

2985-R12

2425 3rd



No. 2985-321-R12

Date 2-8-60

Photo yes

Faces west

District S.M.

United Multiple Listing Service

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.

(Direction from Nearest Blvds.) (Important)

Location 2425 3rd Street, Santa Monica Lot Size 50 x 155 approx. Alley no
(P. O. ADDRESS) (mailing) NW 50' of SW 155 of #4 yes or no

Legal: Lot 4 Block Tract Vawter Sub. of M/R Maps Page Zone R-3
blks 6-7-8-9-10-11-12-13 (County of Los Angeles, State of California)

Type of Property: 12 UNITS Sq. Ft. Older
Exterior: Stucco Roof Comp. Age: Older

RENTALS							ROOM SIZES:
Apts.	Rms.	BR	Bath	Furn.	Unf.	Lease	
10 @	2	1		\$ 75.00	\$ 65.00	no	LR
2 @	3	1		\$ 85.00	\$ 75.00	no	DR
				\$	\$		Brkfst
				\$	\$		Kitchen
				\$	\$		Garb. disp.
				\$	\$		BR
				\$	\$		BR
				\$	\$		Bath
				\$	\$		Showers
				\$	\$		Porches
				\$	\$		Closets
				\$	\$		Floors
				\$	\$		HW
				\$	\$		Fireplace
				\$	\$		basement 40x12
				\$	\$		Fence
				\$	\$		Heat Central Hot water 12/24/59

Total income: (month) 860.00
Total Income (year) 10,320.00
Total Expenditures (year) 1,265.80 approx.

Lawn no Sprinkler no
Finish of rooms: plaster

Garages no
Driveway no

SEWER: Is Sewer in? yes Connected to bldg.? yes Paid for? yes
(yes or no) (yes or no) (yes or no)

Cesspool or septic tank? (state which) yes

Street paved? yes Markets yes Transportation yes

Grade school JR HI SR HI Samohi

Will Owner carry purchase T.D. (Amt. and Terms) 10,798.00 @ 6.6% @ 108.00 mo. all due in 5 yrs

TO SHOW: By appointment only Only thru L/O Any time POSSESSION (Be Specific)

Key L/O Close escrow 4-1 or later

Owner Gerard T. Mueller Address care of L/O Phone

Owner will furnish a report by a licensed termite company which report does not disclose active termites, dry rot or fungus. in accessible areas.

REMARKS: Note 6% loan! Income could be increased if all apts. were furnished.

Bedrooms upstairs in all apts. (Studio type)

No gardening or upkeep.

Will consider trade.

LISTING OFFICE CHARLES MC LEAN-REALTOR

Phone EX-68889

Corrected re-run

(Above Memorandum for Brokers convenience only from sources believed reliable, but NOT guaranteed)



Code # 2222-630-R2
Units
Date 4-10-62
Faxes west
District Santa Monica

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 2nd St. Blvd.
West of 4th St. Blvd.

LOCATION 2425 3rd St., Santa Monica LOT SIZE 50 x 155 approx. ALLEY no

Lot 4 Block _____ Tract Vawters M/R _____ Page _____ Zone R-3

INCOME:

Subdivision of NW 50'

apt	BRs	bath	lse	unfurn	furn	EXPENSES
1	3	1		\$ 85.	\$	Taxes \$ 586.44 yr.
1	3	1		75.		Gardener \$ yr.
1	2	1		65.		Fire Insur. \$ yr.
3 @ 2	1			75.		Liab. Insur. \$ yr.
2 @ 2	1				75.	Manager \$ 480.00 yr.
4 @				75.		Utilities \$ 672.00 yr.
						\$ yr.
						\$ yr.
						\$ yr.
						\$ yr.
						\$ yr.
Garages #				\$		\$ yr.
Laundry	yes			\$ 9.00		
TOTAL MONTH INCOME:				\$ 900.00		TOTAL YEARLY EXPENSES \$ 1,738.00
TOTAL YEARLY INCOME:				\$ 10,908.00		

PRICE

\$ 79,950.00
Cash Down \$ C/L

FINANCING

1st T.D. 43,552.28 @ 6 % 450.00
Holder C. Mc Lean
2nd T.D. 5,566.56 @ 6.6 % 60.00
Holder due 1967
Acceleration Clause _____
Payment includes _____
Owner Will Carry (Amt. & Terms) _____

LOAN COMMITMENTS:

\$ none needed
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

Assessments & Liens _____

Year Built Approx. ?

Trade Submit all trades & offers thru L/O only

SEWER: Is sewer in? yes Connected yes Paid for yes
Schools-Grade John Muir Junior Adams Senior Samohi
Correct Vesting care of L/O *Written Request*
Address of owner _____ Phone _____
TO SHOW: Only thru L/O

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

REMARKS If these apts. were furnished & owner lived on property, rents could be increased. Tremendous need for this sort of thing by families with children.
All apts are studio type inside stair. 9 new Youngstown sinks. Full basement.

LISTING OFFICE CHARLES MC LEAN REALTOR PHONE EX-68889
1044 Pico Blvd., S.M. EX-65948

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