



23929 W. Valencia Blvd., #415
Valencia, CA 91355

Phone: (661) 615-9280
Fax: (661) 407-8437

BUYER'S FINAL SETTLEMENT STATEMENT

PROPERTY: 1197 North Normandie Avenue
Los Angeles, CA 90029-1417

DATE: January 21, 2022

CLOSING/RECORD DATE: January 21, 2022

BUYER: Brian Nurre

ESCROW NO.: 102712-BL

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF DOCUMENT ON FILE AT
CAPSTONE ESCROW INC.

BY: Mendez Delore

	<u>DEBITS</u>	<u>CREDITS</u>
FINANCIAL CONSIDERATION		
Total Consideration	680,000.00	
Deposit from Brian M. Nurre		19,800.00
Deposit from Brian Nurre		84,234.93
New 1st Trust Deed - Mortgage Capital Partners, Inc.		578,000.00
LOAN INFORMATION - Mortgage Capital Partners, Inc.		
[Charges \$5,083.00]		
Origination Charge	1,011.50	
Appraisal Fee POC (B*) Montgomery & Associates \$1,000.00		150.00
Appraisal Inspection Fee-to Clear Capital CDA Co.		1,650.00
Underwriting Fee		-106.75
Aggregate Reserves		641.34
Interest at \$53.4452/day from 01/20/2022 to 02/01/2022		320.25
Homeowner's Insurance @ \$106.75/mo for 3 mos		1,416.66
Property Taxes @ \$708.33/mo for 2 mos		
PRORATIONS/ADJUSTMENTS		
County Taxes at \$1,347.24/semi-annually from 01/01/2022 to 01/21/2022		147.64
Rent at \$744.00/monthly from 01/21/2022 to 02/01/2022		269.06
Rent at \$815.36/monthly from 01/21/2022 to 02/01/2022		294.87
Seller credit to Buyer for Closing Costs		10,000.00
Security Deposit		320.00
Security Deposit		475.00
OTHER DEBITS/CREDITS		
Progressive Home Advantage for Homeowner's Insurance	1,281.00	✓
Javier Longoria for Notary	250.00	✓
TITLE/TAXES/RECORDING CHARGES - Consumers Title Company		
Title - Lender's Title Insurance	1,000.00	✓
Title - Recording Service Fee	20.00	✓
Title - Sub Escrow Fee	62.50	✓
Title - Wire Fee	10.00	✓
Title - Endorsement Fee	161.00	✓
Recording Grant Deed	28.00	✓
Recording Trust Deed	75.00	✓
2nd 1/2 2021-22 Taxes	1,347.24	
ESCROW CHARGES - Capstone Escrow Inc.		
Escrow Fee	1,898.00	✓
Loan Tie-In Fee	275.00	✓
Doc Prep Fee	175.00	✓
Archive Fee	75.00	✓
Overnight Delivery Fee	25.00	✓
Total Refund	1,775.76	
TOTAL	\$ 693,541.50	\$ 693,541.50

✓ = 5,335.50

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES

AIN: 5537-016-006

Situs Address:

1197 N NORMANDIE AVE
LOS ANGELES CA 90029-1417

Use Type: Multi-Family Residence
Parcel Type: Regular Fee Parcel
Tax Rate Area: 00013

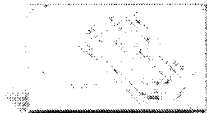
Parcel Status: ACTIVE
Create Date: **Delete Date:** **Tax Status:** CURRENT
Year Defaulted: **Exemption:** None

Building (0101) & Land Overview

Use Code: 0200
Design Type: 0200
Quality Class: D55

of Units: 2
Beds/Baths: 2/2
Building SqFt: 1,823

Year Built: 1957
Effective Year: 1958
Land SqFt:



Parcel Map / Map Index

	2023 Roll Preparation	2022 Current Roll	RC	Year	1980 Base Value
<i>Land</i>	\$ 100,290	\$ 98,324	T	1980	\$ 47,000
<i>Improvements</i>	\$ 123,769	\$ 121,343	T	1980	\$ 58,000
<i>Total</i>	\$ 224,059	\$ 219,667			\$ 105,000

Assessor's Responsible Division

District: East District Office
Region: 04
Cluster: 04421 LA ECHO PARK

East District Office
1190 Durfee Ave.
South El Monte, CA 91733

Phone: (626) 258-6001
Toll Free: 1 (888) 807-2111
M-F 7:30 am to 5:00 pm

Land % = 98,324 / 219,667 = 45%
Building % = 121,343 / 219,667 = 55%
*Land Basis = 680,000 * 45% = \$ 306,000*
*Building Basis = 680,000 * 55% = \$ 374,000*
= \$ 374,000 + 5,335.50
= 379,335.50

TO:	FOR:	TOTAL:
Hugo EL Electris	Electrical - main panel, two sub panels	9,800.00
Philipe Plumber	Plumbing	6,080.00
Alvarado Junk Removal	Junk Removal	960.00
Home Depot & Lowes	Materials	10,200.13
Mega Porcelain	Reglaze Tub	600.00
Conor Kelly part I	Bathroom	4,950.00
Conor Kelly part II	Paint and Floors	6,000.00
Sam Balkanian	Tenant Buyout	11,000.00
LADWP First Floor	Water, Trash, Electric	804.64
Sung Hwang	Keys	372.00

✓ Asset 50%
 ✓ Asset 50%
 11,760.13 Repairs
 ✓ Asset 100%
 ✓ Asset 50%
 ✓
 ✓

50,766.77

Asset Information for 'Building -1197 N Normandie'

Item #: _____ Description: Building -1197 N Normandie Date in service: 01/21/2022 Activity: Sch E: 01
 Category: R-Real property Sub-Category: 4 - 27.5-yr Res rental real estate New asset: Yes Balance sheet: B IRC Section: _____
 AMT Adj. Type: _____ Bus percent: 50.0 Serial #: _____ Multiple Asset Account

Depreciation	Federal	Federal AMT	CA	Book
Cost or basis:	379,402	379,402	379,402	379,402
Salvage value:	0	0	0	0
Section 179: (current or prior)	0	0	0	0
Credit: (current or prior)	0	0	0	0
Qualified Special Allowance:	None	None	None	None
Special Allowance Deduction: (current or prior)	0	0	0	0
Recovery Basis:	189,701	189,701	189,701	189,701
Recovery Period:	27.5	27.5	27.5	27.5
Method:	SL/GDS	SL/GDS	SL/GDS	SL
Convention:	MM	MM	MM	FM
Prior accum depreciation 179 & bonus:	0	0	0	0
Current year depreciation:	6,611	6,611	6,611	6,898
Accum depreciation 179 & bonus:	6,611	6,611	6,611	6,898
AMT/State adjustment:	0	0	0	0
Next year depreciation:	6,898	6,898	6,898	6,898
Net Book Value:	372,791	372,791	372,791	372,504

Asset Information for 'Land -1197 N Normande'

Item #: _____ Description: Land -1197 N Normande Date in service: 01/21/2022 Activity: Sch E: 01
 Category: N-Nondepreciable Sub-Category: 1 - Land New asset: Yes Balance sheet: L IRC Section: _____
 AMT Adj. Type: _____ Bus percent: 50 Serial #: _____ Multiple Asset Account

Depreciation	Federal	Federal AMT	CA	Book
Cost or basis:	306,000	306,000	306,000	306,000
Salvage value:	0	0	0	0
Section 179: (current or prior)	0	0	0	0
Credit: (current or prior)	0	0	0	0
Qualified Special Allowance:	None	None	None	None
Special Allowance Deduction: (current or prior)	0	0	0	0
Recovery Basis:	153,000	153,000	153,000	153,000
Recovery Period:	0.0	0.0	0.0	0.0
Method:	None	None	None	SL
Convention:	None	None	None	FM
Prior accum depreciation 179 & bonus:	0	0	0	0
Current year depreciation:	0	0	0	0
Accum depreciation 179 & bonus:	10,664	10,664	10,664	11,127
AMT/State adjustment:	0	0	0	0
Next year depreciation:	0	0	0	0
Net Book Value:	306,000	306,000	306,000	306,000

Asset Information for 'Electrical Panel'

Item #: _____ Description: Electrical Panel Date in service: 01/21/2022 Activity: Sch E: 01
 Category: F-Furn and equip Sub-Category: 17 - 15-yr Electric transmission property New asset: Yes Balance sheet: B
 IRC Section: _____ AMT Adj. Type: _____ Bus percent: 50 Serial #: _____ Multiple Asset Account

Depreciation	Federal	Federal AMT	CA	Book
Cost or basis:	9,800	9,800	9,800	9,800
Salvage value:	0	0	0	0
Section 179: (current or prior)	0	0	0	0
Credit: (current or prior)	0	0	0	0
Qualified Special Allowance:	100%	100%	None	None
Special Allowance Deduction: (current or prior)	4,900	4,900	0	0
Recovery Basis:	0	0	4,900	4,900
Recovery Period:	15.0	15.0	15.0	15.0
Method:	150DB	150DB	150DB	SL
Convention:	HY	HY	HY	FM
Prior accum depreciation 179 & bonus:	0	0	0	0
Current year depreciation:	0	0	245	327
Accum depreciation 179 & bonus:	4,900	4,900	245	327
AMT/State adjustment:	0	0	4,655	0
Next year depreciation:	0	0	466	327
Net Book Value:	4,900	4,900	9,555	9,473

Asset Information for 'Plumbing'

Item #: _____ Description: Plumbing Date in service: 01/21/2022 Activity: Sch E: 01
 Category: R-Real property Sub-Category: 4 - 27.5-yr Res rental real estate New asset: Yes Balance sheet: B IRC Section: _____
 AMT Adj. Type: _____ Bus percent: 50 Serial #: _____ Multiple Asset Account

Depreciation	Federal	Federal AMT	CA	Book
Cost or basis:	6,080	6,080	6,080	6,080
Salvage value:	0	0	0	0
Section 179: (current or prior)	0	0	0	0
Credit: (current or prior)	0	0	0	0
Qualified Special Allowance:	None	None	None	None
Special Allowance Deduction: (current or prior)	0	0	0	0
Recovery Basis:	3,040	3,040	3,040	3,040
Recovery Period:	27.5	27.5	27.5	27.5
Method:	SL/GDS	SL/GDS	SL/GDS	SL
Convention:	MM	MM	MM	FM
Prior accum depreciation 179 & bonus:	0	0	0	0
Current year depreciation:	106	106	106	111
Accum depreciation 179 & bonus:	106	106	106	111
AMT/State adjustment:	0	0	0	0
Next year depreciation:	111	111	111	111
Net Book Value:	5,974	5,974	5,974	5,969

Asset Information for 'Bathroom and Tub'

Item #: _____ Description: Bathroom and Tub Date in service: 01/21/2022 Activity: Sch E: 01
 Category: R-Real property Sub-Category: 4 - 27.5-yr Res rental real estate New asset: Yes Balance sheet: B IRC Section: _____
 AMT Adj. Type: _____ Bus percent: 100.0 Serial #: _____ Multiple Asset Account

Depreciation	Federal	Federal AMT	CA	Book
Cost or basis:	5,550	5,550	5,550	5,550
Salvage value:	0	0	0	0
Section 179: (current or prior)	0	0	0	0
Credit: (current or prior)	0	0	0	0
Qualified Special Allowance:	None	None	None	None
Special Allowance Deduction: (current or prior)	0	0	0	0
Recovery Basis:	5,550	5,550	5,550	5,550
Recovery Period:	27.5	27.5	27.5	27.5
Method:	SL/GDS	SL/GDS	SL/GDS	SL
Convention:	MM	MM	MM	FM
Prior accum depreciation 179 & bonus:	0	0	0	0
Current year depreciation:	193	193	193	202
Accum depreciation 179 & bonus:	193	193	193	202
AMT/State adjustment:	0	0	0	0
Next year depreciation:	202	202	202	202
Net Book Value:	5,357	5,357	5,357	5,348

Asset Information for 'Flooring and Paint'

Item #: _____ Description: Flooring and Paint Date in service: 01/21/2022 Activity: Sch E: 01
 Category: R-Real property Sub-Category: 4 - 27.5-yr Res rental real estate New asset: Yes Balance sheet: B IRC Section: _____
 AMT Adj. Type: _____ Bus percent: 50 Serial #: _____ Multiple Asset Account

Depreciation	Federal	Federal AMT	CA	Book
Cost or basis:	6,000	6,000	6,000	6,000
Salvage value:	0	0	0	0
Section 179: (current or prior)	0	0	0	0
Credit: (current or prior)	0	0	0	0
Qualified Special Allowance:	None	None	None	None
Special Allowance Deduction: (current or prior)	0	0	0	0
Recovery Basis:	3,000	3,000	3,000	3,000
Recovery Period:	27.5	27.5	27.5	27.5
Method:	SL/GDS	SL/GDS	SL/GDS	SL
Convention:	MM	MM	MM	FM
Prior accum depreciation 179 & bonus:	0	0	0	0
Current year depreciation:	105	105	105	109
Accum depreciation 179 & bonus:	105	105	105	109
AMT/State adjustment:	0	0	0	0
Next year depreciation:	109	109	109	109
Net Book Value:	5,895	5,895	5,895	5,891