

STATUS: Active

ADDRESS: [4311 S CENTINELA AVE , LOS ANGELES ,CA 90066](#)

LP: \$509,500



[Property Website](#)

[Larger Map](#) [Plat Map](#) [Aerial Map](#)

RESIDENTIAL INCOME

APN: [4231-015-063](#)

NUM UNITS: 2

APX SF: 1,008/AS

YB: 1952

RC:

CONST:

NUM STO: 1

ZONE: LAR3

ASSED IMP VAL: \$40,558

DOM: 87

ADP:

APX LSZ: 2,482/AS

APX LDM:

GI: \$12,444

GOI: 0

AOE:

ATE: \$0

NOI: \$0

ASSED TOT VAL:

AREA: (13) Palms - Mar Vista

STYLE: Contemporary

POOL: No

GRM: 0.00

CAP:

INS:

ELEC:

GAS:

MLS#: 06-147245

MAP: [672/D5](#)

CVD PKG: 0

TRASH:

SCHED/ACT: Actual

TAXES:

GRDN:

MAINT:

MGR:

ASSED LND VAL: \$35,484

LD: 11/27/2006

SP:

SD:

NUM PKG: 3

WATER:

VAC: 0

MGMNT:

POOL EXP:

ELEV:

LT: ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	1	1	1.00	No	\$566
Unit 2	1	1	1.00	No	\$471

DIRECTIONS: South of Washington Blvd, north of Culver Blvd.

REMARKS: Starter fixer Mar Vista duplex in an upcoming area. Low rents, long term tenants. Brand new roof, new copper plumbing, some new windows. Uncovered parking in rear. Good opportunity for first investment property or for an owner user. Drive by only, in with accepted offer. Motivated seller, submit! Buyer to cooperate with seller's 1031 exchange.

AIR: None

ROOF: Composition

WATERFRONT: None

SEWER: In Street

EQUIP: Other,Cable

OWNER PAYS: Water

SPA: None

HEAT: Wall

FIN: Cash To New Loan

DISC: As Is

TYPE: Duplex

TENANT PAYS: Other

OCC/SHOW: Accepted Offer

LP: \$509,500

LD: 11/27/2006

DOM: 87

CD:

SP:

SD:

SSP:

WD:

OLP: \$509,500

LA1: [Derrick Ruiz](#)

LA2:

LA1 EMAIL: Derrick@derrickruiz.com

LO1: Digital Realtor Westside Prop

LO2:

CSO: 2.5%

LA1#:

LA2#:

LA1 CELL: 310-308-3174

LA2 CELL:

LA2 EMAIL:

LO1#: 310-398-5244

LO2#:

LA1 OTHER:

LA2 OTHER:

LT: ER

LBA: No

BAC: Yes

LS: No

EO: No

PROBATE: No

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