

BRUCE BAUMANN REAL ESTATE INC.



403 & 411 W. Elsmere Place

Located on the corner of San Pedro and W. Elsmere Place, across the street from the prestigious Monta Vista area. Three historic residential buildings on +/- .37 acres with frontage on W. Elsmere Place and San Pedro.

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Legal: NCB 6425 BLK 3 LOT 16 E 15' OF 15 & W. 9.3' OF 17, AND LOT 18, 19. 20 & E 15.7' OF 17

Improvements: Main building (six units) 5,062 SF, House fronting W. Elsmere Pl. 1,587 SF (two units) and small two story building (one unit) in back 800 SF.

Land: +/- .37 Acres

Units: 9 Units (8 2 bedroom, 1 full bath & 1 1 bedroom, 1 full bath)

Expenses & Income

Gross Annual Income: \$78,600

Annual Operating Expenses: \$4,356

Property Taxes: \$8,145

Estimated Net Income: \$66,099

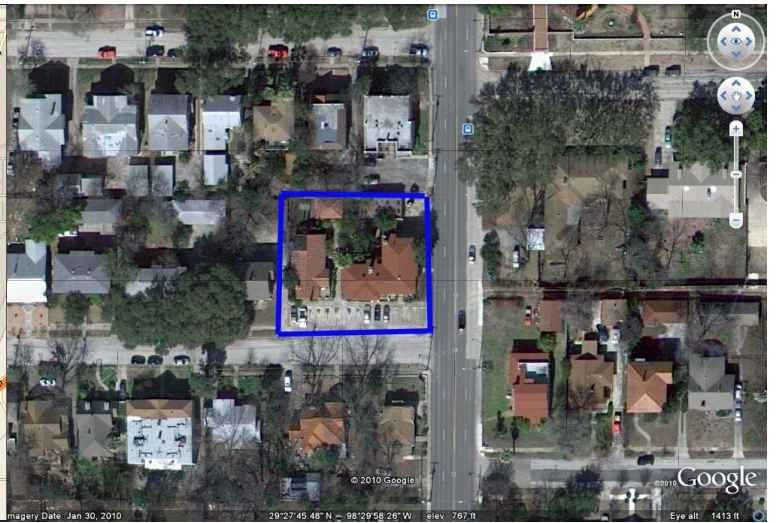
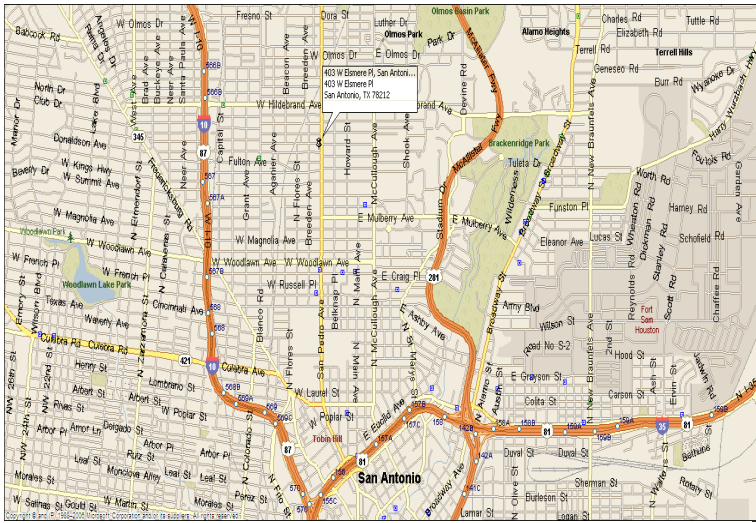
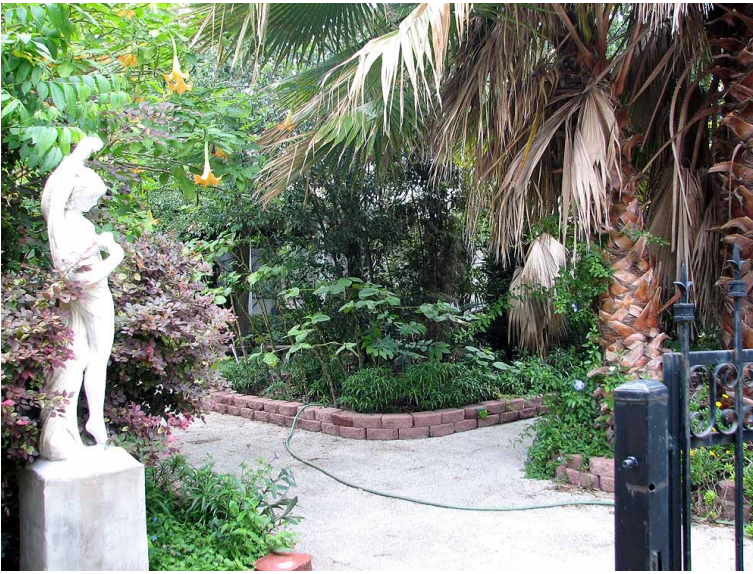
Comments: Close to downtown, schools, city parks, and public transportation.

One of kind investment property located in a historical area that has consistently shown appreciation of property values.

*The above information was received from sources deemed to be reliable; however, no warranty can be implied by Bruce Baumann Real Estate, Inc. as to the accuracy or correctness thereof. This offering is subject to verification, changes in price or terms, and withdrawal from the market.



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