




Duane Wellhoefer

President

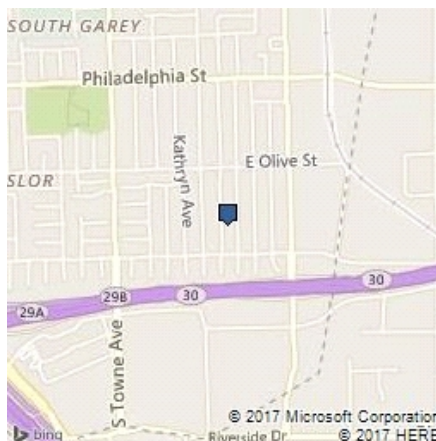
Cell: 949-246-1992
Fax: 888-837-9887
Duane@Premierrmoneysource.com
CalBRE: 01855406

2446 ANN ARBOR, Pomona 91766

STATUS: Pending

LIST PRICE: \$307,000 

Cross Streets: OLIVE ST AND SAN ANTONIO AVE



BED / BATH: 3/1,0,0,0
SQFT(src): 1,242 (A)
PRICE PER SQFT: \$247.18
LOT(src): 0.137/5,967 (A)
GARAGE: 1
YEAR BUILT(src): 1953 (ASR)
PROP SUB TYPE: SFR (D)
DOM / CDOM: [78/78](#)
SLC: Short Sale
PARCEL #: [8330008035](#)
LISTING ID: IV16168281
LIST \$ ORIGINAL: \$260,000

DESCRIPTION

3 Bedrooms 1 Bath Property, Short Sale Sold As Is condition no repairs to be made by seller. Property needs TLC. All info deemed reliable but not guaranteed/buyer to verify all info.

EXCLUSIONS:

INCLUSIONS:

AREA: 687 - Pomona
SUBDIVISION: /
COUNTY: Los Angeles
SENIOR COMMUNITY?: No
CERTIFIED 433A?:
MAIN LEVEL BEDROOMS:
MAIN LEVEL BATHROOMS:

LEVELS: One
BASEMENT SQFT:
COMMON WALLS: No Common
Walls
PARKING:
HORSE:

ROOM TYPE: Family Room
EATING AREA:

COOLING: None
HEATING:
VIEW: None
WATERFRONT:
POOL: None
LAUNDRY:

INTERIOR

INTERIOR:
ACCESSIBILITY:
KITCHEN FEATURES:

APPLIANCES:
FLOORING:
BATHROOM FEATURES:

ENTRY LOC/ENTRY LVL: /
FIREPLACE: None

EXTERIOR

EXTERIOR:
DIRECTION FACES:

SECURITY:
FENCING:

LOT: Paved, Sprinklers None
SEWER:

PATIO/PORCH:
SPA:

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW:

ROOF:
FOUNDATION DTLS:
PROP COND:

CONSTR MTLs:
STRUCT. COND:
OTHER STRUCT:
NEW CONSTRUCTION YN:

GARAGE AND PARKING

ATTACHED GARAGE?:
UNCOVERED SPACES:

PARKING TOTAL: 1
REMOTES:

GARAGE SPACES: 1
RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN BLDG VERIFICATION TYPE:
GREEN ENERGY GEN:
WALK SCORE:

GREEN VERIFICATION BODY:
GREEN ENERGY EFF:

GREEN VERIFICATION YR:
GREEN SUSTAIN:

GREEN VERI. RATING:
GREEN WTR CONSERV:

COMMUNITY

HOA FEE: \$0
HOA FEE 2:
COMMUNITY: Street Lighting

HOA NAME:
HOA NAME 2:
HOA AMENITIES:

HOA PHONE:
HOA PHONE 2:

OF UNITS:
UNITS IN COMMUNITY: 1
STORIES TOTAL: 1

LAND

LAND LEASE?: No
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
PARCEL #: [8330008035](#)
ADDITIONAL APN(s): No

LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES: Sewer Connected
ELECTRIC:
WATER SOURCE: Public
LOT SIZE DIM:
ASSESSMENTS: Unknown

TAX LOT: 104
TAX BLOCK:
TAX TRACT #: 17790
ZONING:

SCHOOL

HIGH SCHOOL DISTRICT: Pomona
Unified

ELEMENTARY:

MIDDLE/JR HIGH:

HIGH SCHOOL:

LISTING

BAC: 2.000%
BAC RMRKS:
DUAL/VARI COMP?: No
LEASE CONSIDERED?: No
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?:

TERMS: Conventional, FHA, Cash To
Existing Loan
LIST AGRMT: Exclusive Right To Sell
LIST SERVICE: Full Service
AD NUMBER:
DISCLOSURES:
VOW, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes

DATES

LIST CONTRACT DATE: 08/01/16
PRICE CHG TIMESTAMP: 09/29/16
STATUS CHG TIMESTAMP: 12/05/16
MOD TIMESTAMP: 02/09/17
EXPIRED DATE:
PURCH CONTRACT DATE: 12/03/16
ENDING DATE:

CONTINGENCY: Short Sale Subject to Bank Approval

PRIVATE REMARKS: Short Sale subject to Lender approval. Investor ask for \$307,000 Buyers to verify all information to their satisfaction, Please DON'T Go Direct Tenants Don't Coperate. First Showing 8/22/ 10:30 Am - 12:00 Pm . 626 890 7147 All info deemed reliable but not guarantee. Please send you offers to maryssan@msn.com or E-Fax 888 508 5179

SHOWING INFORMATION

SHOW CONTACT TYPE: Occupant
SHOW CONTACT NAME:
SHOW CONTACT PH:
DIRECTIONS: Cross Streets: OLIVE ST AND SAN ANTONIO AVE

SHOW INSTRUCTIONS: Do Not
Contact Occupants,See
Remarks

LOCK BOX LOCATION: No Key
Safe
LOCK BOX TYPE: None

OCCUPANT TYPE: Tenant
OWNER'S NAME:

AGENT / OFFICE

LA: ([IVSANCMAR](#)) [MARIA SANCHEZ](#)
CoLA:
LO: ([IMDRE](#)) [MODERN REAL ESTATE SERVICES](#)
[IN](#)
LO PHONE: 909-908-7754
CoLO:
CoLO PHONE:

LA State License: [01502825](#)
CoLA State License:
LO State License:
LO FAX: 866-432-8407
CoLO State License:
CoLO FAX:

CONTACT PRIORITY

1.LA CELL: 626-890-7147
2.LA DIRECT: 909-908-7754
3.LA PAGER:
4.LA FAX:
5.LA VOICEMAIL:
6.LA EMAIL: maryssan@msn.com

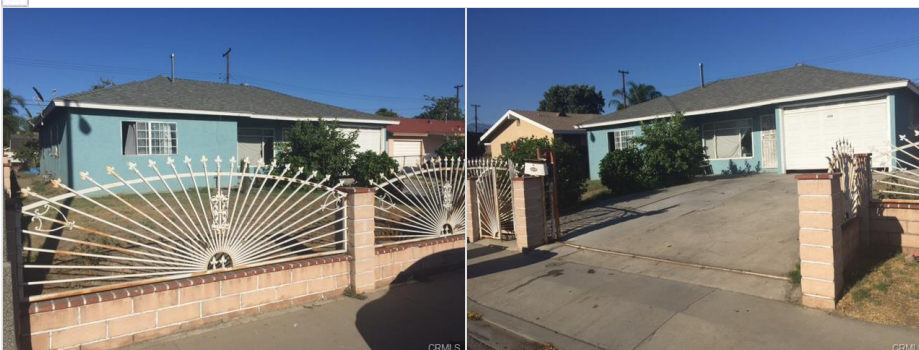
COMPARABLE INFORMATION

CLOSE PRICE:
LIST PRICE: \$307,000
LIST \$ ORIGINAL:
PURCH CONTRACT DATE: 12/03/16
DOM/CDOM: [78/78](#)

BA: ()
BO:
BA State License:

CoBA: ()
CoBO:
CoBA State License:

BUYER FINANCING:
CONCESSIONS \$:
CONCESSION CMTS:
END DATE:



©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

Search Criteria

Property Type is 'Residential'
City is 'Pomona'
Street Number Numeric is 2446
Selected 1 of 4 results.