

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: 4259-004-043 | ADP: | STYLE: | MAP: 631/J6 | 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.