

BROKER'S PRICE OPINION - FORM 201
SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	Borrower's Name: Kadijah Branson	Loan Number: 002135	
Street Address: 1421 South Pearl Avenue	City: Compton	State: CA	Zip Code: 90221
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	As Is List	\$ 660,000	As Repaired List	\$ 660,000	Quick Sale	\$ 650,000	Land	\$ 154,445
Suggested List Price:	As Is Sale	\$ 660,000	As Repaired Sale	\$ 660,000	Quick Sale	\$ 650,000	Land	\$ 154,445

SUBJECT PROPERTY ITEMIZED REPAIRS

Title	Description	Cost
Repair 1		\$ 0
Repair 2		\$ 0
Repair 3		\$ 0
Repair 4		\$ 0
Repair 5		\$ 0
Estimated Total		\$ 0

SUBJECT PROPERTY REPAIRS

Lender Required Property Repairs:	\$ 0	Contribution of Value:	\$ 0
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Explain Required Repairs:

SUBJECT PROPERTY CHARACTERISTICS

Type: Single Family Residential	Condition: Avg	Square Feet: 1158
Bedroom: 3	Bathroom: 1	Garage: 2 Det
Year Built: 1947	Lot Size: 7282 SqFt	Basement: No
APN#: 6164-017-025	Has the subject property been listed in the last 12 months? Yes	
Previous List Price: \$ 689,000	Previous DOM: 13	Is the subject property currently listed? No
Current List Price: \$ 0	Current DOM: N/A	Population Density: Urban

SUBJECT PROPERTY COMMENTS

The subject is an sfr that appears to be well maintained.

Property Status

Vacant:	No	Vandalized:	No	Locked/Secured:	Yes	Winterized:	No
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COMPARABLE SALE INFORMATION (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq.Ft	BR	Bath	Lot Sz	Garage	Basement	Year	LP	SP	Sale Date	\$ PSF	DOM
1104 S CHESTER AVENUE COMPTON	FS	SFR-Det	Avg	0.2 Mi	1118	3	1	6127 SqFt	2 Det	No	1947	650,000	620,000	2023-07-25	555	9
1300 S POINSETTIA AVENUE COMPTON	FS	SFR-Det	Avg	0.3 Mi	1131	2	1	6240 SqFt	2 Det	No	1940	635,000	575,000	2023-04-06	508	98
421 S BURRIS AVENUE COMPTON (★)	FS	SFR-Det	Avg	0.7 Mi	1174	3	1	6831 SqFt	1 Att	No	1923	599,888	660,000	2023-07-31	562	54
1. Comments: STUNNING 3 Bedroom, 1 Bathroom, 2 car garage Gem, completely remodeled and RARE FIND in a desirable area of Compton. TURNKEY CONDITION, THIS PROPERTY IS READY TO BE YOUR NEXT HOME!!.													MLS# IG23092336	Sale Type: FHA		
2. Comments: Beautiful large corner lot with large yard. Nice starter home or great investment in a very desirable neighborhood. Beautiful spacious living room and dining room with plantation shutters. Home includes inside laundry and a bonus room.													MLS# RS22226272	Sale Type: FHA		
3. Comments: GREAT OPPORTUNITY TO OWN A 3 BEDROOMS 1 BATHROOM ** REMODELED 5 YEARS AGO ** LAMINATED AND TILE FLOORS ** VINYL WINDOWS ** FIREPLACE IN LIVING ROOM ** KITCHEN GRANITE COUNTER TOP ** LARGE LOT FOR FAMILY GATHERINGS AND PLENTY OF ROOM TO EXPAND.													MLS# DW23075004	Sale Type: FHA		

ACTIVE COMPARABLE SALE (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq. Ft	BR	Bath	Lot Sz	Gar	Basement	Year	Orig LP	Curr LP	\$ PSF	DOM
16411 S THORSON AVENUE COMPTON	FS	SFR-Det	Avg	0.8 Mi	1040	2	1	7058 SqFt	2 Det	No	1940	599,000	599,000	576	63
813 S. SLOAN AVE COMPTON (★)	FS	SFR-Det	Avg	0.5 Mi	1208	2	1	6750 SqFt	2 Det	No	1950	750,000	725,000	600	115
1205 E MARCELLE STREET, COMPTON	FS	SFR-Det	Avg	0.3 Mi	1288	3	2	5272 SqFt	2 Det	No	1944	699,900	699,900	543	192
1. Comments: 2 bedroom 1 remodeled bath with a large 19' x 19' family room with washer dryer closet or could be a large master bedroom . (Tax records show 886 sq ft house but the actual measured square footage is 1040 sq ft , there maybe an unpermitted addition.													MLS# 23275877		
2. Comments: 2 bed 1 bath 1208 SQ home													MLS# PW23058760		
3. Comments: The newly renovated and upgraded single-story 3-bedroom 2-bath home located at 1205 E Marcelle St in one of the most desirable areas in the city of Compton.													MLS# IV22195084		

NEIGHBORHOOD DATA

Management Co Name: The Harma Group	Management Co Phone: 818-783-3736	Rental Market: Lease potential (monthly): \$ 3,200
Neighborhood Trend: Stable	Neighborhood Trend Rate (monthly %): 2	Comparable Sales: 50 Days
Comparable Listing: 90 Days		

There is new construction nearby:	No	Price Range:	\$ 0 - \$ 0	Distance from Subject: 1-3 miles Describe neighborhood factors that would detract from property: Neighborhood comprised of mostly single family dwellings. The area is noted for major thoroughfares which provide good access to schools, parks, shopping, and civic facilities.
Number of similar listings within 1 mile:	1-5	Price Range:	\$ 599,000 - \$ 775,000	
There is REO competition in the area:	No	Price Range:	\$ 0 - \$ 0	
Property Taxes are Current:	No	Amount:	\$ 0	
Mello-Roos/Special Assesment Property:	No	Amount:	\$ 0	
Special Assessments/Homeowner Dues:	No	Amount:	\$ 0	

LISTING AGENT INFORMATION

Name: N/A	Firm Name: N/A	Phone Number: N/A	Subject MLS: N/A
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BPO PREPARATION

Broker Firm Name: The Harma Group	Preparer: Harma Hartouni	Phone Number: 818-783-3736
Broker Tax ID#: 263333500	Inspection Date: 2023-08-02	Report Date: 2023-08-04
Office proximity to subject: 23 Mi	Explain if more than 40 miles:	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



Sale 2



Sale 3



Listing 1



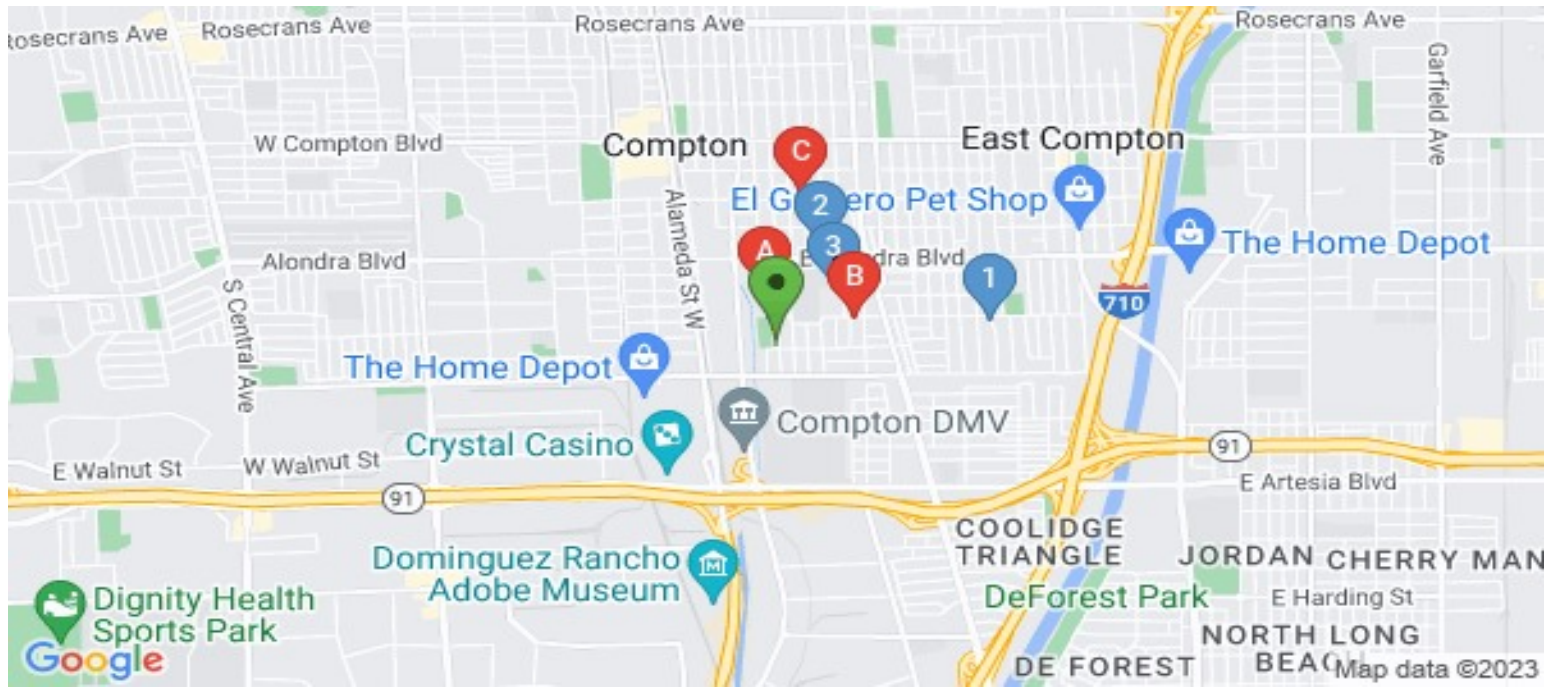
Listing 2










Listing 3



SUBJECT MAP



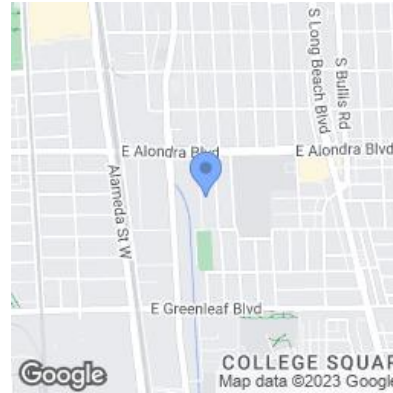
LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
 SUBJECT PROPERTY	1421 South Pearl Avenue	90221	0 MI
 COMPARABLE SALE 1	1104 S CHESTER AVENUE	90221	0.2 Mi
 COMPARABLE SALE 2	1300 S POINSETTIA AVENUE	90221	0.3 Mi
 COMPARABLE SALE 3	421 S BURRIS AVENUE	90221	0.7 Mi
 COMPARABLE LISTING 1	16411 S THORSON AVENUE	90221	0.8 Mi
 COMPARABLE LISTING 2	813 S. SLOAN AVE	90221	0.5 Mi
 COMPARABLE LISTING 3	1205 E MARCELLE STREET,	90221	0.3 Mi

1104 S Chester Ave, Compton 90221

STATUS: Closed

LIST/CLOSE: \$610,000/\$620,000

I-91 to Atlantic Ave. Go North on Atlantic Ave, Go West on Alondra Blvd, Go South on South Chester



BED / BATH: 3/1,0,0,0
SQFT(src): 1,118 (A)
PRICE PER SQFT: \$554.56
LOT(src): 6,127/0.1407 (A)
LEVELS: One
GARAGE: 2/Detached
YEAR BUILT(src): 1947 (ASR)
PROP SUB TYPE: SFR/D
DOM / CDOM: 9/9
SLC: Standard
PARCEL #: 6164004010
LISTING ID: IG23092336

Recent: 07/26/2023 : SOLD : P->S

Submit Offer

DESCRIPTION

STUNNING 3 Bedroom, 1 Bathroom, 2 car garage Gem, completely remodeled and RARE FIND in a desirable area of Compton. TURNKEY CONDITION, THIS PROPERTY IS READY TO BE YOUR NEXT HOME!!

EXCLUSIONS:

INCLUSIONS:

AREA: RO - Compton S of Rosecrans, E of Alameda
SUBDIVISION: /
COUNTY: Los Angeles
SENIOR COMMUNITY?: No
CERTIFIED 433A?:

LIST \$ ORIGINAL: \$650,000
BASEMENT SQFT:
COMMON WALLS: No Common Walls
PARKING: Driveway, Garage
HORSE:
PROBATE AUTHORITY:

ROOM TYPE: All Bedrooms Down, Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom
EATING AREA: Dining Room

COOLING: None
HEATING: Floor Furnace
VIEW: None
WATERFRONT:
LAUNDRY: Gas Dryer Hookup, In Kitchen, Washer Hookup

PROP SUB TYPE: Single Family Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: None

INTERIOR

INTERIOR:
MAIN LEVEL BEDROOMS: 3
MAIN LEVEL BATHROOMS: 1

ACCESSIBILITY:
APPLIANCES: Gas Range, Refrigerator, Water Heater
KITCHEN FEATURES: Remodeled Kitchen
BATHROOM FEATURES: Bathtub, Shower

FLOORING: Carpet, Laminate
ENTRY LOC/ENTRY LVL: front/1
FIREPLACE: Living Room

EXTERIOR

EXTERIOR:
FENCING: Block, Brick
DIRECTION FACES:

SECURITY:
SEWER: Public Sewer

LOT: Front Yard, Garden, Landscaped, Lawn
POOL: None

PATIO/PORCH: Front Porch, Rear Porch
SPA: None

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW:

ROOF: Shingle
FOUNDATION DTLs: Raised
PROP COND: Turnkey

CONSTR MTLs:
OTHER STRUCT:
NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Detached
UNCOVERED SPACES:

PARKING TOTAL: 2
REMOTES:

GARAGE SPACES: 2
RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION: No

COMMUNITY

HOA FEE: **\$0**
HOA FEE 2:
HOA FEE 3:
COMMUNITY: **Curbs, Sidewalks**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME:
HOA NAME 2:
HOA NAME 3:
HOA AMENITIES:

HOA PHONE:
HOA PHONE 2:
HOA PHONE 3:

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

LAND

LAND LEASE?: **No**
PARCEL #: **6164004010**
ADDITIONAL APN(S): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES:
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **Special Assessments**

TAX LOT: **35**
TAX BLOCK:
TAX TRACT #: **13960**
ZONING: **CORL***
TAX OTHER ASSESSMENT: **\$550**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Compton Unified**

ELEMENTARY:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SCHOOL OTHER:

LISTING

BAC: **2%**
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?:
CONTINGENCY LIST:

TERMS: **Cash, Conventional, FHA, VA Loan**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **06/02/23**
START SHOWING DATE: **06/16/23**
ON MARKET DATE: **06/16/23**
PRICE CHG TIMESTAMP: **07/26/23**
STATUS CHG TIMESTAMP: **07/26/23**
MOD TIMESTAMP: **07/26/23**
EXPIRED DATE: **06/30/24**
PURCH CONTRACT DATE: **06/25/23**
CLOSE DATE: **07/25/23**

CONTINGENCY:
PRIVATE REMARKS:

DATES

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Dr Whenrica McAfee Sr**

LOCK BOX LOCATION:
LOCK BOX TYPE: **Call Listing Office**

OCCUPANT TYPE: **Vacant**
OWNER'S NAME:

SHOW CONTACT PH: **9512501160**
SHOW INSTRUCTIONS: **Contact Dr Whenrica McAfee Sr to show. Text preferred, 1.951.250.1160.**
DIRECTIONS: **I-91 to Atlantic Ave. Go North on Atlantic Ave, Go West on Alondra Blvd, Go South on South Chester**

AGENT / OFFICE

LA: (**IGMCAFWHE**) **Whenrica McAfee**
CoLA:
LO: (**IGEXC01**) **Excellence RE Real Estate**
LO PHONE: **562-948-4553**
CoLO:
CoLO PHONE:

LA State License: **01995493**
CoLA State License:
LO State License: **01914184**
LO FAX: **562-948-2806**
CoLO State License:
CoLO FAX:
Offers Email: **DrMcAfee@WEAreHomesInc.com**

CONTACT PRIORITY

1.LA CELL: **951-250-1160**
2.LA EMAIL:
DrMcAfee@WEAreHomesInc.com
3.LA DIRECT: **951.250.1160**
4.OFFERS: **DrMcAfee@WEAreHomesInc.com**

COMPARABLE INFORMATION

CLOSE PRICE: **\$620,000**
LIST PRICE: **\$610,000**
LIST \$ ORIGINAL: **\$650,000**
PURCH CONTRACT DATE: **06/25/23**
DOM/CDOM: **9/9**

BA: (**KSIYAMAR**) **Maricela Smith**
BO: **Your Home Sold Guaranteed Realty Premier**
BA State License: **01290331**
BO State License: **02181755**

CoBA: **()**
CoBO:
CoBA State License:
CoBO State License:

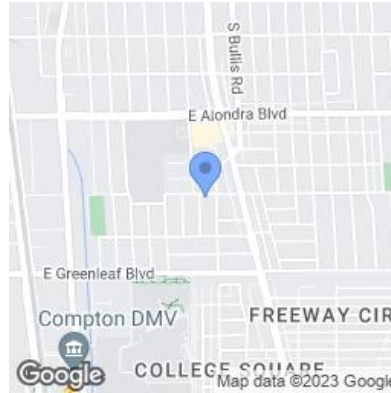
BUYER FINANCING: **FHA**
CONCESSIONS \$: **\$12,000**
CONCESSION CMTS: **closing cost 12,000**
COE DATE: **07/25/23**

1300 S Poinsettia Ave, Compton 90221

STATUS: Closed

LIST/CLOSE: \$575,000/\$575,000

91 west, right on Caldway, left on Poinsettia



BED / BATH: 2/1,0,0,0
SQFT(src): 1,131 (A)
PRICE PER SQFT: \$508.40
LOT(src): 6,240/0.1433 (A)
LEVELS: One
GARAGE: 2/Detached
YEAR BUILT(src): 1940 (ASR)
PROP SUB TYPE: SFR/D
DOM / CDOM: 98/98
SLC: Standard
PARCEL #: 6164012001
LISTING ID: RS22226272

Submit Offer

DESCRIPTION

Back on market - Buyer could not perform. Beautiful large corner lot with large yard. Nice starter home or great investment in a very desirable neighborhood. Beautiful spacious living room and dining room with plantation shutters. Home includes inside laundry and a bonus room. Buyer to verify permits with the City of Compton. Home has upgraded windows and copper plumbing. Property to be sold "as is" condition. Excellent location for a ADU.

EXCLUSIONS: Stove, refrigator, washer and dryer

INCLUSIONS: Exterior cameras back and front and alarm system.

AREA: RO - Compton S of Rosecrans, E of Alameda
SUBDIVISION: /
COUNTY: Los Angeles
SENIOR COMMUNITY?: No
CERTIFIED 433A?:

LIST \$ ORIGINAL: \$635,000
BASEMENT SQFT:
COMMON WALLS: No Common
Walls
PARKING:
HORSE:
PROBATE AUTHORITY:

ROOM TYPE: All Bedrooms Down, Bonus Room
EATING AREA:

COOLING: None
HEATING:
VIEW: None
WATERFRONT:
LAUNDRY: Inside

PROP SUB TYPE: Single Family Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: None

INTERIOR

INTERIOR: Ceiling Fan(s), Crown Molding
MAIN LEVEL BEDROOMS: 2
MAIN LEVEL BATHROOMS: 1

ACCESSIBILITY:
APPLIANCES:
KITCHEN FEATURES:
BATHROOM FEATURES: Bathtub, Shower in Tub

FLOORING: Wood
ENTRY LOC/ENTRY LVL: /
FIREPLACE: None

EXTERIOR

EXTERIOR:
FENCING: Block, Wood
DIRECTION FACES:

SECURITY: Carbon Monoxide Detector(s), Security System, Wired for Alarm System
SEWER: Public Sewer

LOT: Back Yard
POOL: None

PATIO/PORCH:
SPA:

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW: Double Pane Windows, Plantation Shutters

ROOF: Composition
FOUNDATION DTLS:
PROP COND:

CONSTR MTLs:
OTHER STRUCT:
NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Detached
UNCOVERED SPACES:

PARKING TOTAL: 2
REMOTES:

GARAGE SPACES: 2
RV PARK DIM:

CARPOR SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION: No

COMMUNITY

HOA FEE: \$0
HOA FEE 2:

HOA NAME:
HOA NAME 2:

HOA PHONE:
HOA PHONE 2:

OF UNITS: 1
UNITS IN COMMUNITY:

HOA FEE 3:
COMMUNITY: **Sidewalks**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME 3:
HOA AMENITIES:

HOA PHONE 3:

STORIES TOTAL: **1**

LAND

LAND LEASE?: **No**
PARCEL #: **6164012001**
ADDITIONAL APN(S): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES:
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **None**

TAX LOT: **1**
TAX BLOCK: **3**
TAX TRACT #: **7115**
ZONING: **CORL***
TAX OTHER ASSESSMENT: **\$602**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Compton Unified**

ELEMENTARY:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SCHOOL OTHER:

LISTING

BAC: **2%**
BAC RMRKS:
DUAL/VARI COMP?: **Yes**
LEASE CONSIDERED?: **No**
CURRENT FINANCING: **Conventional**
POSSESSION:
SIGN ON PROPERTY?: **Yes**
CONTINGENCY LIST: **Standard Contract Contingencies**
CONTINGENCY:

TERMS: **Cash to New Loan, FHA, VA Loan**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **10/20/22**
START SHOWING DATE: **10/24/22**
ON MARKET DATE: **10/24/22**
PRICE CHG TIMESTAMP: **12/12/22**
STATUS CHG TIMESTAMP: **04/06/23**
MOD TIMESTAMP: **04/06/23**
EXPIRED DATE: **03/20/23**
PURCH CONTRACT DATE: **02/24/23**
CLOSE DATE: **04/06/23**

CONTINGENCY: Please DO NOT disturb family living in the home. Please contact the listing agent for easy access. Please follow CD Covid Guidelines including a mask.

PRIVATE REMARKS: Seller credit maybe available.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME:
SHOW CONTACT PH:

LOCK BOX LOCATION: **Water pipe in front**
LOCK BOX TYPE: **Supra**

OCCUPANT TYPE: **Owner**
OWNER'S NAME:

SHOW INSTRUCTIONS: **Please DO NOT disturb family living in the home. Please contact listing agent Anita Jones at (562) 756-5973 for easy access. Please do not enter backyard. There are 2 dogs in the back.**

DIRECTIONS: **91 west, right on Caldway, left on Poinsettia**

AGENT / OFFICE

LA: (**RSJONANI**) **Anita Jones**
CoLA:
LO: (**RSF8**) **Dream Properties & Estates Inc**
LO PHONE: **562-912-7222**
CoLO:
CoLO PHONE:

LA State License: **00927288**
CoLA State License:
LO State License: **02182544**
LO FAX:
CoLO State License:
CoLO FAX:
Offers Email: **anitajonesrealestate@gmail.com**

CONTACT PRIORITY

1.LA CELL: **562-756-5973**
2.LA HOME: **562-756-5973**
3.LA DIRECT:
4.LA TOLL FREE:
5.LA VOICEMAIL:
6.LA EMAIL: **anitajonesrealestate@gmail.com**

COMPARABLE INFORMATION

CLOSE PRICE: **\$575,000**
LIST PRICE: **\$575,000**
LIST \$ ORIGINAL: **\$635,000**
PURCH CONTRACT DATE: **02/24/23**
DOM/CDOM: **98/98**

BA: (**IVMORAMOI**)
MOISES MORAN
BO: **EXP REALTY OF SOUTHERN CALIFORNIA INC.**
BA State License: **02083659**
BO State License: **02187306**

CoBA: **()**
CoBO:
CoBA State License:
CoBO State License:

BUYER FINANCING: **FHA**
CONCESSIONS \$: **\$28,000**
CONCESSION CMTS: **Seller Credit**
COE DATE: **04/06/23**

421 S Burriss Ave, Compton 90221

STATUS: Closed

LIST/CLOSE: \$599,888/\$660,000 ↑

WEST OF LONG BEACH BLVD. NORTH OF ALONDRA BLVD.



BED / BATH: 3/1,0,0,0
SQFT(src): 1,174 (A)
PRICE PER SQFT: \$562.18
LOT(src): 6,831/0.1568 (A)
LEVELS: One
GARAGE: 1/Detached
YEAR BUILT(src): 1923 (ASR)
PROP SUB TYPE: SFR/A
DOM / CDOM: 54/54
SLC: Standard
PARCEL #: 6179017025
LISTING ID: DW23075004

Recent: 07/31/2023 : SOLD : P->S

Submit Offer

DESCRIPTION

**BACK IN THE MARKET BUYER COULD NOT PERFORM UPDATE 7-21-23 ALL OFFERS SUBJECT TO CURRENT CANCELLATION OF ESCROW ** GREAT OPPORTUNITY TO OWN A 3 BEDROOMS 1 BATHROOM ** REMODELED 5 YEARS AGO ** LAMINATED AND TILE FLOORS ** VINYL WINDOWS ** FIREPLACE IN LIVING ROOM ** KITCHEN GRANITE COUNTER TOP ** LARGE LOT FOR FAMILY GATHERINGS AND PLENTY OF ROOM TO EXPAND IN THE FUTURE OR TO BUILD AN ADU WITHOUT COMPROMISING THE SPACE TO ENJOY YOUR BACK YARD ** PLENTY OF PARKING SPACE ** AND MUCH ,MUCH MORE...

EXCLUSIONS:

INCLUSIONS:

AREA: RO - Compton S of Rosecrans, E of Alameda
SUBDIVISION: /
COUNTY: Los Angeles
SENIOR COMMUNITY?: No
CERTIFIED 433A?:

LIST \$ ORIGINAL: \$599,888
BASEMENT SQFT:
COMMON WALLS: 2+ Common Walls
PARKING: Carport, Detached Carport, Driveway, Garage
Faces Front, Garage - Single Door
HORSE:
PROBATE AUTHORITY:

ROOM TYPE: Utility Room
EATING AREA: Area

COOLING: None
HEATING: Wall Furnace
VIEW: None
WATERFRONT:
LAUNDRY: In Kitchen

PROP SUB TYPE: Single Family Residence (Attached)

STRUCTURE TYPE: House

COMMON INTEREST: None

INTERIOR

INTERIOR: Granite Counters, Open Floorplan, Recessed Lighting
MAIN LEVEL BEDROOMS: 1
MAIN LEVEL BATHROOMS: 1

ACCESSIBILITY:
APPLIANCES:
KITCHEN FEATURES: Granite Counters, Remodeled Kitchen
BATHROOM FEATURES: Bathtub, Shower in Tub

FLOORING: Laminate, Tile
ENTRY LOC/ENTRY LVL: FRONT STEPS/1
FIREPLACE: Living Room

EXTERIOR

EXTERIOR:
FENCING: Partial, Stucco Wall, Wood, Wrought Iron
DIRECTION FACES: East

SECURITY:
SEWER: Public Sewer

LOT: Back Yard, Front Yard, Rectangular Lot
POOL: None

PATIO/PORCH: None
SPA: None

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE: Contemporary
DOOR:
WINDOW: Double Pane Windows

ROOF: Asbestos Shingle
FOUNDATION DTLs:
PROP COND: Updated/Remodeled

CONSTR MTLs:
OTHER STRUCT:
NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Detached
UNCOVERED SPACES:

PARKING TOTAL: 1
REMOTES:

GARAGE SPACES: 1
RV PARK DIM:

CARPOT SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION: No

COMMUNITY

HOA FEE: **\$0** HOA NAME: HOA PHONE: # OF UNITS: **1**
 HOA FEE 2: HOA NAME 2: HOA PHONE 2: # UNITS IN COMMUNITY:
 HOA FEE 3: HOA NAME 3: HOA PHONE 3: STORIES TOTAL: **1**
 COMMUNITY: **Sidewalks, Street Lights** HOA AMENITIES:
 HOA MANAGEMENT NAME:
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No** LAND LEASE AMOUNT: UTILITIES: **Natural Gas** TAX LOT: **47**
 PARCEL #: **6179017025** LAND LEASE AMT FREQ: **Connected, Sewer Connected,** TAX BLOCK:
 ADDITIONAL APN(s): **No** LAND LEASE PURCH?: **Water Connected** TAX TRACT #: **5886**
 LAND LEASE RENEW: ELECTRIC: ZONING: **CORL***
 WATER SOURCE: **Public** TAX OTHER ASSESSMENT: **\$559**
 LOT SIZE DIM: TAX OTHER ASSESS SOURCE: **Estimated**
 ASSESSMENTS: **None**

SCHOOL

HIGH SCHOOL DISTRICT: **Compton Unified** ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL:
 ELEMENTARY OTHER: MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

LISTING**DATES**

BAC: **2%** TERMS: **Cash, Conventional, FHA, Submit** LIST CONTRACT DATE: **05/02/23**
 BAC RMRKS: LIST AGRMT: **Exclusive Right To Sell** START SHOWING DATE:
 DUAL/VARI COMP?: **No** LIST SERVICE: **Full Service** ON MARKET DATE: **05/04/23**
 LEASE CONSIDERED?: **No** AD NUMBER: PRICE CHG TIMESTAMP:
 CURRENT FINANCING: **FHA** DISCLOSURES: **City Inspection Required** STATUS CHG TIMESTAMP: **07/31/23**
 POSSESSION: **Negotiable** INTERNET, AVM?/COMM?: **Yes/Yes** MOD TIMESTAMP: **07/31/23**
 SIGN ON PROPERTY?: **Yes** INTERNET?/ADDRESS?: **Yes/Yes** EXPIRED DATE: **11/02/23**
 CONTINGENCY LIST: NEIGHBORHOOD MARKET REPORT YN?: **Yes** PURCH CONTRACT DATE: **06/27/23**
 CLOSE DATE: **07/31/23**
 CONTINGENCY: **NONE**
PRIVATE REMARKS: BACK IN THE MARKET DUE TO BUYER'S FAMILY EMERGENCY Property selling in AS IS condition. Buyer to do all investigation on sq ft, school district, zoning, rent control, any city ordinance. Permitted or un permitted additions. ROOM ATTACHED TO THE GARAGE AND ROOM IN THE BACK YARD ARE NOT PERMITTED, THE SELLERS WILL PROVIDE A CITY PRESALE, BUYER TO ASSUME ANY AND ALL CITY REQUIRED REPAIRS, PROPERTY TO BE SOLD AS-IS.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent** LOCK BOX LOCATION: **FRONT DOOR** OCCUPANT TYPE: **Owner**
 SHOW CONTACT NAME: **TRINO HERNANDEZ** LOCK BOX TYPE: **Supra** OWNER'S NAME:
 SHOW CONTACT PH: **5623056137** SHOW INSTRUCTIONS: **FIRST SHOWING WILL BE THE DAY OF THE OPEN HOUSE ON MAY 13TH FROM 12:00PM TO 3:00PM AFTER THAT APPOINTMENT ONLY. TEXT AGENT'S NAME,COMPANY,DRE#, DAY AND TIME OF YOUR SHOWING TO LISTING AGENT**
 DIRECTIONS: **WEST OF LONG BEACH BLVD. NORTH OF ALONDRA BLVD.**

AGENT / OFFICE**CONTACT PRIORITY**

LA: (**YHERNTRI**) **J Trino Hernandez-Castrejon** LA State License: **01437700** 1.LA CELL: **562-305-6137**
 CoLA: CoLA State License: CoLA State License: 2.LA DIRECT: **562-305-6137**
 LO: (**YCYA**) **Century 21 Allstars** LO State License: **01280965** 3.LA PAGER:
 LO PHONE: **562-863-2121Ext:0** LO FAX: **562-863-3275** 4.LA FAX: **562-205-3892**
 CoLO: CoLO State License: CoLO State License: 5.LA VOICEMAIL:
 CoLO PHONE: Offers Email: **cash8@yahoo.com** 6.LA EMAIL: **cash8@yahoo.com**

COMPARABLE INFORMATION

CLOSE PRICE: **\$660,000** BA: (**DWSOTEST**) CoBA: **()** BUYER FINANCING: **FHA**
 LIST PRICE: **\$599,888** **Estephanie Sotelo** CoBO: CONCESSIONS \$: **\$0**
 LIST \$ ORIGINAL: **\$599,888** **Saavedra** CoBA State License: CONCESSION CMTS: **none**
 PURCH CONTRACT DATE: **06/27/23** BO: **Real Broker** CoBO State License: COE DATE: **07/31/23**
 DOM/CDOM: **54/54** BA State License: **02057151** BO State License: **02022092**

16411 S Thorson Ave, Compton 90221

STATUS: Active

LIST PRICE: \$599,000

Exit 710 freeway at Alondra, go west on Alondra for 10 blocks to Thorson, go south on Thorson 4 blocks to 16411 Thorson



BED / BATH: 2/1,0,0,0
SQFT(src): 1,040 (T)
PRICE PER SQFT: \$575.96
LOT(src): 7,058/0.16 (A)
LEVELS:
GARAGE:
YEAR BUILT(src): 1940 (ASR)
PROP SUB TYPE: SFR
DOM / CDOM: 63/63
SLC: Standard
PARCEL #: 7301017011
LISTING ID: 23275877

Listing has Supplements

Submit Offer

DESCRIPTION

2 bedroom 1 remodeled bath with a large 19' x 19' family room with washer dryer closet or could be a large master bedroom . (Tax records show 886 sq ft house but the actual measured square footage is 1040 sq ft , there maybe an unpermitted addition to the house, buyer to verify.) This house has a huge 7058 sq foot lot, big back yard for BBQ's and back yard activities. Living room has brick wood burning fireplace.

EXCLUSIONS:

INCLUSIONS:

AREA: RO - Compton S of Rosecrans, E of Alameda
SUBDIVISION: 12187/12187
COUNTY: Los Angeles
SENIOR COMMUNITY?: No
CERTIFIED 433A?: No

LIST \$ ORIGINAL: \$599,000
BASEMENT SQFT:
COMMON WALLS: No Common Walls
PARKING: Driveway, RV Potential
HORSE:
PROBATE AUTHORITY:

ROOM TYPE: Bonus Room, Family Room
EATING AREA: Dining Room

COOLING: None
HEATING: Wall Furnace, Fireplace(s)
VIEW: None
WATERFRONT:
LAUNDRY: Inside

PROP SUB TYPE: Single Family Residence ()

STRUCTURE TYPE:

COMMON INTEREST:

INTERIOR

INTERIOR:
MAIN LEVEL BEDROOMS:
MAIN LEVEL BATHROOMS:

ACCESSIBILITY:
APPLIANCES:
KITCHEN FEATURES:
BATHROOM FEATURES: Granite Counters, Shower in Tub, Remodeled

FLOORING: Carpet, Wood
ENTRY LOC/ENTRY LVL: Living Room/
FIREPLACE: Living Room

EXTERIOR

EXTERIOR:
FENCING: Wood
DIRECTION FACES: East

SECURITY: Window Bars
SEWER: Other

LOT: Back Yard, Front Yard
POOL: None

PATIO/PORCH: Front Porch
SPA: None

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE: Bungalow
DOOR:
WINDOW: Screens

ROOF: Composition, Shingle
FOUNDATION DTLS:
PROP COND:
Additions/Alterations

CONSTR MTLs: Brick, Stucco
OTHER STRUCT:
NEW CONSTRUCTION YN:

GARAGE AND PARKING

ATTACHED GARAGE?:
UNCOVERED SPACES: 3

PARKING TOTAL: 3
REMOTES:

GARAGE SPACES:
RV PARK DIM:

CARPOR SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION:

GREEN VERIFICATION:

COMMUNITY

HOA FEE:
HOA FEE 2:
HOA FEE 3:
COMMUNITY:
HOA MANAGEMENT NAME:

HOA NAME:
HOA NAME 2:
HOA NAME 3:
HOA AMENITIES:

HOA PHONE:
HOA PHONE 2:
HOA PHONE 3:

OF UNITS:
UNITS IN COMMUNITY:
STORIES TOTAL: 1

HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?:
PARCEL #: **7301017011**
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?: **No**
LAND LEASE RENEW:

UTILITIES:
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM: **65x106**
ASSESSMENTS:

TAX LOT:
TAX BLOCK:
TAX TRACT #:
ZONING: **LCA1***
TAX OTHER ASSESSMENT:
TAX OTHER ASSESS SOURCE:

SCHOOL

HIGH SCHOOL DISTRICT: **Compton Unified**

ELEMENTARY:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SCHOOL OTHER:

LISTING

BAC: **2.5%**
BAC RMRKS:
DUAL/VARI COMP?:
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION: **Close Of Escrow**
SIGN ON PROPERTY?: **No**
CONTINGENCY LIST:

TERMS: **Conventional**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES: **Trust/Conservatorship**
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?:

LIST CONTRACT DATE: **06/01/23**
START SHOWING DATE:
ON MARKET DATE: **06/02/23**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **06/02/23**
MOD TIMESTAMP: **06/17/23**
EXPIRED DATE:
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Please call or text agent at (323) 839-0758 for showings. Lock Box will be added

SHOWING INFORMATION

SHOW CONTACT TYPE:
SHOW CONTACT NAME: **Billy Russell**
SHOW CONTACT PH: **3238390758**

LOCK BOX LOCATION:
LOCK BOX TYPE:

OCCUPANT TYPE: **Tenant**
OWNER'S NAME:

SHOW INSTRUCTIONS: **Showing Instructions: Contact listing agent for showings, occupant is in the process of vacating property, no showings until June 12th Showing Information: Do Not Contact Occupant, Drive By**

DIRECTIONS: **Exit 710 freeway at Alondra, go west on Alondra for 10 blocks to Thorson, go south on Thorson 4 blocks to 16411 Thorson**

AGENT / OFFICE

LA: (**CLW-X48943**) **Billy Ray Russell**
CoLA:
LO: (**CLW-X82369**) **Stanfiles Realty**
LO PHONE: **888-863-2820**
CoLO:
CoLO PHONE:

LA State License: **01304607**
CoLA State License:
LO State License: **02039333**
LO FAX: **310-361-0212**
CoLO State License:
CoLO FAX:
Offers Email:

CONTACT PRIORITY

1.LA CELL: **323-839-0758**
2.OTHER:
3.LA EMAIL: **mouseyruss@gmail.com**
4.CoLA CELL:
5.OTHER:
6.CoLA EMAIL:

813 S. Sloan Ave, Compton 90221

STATUS: Active

LIST PRICE: \$725,000 ↓

N/A



BED / BATH: **2/1,0,0,0**
 SQFT(src): **1,208 (P)**
 PRICE PER SQFT: **\$600.17**
 LOT(src): **6,750/0.155 (OTH)**
 LEVELS: **One**
 GARAGE: **1/Detached**
 YEAR BUILT(src): **1950 (OTH)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **115/115**
 SLC: **Standard**
 PARCEL #:
 LISTING ID: **PW23058760**

[Submit Offer](#)

DESCRIPTION

EXCLUSIONS:

INCLUSIONS:

AREA: **RN - Compton N of Rosecrans, E of Central**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$750,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **Family Room, Living Room**
 EATING AREA:

COOLING: **None**
 HEATING: **Central**
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **Gas Dryer Hookup**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **2**
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING: **Carpet, Tile**
 ENTRY LOC/ENTRY LVL: **Front of the House/1**
 FIREPLACE: **Living Room**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Unknown**

LOT: **0-1 Unit/Acre**
 POOL: **None**

PATIO/PORCH: **Patio**
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLs:
 PROP COND:

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Detached**
 UNCOVERED SPACES:

PARKING TOTAL: **1**
 # REMOTES:

GARAGE SPACES: **1**
 RV PARK DIM:

CARPORNT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$0**
 HOA FEE 2:
 HOA FEE 3:
 COMMUNITY: **Hiking, Sidewalks**
 HOA MANAGEMENT NAME:
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

HOA NAME:
 HOA NAME 2:
 HOA NAME 3:
 HOA AMENITIES:

HOA PHONE:
 HOA PHONE 2:
 HOA PHONE 3:

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

LAND

LAND LEASE?: **No**

LAND LEASE AMOUNT:

UTILITIES:

TAX LOT: **N/A**

PARCEL #:
ADDITIONAL APN(s): **No**

LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:

ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **Unknown**

TAX BLOCK:
TAX TRACT #: **N/A**
ZONING:
TAX OTHER ASSESSMENT: **\$2**
TAX OTHER ASSESS SOURCE: **Unknown**

SCHOOL

HIGH SCHOOL DISTRICT: **Compton Unified**

ELEMENTARY:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SCHOOL OTHER:

LISTING

BAC: **2%**
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING: **FHA, Conventional**
POSSESSION: **Close Of Escrow**
SIGN ON PROPERTY?: **Yes**
CONTINGENCY LIST:

TERMS: **Conventional, FHA**
LIST AGRMT: **Net**
LIST SERVICE: **Entry Only**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **04/10/23**
START SHOWING DATE:
ON MARKET DATE: **04/11/23**
PRICE CHG TIMESTAMP: **05/05/23**
STATUS CHG TIMESTAMP: **04/11/23**
MOD TIMESTAMP: **05/05/23**
EXPIRED DATE:
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY: **None**
PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Norma Calhoun**
SHOW CONTACT PH: **7143101267**
SHOW INSTRUCTIONS: **By appointment only. please contact listing agent (Norma Calhoun)**
DIRECTIONS: **N/A**

LOCK BOX LOCATION:
LOCK BOX TYPE: **None**

OCCUPANT TYPE: **Owner**
OWNER'S NAME: **Chantey Deon Berry**

AGENT / OFFICE

LA: (**PCALHNOR**) **Norma Calhoun**
CoLA:
LO: (**PB18143**) **Onyx Realty & Finc. Serv., Inc**
LO PHONE: **310-292-2383**
CoLO:
CoLO PHONE:

LA State License: **01382410**
CoLA State License:
LO State License: **01990742**
LO FAX: **562-684-4655**
CoLO State License:
CoLO FAX:
Offers Email: **karencalhoun84@gmail.com**

CONTACT PRIORITY

1.LA CELL: **714-310-1267**
2.LA DIRECT:
3.LA PAGER:
4.LA FAX:
5.LA VOICEMAIL:
6.LA EMAIL: **karencalhoun84@gmail.com**

1205 E Marcelle St, Compton 90221

STATUS: Active

LIST PRICE: \$699,900

From 91 Fwy (W) exit Long Beach Blvd (N) left on Temple Ave straight to E Marcelle St



BED / BATH: 3/2,0,0,0
SQFT(src): 1,288 (A)
PRICE PER SQFT: \$543.40
LOT(src): 5,272/0.121 (A)
LEVELS: One
GARAGE: 2/Detached
YEAR BUILT(src): 1944 (ASR)
PROP SUB TYPE: SFR/D
DOM / CDOM: 192/192
SLC: Probate Listing
PARCEL #: 6164009038
LISTING ID: IV22195084

Recent: 07/31/2023 : Back On Market : H->A

Submit Offer

DESCRIPTION

It is my pleasure to introduce you to the newly renovated and upgraded single-story 3-bedroom 2-bath home located at 1205 E Marcelle St in one of the most desirable areas in the city of Compton. Upon arrival at the property, you will notice the freshly painted exterior, with new trim, updated windows, and solar panels on the new roof. Inside the home, you will enjoy a comfortable living room that flows seamlessly into the dining area and kitchen. Originally, the home had 3 bedrooms and 1 bathroom. In 2021-2022, a full bathroom with glass enclosed tile shower was added in the bonus room which also features a wood-burning brick fireplace. Step inside the main bathroom which features luxury marble finish floor-to-ceiling tile with a walk-in jetted tub and, new vanity. Waterproof Hardwood vinyl plank flooring has been installed throughout the home except for the bonus room and bathrooms which have tile flooring. There are ceiling fans, crown molding, and interior freshly painted walls. The electrical panel was updated, a tankless water heater, and a new full HVAC system has been installed. The bonus room can be used as an office, game room, family room, or even an extra bedroom. You can unleash your imagination when it comes to the large backyard where the detached garage can be converted into an ADU, and other amenities added to make it your private oasis. This property is close to all major freeways, schools, shopping centers and so much more. An investment in this beautiful home in this progressive area will ensure that you get great value for years to come.

EXCLUSIONS:

INCLUSIONS:

AREA: RO - Compton S of Rosecrans, E of Alameda
SUBDIVISION: /
COUNTY: Los Angeles
SENIOR COMMUNITY?: No
CERTIFIED 433A?:

LIST \$ ORIGINAL: \$699,900
BASEMENT SQFT:
COMMON WALLS: No Common Walls
PARKING: Driveway, Paved, Garage Faces Front
HORSE:
PROBATE AUTHORITY: Court Confirmation Required

ROOM TYPE: All Bedrooms Down, Bonus Room, Kitchen, Living Room, See Remarks
EATING AREA: Area, In Living Room

COOLING: Central Air, ENERGY STAR Qualified Equipment, High Efficiency
HEATING: Central, ENERGY STAR Qualified Equipment, Fireplace(s), High Efficiency, See Remarks, Solar
VIEW: Neighborhood
WATERFRONT:
LAUNDRY: Inside, Washer Hookup

PROP SUB TYPE: Single Family Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: None

INTERIOR

INTERIOR: Built-in Features, Ceiling Fan(s), Formica Counters, Wood Product Walls
MAIN LEVEL BEDROOMS: 3
MAIN LEVEL BATHROOMS: 2

ACCESSIBILITY: 2+ Access Exits
APPLIANCES: Free-Standing Range, Disposal, Range Hood, Tankless Water Heater
KITCHEN FEATURES: Formica Counters
BATHROOM FEATURES: Low Flow Shower, Low Flow Toilet(s), Exhaust fan(s), Granite Counters, Jetted Tub, Remodeled, Upgraded, Walk-in shower

FLOORING: See Remarks, Tile, Vinyl
ENTRY LOC/ENTRY LVL: /
FIREPLACE: Bonus Room

EXTERIOR

EXTERIOR:
FENCING: Average Condition, Block, Brick, Chain Link, Partial
DIRECTION FACES: South

SECURITY: Carbon Monoxide Detector(s), Smoke Detector(s)
SEWER: Public Sewer

LOT: 0-1 Unit/Acre, Front Yard, Level with Street, Yard
POOL: None

PATIO/PORCH: Concrete, Front Porch
SPA: None

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE: Bungalow
DOOR:
WINDOW: Blinds, Double Pane Windows, Drapes, Screens

ROOF: Shingle
FOUNDATION DTLS: Slab
PROP COND:
Additions/Alterations, Updated/Remodeled

CONSTR MTLs: Drywall Walls, Stucco
OTHER STRUCT:
NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Detached
UNCOVERED SPACES: 4

PARKING TOTAL: 6
REMOTES: 0

GARAGE SPACES: 2
RV PARK DIM: 0

CARPOR SPACES: 0

GREEN

GREEN ENERGY GEN: Solar

GREEN ENERGY EFF: Doors, HVAC, Insulation, Roof, Thermostat, Water Heater, Windows

GREEN SUSTAIN:

GREEN WTR CONSERV: Flow Control

WALK SCORE: 77

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION: No

COMMUNITY

HOA FEE: \$0

HOA NAME:

HOA PHONE:

OF UNITS: 1

HOA FEE 2:

HOA NAME 2:

HOA PHONE 2:

UNITS IN COMMUNITY:

HOA FEE 3:

HOA NAME 3:

HOA PHONE 3:

STORIES TOTAL: 1

COMMUNITY: Curbs, Sidewalks, Street

Lights, Suburban

HOA MANAGEMENT NAME:

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: No

LAND LEASE AMOUNT:

UTILITIES: Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

TAX LOT: 90

PARCEL #: 6164009038

LAND LEASE AMT FREQ:

TAX BLOCK:

ADDITIONAL APN(S): No

LAND LEASE PURCH?:

TAX TRACT #: 9910

LAND LEASE RENEW:

ELECTRIC: 220 Volts in Laundry, Electricity - On Property

ZONING: CORL*

TAX OTHER ASSESSMENT: \$553

TAX OTHER ASSESS SOURCE: Estimated

WATER SOURCE: Public

LOT SIZE DIM:

ASSESSMENTS: Unknown

SCHOOL

HIGH SCHOOL DISTRICT: Compton Unified

ELEMENTARY: Emerson
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER: Roosevelt

HIGH SCHOOL: Compton
HIGH SCHOOL OTHER:

LISTING

DATES

BAC: 2%

BAC RMRKS:

DUAL/VARI COMP?: Yes

LEASE CONSIDERED?: No

CURRENT FINANCING: Other

POSSESSION: Close Plus 3 Days

SIGN ON PROPERTY?: No

CONTINGENCY LIST:

TERMS: Cash, Cash to New Loan, Conventional, FHA, Subject To Court
LIST AGRMT: Probate
LIST SERVICE: Full Service
AD NUMBER:
DISCLOSURES: City Inspection Required, LA/Owner Related, Subject To Estate Ruling
INTERNET, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes
NEIGHBORHOOD MARKET REPORT YN?: Yes

LIST CONTRACT DATE: 07/07/22
START SHOWING DATE:
ON MARKET DATE: 09/27/22
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: 07/31/23
MOD TIMESTAMP: 07/31/23
EXPIRED DATE:
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Probate Administrator trying to get the city and other agency approvals to activate showing appointments. Probate sale "NO COURT APPROVAL REQUIRED". However, there is a possibility that the transaction may be subject to court rulings during the process. Sold "AS IS and "WHERE IS" which means no repairs, no termites, and no credits. No deaths occurred in the home. Solar panels are owned and included in the sale of the house. Please submit all information such as lender approval, bank statements, and FICO scores with your client

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent

LOCK BOX LOCATION:

OCCUPANT TYPE: Owner

SHOW CONTACT NAME:

LOCK BOX TYPE: None

OWNER'S NAME:

SHOW CONTACT PH:

SHOW INSTRUCTIONS: NO SHOWING AT THIS TIME. WILL UPDATE SHOWING INSTRUCTIONS ONCE APPRIVAL IS RECEIVD FROM ADMINISTRATOR AND ESTATE ATTORNEY.

DIRECTIONS: From 91 Fwy (W) exit Long Beach Blvd (N) left on Temple Ave straight to E Marcelle St

AGENT / OFFICE

CONTACT PRIORITY

LA: (IVSHABARN) SHARON BARNES

LA State License: 01736937

1.LA CELL: 909-652-1409

CoLA:

CoLA State License:

2.LA DIRECT: 951-682-1133

LO: (ISAM) COLDWELL BANKER REALTY

LO State License: 00616212

3.LA VOICEMAIL: 909-307-4765

LO PHONE: 951-682-1133

LO FAX: 951-682-5258

4.LA EMAIL: sharonbarnes76@gmail.com

CoLO:

CoLO State License:

5.LA FAX: 888-423-5019

CoLO PHONE:

CoLO FAX:

6.LA EMAIL: sharonbarnes76@gmail.com

Offers Email: sharonbarnes76@gmail.com

1421 S Pearl Ave, Compton 90221

STATUS: Canceled

LIST PRICE: \$689,000

North of E. Greenleaf Blvd. East of Alameda St, South Of Alondra, West of Long Beach Blvd.



BED / BATH: 3/1,0,0,0
SQFT(src): 1,158 (A)
PRICE PER SQFT: \$594.99
LOT(src): 7,282/0.1672 (A)
LEVELS: One
GARAGE: 2/Detached
YEAR BUILT(src): 1947 (ASR)
PROP SUB TYPE: SFR/D
DOM / CDOM: 13/13
SLC: Standard
PARCEL #: 6164017025
LISTING ID: PW22194486

Submit Offer

DESCRIPTION

Honey Stop the Car, Check out one of the very best-looking homes Compton has to offer. This home has So many upgrades you don't want to miss out A MUST SEE IN PERSON!!! to appreciate the quality work that was done to this property over the last ten years. won't last long!

EXCLUSIONS:

INCLUSIONS:

AREA: RO - Compton S of Rosecrans, E of Alameda
SUBDIVISION: /
COUNTY: Los Angeles
SENIOR COMMUNITY?: No
CERTIFIED 433A?:

LIST \$ ORIGINAL: \$689,000
BASEMENT SQFT:
COMMON WALLS: No Common Walls
PARKING: Concrete, Garage Faces Side
HORSE:
PROBATE AUTHORITY:

ROOM TYPE: Kitchen, Laundry, Living Room, Walk-In Closet
EATING AREA: Dining Room, Separated

COOLING: Central Air
HEATING: Central
VIEW: City Lights, Neighborhood, Park/Greenbelt
WATERFRONT:
LAUNDRY: Gas Dryer Hookup, In Kitchen, Washer Hookup

PROP SUB TYPE: Single Family Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: None

INTERIOR

INTERIOR: Copper Plumbing Full, Crown Molding, Granite Counters, Recessed Lighting
MAIN LEVEL BEDROOMS: 1
MAIN LEVEL BATHROOMS: 1

ACCESSIBILITY: 36 Inch Or More Wide Halls
APPLIANCES: Gas Range, Microwave, Refrigerator, Water Heater, Water Line to Refrigerator, Water Purifier, Water Softener
KITCHEN FEATURES: Quartz Counters, Remodeled Kitchen, Self-closing cabinet doors, Self-closing drawers
BATHROOM FEATURES: Low Flow Toilet(s), Shower, Exhaust fan(s), Remodeled, Walk-in shower

FLOORING: Tile
ENTRY LOC/ENTRY LVL: /
FIREPLACE: Living Room

EXTERIOR

EXTERIOR:
FENCING: Block, Wood, Wrought Iron
DIRECTION FACES: Southeast

SECURITY: 24 Hour Security, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Security Lights, Security System, Smoke Detector(s)
SEWER: Public Sewer

LOT: Corner Lot, Front Yard, Garden, Park Nearby, Sprinkler System, Sprinklers In Front, Walkstreet, Yard
POOL: None

PATIO/PORCH: Brick, Cabana, Covered
SPA:

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE: Contemporary
DOOR:
WINDOW: Double Pane Windows, Screens, Shutters

ROOF: Shingle
FOUNDATION DTLs: Raised
PROP COND: Turnkey

CONSTR MTLs: Concrete, Drywall Walls, Stucco
OTHER STRUCT: Shed(s)
NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Detached
UNCOVERED SPACES:

PARKING TOTAL: 2
REMOTES:

GARAGE SPACES: 2
RV PARK DIM:

CARPOR SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$0**

HOA FEE 2:

HOA FEE 3:

COMMUNITY: **Biking , Curbs, Park, Sidewalks**

HOA MANAGEMENT NAME:

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

HOA NAME:

HOA NAME 2:

HOA NAME 3:

HOA AMENITIES:

HOA PHONE:

HOA PHONE 2:

HOA PHONE 3:

OF UNITS: **1**

UNITS IN COMMUNITY:

STORIES TOTAL: **1**

LAND

LAND LEASE?: **No**

PARCEL #: **6164017025**

ADDITIONAL APN(S): **No**

LAND LEASE AMOUNT:

LAND LEASE AMT FREQ:

LAND LEASE PURCH?:

LAND LEASE RENEW:

UTILITIES: **Electricity**

Available, Natural Gas

Available, Sewer Available, Water Available

ELECTRIC: 220 Volts, Electricity - On Property

WATER SOURCE: Public

LOT SIZE DIM:

ASSESSMENTS: None

TAX LOT: **130**

TAX BLOCK:

TAX TRACT #: **13960**

ZONING: **CORL***

TAX OTHER ASSESSMENT: **\$653**

TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Compton Unified**

ELEMENTARY:

ELEMENTARY OTHER:

MIDDLE/JR HIGH:

MIDDLE/JR HIGH OTHER: **Roosevelt Middle**

HIGH SCHOOL: **Compton**

HIGH SCHOOL OTHER: **Jordan**

LISTING

BAC: **2%**

BAC RMRKS:

DUAL/VARI COMP?: **Yes**

LEASE CONSIDERED?: **No**

CURRENT FINANCING: **Conventional**

POSSESSION: **See Remarks**

SIGN ON PROPERTY?: **Yes**

CONTINGENCY LIST: **Contingent on Seller Purchase**

TERMS: **1031 Exchange, Cash, Cash to New Loan, Conventional, Fannie Mae, FHA, FHA 203(b), FHA 203(k), VA Loan**

LIST AGRMT: **Exclusive Right To Sell**

LIST SERVICE: **Full Service**

AD NUMBER:

DISCLOSURES: **City Inspection Required**

INTERNET, AVM?/COMM?: **Yes/Yes**

INTERNET?/ADDRESS?: **Yes/Yes**

NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **09/03/22**

START SHOWING DATE:

ON MARKET DATE: **09/03/22**

PRICE CHG TIMESTAMP: **09/03/22**

STATUS CHG TIMESTAMP: **10/13/22**

MOD TIMESTAMP: **10/13/22**

EXPIRED DATE: **03/31/23**

PURCH CONTRACT DATE: **09/16/22**

ENDING DATE: **10/13/22**

CONTINGENCY:

Contingent upon Seller finding a Suitable replacement property. The seller is already actively looking.

PRIVATE REMARKS: Agents Submit your RPA Offer, along with your Proof of fico's, proof of funds, Du Findings, and Loan Approval email the package over to Offers@ALVAREZREG.COM. ** THE GARAGE IS CONVERTED SOMEONE IS RENTING IT OUT SELLER RECEIVES \$1,050 A MONTH.**

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**

SHOW CONTACT NAME: **Javier**

SHOW CONTACT PH: **562-318-4021**

SHOW INSTRUCTIONS: **Please go on Showing time to schedule your appointment. I just have to notify the sellers to shut off the Alarm. Once you have been confirm to view the property the Supra Lock box will be on the Water pipe on the right side of the house.**

DIRECTIONS: **North of E. Greenleaf Blvd. East of Alameda St, South Of Alondra, West of Long Beach Blvd.**

LOCK BOX LOCATION: **On the Water pipe**

LOCK BOX TYPE: **Supra**

OCCUPANT TYPE: **Owner**

OWNER'S NAME: **Luis & Lorena**

AGENT / OFFICE

LA: **(PALVJAV) Javier Alvarez**

CoLA:

LO: **(PB16299) Keller Williams Pacific Estate**

LO PHONE: **562-513-7800**

CoLO:

CoLO PHONE:

LA State License: **01882629**

CoLA State License:

LO State License: **01917184**

LO FAX: **562-513-7801**

CoLO State License:

CoLO FAX:

Offers Email: **javier@alvarezreg.com**

CONTACT PRIORITY

1. LA CELL: **562-318-4021**

2. OFFERS: **javier@alvarezreg.com**

3. LA CELL: **562-318-4021**

4. LA CELL: **562-318-4021**

5. LA CELL: **562-318-4021**

6. LA CELL: **562-318-4021**

COMPARABLE INFORMATION

CLOSE PRICE:

LIST PRICE: **\$689,000**

LIST \$ ORIGINAL:

PURCH CONTRACT DATE: **09/16/22**

DOM/CDOM: **13/13**

BA: **()**

BO:

BA State License:

BO State License:

CoBA: **()**

CoBO:

CoBA State License:

CoBO State License:

BUYER FINANCING:

CONCESSIONS \$:

CONCESSION CMTS:

END DATE: **10/13/22**