



Code # 1475-401 / R17

Units

Date 2-6-62

Faces east

District S.M.

UNITED MULTIPLE LISTING SERVICE, INC.

VENICE - MAR VISTA - PALMS
CULVER CITY - WEST HOLLYWOOD
SANTA MONICA - PAC. PALISADES
PLAYA DEL REY - BRENTWOOD
WEST LOS ANGELES - WESTWOOD
BEVERLY HILLS - CHEVIOT HILLS

North of Ocean Park Blvd.

South of Pico Blvd.

East of Main St. Blvd.

West of Lincoln Blvd.

LOCATION 2328 3rd St., Santa Monica LOT SIZE 48 x 150 ALLEY no

Lot I Block K Tract Vawters M/R 9 Page 1-2 Zone R-3

INCOME: 17 UNITS

Ocean View

apt	BRs	bath	lse	unfurn	furn	EXPENSES
1		1	no	\$	\$ 80.00	Taxes \$ 720.00 yr.
2 @	1	1	no		75.00	Gardener \$ — yr.
3 @		1	no		70.00	Fire Insur. \$ 240.00 yr.
2 @		1	no		67.50	Liab. Insur. \$ — yr.
4 @		1	no		65.00	Manager \$ — yr.
1		1	no		62.50	Utilities \$1,740.00 yr.
4 @		1	no		60.00	\$ — yr.
						\$ — yr.
						\$ — yr.
						\$ — yr.
						\$ — yr.
Garages #	2					\$ — yr.
Laundry	yes					
TOTAL MONTH INCOME: \$ 1,137.50						TOTAL YEARLY EXPENSES \$ 2700 ⁰⁰
TOTAL YEARLY INCOME: \$ 13,650.00						

PRICE

\$ 92,500.00

Cash Down \$ 19,500.00

FINANCING

1st T.D. 51,000. @ 6 % 375.00

Holder or more until paid

2nd T.D. 14,000. @ 6 % 100.00

Holder or more, due 1970

Acceleration Clause

Payment includes

Owner Will Carry (Amt. & Terms)

3rd TD of 8,000.00 @ 60.00 mo. or more incl. 6.6% int. due 7 yrs

LOAN COMMITMENTS:

\$ none

\$ —

\$ —

\$ —

Assessments & Liens none

Year Built Approx. older

Trade YES NO

SEWER: Is sewer in? yes Connected yes Paid for yes

Schools-Grade Washington Junior Rogers Senior S.M.

Correct Vesting J. Kenneth & Charlotte M. Brose

Address of owner 603 Ocean Ave., Phone EX-55841

TO SHOW: call L /O for appointment

Owner will furnish report by a licensed Pest Control Operator, showing no visible infestation of any Termites, Dry Rot and Fungus in accessible areas. NO

REMARKS At present Mgr. getting one apt. free plus \$55.00 per. month/ excellent location/ 3 blks. from new 60 million dollar re development area/ room for increase in rental/ all vented heat/ new roof/ ideal for couple, ownership & management.

LISTING OFFICE R. SILBER & CO. PHONE EX-63171

2300 Pico Blvd., S.M. (By Sid Lippman)

Above memorandum for Broker's convenience only from sources believed reliable but NOT