

Sold by
Craig Berrett, Senior Vice President, Muselli Commercial Realtors
Sold date 01/11/2006
Sold Price \$835,000.00

STATUS: Sold **ADDRESS:** 12114 IDAHO AVE , LOS ANGELES ,CA 90025 **SP:** \$935,000



RESIDENTIAL INCOME	DOM: 130	AREA: (7) Western Los Angeles	MLS#: 05-034279	LD: 06/24/2005
APN: <u>4259-004-043</u>	ADP:	STYLE:	MAP: <u>631/J6</u>	SP: \$935,000
NUM UNITS: 2	APX LSZ: 4,896/AS	POOL: No	CVD PKG: 2	SD: 01/11/2006
APX SF: 1,664/AS	APX LDM:	TRASH:	SCHED/ACT: Actual	NUM PKG: 2
YB: 1924	GI: \$23,400	GRM: 0.00	TAXES:	WATER:
RC:	GOI: 23400	CAP:	GRDN:	VAC: 0
CONST:	AOE:	INS:	MAINT:	MGMNT:
NUM STO: 1	ATE: \$0	ELEC:	MGR:	POOL EXP:
ZONE: LAR3	NOI: \$23,400	GAS:	ASSED LND VAL: \$38,660	ELEV:
ASSED IMP VAL: \$85,910	ASSED TOT VAL:			LT: ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	1	2	1.00	No	\$750
Unit 2	2	2	2.00	No	\$1,200

DIRECTIONS: West of Bundy, South of Santa Monica Blvd.
REMARKS: Probate. Subject to court confirmation. First o/b is \$ 751,250. Court date 11/1/2005 at 111 N.Hill st. Dept 5. Cashier's check \$75,125.00 required at the court. Commissions split with broker of successful bidder only. 2 houses on one lot. Front house - 2+1 rented for \$ 750 p/m. Back house- 2+2 rented for \$ 1200 p/m. Month to month rent. Sold in "AS IS" condition, with existing tenants.

AIR: None	HEAT: Wall
ROOF:	FIN: Cash
WATERFRONT:	DISC: Court Approval Required, Probate
SEWER:	TYPE: residential
EQUIP: Garbage Disposal	TENANT PAYS:
OWNER PAYS:	OCC/SHOW: Accepted Offer
SPA:	

List Price: \$790,000 **DOM:** 130 **Sale Price:** \$935,000 **SSP:** **OLP:** \$849,000
LD: 06/24/2005 **CD:** 11/01/2005 **SD:** 01/11/2006 **WD:**

Selling Agent Craig Berrett 310-458-4100 x 204
SO1: Muselli Commercial Realtors **SO1#:**
SO2: **SO2#:**
CSO: 2.5% **LT:** ER **LBA:** No **BAC:** Yes **LS:** No **EO:** Yes **PROBATE:** Yes **COURT APP:** Req'd
Property was listed by a Coop Broker.

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright © 2006 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.