

BROKER'S PRICE OPINION - FORM 201
SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	Borrower's Name: Fazal Rahman	Loan Number: 002371	
Street Address: 17441 Ludlow Street	City: Granada Hills	State: CA	Zip Code: 91344
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	As Is List	\$ 949,000	As Repaired List	\$ 969,000	Quick Sale	\$ 899,000	Land	\$ 350,000
Suggested List Price:	As Is Sale	\$ 910,000	As Repaired Sale	\$ 920,000	Quick Sale	\$ 890,000	Land	\$ 350,000

SUBJECT PROPERTY ITEMIZED REPAIRS

Title	Description	Cost
Repair 1	Roof repair (based on plastic tarp covering a portion of the roof)	\$ 5,000
Repair 2	Replace broken window	\$ 2,000
Repair 3		\$ 0
Repair 4		\$ 0
Repair 5		\$ 0
Estimated Total		\$ 7,000

SUBJECT PROPERTY REPAIRS

Lender Required Property Repairs:	\$ 0	Contribution of Value:	\$ 10,000
Explain Required Repairs:			

SUBJECT PROPERTY CHARACTERISTICS

Type: Single Family Residential	Condition: Fair	Square Feet: 1582
Bedroom: 3	Bathroom: 3	Garage: 2 Att
Year Built: 1956	Lot Size: 0.27 Ac	Basement: No
APN#: 2712-005-004	Has the subject property been listed in the last 12 months? No	
Previous List Price: \$ 0	Previous DOM: N/A	Is the subject property currently listed? No
Current List Price: \$ 0	Current DOM: N/A	Population Density: Suburban

SUBJECT PROPERTY COMMENTS

Fair condition is based on a plastic tarp covering roof and a boarded window. In addition, the front yard landscaping has neglect and overall there is no evidence of recent improvements. The subject sold 4/5/23 as an REO in equal condition as the current condition based on an exterior street view of the subject.

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
17129 LOS ALIMOS ST GRANADA HILLS (★)	FS	SFR-Det	Avg	2 Blk	1518	3	2	0.17 Ac	2 Det	No	1955	899,000	880,000	2024-01-23	580	78
10846 DARBY AVE GRANADA HILLS	FS	SFR-Det	Fair	2 Blk	1590	3	2	0.25 Ac	2 Att	No	1957	949,000	864,500	2023-11-02	544	36
17821 SAN JOSE ST GRANADA HILLS	FS	SFR-Det	Good	1 Blk	1346	3	2	0.27 Ac	2 Att	No	1955	849,900	974,500	2023-10-06	724	21
1. Comments: Most similar to the subject in size. RV parking, some windows and plumbing updated in 2014. Remodeled kitchen and bathrooms in 2016.													MLS# 23195350	Sale Type: CV		
2. Comments: Most comparable to the subject current condition with an equal size of the living area and lot size.													MLS# 23166848	Sale Type: CV		
3. Comments: Most comparable to the subject repaired value due to a superior condition with a similar living area and lot size. s2													MLS# 23144739	Sale Type: CV		

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
17457 LOS ALIMOS ST GRANADA HILLS (★)	FS	SFR-Det	Avg	1 Blk	1384	3	2	0.13 Ac	2 Att	No	1953	900,000	900,000	650	46
18308 GERMAIN ST PORTER RANCH	FS	SFR-Det	Good	1 Mi	2003	4	3	0.25 Ac	2 Att	No	1960	1,150,000	1,150,000	574	8
16641 LUDLOW ST GRANADA HILLS	FS	SFR-Det	Good	1 Mi	1466	3	2	0.17 Ac	2 Det	No	1961	999,000	999,000	681	29
1. Comments: Equal in location and age. Overall inferior due to a smaller living area size and lot size.													MLS# 24029910		
2. Comments: Expanded proximity due to a lack of inventory. Equal in lot size. Overall superior due to condition and size.													MLS# 24040881		
3. Comments: Similar size and age. Similar location sited on the same street as the subject. Overall superior due to condition.													MLS# 24038482		

NEIGHBORHOOD DATA

Management Co Name:	Management Co Phone:	Rental Market: Lease potential (monthly): \$ 5,000
Neighborhood Trend: Stable	Neighborhood Trend Rate (monthly %): 6	Comparable Sales: 15 Days
Comparable Listing: 30 Days		

There is new construction nearby:	No	Price Range:	\$ 0 - \$ 0	Distance from Subject: 6-10 miles Describe neighborhood factors that would detract from property: Suburban area situated at the Central North Valley. No busy street or other negative neighborhood influence. Market conditions are stable. Market inventory has remained low during the past one-year. Low REO activity during the past six months.
Number of similar listings within 1 mile:	1-5	Price Range:	\$ 849,777 - \$ 1,299,000	
There is REO competition in the area:	No	Price Range:	\$ 0 - \$ 0	
Property Taxes are Current:	Yes	Amount:	\$ 10,324	
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: California Preferred Realty, Inc.	Preparer: James Bayer	Phone Number: 805-387-2328
Broker Tax ID#: 01512608	Inspection Date: 2024-03-28	Report Date: 2024-03-29
Office proximity to subject: 10 Mi	Explain if more than 40 miles:	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



Sale 2



Sale 3



Listing 1



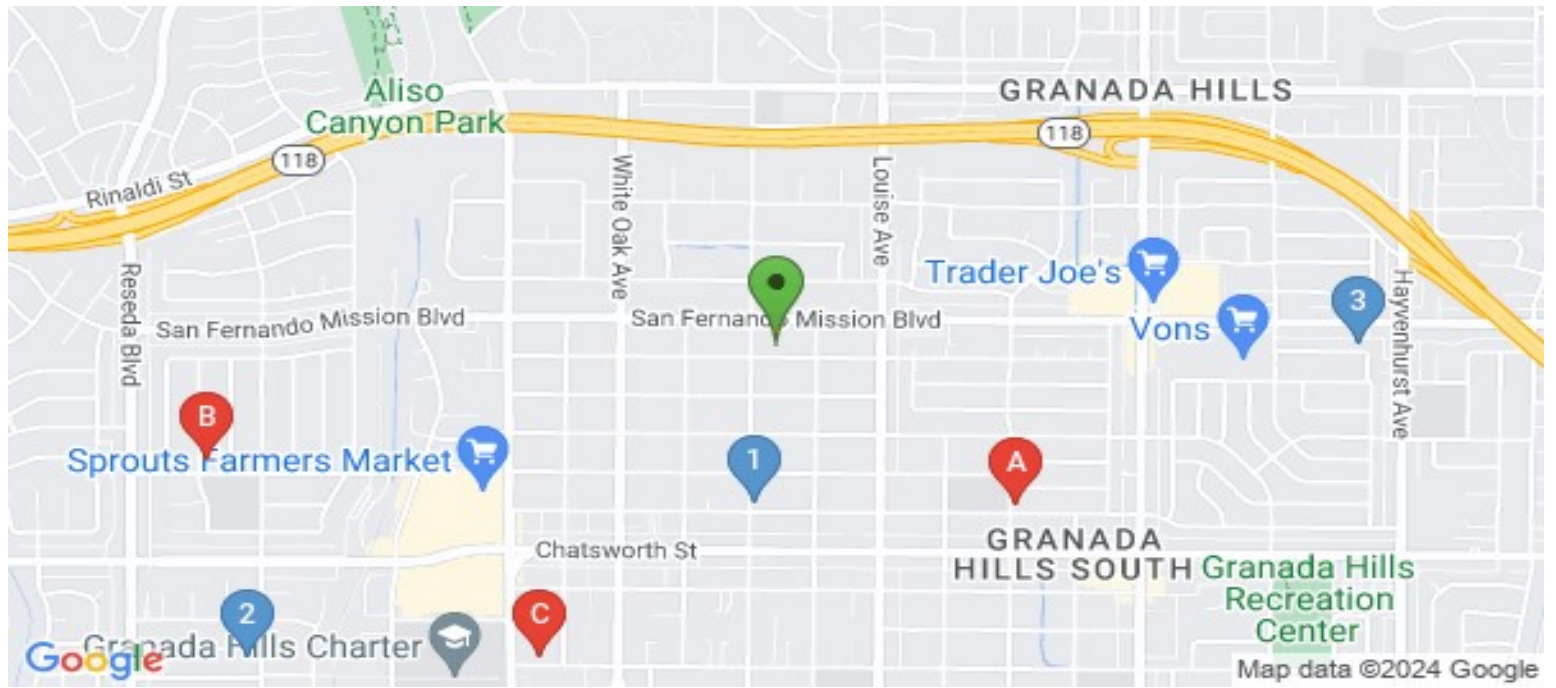
Listing 2



Listing 3



SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
SUBJECT PROPERTY	17441 Ludlow Street	91344	0 MI
COMPARABLE SALE 1	17129 LOS ALIMOS ST	91344	2 Blk
COMPARABLE SALE 2	10846 DARBY AVE	91344	2 Blk
COMPARABLE SALE 3	17821 SAN JOSE ST	91344	1 Blk
COMPARABLE LISTING 1	17457 LOS ALIMOS ST	91344	1 Blk
COMPARABLE LISTING 2	18308 GERMAIN ST	91326	1 Mi
COMPARABLE LISTING 3	16641 LUDLOW ST	91344	1 Mi

Residential Closed
MLS# SR-23195350
DIM/CDIM: 78/78

17129 Los Alimos Street, Granada Hills, CA,
91344-4932
 County: Los Angeles

List Price: \$889,000
Close Price: \$880,000
Public Report



Beds:	3	Sub-Type:	Single Family
Baths (FTHQ):	2 (2)		Residence
Year Built:	1955 Source: Assessor	ListingKeyNumeric:	372,060,479
Living Area:	1,518	Lot Size Acres:	0.1709
Living Area Source:	Assessor	Lot Size Square Feet:	7,443
Property Attached:	No	Lot Size Source:	Assessor
New Construction:	No	Zoning:	LAR1
Stories Total:	1	Subdiv/Tract Co:	
Entry Level:	1	Parcel Number:	2696020021
ADU Y/N:	No	MLS Area:	GH - Granada Hills
ADU Count:	0	Total Garage Spaces:	2
Fireplace:	Yes	Inclusions:	
Pool /Spa:	No	Exclusions:	Washer & Dryer
View:	Yes		
Senior Community:	No		
HOA:	No \$0		

Public Remarks: Fantastic Granada Hills 1518 SF 3 bedroom 2 bath home on a 7443 SF corner lot complete with RV parking, plus a detached 2 car garage (perfect for an additional dwelling Unit) aka (ADU) plus a Large Permitted room addition. lots of upgrading has been done and it shows: roof, flooring, Windows, doors, texture coated paint, stucco, Gas Fireplace, fencing, gates, Plumbing, siding, main sewer line with 3 EZ clean outs & a polyurethane liner, Huge AC, & Heating system, RV gates, concrete block privacy wall around property, Pocket door, remodeled kitchen, & bathrooms, New refrigerator with updated appliances, garage has power, removed popcorn ceilings, ceiling fans, TV's can stay, heavy duty rear glass slider, entertainers backyard with poured concrete, louvered patio cover, plenty of grass and lots of fruit trees. Granada Hills school district (buyers to confirm) even the positioning of this home keeps it cool well into the day before you need to turn on the AC. This is the one you have been waiting for! \$10,000.00 credit for buyers toward any repairs and updates that the buyer deems necessary with a sale price of \$889,000.00 or more!

Entry Date:	10/19/2023	Original List Price:	\$899,000	Lot Size Acres:	0.1709
Listing Contract Date:	10/19/2023	Buyer Agency Comp:	2.5%		
Purchase Contract Date:	01/05/2024				
Close Date:	01/23/2024				

List Price/Sqft:	\$585.64	Lease Considered:	No	Lot Number:	21
Sold Price/Sqft:	\$579.71	Land Type:	Fee	School District:	Los Angeles Unified
		Land Lease:	No	Buyer Agent State License:	02099298

Appliances: Appliances: Yes; Dishwasher; Electric Oven; Gas Range; Refrigerator	Lot Features: Back Yard; Corner Lot; Level with Street; Lot 6500-9999; Rectangular Lot; Treed Lot
Bathroom Features: Shower in Tub; Walk-In Shower	Parking Spaces/Information: Total Garage Spaces: 2; Total Parking Spaces: 2
Builders Information: Tax Census Tract: 1112.02	Parking: Attached Garage: No; Parking: Yes; Boat; Built-In Storage; Detached Carport; RV Access/Parking
Architectural Style: Ranch	Patio and Porch Features: Patio: Yes; Concrete; Covered; Patio Open
Common Walls: No Common Walls	Pool Features: None
Cooling: Cooling: Yes; Central Air	Property Condition: Turnkey
Community Features: Curbs; Sidewalks	Roof: Shingle
Door Features: Insulated Doors; Sliding Doors	Room Type: All Bedrooms Down; Bonus Room; Exercise Room; Family Room; Main Floor Bedroom; Main Floor Master Bedroom
Eating Area: Dining Room	Sewer: Public Sewer
Entry Location: Entry Location: Front Door	Special Listing Conditions: Standard
Construction Materials: Stucco; Vinyl Siding	View: Neighborhood
Fencing: Fence: Yes; Block; Vinyl	Water Source: Public
Fireplace Features: Family Room; Gas	Window Features: Insulated Windows
Flooring: Laminate	
Heating: Heating: Yes; Fireplace(s); Forced Air	
Interior Features: Ceiling Fan(s); Stone Counters	
Laundry: Laundry: Yes; Electric Dryer Hookup; Individual Room; Washer Hookup	
Levels: One	



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Residential Closed
MLS# SR-23166848
DIM/CDIM: 36/36

10846 Darby Avenue, Northridge, CA, 91326-2822
 County: Los Angeles

List Price: \$949,000
Close Price: \$864,500
Public Report




Beds:	3	Sub-Type:	Single Family Residence
Baths (FTHQ):	2 (2)	ListingKeyNumeric:	371,896,185
Year Built:	1957	Lot Size Acres:	0.2595
	Source: Assessor	Lot Size Square Feet:	11,303
Living Area:	1,590	Lot Size Source:	Assessor
Living Area Source:	Assessor	Zoning:	LARE11
Property Attached:	No	Subdiv/Tract Co:	
New Construction:	No	Parcel Number:	2715004015
Stories Total:	1	MLS Area:	NR - Northridge
Entry Level:	1	Total Garage Spaces:	2
ADU Y/N:	No	Inclusions:	
ADU Count:	0	Exclusions:	https://www.tourfactory.com/3107618
Fireplace:	Yes		
Pool /Spa:	No/ No		
View:	No		
Senior Community:	No		
HOA:	No \$0		

Public Remarks: Great Opportunity """"With some TLC this property will be well worth it. This home has endless possibilities, Multi unit, ADU, Pool & Spa. And located in a very desirable neighborhood, within walking distance to Granada Hills Charter and Darby Elementary Charter. Also walking distance to Granada Hills Village where you can find Retail Shopping, Marketing, Eateries and minutes to the 118 freeway. The kitchen has been updated with newer cabinets, granite counters and Stainless Steel appliances. Very large lot over 10,000 sqft. There is a Wood shed which could be used as a small office with some TLC. This property also has Solor. more Photos to come

Entry Date:	09/07/2023	Original List Price:	\$949,000	Lot Size Acres:	0.2595
Listing Contract Date:	09/06/2023	Buyer Agency Comp:	2.5%		
Purchase Contract Date:	10/16/2023				
Close Date:	11/02/2023				

List Price/Sqft:	\$596.86	Lease Considered:	No	Lot Number:	30
Sold Price/Sqft:	\$543.71	Land Type:	Fee	School District:	Los Angeles Unified
		Land Lease:	No	Buyer Agent State License:	01136007

Appliances: Appliances: Yes; Dishwasher; Gas Cooktop; Gas Oven; Gas Water Heater; Microwave; Refrigerator; Water Heater; Disposal	Lot Features: Sprinklers: Yes; Lot 10000-19999 Sqft; Sprinkler System
Bathroom Features: Bathtub; Double Sinks in Bath(s); Formica Counters; Granite Counters; Low Flow Toilet(s); Shower; Shower in Tub	Parking Spaces/Information: Number Remotes: 1; Total Garage Spaces: 2; Total Parking Spaces: 2
Builders Information: Tax Census Tract: 1112.06	Parking: Attached Garage: No; Parking: Yes; Driveway; Driveway - Combination; Garage; Garage - Single Door; Garage Faces Front
Architectural Style: Ranch	Patio and Porch Features: Patio: Yes; Deck; Wood
Common Walls: No Common Walls	Pool Features: None
Cooling: Cooling: Yes; Central Air; Electric	Property Condition: Repairs Cosmetic
Community Features: Gutters; Sidewalks; Street Lights	Roof: Composition
Door Features: Double Door Entry; Sliding Doors	Room Type: All Bedrooms Down; Laundry; Living Room; Main Floor Bedroom; Main Floor Master Bedroom; Master Bedroom
Eating Area: Area; Breakfast Counter/Bar; Separated	Security Features: Carbon Monoxide Detector(s); Smoke Detector(s)
Entry Location: Entry Location: Front	Sewer: Public Sewer
Construction Materials: Frame; Stucco	Spa Features: None
Fencing: Fence: Yes; Block	Special Listing Conditions: Trust
Fireplace Features: Living Room; Wood Burning	View: None
Flooring: Laminate; Vinyl; Wood	Electric: Standard
Foundation Details: Raised	Water Source: Public
Heating: Heating: Yes; Central	Window Features: Double Pane Windows
Interior Features: Block Walls; Formica Counters; Granite Counters; Open Floorplan; Recessed Lighting; Storage	
Kitchen Features: Quartz Counters; Remodeled Kitchen	
Laundry: Laundry: Yes; Dryer Included; Individual Room; Washer Hookup	
Levels: One	



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Residential Closed
MLS# SR-23144739
DIM/CDIM: 21/21

17821 San Jose Street, Granada Hills, CA,
91344-5925
 County: Los Angeles

List Price: \$849,900
Close Price: \$974,500
Public Report



Beds: 3
Baths (FTHQ): 2 (2)
Year Built: 1955 Source: Assessor
Living Area: 1,346
Living Area Source: Assessor
Property Attached: No
New Construction: No
Stories Total: 1
Entry Level: 1
ADU Count: 0
Fireplace: Yes
Pool /Spa: Yes
View: Yes
Senior Community: No
HOA: No \$0

Sub-Type: Single Family Residence
ListingKeyNumeric: 371,764,340
Lot Size Acres: 0.2651
Lot Size Square Feet: 11,549
Lot Size Source: Assessor
Zoning: LAR1
Subdiv/Tract Co:
Parcel Number: 2733003054
MLS Area: GH - Granada Hills
Total Garage Spaces: 2
Inclusions:
Exclusions:

Public Remarks: OPEN HOUSE FOR Sunday 8/6 has been cancelled. Welcome to 17821 San Jose St. This lovely and charming home has a 11,549sq' street-to-street flat lot. Interior features 1346sq' of living space with 3 bedrooms and 2 bathrooms. Ideally located within steps of the highly sought-after Granada Hills Charter High School and within the high school's boundaries. Loads of recent upgrades including recent wood floor refinishing, recent kitchen remodeling with stone countertops, sewer complete to the city connection, copper repipe, new attic insulation, newer concrete driveway, newer roof, smooth ceilings, interior and garage attic whole house fan, newer pool with flagstone decking, artificial turf in backyard, covered patio areas, RV dump station connected to sewer, easy maintenance and drought tolerant front yard landscaping, fully gated, rear access from Balcolm Ave. This near everything and located in one of Granada Hills quaintest neighborhood homes is one to not be missed.

Entry Date: 08/04/2023
Listing Contract Date: 08/04/2023
Purchase Contract Date: 08/28/2023
Close Date: 10/06/2023

Original List Price: \$849,900
Buyer Agency Comp: 2%

Lot Size Acres: 0.2651

List Price/Sqft: \$631.43
Sold Price/Sqft: \$724

Lease Considered: No
Land Type: Fee
Land Lease: No

Lot Number: 306
School District: Other
Buyer Agent State License: 01983686

Appliances: Appliances: Yes; Dishwasher; Microwave
Bathroom Features: Bathtub; Shower; Shower in Tub
Builders Information: Tax Census Tract: 1113.03
Common Walls: No Common Walls
Cooling: Cooling: Yes; Central Air
Community Features: Curbs; Sidewalks
Door Features: French Doors; Mirrored Closet Door(s); Sliding Doors
Eating Area: Breakfast Counter/Bar; Dining Room
Entry Location: Entry Location: Front door
Fireplace Features: Living Room
Flooring: Tile; Wood
Heating: Heating: Yes; Central; Fireplace(s)
Interior Features: Ceiling Fan(s); Recessed Lighting
Kitchen Features: Remodeled Kitchen
Laundry: Laundry: Yes; Individual Room; Inside
Levels: One

Lot Features: Back Yard; Front Yard; Lot 10000-19999 Sqft
Parking Spaces/Information: Total Garage Spaces: 2; Total Parking Spaces: 2
Parking: Attached Garage: Yes; Parking: Yes; Driveway; Garage; Garage Faces Side; RV Access/Parking
Patio and Porch Features: Patio: Yes; Covered; Front Porch; Patio; Patio Open
Pool Features: In Ground; Private
Room Type: Kitchen; Laundry; Living Room; Master Bedroom
Sewer: Public Sewer
Special Listing Conditions: Standard
View: Neighborhood
Water Source: Public



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Residential Active Under Contract
MLS# GD-24029910
DIM/CDIM: 46/130

17457 Los Alimos Street, Granada Hills, CA,
91344-4750
 County: Los Angeles

\$900,000
Public Report



Beds:	3	Sub-Type:	Single Family Residence
Baths (FTHQ):	2 (2)	ListingKeyNumeric:	372,392,132
Year Built:	1953	Lot Size Acres:	0.1316
	Source:Assessor	Lot Size Square Feet:	5,733
Living Area:	1,384	Lot Size Source:	Assessor
Living Area Source:	Assessor	Zoning:	LARE9
Property Attached:	No	Subdiv/Tract Co:	
New Construction:	No	Parcel Number:	2712025022
Stories Total:	1	MLS Area:	GH - Granada Hills
Entry Level:	1	Total Garage Spaces:	2
ADU Y/N:	No	Inclusions:	Stove, Washer and Dryer, Refrigerator
ADU Count:	0	Exclusions:	
Fireplace:	Yes		
Pool /Spa:	No		
View:	No		
Senior Community:	No		
HOA:	No \$0		

Public Remarks: Nestled on a coveted street in Granada Hills, is this charming residence boasting 3 bedrooms and 2 bathrooms. With a pristine interior spanning 1,384 square feet, the home exudes sophistication, featuring captivating details such as marble tile flooring, high smooth ceilings adorned with recessed lighting, central AC and Heating, and generous storage throughout. Upon entry, the well-lit open floor plan welcomes you with a living room highlighted by a fireplace and a formal dining area adorned by an elegant chandelier. The seamless flow between these spaces and the chef's kitchen creates an ideal environment for hosting guests. The kitchen is equipped with top-of-the-line appliances, a farmhouse sink, sleek countertops, and a stylish backsplash, complemented by custom cabinets and a center island with bar stool seating for casual dining. Both bathrooms boast ornamental wall backslashes and ample storage, while the bright and spacious bedrooms feature large, deep closets. The primary bedroom enjoys the luxury of a private ensuite bathroom. The property, spanning on a generous lot, includes an attached 2-car garage and a broad driveway. The backyard, with its charming patio area, offers ample room for creative landscaping ideas, making it a perfect setting for relaxation and entertainment. This home enjoys an enviable location, close to popular shopping markets, restaurants, parks, schools, and convenient access to the 118-Freeways. With its outstanding features and potential for creating a stunning landscape, this property presents an incredible opportunity for those seeking a delightful and well-appointed home.

Entry Date: 02/12/2024
Listing Contract Date: 02/12/2024
Purchase Contract Date: 03/22/2024

Original List Price: \$900,000
Buyer Agency Comp: 2.5%

Lot Size Acres: 0.1316

List Price/Sqft: \$650.29
Sold Price/Sqft:

Lease Considered: No
Land Type: Fee
Land Lease: No

Lot Number: 262
School District: Los Angeles Unified

Appliances: Appliances: Yes; Free-Standing Range; Gas Oven; Gas Range; Range Hood
Bathroom Features: Shower; Soaking Tub
Builders Information: Tax Census Tract: 1112.02
Common Walls: No Common Walls
Cooling: Cooling: Yes; Central Air
Community Features: Suburban
Door Features: Sliding Doors
Eating Area: Area; Dining Room
Entry Location: Entry Location: Front of home
Fireplace Features: Living Room
Flooring: Tile
Heating: Heating: Yes; Central
Interior Features: Built-In Features; Open Floorplan; Recessed Lighting; Storage
Kitchen Features: Kitchen Island
Laundry: Laundry: Yes; In Garage
Levels: One

Lot Features: 0-1 Unit/Acre; Back Yard; Front Yard
Parking Spaces/Information: Total Garage Spaces: 2; Total Parking Spaces: 4; Total Uncovered/Assigned Spaces: 2
Parking: Attached Garage: Yes; Parking: Yes; Driveway; Garage; Garage - Single Door
Patio and Porch Features: Patio: Yes; Patio; Patio Open
Pool Features: None
Room Type: Kitchen; Living Room; Master Bathroom; Master Bedroom
Sewer: Public Sewer
Special Listing Conditions: Standard
View: None
Water Source: Public



James Bayer

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Residential Pending
MLS# SR-24040881
DIM/CDIM: 8/8

18308 Germain Street, Porter Ranch, CA,
91326-3116
County: Los Angeles

\$1,150,000
Public Report



Beds:	4	Sub-Type:	Single Family Residence
Baths (FTHQ):	3 (3)	ListingKeyNumeric:	372,451,518
Year Built:	1960 Source: Assessor	Lot Size Acres:	0.2526
Living Area:	2,003	Lot Size Square Feet:	11,004
Living Area Source:	Assessor	Lot Size Source:	Assessor
Property Attached:	No	Zoning:	LARE11
New Construction:	No	Subdiv/Tract Co:	
Stories Total:	1	Parcel Number:	2731005012
Entry Level:	1	MLS Area:	Porter Ranch
ADU Y/N:	No	Total Garage Spaces:	2
ADU Count:	0	Inclusions:	
Fireplace:	Yes	Exclusions:	
Pool /Spa:	Yes/ No		
View:	Yes		
Senior Community:	No		
HOA:	No \$0		

Public Remarks: Ideally located in a prime Porter Ranch neighborhood, you'll discover this charming 4 bedroom and 3 bath single story pool home with 2,003 SqFt of comfortable living space built in 1960 on over 11,000 SqFt lot. A double door entry opens to a bright, expansive floorplan with a greatroom feel. The stepdown livingroom features recessed lighting, a woodburning fireplace and tile flooring. The adjoining familyroom area has a contemporary ceiling fan light, custom wall unit and a slider to the rear yard. The delightful chefs kitchen features maple cabinets, granite countertops, new stainless steel appliances, recessed lighting, a center island with a vegetable sink and a separate eating area. There is a separate formal dining area with oak hardwood floors. The primary bedroom features a double door entry, oak hardwood floors, custom built in closet area, access to the rear yard and an adjoining bathroom with double vanities, spa tub and separate shower. There are 2 additional bedrooms by the primary bedroom, one with an adjoining bath. Additionally, there is a separate bedroom and bath past the kitchen area-perfect for office or guests. For your convenience, you will appreciate the indoor laundry room with extra cabinets for additional storage and the direct access to the 2-car attached garage. Outside, a nicely landscaped private rear yard with a sparkling swimming pool and a covered patio area; ideal for relaxation or entertaining friends and guests. The home is located among award winning schools and close to the "Old Granada Hills" shopping district.

Entry Date: 02/28/2024
Listing Contract Date: 02/28/2024
Purchase Contract Date: 03/07/2024

Original List Price: \$1,150,000
Buyer Agency Comp: 2.5%

Lot Size Acres: 0.2526

List Price/Sqft: \$574.14
Sold Price/Sqft:

Lease Considered: No
Land Type: Fee
Land Lease: No

Lot Number: 18
School District: Los Angeles Unified

Appliances: Appliances: Yes; Dishwasher; Gas Oven; Gas Range; Gas Water Heater; Range Hood; Vented Exhaust Fan; Water Heater; Disposal
Bathroom Features: Bathtub; Double Sinks in Master Bath; Jetted Tub; Shower
Builders Information: Tax Census Tract: 1112.06
Architectural Style: Ranch
Common Walls: No Common Walls
Cooling: Cooling: Yes; Central Air
Community Features: Curbs; Gutters; Sidewalks; Street Lights; Suburban
Door Features: Double Door Entry; Panel Doors; Sliding Doors
Eating Area: Area; Dining Room; In Kitchen
Entry Location: Entry Location: 1
Construction Materials: Stucco
Fencing: Fence: Yes; Block
Fireplace Features: Living Room
Foundation Details: Combination; Raised; Slab
Heating: Heating: Yes; Central; Forced Air; Natural Gas
Interior Features: Ceiling Fan(s); Copper Plumbing Partial; Granite Counters; Open Floorplan; Recessed Lighting
Kitchen Features: Granite Counters; Kitchen Island; Remodeled Kitchen
Laundry: Laundry: Yes; Gas Dryer Hookup; Individual Room; Inside; Washer Hookup
Levels: One

Lot Features: Sprinklers: Yes; Front Yard; Lawn; Lot 10000-19999 Sqft; Rectangular Lot; Sprinklers In Front
Parking Spaces/Information: Total Garage Spaces: 2; Total Parking Spaces: 2
Parking: Attached Garage: Yes; Parking: Yes; Concrete; Direct Garage Access; Driveway; Garage; Garage - Two Door; Garage Door Opener; Garage Faces Side; Paved; RV Access/Parking; RV Potential
Patio and Porch Features: Patio: Yes; Covered
Pool Features: Black Bottom; Gunite; In Ground; Private
Property Condition: Turnkey
Roof: Composition
Room Type: All Bedrooms Down; Family Room; Formal Entry; Guest/Maid's Quarters; Kitchen; Laundry; Living Room; Main Floor Bedroom; Main Floor Master Bedroom; Master Bedroom
Sewer: Public Sewer
Spa Features: None
Special Listing Conditions: Trust
View: Neighborhood
Water Source: Public
Window Features: Double Pane Windows



James Bayer

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CalDRE#: 01512608

Residential Active
MLS# PW-24038482
DIM/CDIM: 29/29

16641 Ludlow Street, Granada Hills, CA, 91344-5134

\$999,000
Public Report

County: Los Angeles



Beds:	3	Sub-Type:	Single Family
Baths (FTHQ):	2 (2)		Residence
Year Built:	1961 Source: Assessor	ListingKeyNumeric:	372,440,453
Living Area:	1,466	Lot Size Acres:	0.1708
Living Area Source:	Assessor	Lot Size Square Feet:	7,442
Property Attached:	No	Lot Size Source:	Assessor
New Construction:	No	Zoning:	LARS
Stories Total:	1	Subdiv/Tract Co:	
Entry Level:	1	Parcel Number:	2683003029
ADU Y/N:	No	MLS Area:	GH - Granada Hills
ADU Count:	0	Total Garage Spaces:	0
Fireplace:	Yes	Inclusions:	All appliances included
Pool /Spa:	Yes/ Yes	Exclusions:	
View:	Yes		
Senior Community:	No		
HOA:	No \$0		

Public Remarks: Welcome to this beautiful pool home situated in Granada Hills! This lovely home features 3 bedrooms with hardwood floors throughout all rooms. The 2 baths features one with a full tub and shower and and the other has a standup shower. As you approach the home you will notice the fresh paint in the exterior of the home and as you step in you will notice the fresh paint inside as well. The home is alexa home ready, which means you can tell alexa to turn on and off the lights, exterior lights and even controls the pool functions from your living room, amazing! From the living room you have a fully functional fire place, recessed lighting and a view to the pool area which opens it up to the home. The kitchen features a commercial grade 6 burner cooktop with a griddle, 1 built in oven, built in microwave, dishwasher, 2 refrigerator capacity and an in kitchen built in gas grilling area with a dining area facing the backyard pool. The roof was replaced a few years ago as well. The back yard features an in ground pool and spa, with an exterior shower, with alexa connectivity to turn on the pool lights. Backyard also has a gas firepit for those cozy nights with friends and family to gather. In the backyard you will find a Guest house / Adu with a small kitchen and full bathroom.

Entry Date: 02/24/2024
Listing Contract Date: 02/24/2024

Original List Price: \$999,000
Buyer Agency Comp: 2%

Lot Size Acres: 0.1708

List Price/Sqft: \$681.45
Sold Price/Sqft:

Lease Considered: No
Land Type: Fee
Land Lease: No

Lot Number: 7
School District: Los Angeles Unified

Bathroom Features: Bathtub
Builders Information: Tax Census Tract: 1111.00
Common Walls: No Common Walls
Cooling: Cooling: Yes; Central Air
Community Features: Sidewalks
Eating Area: In Kitchen
Entry Location: Entry Location: Front
Fireplace Features: Fire Pit; Living Room; Wood Burning
Heating: Heating: Yes; Central
Laundry: Laundry: Yes; Individual Room; Inside
Levels: One


Lot Features: Front Yard
Other Structures: Guest House Detached
Parking Spaces/Information: Total Garage Spaces: 0; Total Parking Spaces: 0
Parking: Parking: Yes; Driveway
Pool Features: In Ground; Private
Property Condition: Turnkey
Room Type: Kitchen; Laundry; Main Floor Bedroom
Security Features: Security System; Wired For Alarm System
Sewer: Public Sewer
Spa Features: In Ground
Special Listing Conditions: Standard
View: Neighborhood
Water Source: Public



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	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	3	N/A	\$840,000	03/01/2023
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,582	12,018	1956	SFR	

OWNER INFORMATION			
Owner Name	Rahman Family Trust	Tax Billing Zip	91352
Owner Name 2		Tax Billing Zip+4	4334
Mail Owner Name	Rahman Family Trust	Owner Occupied	No
Tax Billing Address	7637 Greg Ave	DMA No Mail Flag	
Tax Billing City & State	Sun Valley, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$938,309	School District	LOS ANGELES UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	56 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	38 / 100	Walkable Score	85 / 100
Total Incidents (1 yr)	133	Q1 Home Price Forecast	\$971,349
Standardized Test Rank	40 / 100	Last 2 Yr Home Appreciation	12%

LOCATION INFORMATION			
Zoning	LARE9	Subdivision	9816
Waterfront Influence		Map Page/Grid	
Location Influence		Old Map	7-E1
Tract Number	9816	Condo Floor	
School District	Los Angeles	Traffic	
Census Tract	1112.02	Within 250 Feet of Multiple Flood Zone	No
Carrier Route	C002		

TAX INFORMATION			
APN	2712-005-004	Tax Appraisal Area	
Alt APN		Lot Number	217
% Improved	25%	Block #	
Tax Area	16	Exemption(s)	
Legal Description	TRACT # 9816 E 43.4 FT OF LOT 216 AND W 23.2 FT OF LOT 217		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$827,118	\$810,900	\$667,496
Assessed Value - Land	\$619,038	\$606,900	\$400,498
Assessed Value - Improved	\$208,080	\$204,000	\$266,998
Market Value - Total			
Market Value - Land			
Market Value - Improved			
YOY Assessed Change (\$)	\$16,218	\$143,404	
YOY Assessed Change (%)	2%	21.48%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$8,230		
2022	\$9,849	\$1,619	19.67%
2023	\$10,324	\$475	4.82%
Tax Rate	Jurisdiction	Tax Type	Tax Amount
	Safe Clean Water83	Actual	\$161.74
	Flood Control 62	Actual	\$52.35
	Laco Vectr Cntrl80	Actual	\$18.97
	Lacity Park Dist21	Actual	\$21.38
	La Stormwater 21	Actual	\$41.74
	Rposd Measure A 83	Actual	\$28.63

Trauma/Emerg Srv86

Actual

\$79.10

Total Of Special Assessments

Actual

\$403.91

CHARACTERISTICS

County Use Code	Single Family Resid	Cooling Type	
Universal Land Use Code	SFR	Porch	
Land Use - State		Porch Type	
Lot Frontage	60	Porch 1 Area	
Lot Depth	180	Patio Type	Covered Patio
Lot Acres	0.2759	Patio/Deck 1 Area	
Lot Area	12,018	Patio/Deck 2 Area	
Lot Shape		Garage Type	Attached Garage
Basement Type		Garage Capacity	
Basement Sq Feet		Parking Type	Attached Garage
Building Sq Ft	1,582	Garage Sq Ft	
# of Buildings	1	Roof Type	
Stories	1	Roof Material	Wood Shake
Style	Conventional	Roof Shape	Gable
Condition	Good	Roof Frame	
Quality	Good	Construction	
Total Units	1	Interior Wall	Plaster
Total Rooms	6	Exterior	Stucco
Bedrooms	3	Floor Cover	Hardwood
Total Baths	3	Foundation	Slab
Full Baths	3	Pool	Pool
Half Baths		Pool Size	
Fireplaces	1	Year Built	1956
Condo Amenities		Effective Year Built	1956
Water		Other Impvs	Fence
Sewer	Type Unknown	Other Rooms	Dining Room
Heat Type	Central	Equipment	Range Oven
Heat Fuel Type			

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
--------------	------	----------	-------	-------	------------

Feature Type

Value

Building Description

Building Size

SELL SCORE

Rating	Very High	Value As Of	2024-03-24 04:32:11
Sell Score	978		

ESTIMATED VALUE

RealAVM™	\$926,600	Confidence Score	87
RealAVM™ Range	\$852,200 - \$1,001,100	Forecast Standard Deviation	8
Value As Of	03/11/2024		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	4031	Cap Rate	2.7%
Estimated Value High	4470	Forecast Standard Deviation (FSD)	0.11
Estimated Value Low	3592		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number		Closing Date	
--------------------	--	--------------	--

MLS Status	
MLS Status Change Date	
MLS Listing Date	
MLS Current List Price	
MLS Orig. List Price	
Pending Date	

Closing Price	
MLS List. Agent Name	
MLS List. Broker Name	
MLS Selling Agent Name	
MLS Selling Broker Name	

MLS Listing #
 MLS Status
 MLS Listing Date
 MLS Listing Price
 MLS Orig Listing Price
 MLS Close Date
 MLS Listing Close Price
 MLS Listing Expiration Date
 MLS Listing Cancellation Date

LAST MARKET SALE & SALES HISTORY			
Recording Date	04/05/2023	Sale Type	Full
Settle Date	03/01/2023	Deed Type	Grant Deed
Sale Price	\$840,000	Owner Name	Rahman Family Trust
Price Per Square Feet	\$530.97	Owner Name 2	
Last Mkt Doc #	215090	Seller	US Bk Na Series 2005-8

Recording Date	04/05/2023	01/06/2021	01/23/2018	08/30/2011	11/12/2010
Sale/Settlement Date	03/01/2023	08/14/2020	01/17/2018	06/08/2011	10/04/2010
Sale Price	\$840,000		\$628,471		
Nominal		Y		Y	Y
Buyer Name	Rahman Family Trust	Ludlow 2020 Corp Trust LLC	US Bank Na Series 2005-8	7k Islands Inc	Bh Investments Trust
Seller Name	US Bk Na Series 2005-8	Mortgage Ln Series 2005 8	Aztec Foreclosure Corp	Bh Investments	Sky Unlimited Igm Trust
Document Number	215090	25117	69832	1175296	1632075
Document Type	Grant Deed	Grant Deed	Trustee's Deed (Foreclosure)	Grant Deed	Grant Deed

Recording Date			08/11/2010		
Sale/Settlement Date			08/08/2010		
Sale Price					
Nominal			Y		
Buyer Name			Sky Unlimited Igm Trust		
Seller Name			Trans Atlantic Intl Inc		
Document Number			1116802		
Document Type			Grant Deed		

MORTGAGE HISTORY					
Mortgage Date	06/02/2023	04/05/2023	01/30/2018	07/14/2017	04/24/2017
Mortgage Amount	\$637,000	\$637,000	\$15,000	\$11,500	\$10,500
Mortgage Lender	Private Individual	Private Individual		Private Individual	
Mortgage Type	Construction	Construction	Refi	Refi	Refi
Mortgage Code			Private Party Lender	Private Party Lender	Private Party Lender

Mortgage Date	02/22/2017		06/17/2016		02/16/2016
Mortgage Amount			\$33,000		\$33,000
Mortgage Lender	Private Individual		Private Individual		Private Individual
Mortgage Type	Refi		Refi		Refi
Mortgage Code	Private Party Lender		Private Party Lender		Private Party Lender

FORECLOSURE HISTORY					
Document Type	Release Of Lis Pendens/ Notice	Lis Pendens	Lis Pendens	Notice Of Sale	Lis Pendens
Default Date					
Foreclosure Filing Date		02/01/2022	10/26/2018		11/23/2017

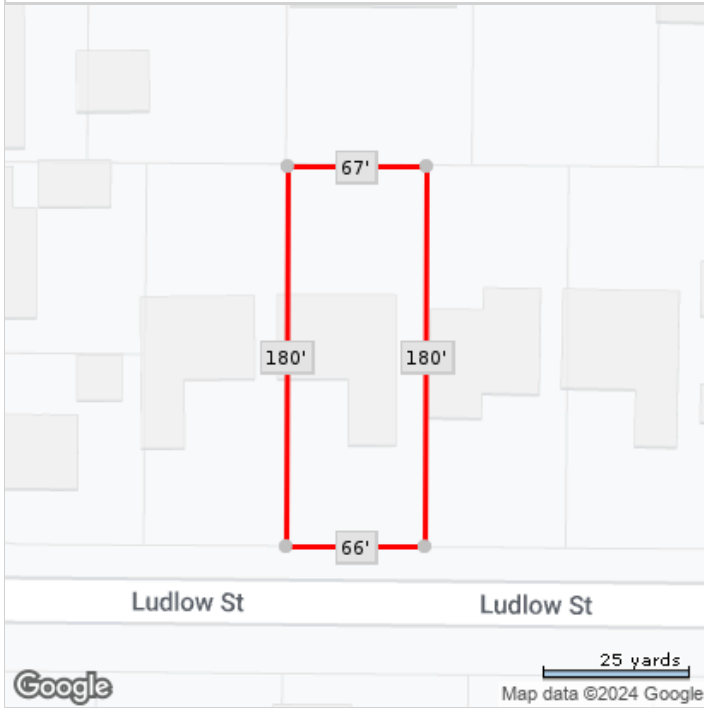
Recording Date	01/25/2023	02/03/2022	11/15/2018	12/20/2017	12/06/2017
Document Number	50256	139258	1154185		1410720
Book Number					
Page Number					
Default Amount					
Final Judgment Amount					
Original Doc Date	02/03/2022				
Original Document Number	139258				
Original Book Page					

Document Type	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Trustee's Sale
Default Date					
Foreclosure Filing Date					01/31/2017
Recording Date	11/22/2017	11/17/2017	11/15/2017	10/18/2017	02/09/2017
Document Number					166055
Book Number					
Page Number					
Default Amount					
Final Judgment Amount		\$933,975	\$933,975		\$933,975
Original Doc Date					06/22/2005
Original Document Number					1462866
Original Book Page					

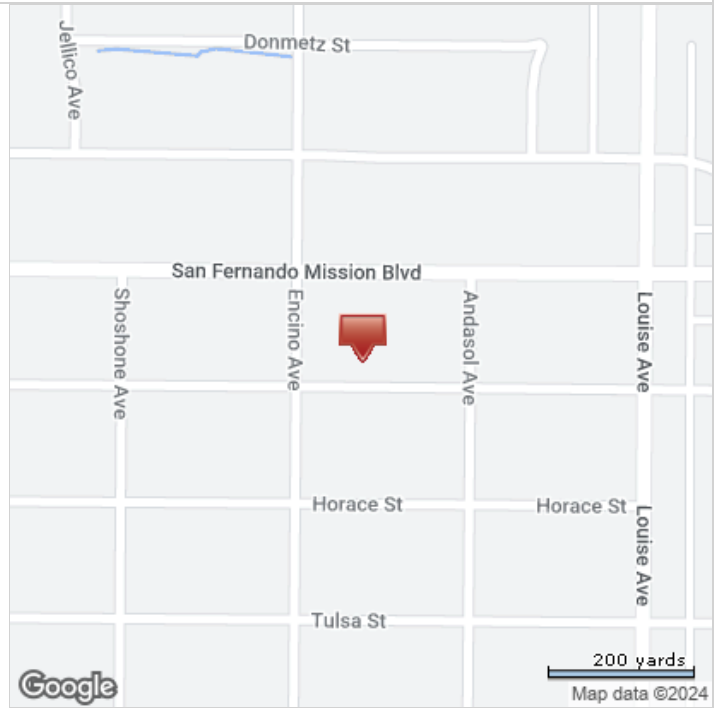
Document Type	Notice Of Trustee's Sale	Notice Of Trustee's Sale	Notice Of Trustee's Sale	Notice Of Default	Release Of Lis Pendens/ Notice
Default Date				10/14/2015	
Foreclosure Filing Date	05/31/2016	02/12/2016	01/11/2016	10/22/2015	
Recording Date	06/02/2016	02/18/2016	01/25/2016	10/26/2015	09/12/2013
Document Number	629612	176149	80392	1308038	1330807
Book Number					
Page Number					
Default Amount				\$445,396	
Final Judgment Amount	\$914,395	\$901,617	\$901,617		
Original Doc Date	06/22/2005	06/22/2005	06/22/2005	06/22/2005	09/15/2009
Original Document Number	1462866	1462866	1462866	1462866	1402545
Original Book Page					

Document Type	Notice Of Trustee's Sale	Notice Of Trustee's Sale	Notice Of Trustee's Sale	Notice Of Default
Default Date				09/11/2009
Foreclosure Filing Date	11/05/2012	03/09/2011	12/16/2009	09/11/2009
Recording Date	11/07/2012	03/11/2011	03/23/2010	09/15/2009
Document Number	1694289	371871	391747	1402545
Book Number				
Page Number				
Default Amount				\$78,705
Final Judgment Amount	\$806,586	\$755,932	\$725,045	
Original Doc Date	06/22/2005	06/22/2005	06/22/2005	06/22/2005
Original Document Number	1462866	1462866	1462866	1462866
Original Book Page				

PROPERTY MAP



*Lot Dimensions are Estimated



Residential Closed
MLS# SR-23017724
DIM/CDIM: 6/6

17441 Ludlow Street, Granada Hills, CA, 91344-4725

County: Los Angeles

List Price: \$739,000
Close Price: \$839,999
Public Report



Beds:	3	Sub-Type:	Single Family
Baths (FTHQ):	3 (3)		Residence
Year Built:	1956 Source: Assessor	ListingKeyNumeric:	370,894,200
Living Area:	1,582	Lot Size Acres:	0.2752
Living Area Source:	Assessor	Lot Size Square Feet:	11,987
Property Attached:	No	Lot Size Source:	Assessor
New Construction:	No	Zoning:	LARE9
Stories Total:	1	Subdiv/Tract Co:	
Fireplace:	No	Parcel Number:	2712005004
Pool /Spa:	Yes	MLS Area:	GH - Granada Hills
View:	No	Total Garage Spaces:	2
Senior Community:	No	Inclusions:	
HOA:	No \$0	Exclusions:	

Public Remarks: Located on a nice tree lined street in Granada Hills. This property features a large lot of 11,987 with 3 bedrooms and 3 baths with pool per assessor. Loads of potential!

Entry Date: 02/01/2023
Listing Contract Date: 02/01/2023
Purchase Contract Date: 02/07/2023
Close Date: 04/05/2023

Original List Price: \$739,000
Buyer Agency Comp: 1%

Lot Size Acres: 0.2752

List Price/Sqft: \$467.13
Sold Price/Sqft: \$530.97

Lease Considered: No
Land Type: Fee
Land Lease: No

Lot Number: 004
School District: Los Angeles Unified
Buyer Agent State License: 01356820

Builders Information: Tax Census Tract: 1112.02
Common Walls: No Common Walls
Cooling: Cooling: Yes; See Remarks
Community Features: Suburban
Fireplace Features: None
Heating: Heating: Yes; See Remarks
Laundry: Laundry: Yes; See Remarks
Levels: One

Lot Features: Lawn
Parking Spaces/Information: Total Garage Spaces: 2; Total Parking Spaces: 2
Parking: Attached Garage: Yes; Parking: Yes; Garage - Two Door
Pool Features: Private
Room Type: See Remarks
Sewer: Public Sewer
Special Listing Conditions: Auction; Real Estate Owned
View: None
Water Source: Public



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