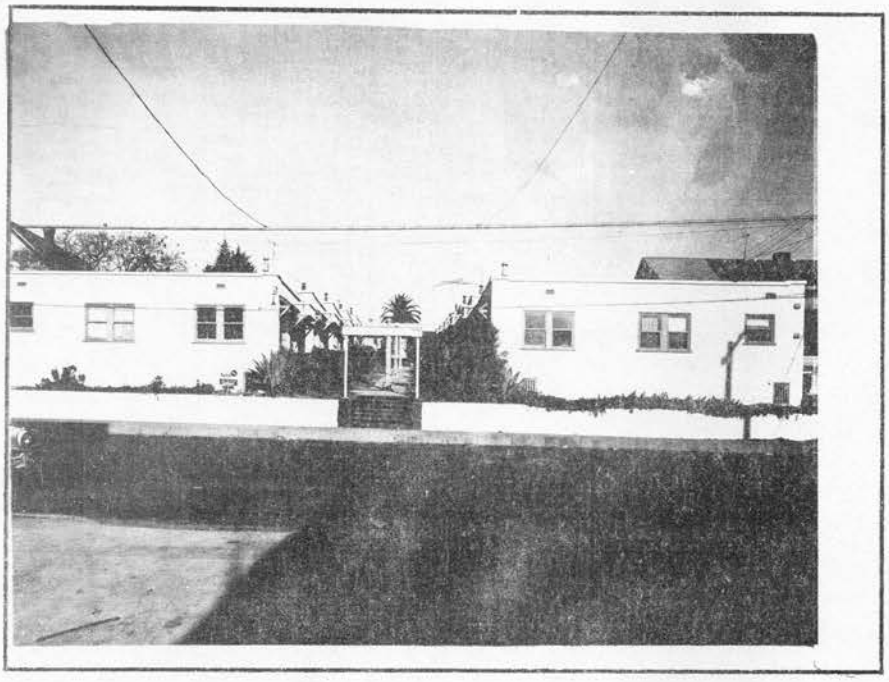


United Multiple Listing Service

Code # 6598-218-R12

Date 12-18-63 # Units

Faces South

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 4th St. Blvd.

LOCATION 2411 3rd St. S.M. (Mailing Address) LOT SIZE 100 x 155 ALLEY no

Lot ____ Block ____ Tract Vawter's Subdivision M/R 6 Page 217 Zone R-3

INCOME:

apt	BRs	bath	lse	unfurn	furn
A	1	1		$	$ 100.
B	1	1			96.50
C&D	1	1			100.
E	1	1			95.
F	1	1			100.
G	1	1		94.60	
H	1	1			100.
J&K	1	1			100.
L	1	1			95.
I	1	1	(mgr.)		85.50
Garages # none			$		
Laundry			$		

TOTAL MONTH INCOME: $ 1165.60
TOTAL YEARLY INCOME: $ 13,987.20

EXPENSES		
Taxes	$ 735.	yr.
Gardener	$ 372.	yr.
Fire Insur.)	$ 70.	yr.
Liab. Insur.)	$	yr.
Manager	$	yr.
Utilities	$ 400.	yr.
	$	yr.
	$	yr.
	$	yr.
	$	yr.
	$	yr.
TOTAL YEARLY EXPENSES $	1,577.00	

PRICE
$ 88,500.
Cash Down $ 20,000.

FINANCING
1st T.D. clear @ ____ % ____
Holder ____
2nd T.D. ____ @ ____ % ____
Holder ____
Acceleration Clause ____
Payment includes ____
Owner Will Carry (Amt. & Terms)
1st TD for Bal. payable $600. or more pr mo. 6½% due 10 yrs

LOAN COMMITMENTS:
$ ____
$ ____
$ ____
$ ____
$ ____

Assessments & Liens ____

Year Built Approx. older

Trade no (YES | NO)

SEWER: Is sewer in? yes Connected yes Paid for yes
Schools-Grade Washington Junior J. Adams Senior Samohi
Correct Vesting Julia R. Shine
Address of owner C/O L O Phone ____
TO SHOW: Call Listing Broker-Mr. Bradshaw for special instructions to show.
Owner will furnish report by a licensed Pest Control Operator, showing no visible infestation of any Termites, Dry Rot and Fungus in accessible areas. sold as is (NO)

REMARKS This property is located near the beach, close to all bus lines. This is a future building site.

LISTING OFFICE E. AUERBACH CO. PHONE EX 3-2737
1830 Lincoln Blvd. S.M. (By Kyle Bradshaw)

Above memorandum for Brokers' convenience only from sources believed reliable, but NOT guaranteed