRONT:</b>       | <b>DISC:</b> As Is               |
| <b>SEWER:</b>            | <b>TYPE:</b> Multi-family        |
| <b>EQUIP:</b> None       | <b>TENANT PAYS:</b> Electric,Gas |
| <b>OWNER PAYS:</b> Water | <b>OCC/SHOW:</b> Accepted Offer  |
| <b>SPA:</b> None         |                                  |

|                       |                |                       |            |             |                      |
|-----------------------|----------------|-----------------------|------------|-------------|----------------------|
| <b>LP:</b> \$595,000  | <b>DOM:</b> 33 | <b>LD:</b> 02/24/2010 | <b>SP:</b> | <b>SSP:</b> | <b>BLOG Y/N:</b> Yes |
| <b>OLP:</b> \$625,000 |                | <b>CD:</b>            | <b>SD:</b> | <b>WD:</b>  | <b>AVM Y/N:</b> Yes  |

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 © 2010 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed. Prepared by: Keith Moret DRE# 01802527