



Derrick Ruiz

Probate and Trust Realtor

Inherited property expert

Celebrating 32 years in Real Estate!

721 N LA FAYETTE PARK PL

LOS ANGELES, CA 90026

2
of Units

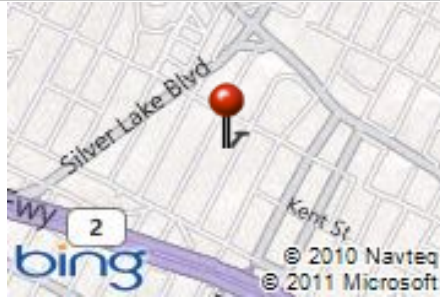
808/VN
Sqft

6,882/VN
Lot Size

Income

SP \$420,000

\$
Sold



Area	21 Silver Lake - Echo Park
Subdivision	
List Price Per Sqft	\$592.82
Vacancy	0
Total Bedrooms	
Total Bathrooms	
MLS#	11-541067
APN	5402-005-012

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	1.00	No	\$0.00	\$0.00	\$2,500.00
Unit 2	1	2	1.00	No	\$800.00	\$800.00	\$1,200.00

Directions: South of Marathon, between Occidental and Benton

Remarks: Nice Silver Lake Two Houses on a lot on a hilly street. This a probate sale with NO court confirmation required. Main house is a 1920's Bungalow that has a caretaker residing there and is 3 bedrooms 1 bath. Also has a formal dining room, hardwood floors, laundry room, large front porch. Rear house is 2 bedroom 1bath rented for \$800. Property needs rehab. Call agent for more info. Easy to show, 24 hour notice with cooperative tenants and they will let you and your buyers in. PLEASE READ PRIVATE REMARKS!

Agent Remarks: Tenants are open to relocating and we need to negotiate relocation fees. WE HAVE INSPECTION AND FOUNDATION REPORTS. FOUNDATION NEEDS 50K REPAIRS. SELLER IS READY TO UNLOAD. TRY WRITING IN THE LOW 400'S THANKS!

Income Details	Structure Info	Contract Info	DOM 125
Scheduled or Actual	Type of Units	List Date	07-15-2011
Rent Control %	Year Built/Source	List Price	\$479,000
GOI	Stories	Orig List Price	\$599,000
Total Expense	Buildings	Status Date	02-10-2012
NOI	Security	Sale Type	Probate
Gross Income	Sewer	Court Approval	No
Cap Rate	Style	CSO	2.5%
GRM	Prop Condition	Listing Type	Exclusive Right
Actual AGR	View	Disclosure	Probate
Actual GAI	Water		

Land/Parking Info	Community/Development	Sale/Sold Info
Zoning	Complex/Assoc Name	Contract Date
Addl Parcel	Tax Mello Roos	Sold Date
Rent Control	Mgmt. Co. Name	Sold Price
Land Type	Mgmt. Co. Phone	Sold Price/SqFt
Parking Type	Oth. Mgmt. Co. Name	Sale Terms
Total Parking	Oth. Mgmt. Co. Phone	SP/LP
Covered Parking		
Uncovered Parking		

Interior Features	Exterior Features
AC/Cooling	Construction
Heating	Exterior Constr
Equip/Appl	Pool
Flooring	Roofing
Laundry	Spa
Laundry Equip	Fence

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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. MLSPLUS™ Copyright © 2017 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CalBRE# 00919713