



Duane Wellhoefer

President

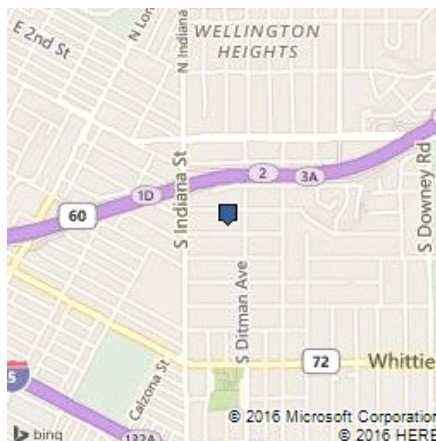
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CalBRE: 01855406

3663 Lanfranco St, Los Angeles 90063

STATUS: Pending

LIST PRICE: \$420,000

Cross Streets: S Indiana St / Lanfranco St



OF UNITS TOTAL: 2
 SQFT(src): 1,511
 PRICE PER SQFT: \$277.96
 LOT(src): 0.115/5,012 (A)
 YEAR BLT(src): 1954 (ASR)
 DOM / CDOM: [186/186](#)
 SLC: Standard
 TOTAL OP. EXP: \$0.00
 NET OP. INCOME: \$0
 PARCEL #: [5238002025](#)
 LISTING ID: PW16082862
 LIST \$ ORIG: \$420,000

Recent: 11/10/2016 : PEND : U->P

DESCRIPTION

Calling all investors! Do you dream of building your own Real Estate empire? Look no further than 3663 Lanfranco Street, an expansive duplex seeking its next owner. Featuring two detached units on one lot, each with separate gas and electric meters, this is the perfect opportunity to live in one unit and rent out the other. The front unit lives as a two bedroom, two bathroom and has laundry hookups off the kitchen and a quaint front porch. The back unit has three bedrooms. Located close to Boyle Heights with convenient access to major freeways. This could be the cornerstone of your investment portfolio!

EXCLUSIONS: Tenant's belongings.

INCLUSIONS:

AREA: 699 - Not Defined
 SUBDIVISION: /
 COUNTY: Los Angeles
 55+: No
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LEVELS:
 CMN WALLS: No Common Walls
 PARKING: Driveway, Uncovered
 # OF BUILDINGS TOTAL: 2
 RENT CONTROL?: No
 PROPERTY ATTACHED?: No

ROOM TYPE:
 UTILITIES: Sewer Connected
 ELECTRIC:
 WATER: Public

COOLING: None
 HEATING: Wall Heater
 VIEW:
 WATERFRONT:
 POOL: None
 LAUNDRY:

INTERIOR

INTERIOR:
 ACCESSIBILITY:

APPLIANCES:
 FLOORING:

ENTRY/LEVEL: Ground Level
 With Steps/
 FIREPLACE:

SQFT STUDIO AVG:
 SQFT 1 BED AVG:
 SQFT 2 BED AVG:
 SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
 DIRECTION FACES:

SECURITY:
 FENCING:

LOT:
 SEWER:

SPA:

BUILDING

BUILDER NAME:
 BUILDER MODEL:

ARCH STYLE:
 DOORS:
 WINDOWS:

ROOF:
 FOUNDATION DTLS:
 PROP CONDITION:

CONSTR MTRLS:
 OTHER STRUCTURES: Two On A Lot

GARAGE AND PARKING

UNCOVERED SPACES:

PARKING TOTAL: 0

GARAGE SPACES: 0

CARPORT SPACES:

GREEN

GREEN BLDG VERIFICATION TYPE:

GREEN VERIFICATION BODY:

GREEN VERIFICATION YR:

GREEN VERI. RATING:

GREEN ENERGY GEN:
WALKSCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

COMMUNITY

HOA DUES 1:
HOA DUES 2:
COMMUNITY: Curbs, Sidewalks

HOA 1 NAME:
HOA 2 NAME:

HOA PHONE 1:
HOA PHONE 2:

HOA AMENITIES:
STORIES TOTAL:

LAND

LAND LEASE?: No
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
PARCEL #: [5238002025](#)
ADDITIONAL PARCEL(s): No

ELEVATION:
ASSESSMENTS:

TAX LOT: 25
LOT SIZE DIM:

TAX BLOCK:
TAX TRACT #: 000
ZONING:

ANALYSIS

GROSS SCHEDULE INCOME: \$0
VACANCY ALLOWANCE \$/ %: /
GROSS OPERATING INCOME:
NET OPERATING INCOME: \$0
OPERATING EXPENSE \$/ %: \$0/
LAND DOLLAR VALUE \$/ %: /

GROSS SPENDABLE INCOME:
LOAN PAYMENT(ANNUAL):
GROSS MULTIPLIER:
CAP RATE:
IMPROVEMENTS TOTAL \$/ %: /
PERSONAL PROPERTY \$/ %: /

INCOME

OF RENTED GARAGES:
GARAGE RENTAL RATE:
GARAGES RENTAL INCOME:
LAUNDRY INCOME:
LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
OTHER INCOME 2:
OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: \$0
ELECTRIC:
GAS:
LICENSES:

FURNITURE REPLACEMENT:
TRASH: \$0
CABLE TV:
GARDENER:
INSURANCE: \$0

MAINTENANCE:
WORKMAN'S COMP:
PROFESSIONAL MANAGEMENT:
WATER/SEWER: \$0

OTHER EXPENSE:
OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH
1:	1	2	1	0	Unfurnished	\$0	\$0	\$1,200	SEPARATE ELECTRIC: 2
2:	1	3	1	0	Unfurnished	\$1,320	\$0	\$1,320	GAS METERS: 2
									WATER METERS: 0

LISTING

BAC: 2.500%
BAC REMARKS:
DUAL/VARI. RATE?: Yes
CURRENT FINANCING:
POSSESSION:
FINANCIAL INFO AS OF:

LIST TERMS: Cash, Cash to New Loan
LIST AGRMT: Exclusive Right To Sell
LIST SERVICE: Full Service
AD NUMBER:
DISCLOSURES:
VOW, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes

DATES

LIST CONTRACT DATE: 04/20/16
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: 11/10/16
MOD TIMESTAMP: 11/10/16
EXPIRED DATE:
PURCH CONTRACT DATE: 10/23/16
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Rear unit is occupied. Do not disturb tenants. Property sold as-is. Title represents 5Bd/2Bth. Buyer to verify bedroom and bathroom count and square footage. All income and expense information is estimated, Buyer to verify. For all questions, please contact the Corporate Listing team at 562-265-9912 or REO@AndersonREG.com. Please write all offers on CAR form RIPA. Please email all offers, preapproval, and proof of funds to REO@AndersonREG.com. Corporate owned, please allow time for response. Sale subject to corporate addendum.

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent
SHOW CONTACT NAME:
SHOW CONTACT PHONE:

SHOWING INSTRUCTIONS: Back Unit Is Occupied. Do not disturb tenants. Front unit has a house sitter. Please call 800-SHOWING (800-746-9464) to schedule a showing. Call First

LOCK BOX LOCATION: Gas Meter
LOCK BOX DESCRIPTION: Supra

OWNER'S NAME:

DRIVING DIRECTIONS: Cross Streets: S Indiana St / Lanfranco St

AGENT / OFFICE

LA: ([PANDEJEE](#)) [Jeff Anderson](#)
CoLA:
LO: ([PB16299](#)) [Keller Williams Pacific Estate](#)
LO PHONE: 562-513-7800

LA State License: [01729514](#)
CoLA State License:
LO State License:
LO FAX: 562-513-7801

CONTACT PRIORITY

1.OTHER: Listing Team/562-265-9912
2.OTHER: Listing Team/562-265-9912
3.OTHER: Listing Team/562-265-9912
4.OTHER: Listing Team/562-265-9912

CoLO:
CoLO PHONE:

CoLO State License:
CoLO FAX:

5.OTHER: Listing Team/562-265-9912
6.OTHER: Listing Team/562-265-9912

COMPARABLE INFORMATION

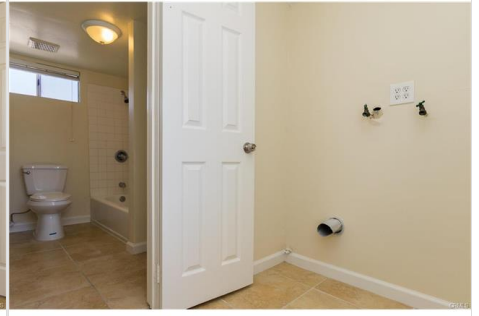
CLOSE PRICE:
LIST PRICE: \$420,000
LIST \$ ORIGINAL:
PURCH CONTRACT DT: 10/23/16
DOM/CDOM: [186/186](#)

BA: ()
BO:
BA State License:

CoBA: ()
CoBO:
CoBA State License:

BUYER FINANCING:
CONCESSIONS \$:
CONCESSION CMTS:
ENDING DATE:







AGENT FULL: Residential Income LISTING ID: PW16082862

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©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

Search Criteria
 Property Type is 'Residential Income'
 City is 'Los Angeles'
 Street Number Numeric is 3663
 Selected 1 of 11 results.