



Code # 4137-1130-R3
Units
Date 8-30-62
Faces east
District Ocean Park

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 Marine Blvd.
South of Ocean Park Blvd.
East of Main St., Blvd.
West of Lincoln Blvd.

LOCATION 3018 Third St., S.M. LOT SIZE 43 x 130 ALLEY no
Mailing Address
Lot 11 Block B Tract Santa Fe M/R 4287 Page 24 Zone R-3

INCOME:

apt	BRs	bath	lse	unfurn	furn	EXPENSES
				\$	\$	Taxes \$ <u>230.77</u> yr.
1	2	1		135.	owner	Gardener \$ yr.
1	2	1		80.		Fire Insur. \$ <u>30.00</u> yr.
1	2	1		70.		Liab. Insur. \$ <u>15.00</u> yr.
						Manager \$ yr.
						Utilities & <u>refuse</u> yr.
						\$ <u>180.00</u> yr.
						\$ yr.
						\$ yr.
						\$ yr.
Garages #				\$		\$ yr.
Laundry	yes (2)			\$		TOTAL YEARLY EXPENSES \$ <u>455.77</u>
TOTAL MONTH INCOME: \$ <u>285.00</u>						
TOTAL YEARLY INCOME: \$ <u>3,420.00</u>						

PRICE

\$ 27,000.00
Cash Down \$ C/L

FINANCING

1st T.D. clear @ %
Holder
2nd T.D. @ %
Holder
Acceleration Clause
Payment includes
Owner Will Carry (Amt. & Terms)
no

LOAN COMMITMENTS: coming

\$
\$
\$
\$
\$
\$

Assessments & Liens none

Year Built Approx. older

Trade YES NO

SEWER: Is sewer in? yes Connected yes Paid for yes
Schools-Grade Washington Junior J. Adams Senior S.M.
Correct Vesting Valo S. Morton
Address of owner Call L/O Phone
TO SHOW: Call L/O, a must, show only by 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.

REMARKS This is a lovely two story home which has been converted to 3 units/ W/W carpeting in down stairs apt. 1 bedroom upstairs, 1 bedroom on main floor, basement under front half of house.

45 day escrow.

LISTING OFFICE NED C. HASKI REALTOR PHONE EX-36217
738 10th St., S.M. (By De Simone)

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