



Code # 2143-411 R14
Units
Date 1-10-63
Faxes west
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 Pier Blvd.
South of Ashland Blvd.
East of Fifth Blvd.
West of Third Blvd.

LOCATION 2911 4th St., Santa Monica LOT SIZE * 125 x 200 ALLEY no
Mailing Address 24,000 sq. ft.
Lot 2 Block 198 Tract M/R Page Zone R-3

INCOME: 14 RENTALS

apt	BRs	bath	lse	unfurn	furn	EXPENSES
A	room	(share)	Bath	week	9.50	Taxes \$ /31.34 yr.
B	260	owner				Gardener \$ yr.
C	Sgl				57.50	Fire Insur. \$ yr.
D	room			weekly	9.00	Liab. Insur. \$ yr.
E	room			wwkly	9.00	Manager \$ yr.
F	1				52.50	Utilities \$ yr.
G	living room			weekly	10.50	\$ yr.
G	Sgl				50.00	\$ yr.
H	Sgl				52.00	\$ yr.
I	Bach (unfin)	6 baths + 1 incomplete				\$ yr.
Garages # 3 \$						\$ yr.
Laundry yes \$						TOTAL YEARLY EXPENSES \$
TOTAL MONTH INCOME: \$ (approx) 525.						
TOTAL YEARLY INCOME: \$						

PRICE

\$ 96,000.00

Cash Down \$ 28%

FINANCING

1st T.D. clear@ %

Holder

2nd T.D. @ %

Holder

Acceleration Clause

Payment includes

Owner Will Carry (Amt. & Terms)

Bal. @ 6 1/2% or submit

LOAN COMMITMENTS:

none needed, may or may not subordinate

\$

\$

\$

\$

\$

\$

\$

\$

Assessments & Liens none

Year Built Approx. older

Trade NO

YES NO

Trade

YES NO

Trade

see remarks

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

Schools-Grade Washington Junior J. Adams Senior Samohi

Correct Vesting Dorothy L. Whitmore

Address of owner O/P Phone

TO SHOW: Call L/O A Must - submit all offers 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. NO

YES NO

REMARKS Must submit all offers thru L/O/ property to be

sold 'as is' lot value only/ 6 month escrow/ 6 fireplaces/

J---room & bath 10.50 weekly 75 150 Or 2 apt

L---Sgl 52.50 mo. 100 180 40 x 50 ft.

M---Room 9.00 wk 125 five

Tower room 8.00 wk (now vacant, not for rent)

LISTING OFFICE JOE HENRY CO. PHONE EX-30734

1620 Wilshire Blvd., S.M. (By Johnson & Heiner)

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