

BROKER'S PRICE OPINION - FORM 201
SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	Borrower's Name: Sonia Sanchez	Loan Number: 002394	
Street Address: 6714 Motz Street	City: Paramount	State: CA	Zip Code: 90723
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	As Is List	\$ 850,000	As Repaired List	\$ 850,000	Quick Sale	\$ 805,000	Land	\$ 255,000
Suggested List Price:	As Is Sale	\$ 850,000	As Repaired Sale	\$ 850,000	Quick Sale	\$ 805,000	Land	\$ 255,000

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
Explain Required Repairs:			

SUBJECT PROPERTY CHARACTERISTICS

Type: Duplex	Condition: Avg	Square Feet: 1899
Bedroom: 5	Bathroom: 3	Garage: Det
Year Built: 1940	Lot Size: 6967 SqFt	Basement: No
APN#: 7101-006-011	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: Urban

SUBJECT PROPERTY COMMENTS

Subject is a north facing one-story duplex. Subject was found in average condition. Subject contains stucco siding and a raised foundation. There are a total of 5 bedrooms and 3 baths. Subject is centrally located to shopping, dining, freeway access and schools. Subject conforms to the neighborhood with multi-family units located on same street as subject. Tenant driven neighborhood.

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
8018 1ST STREET PARAMOUNT (★)	FS	Dplx	Avg	1.4 Mi	1904	4	2	6844 SqFt	2 Det	No	1969	779,000	818,000	2023-12-19	430	38
1723 E 64TH STREET LONG BEACH	FS	Dplx	Good	1.2 Mi	1542	3	2	5478 SqFt	2 Det	No	1927	824,000	865,000	2024-01-05	561	22
1100 E 71ST WAY LONG BEACH	FS	Dplx	Good	0.2 Mi	2010	5	3	9244 SqFt	2 Det	No	1946	975,000	1,050,000	2024-03-08	522	32
1. Comments: Comp's gross living area is superior, but lot size is inferior to subject. Comp has 1 less bedroom and bathroom than subject.													MLS# OC23148211	Sale Type: CV		
2. Comments: Comp's gross living area and lot size are inferior to subject. Comp has 2 less bedroom and 1 less bathroom than subject. Comp is in superior condition.													MLS# PW23194123	Sale Type: CV		
3. Comments: Comp's gross living area is similar, but lot size is superior to subject. Comp contains similar room count as subject.													MLS# DW24029051	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
6533 SAN MARCUS STREET PARAMOUNT	FS	Dplx	Avg	0.8 Mi	1600	3	2	6104 SqFt	2 Det	No	1938	750,000	750,000	469	59
15544 COLORADO PARAMOUNT (★)	FS	Dplx	Avg	1.0 Mi	2352	4	2	11264 SqFt	2 Det	No	1954	899,000	899,000	382	2
1310 S ATLANTIC DRIVE COMPTON	FS	Dplx	Avg	0.7 Mi	1739	6	2	13030 SqFt	2 Det	No	1956	1,150,000	1,150,000	661	1
1. Comments: Comp's gross living area and lot size are inferior to subject. Comp has 2 less bedroom and 1 less bathroom than subject.													MLS# SB24037249		
2. Comments: Comp's gross living area and lot size are superior to subject. Comp has 1 less bedroom and bathroom than subject.													MLS# DW24044205		
3. Comments: Comp's gross living area is inferior, but lot size is superior to subject. Comp has 1 more bedroom, but 1 less bathroom than subject.													MLS# CV24068578		

NEIGHBORHOOD DATA

Management Co Name:	Management Co Phone:	Rental Market: Lease potential (monthly): \$ 4,000
Neighborhood Trend: Stable	Neighborhood Trend Rate (monthly %): 0	Comparable Sales: 28 Days
Comparable Listing: 59 Days		

There is new construction nearby:	No	Price Range:	\$ 0 - \$ 0	Distance from Subject: Describe neighborhood factors that would detract from property: Neighborhood conforms to subject and is located near shopping, schools, hospitals, parks, public transportation, and freeway access. No negative external influences, environmental concerns, or zoning issues noted.
Number of similar listings within 1 mile:	1-5	Price Range:	\$ 750,000 - \$ 1,150,000	
There is REO competition in the area:	No	Price Range:	\$ 0 - \$ 0	
Property Taxes are Current:	Yes	Amount:	\$ 4,543	
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: Duran Properties	Preparer: Everardo Duran	Phone Number: 310-704-1070
Broker Tax ID#: 599394567	Inspection Date: 2024-04-22	Report Date: 2024-04-22
Office proximity to subject: 9.6 Mi	Explain if more than 40 miles:	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



Sale 2



Sale 3



Listing 1



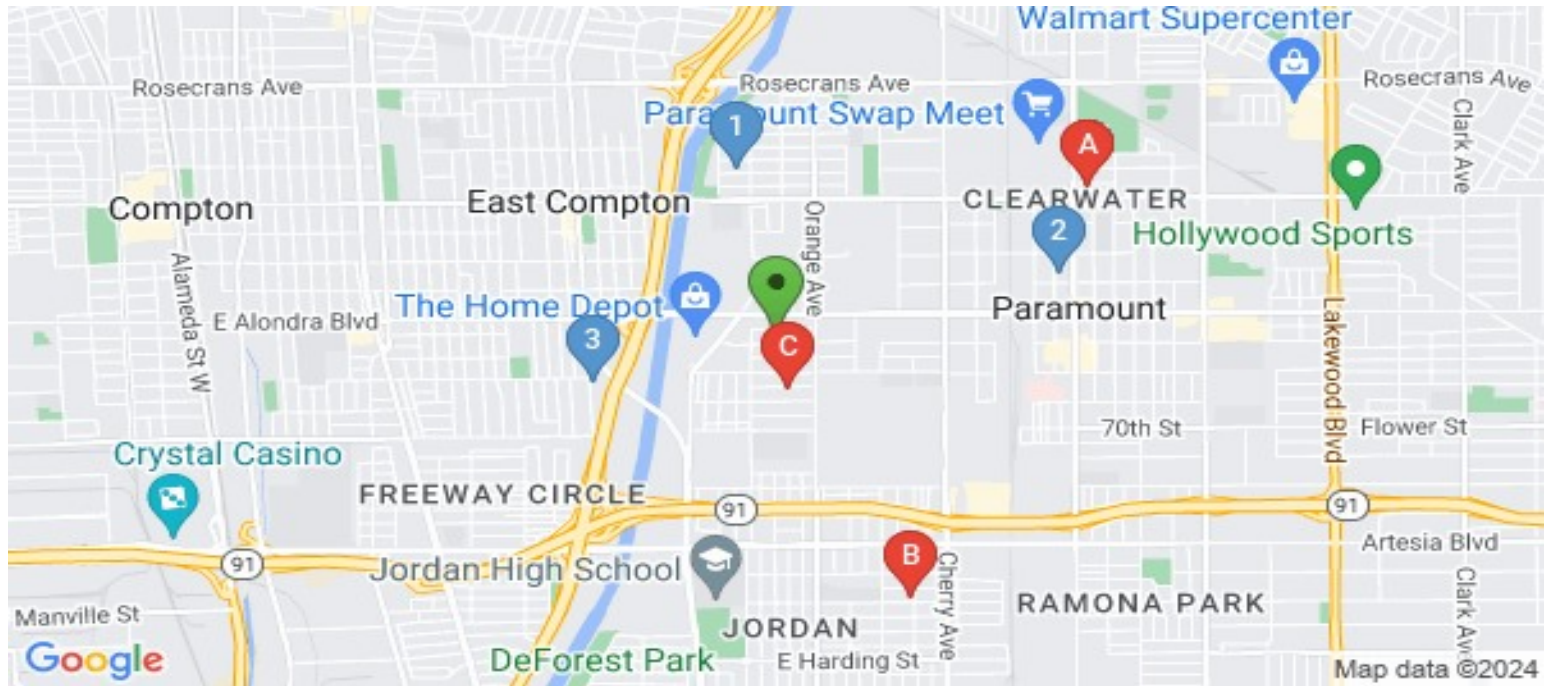
Listing 2










Listing 3



SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
 SUBJECT PROPERTY	6714 Motz Street	90723	0 MI
 COMPARABLE SALE 1	8018 1ST STREET	90723	1.4 MI
 COMPARABLE SALE 2	1723 E 64TH STREET	90805	1.2 MI
 COMPARABLE SALE 3	1100 E 71ST WAY	90805	0.2 MI
 COMPARABLE LISTING 1	6533 SAN MARCUS STREET	90723	0.8 MI
 COMPARABLE LISTING 2	15544 COLORADO	90723	1.0 MI
 COMPARABLE LISTING 3	1310 S ATLANTIC DRIVE	90221	0.7 MI

8018 1st St, Paramount 90723

STATUS: Closed

LIST/CLOSE: \$779,000 /\$818,000 ↑

East of Paramount Blvd, North of Somerset Blvd , West of Orizaba Ave



OF UNITS TOTAL: 2
 SQFT(src): 1,904
 PRICE PER SQFT: \$429.62
 LOT(src): 6,844/0.1571 (A)
 LEVELS: One
 YEAR BLT(src): 1969 (ASR)
 DOM / CDOM: 38/38
 SLC: Standard
 TOTAL OP. EXP: \$3,751.34
 NET OP. INCOME: \$38,249
 PARCEL #: 6241013005
 LISTING ID: OC23148211

Submit Offer

DESCRIPTION

Introducing 1st Street's duplex in Paramount city, a prime investment prospect with two distinct units, each offering 2 bedrooms and 1 bathroom. Front unit has a 1 car garage with laundry hook ups, While back unit has 2 single car garages also with laundry hook ups. Consider living in one while leasing the other, front unit can be occupied by the new owner. This property boasts ample driveway parking and three garage spaces. Each unit enjoys its private outdoor area. With separate gas and electric meters, this low-maintenance property is an attractive option for investors or owner occupied buyers. Don't miss the chance to explore this property in person at 8018 1st Street in Paramount.

EXCLUSIONS:

INCLUSIONS:

AREA: RL - Paramount North of Somerset
 SUBDIVISION: /
 COUNTY: Los Angeles
 55+: No
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LIST \$ ORIG: \$779,000
 SUB TYPE: DPLX/D
 CMN WALLS: No Common Walls
 PARKING: Garage
 # OF BUILDINGS TOTAL: 1
 RENT CONTROL?: No
 PROPERTY ATTACHED?: No

ROOM TYPE:
 UTILITIES:
 ELECTRIC:
 WATER: Public

COOLING:
 HEATING:
 VIEW:
 WATERFRONT:
 LAUNDRY: Gas Dryer Hookup, Washer Hookup
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: \$3,500
 VACANCY ALLOWANCE \$/:%: /
 GROSS OPERATING INCOME: \$42,000
 NET OPERATING INCOME: \$38,249
 OPERATING EXPENSE \$/:%: \$3,751/
 LAND DOLLAR VALUE \$/:%: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE:
 IMPROVEMENTS TOTAL \$/:%: /
 PERSONAL PROPERTY \$/:%: /

INCOME

OF RENTED GARAGES:
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME:
 LAUNDRY INCOME:
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: \$3,751
 ELECTRIC: \$0
 GAS:
 LICENSES:
 NEW TAXES:

FURNITURE REPLACEMENT:
 TRASH: \$0
 CABLE TV:
 GARDENER:
 INSURANCE: \$695

MAINTENANCE: \$2,000
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER: \$0

OTHER EXPENSE: \$1,055
 OTHER EXPENSE DESCRIPTION: WaterTra

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC:
1:	1	2	1	1	Unfurnished	\$1,800	\$20,400	\$2,350	2
2:	1	2	1	2	Unfurnished	\$1,700	\$21,600	\$2,500	2

GAS METERS: 2
 WATER METERS: 1

INTERIOR

INTERIOR:
ACCESSIBILITY:

APPLIANCES:
FLOORING:

ENTRY/LEVEL: Ground/1
FIREPLACE: None

SQFT STUDIO AVG:
SQFT 1 BED AVG:
SQFT 2 BED AVG:
SQFT 3 BED AVG:

EXTERIOREXTERIOR:
DIRECTION FACES:SECURITY:
SEWER: **Public Sewer**LOT: **0-1 Unit/Acre, Front
Yard, Yard
POOL: None**FENCING:
SPA:**BUILDING**BUILDER NAME:
BUILDER MODEL:ARCH STYLE:
DOORS:
WINDOWS:ROOF:
FOUNDATION DTLs:
PROP CONDITION:CONSTR MTRLS:
OTHER STRUCTURES:
NEW CONSTRUCTION YN: **No****GARAGE AND PARKING**

UNCOVERED SPACES:

PARKING TOTAL: **3**GARAGE SPACES: **3**

CARPORT SPACES:

GREENGREEN ENERGY GEN:
WALKSCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTIONPOWER PRODUCTION: **No**GREEN VERIFICATION: **No****COMMUNITY**HOA DUES 1:
HOA DUES 2:
HOA DUES 3:HOA 1 NAME:
HOA 2 NAME:
HOA 3 NAME:HOA PHONE 1:
HOA PHONE 2:
HOA PHONE 3:HOA AMENITIES:
STORIES TOTAL: **1**COMMUNITY: **Sidewalks, Street
Lights**HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:**LAND**LAND LEASE?: **No**
COMMON INTEREST: **None**
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:ELEVATION:
ASSESSMENTS:
PARCEL #: **6241013005**
ADDITIONAL PARCEL(s): **No**TAX LOT: **105**
LOT SIZE DIM:TAX BLOCK:
TAX TRACT #: **579**
ZONING: **PARM*****LISTING**BAC: **2.5%**
BAC REMARKS:
DUAL/VARI. RATE?: **No**
CURRENT FINANCING: **Conventional**
POSSESSION: **Negotiable**
FINANCIAL INFO AS OF:
CONTINGENCY LIST: **Standard Contract
Contingencies**LIST TERMS: **1031 Exchange, Cash, Cash
to New Loan, 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****DATES**LIST CONTRACT DATE: **08/09/23**
START SHOWING DATE:
ON MARKET DATE: **08/09/23**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **12/19/23**
MOD TIMESTAMP: **12/19/23**
EXPIRED DATE: **11/06/23**
PURCH CONTRACT DATE: **09/18/23**
CLOSE DATE: **12/19/23**

CONTINGENCY:

PRIVATE REMARKS: Submit all offers to Website or Email Below ``Submit Offers Subject To Interior Inspection````Both units are Month to Month. Front unit will be moving out on or before Nov 1, 2023```` Please include proof of funds, pre approval, Submit all files as a single PDF.***Sellers choice of services. Listing Agents/Brokers have not verified information stated on the MLS and has relied on public sources of data or seller representations. This information is not guaranteed, the buyer shall not rely on any such information, and the buyer is advised to independently verify all information contained herein. Owner of the LLC on title has a real estate license. Seller may do a 1031 exchange. Please upload Offers on my website: <https://propertycousins.com/page/offer-page.html?type=1&uuid=fd6f7cae0f7747c39>****SHOWING INFORMATION**SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Dusty**
SHOW CONTACT PHONE: **562-308-0458**LOCK BOX LOCATION:
LOCK BOX DESCRIPTION: **None**

OWNER'S NAME:

SHOWING INSTRUCTIONS: **Submit Offers Subject to interior inspection**DRIVING DIRECTIONS: **East of Paramount Blvd, North of Somerset Blvd , West of Orizaba Ave****AGENT / OFFICE**LA: (**OCMULHDUS**) **Dusty Mulhearn**
CoLA:
LO: (**H07357**) **Real Broker**
LO PHONE: **619-248-6434**
CoLO:
CoLO PHONE:LA State License: **01909037**
CoLA State License:
LO State License: **02022092**
LO FAX:
CoLO State License:
CoLO FAX:
Offers Email: **Offers@PropertyCousinsHQ.com****CONTACT PRIORITY**1.LA TEXT: **562-308-0458**
2.LA CELL: **562-308-0458**
3.LA DIRECT:
4.LA TOLL FREE:
5.LA VOICEMAIL:
6.LA EMAIL: **DustyRealty@live.com****COMPARABLE INFORMATION**CLOSE PRICE: **\$818,000**
LIST PRICE: **\$779,000**
LIST \$ ORIGINAL: **\$779,000**BA: (**M447400**) **EVAN
GARCIA**
BO: **Excellence RE Real Estate**CoBA: (**)**
CoBO:
CoBA State License:BUYER FINANCING: **FHA**
CONCESSIONS \$: **\$27,150**
CONCESSION CMTS: **Closing Costs / Repairs**

PURCH CONTRACT DT: **09/18/23**
DOM/CDOM: **38/38**

BA State License: **01718402**
BO State License: **01914184**

CoBO State License:

COE DATE: **12/19/23**

AGENT FULL: Residential Income LISTING ID:
OC23148211

Printed by Everardo Duran, State Lic: 01236849 on 04/22/2024 9:08:16 AM

1723 E 64th St, Long Beach 90805

STATUS: Closed

LIST/CLOSE: \$824,900 /\$865,000 ↑

From 91 Fwy, exit Cherry Av go South to 64th St. go right. On the corner of 64th and Rose



OF UNITS TOTAL: 2
 SQFT(src): 1,542
 PRICE PER SQFT: \$560.96
 LOT(src): 5,478/0.1258 (A)
 LEVELS: One
 YEAR BLT(src): 1927 (ASR)
 DOM / CDOM: 22/22
 SLC: Standard
 TOTAL OP. EXP: \$7,000.00
 NET OP. INCOME: \$47,000
 PARCEL #: 7114016046
 LISTING ID: PW23194123

Submit Offer

DESCRIPTION

FULLY REMODELED DUPLEX FOR SALE! STUNNING 2 BED, 1 BATH AND A 1 BED 1 BATH DUPLEX, LONG BEACH RESIDENCIES IN MOVE-IN CONDITION, READY FOR THE NEXT OWNER TO MAKE IT THEIR HOME! Live in one and rent the other for additional income! Each unit has their own individual address. This beautifully reimagined duplex, both have great layouts and are located in a great neighborhood and is NOT to be missed. No matter which home you choose to live in, both homes feature all new laminate flooring throughout the homes and will immediately send your imagination into all the ways in which you can make the spaces uniquely yours. Both homes offers plenty of windows that provide lots of natural lighting. The front home Features All New Electrical Wiring throughout the home, Brand New Quartz counter tops and plenty of cabinetry. The spacious kitchen is perfect for creating culinary masterpieces for your loved ones. Both bedrooms in the Front Home are nicely sized and offer ample closet space and the bathroom is all new and has been tastefully designed. The 2nd unit offers a spacious open layout where the design possibilities are endless. The back units has all new PEX plumbing. The kitchen also offers Brand New Quartz counter tops new deep sink and plenty of cabinetry. The home features a very spacious bedroom and the full bathroom features a brand new vanity to match tub and shower combo. This duplex also features their own laundry spaces for each home and 2 individual 1 car garages that can be easily converted into a 3rd, 1 bedroom unit. This home is located near schools, shopping, easy freeway access and transportation. You do NOT want to miss out on this Duplex. BOTH WILL BE DELIVERED VACANT! SEE THEM!! FALL IN LOVE WITH THEM!! MAKE IT YOURS!! SEE YOU IN ESCROW!! (Home is digitally staged)

EXCLUSIONS:

INCLUSIONS:

AREA: 7 - North Long Beach
 SUBDIVISION: North Long Beach (NLB)/North Long Beach (NLB)
 COUNTY: Los Angeles
 55+: No
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LIST \$ ORIG: \$824,900
 SUB TYPE: DPLX/D
 CMN WALLS: No Common Walls
 PARKING:
 # OF BUILDINGS TOTAL: 2
 RENT CONTROL?: No
 PROPERTY ATTACHED?: No

ROOM TYPE: All Bedrooms Down, Kitchen, Laundry, Living Room, See Remarks
 UTILITIES:
 ELECTRIC:
 WATER: Public, See Remarks

COOLING: None
 HEATING: Wall Furnace
 VIEW:
 WATERFRONT:
 LAUNDRY: In Garage, Individual Room, Inside, See Remarks
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: \$54,000
 VACANCY ALLOWANCE \$/%: /
 GROSS OPERATING INCOME:
 NET OPERATING INCOME: \$47,000
 OPERATING EXPENSE \$/%: \$7,000/
 LAND DOLLAR VALUE \$/%: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE:
 IMPROVEMENTS TOTAL \$/%: /
 PERSONAL PROPERTY \$/%: /

INCOME

OF RENTED GARAGES:
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME:
 LAUNDRY INCOME:
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: \$7,000
 ELECTRIC: \$2,400
 GAS: \$600
 LICENSES:
 NEW TAXES:

FURNITURE REPLACEMENT:
 TRASH: \$1,200
 CABLE TV:
 GARDENER:
 INSURANCE: \$1,600

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER: \$1,200

OTHER EXPENSE:
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC: 2
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,700	
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,800	GAS METERS: 2

INTERIOR

INTERIOR: **Ceiling Fan(s), Quartz Counters, Recessed Lighting**
ACCESSIBILITY:

APPLIANCES:
FLOORING: **Laminate, See Remarks**

ENTRY/LEVEL: **Front Door/1**
FIREPLACE: **None**

SQFT STUDIO AVG:
SQFT 1 BED AVG:
SQFT 2 BED AVG:
SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
DIRECTION FACES:

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

LOT: **0-1 Unit/Acre, Back Yard, Front Yard, Walkstreet**
POOL: **None**

FENCING:
SPA:

BUILDING

BUILDER NAME:
BUILDER MODEL:

ARCH STYLE:
DOORS:
WINDOWS:

ROOF:
FOUNDATION DTLS:
PROP CONDITION:

CONSTR MTRLS:
OTHER STRUCTURES:
NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

UNCOVERED SPACES:

PARKING TOTAL: **2**

GARAGE SPACES: **2**

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALKSCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA DUES 1:
HOA DUES 2:
HOA DUES 3:
COMMUNITY: **Curbs, Sidewalks, Street Lights, Suburban**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA 1 NAME:
HOA 2 NAME:
HOA 3 NAME:

HOA PHONE 1:
HOA PHONE 2:
HOA PHONE 3:

HOA AMENITIES:
STORIES TOTAL: **1**

LAND

LAND LEASE?: **No**
COMMON INTEREST: **None**
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:

ELEVATION:
ASSESSMENTS:
PARCEL #: **7114016046**
ADDITIONAL PARCEL(s): **No**

TAX LOT: **43**
LOT SIZE DIM:

TAX BLOCK:
TAX TRACT #: **7894**
ZONING: **LBR2N**

LISTING

BAC: **2%**
BAC REMARKS:
DUAL/VARI. RATE?: **No**
CURRENT FINANCING:
POSSESSION: **Close Of Escrow**
FINANCIAL INFO AS OF:
CONTINGENCY LIST:

LIST TERMS: **Cash, Conventional, FHA, Submit**
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**

DATES

LIST CONTRACT DATE: **10/19/23**
START SHOWING DATE:
ON MARKET DATE: **10/19/23**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **01/05/24**
MOD TIMESTAMP: **01/05/24**
EXPIRED DATE: **04/19/24**
PURCH CONTRACT DATE: **11/27/23**
CLOSE DATE: **01/05/24**

CONTINGENCY:

PRIVATE REMARKS: DO TO THANKSGIVING, WE DO HAVE AN OFFER DEADLINE FOR WEDNESDAY MORNING AT 10:00AM. FHA offers will be entertained after Nov. 24th due to the FHA 90 day flip rule. Please add property address to subject line and submit complete offer package to CardenasAssociatesRE@gmail.com with lenders pre-approval & Proof of Funds ONLY. Please do not include any additional documentation including buyer cover and/or personal letters. Any offer including such items will NOT be presented to the seller. NO BLIND OFFERS. Seller requests they select services. Buyer and buyers agent to verify any and all material information regarding the subject property, including, but not limited to, living sq ft, build year, lot lines, permits, etc. Information provided is deemed reliable, but is not guaranteed.

SHOWING INFORMATION

SHOW CONTACT TYPE: **See Remarks**
SHOW CONTACT NAME: **George**
SHOW CONTACT PHONE: **562-413-4431**

LOCK BOX LOCATION:
LOCK BOX DESCRIPTION: **Combo, See Remarks**

OWNER'S NAME:

SHOWING INSTRUCTIONS: **DO TO THANKSGIVING, WE DO HAVE AN OFFER DEADLINE FOR WEDNESDAY MORNING AT 10:00AM. DELIVERED VACANT! FHA offers will be entertained after Nov. 24th due to the FHA 90 day flip rule. Showings to be scheduled through Showing Time. You will be given immediate access with code. Showings allowed daily 8am to 7:30pm. You will be automatically responded with showing instructions. Any questions, feel free to call me at 562-413-4431.**

DRIVING DIRECTIONS: **From 91 Fwy, exit Cherry Av go South to 64th St. go right. On the corner of 64th and Rose**

AGENT / OFFICE**CONTACT PRIORITY**

Listing Team: (329382253) [Cardenas & Associates](#)

CoListing Team: (329382253) [Cardenas & Associates](#)

LA: (**PWCARJOR**) [Jorge Cardenas](#)

CoLA: [Georgina Martinez](#)

LO: (**PB18962**) [Realty Masters & Associates](#)

LO PHONE: **909-993-5710**

CoLO: **Realty Masters & Associates**

CoLO PHONE: **909-993-5710**

LA State License: **01937063**

CoLA State License: **01936976**

LO State License: **01927637**

LO FAX: **909-597-8700**

CoLO State License: **01927637**

CoLO FAX: **909-597-8700**

Offers Email:

1.LA CELL: **562-413-4431**

2.LA VOICEMAIL: **562-413-4431**

3.LA EMAIL: georgecardenasre@gmail.com

4.LO PHONE: **909-993-5710**

COMPARABLE INFORMATION

CLOSE PRICE: **\$865,000**

LIST PRICE: **\$824,900**

LIST \$ ORIGINAL: **\$824,900**

PURCH CONTRACT DT: **11/27/23**

DOM/CDOM: **22/22**

BA: (**F207056674**)

[Giovany Kirakossian](#)

BO: **JohnHart Real Estate**

BA State License: **01852689**

BO State License: **01873088**

CoBA: (**SR207072160**)

[Maria Valdez](#)

CoBO: **JohnHart Real**

Estate

CoBA State License:

02142498

CoBO State License:

01873088

BUYER FINANCING: **FHA**

CONCESSIONS \$: **\$3,500**

CONCESSION CMTS: **Closing Cost**

COE DATE: **01/05/24**

AGENT FULL: Residential Income LISTING ID:
PW23194123

Printed by Everardo Duran, State Lic: 01236849 on 04/22/2024 9:08:36 AM

1100 E 71st Way, Long Beach 90805

STATUS: Closed

LIST/CLOSE: \$975,000 / \$1,050,000 ↑

W. of Orange S. of 91 Freeway



OF UNITS TOTAL: 2
 SQFT(src): 2,010
 PRICE PER SQFT: \$522.39
 LOT(src): 9,244/0.2122 (A)
 LEVELS: One
 YEAR BLT(src): 1946 (ASR)
 DOM / CDOM: 32/32
 SLC: Notice Of Default
 TOTAL OP. EXP: \$4,600.00
 NET OP. INCOME: \$73,660
 PARCEL #: 7101031002
 LISTING ID: DW24029051

Submit Offer

DESCRIPTION

TWO UNITS, Great opportunity for first time buyers and long term investors! Excellent front and backyard, both homes have a very secluded yet open feel, conveniently located in a high desirable area of North Long Beach, within a short walking distance to schools, parks and shopping. Quick transportation and easy access to 710-105-91 freeways. MOVE IN READY. Property Features: Front house is 3 BED+2BA recently renovated, kitchen granite countertop, modern kitchen cabinets, fire place in living room, laminate floors, laundry area in garage, inviting front and back porch with seating area, private wide and long drive way. two car garage and storage room, blocked fenced in, perfect property for family events, ample storage room behind garage. You will be proud to own this property Second unit is a 2BED-1BA, recently renovated, french doors that lead to a private back yard, beautiful lemon tree, two car garage. private and safe kids play ground area. PLEASE DO NOT DISTURB OCCUPANTS. Please call for a private showing

EXCLUSIONS:

INCLUSIONS:

AREA: 7 - North Long Beach
 SUBDIVISION: North Long Beach (NLB)/North Long Beach (NLB)
 COUNTY: Los Angeles
 55+: No
 GROSS EQUITY:
 PRESENT LOANS #: HAVE:

LIST \$ ORIG: \$975,000
 SUB TYPE: DPLX/D
 CMN WALLS: No Common Walls
 PARKING:
 # OF BUILDINGS TOTAL: 2
 RENT CONTROL?: Yes
 PROPERTY ATTACHED?: No

ROOM TYPE: All Bedrooms Down
 UTILITIES: Electricity Connected, Natural Gas Connected, Sewer Connected
 ELECTRIC:
 WATER: Public

COOLING: Wall/Window Unit(s)
 HEATING: Fireplace(s)
 VIEW:
 None
 WATERFRONT:
 LAUNDRY: Gas Dryer Hookup, In Garage
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: \$79,200
 VACANCY ALLOWANCE \$/:%: \$790/1
 GROSS OPERATING INCOME: \$78,410
 NET OPERATING INCOME: \$73,660
 OPERATING EXPENSE \$/:%: \$4,750/3
 LAND DOLLAR VALUE \$/:%: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE:
 IMPROVEMENTS TOTAL \$/:%: /
 PERSONAL PROPERTY \$/:%: /

INCOME

OF RENTED GARAGES: 2
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME: \$12,000
 LAUNDRY INCOME:
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: \$4,600
 ELECTRIC: \$0
 GAS: \$0
 LICENSES:
 NEW TAXES:

FURNITURE REPLACEMENT:
 TRASH: \$2,600
 CABLE TV:
 GARDENER:
 INSURANCE: \$2,000

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER: \$0

OTHER EXPENSE:
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC:
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,600	2
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,900	2

GAS METERS: 2
WATER METERS: 2

INTERIOR

INTERIOR: **Crown Molding, Formica Counters, Granite Counters, Open Floorplan**
ACCESSIBILITY:

APPLIANCES: **Disposal, Gas Range, Gas Water Heater, Microwave, Water Heater**
FLOORING: **Laminate, Tile**

ENTRY/LEVEL: **FD/1**
FIREPLACE: **Living Room, Wood Burning**

SQFT STUDIO AVG:
SQFT 1 BED AVG:
SQFT 2 BED AVG:
SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
DIRECTION FACES: **North**

SECURITY: **Smoke Detector(s)**
SEWER: **Public Sewer**

LOT: **Near Public Transit**
POOL: **None**

FENCING: **Block**
SPA: **None**

BUILDING

BUILDER NAME:
BUILDER MODEL:

ARCH STYLE: **Traditional**
DOORS: **French Doors**
WINDOWS: **Blinds, Double Pane Windows**

ROOF: **Composition**
FOUNDATION DTL: **Raised**
PROP CONDITION: **Turnkey**

CONSTR MTRLS: **Stucco**
OTHER STRUCTURES: **Second Garage, Storage**
NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

UNCOVERED SPACES: **10**

PARKING TOTAL: **14**

GARAGE SPACES: **4**

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALKSCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA DUES 1: **\$0**
HOA DUES 2:
HOA DUES 3:
COMMUNITY: **Biking, Park**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA 1 NAME:
HOA 2 NAME:
HOA 3 NAME:

HOA PHONE 1:
HOA PHONE 2:
HOA PHONE 3:

HOA AMENITIES:
STORIES TOTAL: **1**

LAND

LAND LEASE?: **No**
COMMON INTEREST: **None**
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:

ELEVATION:
ASSESSMENTS:
PARCEL #: **7101031002**
ADDITIONAL PARCEL(S): **No**

TAX LOT: **7**
LOT SIZE DIM:

TAX BLOCK: **23**
TAX TRACT #: **0**
ZONING: **LBR1N**

LISTING

BAC: **2.5%**
BAC REMARKS:
DUAL/VARI. RATE?: **No**
CURRENT FINANCING:
POSSESSION:
FINANCIAL INFO AS OF:
CONTINGENCY LIST: **Standard Contract Contingencies**

LIST TERMS: **Cash To Existing Loan, Conventional, FHA, FHA 203(b), Submit**
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**

DATES

LIST CONTRACT DATE: **02/09/24**
START SHOWING DATE:
ON MARKET DATE: **02/09/24**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **03/19/24**
MOD TIMESTAMP: **03/19/24**
EXPIRED DATE: **04/11/24**
PURCH CONTRACT DATE: **03/12/24**
CLOSE DATE: **03/18/24**

CONTINGENCY: **None**

PRIVATE REMARKS: Front unit and back units are owner occupied and will be delivered vacant at the close of escrow.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME:
SHOW CONTACT PHONE:

LOCK BOX LOCATION:
LOCK BOX DESCRIPTION:

OWNER'S NAME:

SHOWING INSTRUCTIONS: **Property is owner occupied, do not go direct, by appointment only**
DRIVING DIRECTIONS: **W. of Orange S. of 91 Freeway**

AGENT / OFFICE

LA: (**DWENJORG**) **Jorge Enciso**
CoLA:
LO: (**YCYA**) **Century 21 Allstars**
LO PHONE: **562-863-2121Ext:0**
CoLO:
CoLO PHONE:

LA State License: **01116452**
CoLA State License:
LO State License: **01280965**
LO FAX: **562-863-3275**
CoLO State License:
CoLO FAX:
Offers Email: **georgeenciso@gmail.com**

CONTACT PRIORITY

1.LA CELL: **213-880-5656**
2.LA EMAIL: **georgeenciso@gmail.com**

6.LA EMAIL: **georgeenciso@gmail.com**

COMPARABLE INFORMATION

CLOSE PRICE: **\$1,050,000**
LIST PRICE: **\$975,000**
LIST \$ ORIGINAL: **\$975,000**
PURCH CONTRACT DT: **03/12/24**

BA: (**RSSUTTDON**) **Don Sutton**
BO: **Sync Brokerage**
BA State License: **01335611**

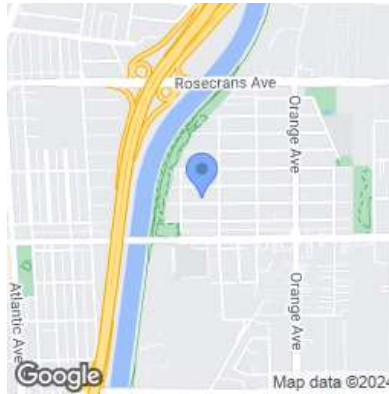
CoBA: **()**
CoBO:
CoBA State License:
CoBO State License:

BUYER FINANCING: **Conventional**
CONCESSIONS \$: **\$0**
CONCESSION CMTS: **None**
COE DATE: **03/18/24**

AGENT FULL: Residential Income LISTING ID:
DW24029051

Printed by Everardo Duran, State Lic: 01236849 on 04/22/2024 9:08:47 AM

From 710 N to Rosecrans Ave, (R) on Rosecrans Ave to Paramount, (R) on Orange Ave, (R) on Marcus St



OF UNITS TOTAL: **2**
 SQFT(src): **1,600**
 PRICE PER SQFT: **\$468.75**
 LOT(src): **6,104/0.1401 (A)**
 LEVELS: **One**
 YEAR BLT(src): **1938 (ASR)**
 DOM / CDOM: **59/59**
 SLC: **Standard**
 TOTAL OP. EXP: **\$0.00**
 NET OP. INCOME: **\$0**
 PARCEL #: **6237030025**
 LISTING ID: **SB24037249**

Submit Offer

DESCRIPTION

HERE IS A RARE OPPORTUNITY TO OWN A DUPLEX IN PARAMOUNT CITY. THIS PROPERTY HAS GATED ENTRY. THE FIRST UNIT HAS TWO BEDROOMS ONE BATHROOM AND THE SECOND UNIT HAS ONE BEDROOM AND ONE BATHROOM. CENTRAL LOCATION NEAR TO SHOPPING CENTERS, MAJOR FREEWAYS, SCHOOLS AND PUBLIC TRANSPORTATION.

EXCLUSIONS:

INCLUSIONS:

AREA: **RK - Paramount South of Somerset**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 55+: **No**
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LIST \$ ORIG: **\$750,000**
 SUB TYPE: **DPLX/D**
 CMN WALLS: **No Common Walls**
 PARKING:
 # OF BUILDINGS TOTAL: **1**
 RENT CONTROL?: **No**
 PROPERTY ATTACHED?: **No**

ROOM TYPE: **All Bedrooms Down**
 UTILITIES:
 ELECTRIC:
 WATER: **Public**

COOLING: **Wall/Window Unit(s)**
 HEATING:
 VIEW:
See Remarks
 WATERFRONT:
 LAUNDRY: **See Remarks**
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: **\$0**
 VACANCY ALLOWANCE \$/:%: /
 GROSS OPERATING INCOME:
 NET OPERATING INCOME: **\$0**
 OPERATING EXPENSE \$/:%: **\$0/**
 LAND DOLLAR VALUE \$/:%: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE:
 IMPROVEMENTS TOTAL \$/:%: /
 PERSONAL PROPERTY \$/:%: /

INCOME

OF RENTED GARAGES:
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME:
 LAUNDRY INCOME:
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: **\$0**
 ELECTRIC: **\$0**
 GAS: **\$0**
 LICENSES:
 NEW TAXES:

FURNITURE REPLACEMENT:
 TRASH: **\$0**
 CABLE TV:
 GARDENER:
 INSURANCE: **\$0**

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER: **\$0**

OTHER EXPENSE:
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC:
1:	2	3	2	1	Unfurnished	\$0	\$0	\$0	1

GAS METERS: **1**
 WATER METERS: **1**

INTERIOR

INTERIOR:
 ACCESSIBILITY:

APPLIANCES:
 FLOORING:

ENTRY/LEVEL: **Ground/1**
 FIREPLACE: **None**

SQFT STUDIO AVG:
 SQFT 1 BED AVG:
 SQFT 2 BED AVG:
 SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:

SECURITY:

LOT: **Walkstreet**

FENCING:

DIRECTION FACES:	SEWER: Public Sewer	POOL: None	SPA:
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BUILDING

BUILDER NAME:	ARCH STYLE:	ROOF:	CONSTR MTRLS:
BUILDER MODEL:	DOORS:	FOUNDATION DTLs:	OTHER STRUCTURES:
	WINDOWS:	PROP CONDITION:	NEW CONSTRUCTION YN: No

GARAGE AND PARKING

UNCOVERED SPACES:	PARKING TOTAL: 0	GARAGE SPACES: 0	CARPORT SPACES:
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GREEN

GREEN ENERGY GEN: WALKSCORE:	GREEN ENERGY EFF:	GREEN SUSTAIN:	GREEN WTR CONSERV:
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POWER PRODUCTION

POWER PRODUCTION: No	GREEN VERIFICATION: No
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COMMUNITY

HOA DUES 1: \$0	HOA 1 NAME:	HOA PHONE 1:	HOA AMENITIES:
HOA DUES 2:	HOA 2 NAME:	HOA PHONE 2:	STORIES TOTAL: 1
HOA DUES 3:	HOA 3 NAME:	HOA PHONE 3:	
COMMUNITY: Suburban			
HOA MANAGEMENT NAME:			
HOA MANAGEMENT NAME 2:			
HOA MANAGEMENT NAME 3:			

LAND

LAND LEASE?: No	ELEVATION:	TAX LOT: 257	TAX BLOCK: 38
COMMON INTEREST: None	ASSESSMENTS: Unknown	LOT SIZE DIM:	TAX TRACT #: 6251
LAND LEASE AMOUNT:	PARCEL #: 6237030025		ZONING: PAR2*
LAND LEASE AMT FREQ:	ADDITIONAL PARCEL(s): No		

LISTING

DATES

BAC: 3%	LIST TERMS: Cash	LIST CONTRACT DATE: 02/22/24
BAC REMARKS:	LIST AGRMT: Exclusive Right To Sell	START SHOWING DATE:
DUAL/VARI. RATE?: No	LIST SERVICE: Full Service	ON MARKET DATE: 02/23/24
CURRENT FINANCING: FHA, VA	AD NUMBER:	PRICE CHG TIMESTAMP:
POSSESSION:	DISCLOSURES:	STATUS CHG TIMESTAMP: 02/23/24
FINANCIAL INFO AS OF:	INTERNET, AVM?/COMM?: Yes/Yes	MOD TIMESTAMP: 03/07/24
CONTINGENCY LIST:	INTERNET?/ADDRESS?: Yes/Yes	EXPIRED DATE:
	NEIGHBORHOOD MARKET REPORT YN?: Yes	PURCH CONTRACT DATE:
		ENDING DATE:

CONTINGENCY:
PRIVATE REMARKS: Information is deemed reliable but it has no been verified by listing agent. Buyer (s) is advised to verify information regarding of the property to satisfy themselves. Property sold "AS IS".

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent	LOCK BOX LOCATION: NONE	OWNER'S NAME:
SHOW CONTACT NAME:	LOCK BOX DESCRIPTION:	
SHOW CONTACT PHONE:		
SHOWING INSTRUCTIONS: AGENTS Please, do not disturb occupants, they do not cooperate. PROPERTY WILL BE SOLD WITH TENANTS. DRIVE BY ONLY. Send your offer subject to inspection . Showing will be with accepted offer. DO NOT USE SHOWING TIME . Any questions please, send it by e-mail or text to list ing agent.		
DRIVING DIRECTIONS: From 710 N to Rosecrans Ave, (R) on Rosecrans Ave to Paramount, (R) on Orange Ave, (R) on Marcus St		

AGENT / OFFICE

CONTACT PRIORITY

LA: (SAPLIALB) Alba Aplicano	LA State License: 01752313	1.LA CELL: 310-702-8550
CoLA: Victor Alvarez	CoLA State License: 01415951	2.LA DIRECT: 310-352-1156
LO: (S9968) Mega Real Estate Advisors	LO State License: 01883218	3.LA PAGER:
LO PHONE: 310-352-1156	LO FAX: 310-352-1131	4.LA FAX:
CoLO: Mega Real Estate Advisors	CoLO State License: 01883218	5.LA VOICEMAIL:
CoLO PHONE: 310-352-1156	CoLO FAX: 310-352-1131	6.LA EMAIL: alba@megarec.net
	Offers Email: valvarez.properties@gmail.com	

AGENT FULL: Residential Income LISTING ID:
SB24037249

Printed by Everardo Duran, State Lic: 01236849 on 04/22/2024 9:09:00 AM

Check GPS



OF UNITS TOTAL: 2
 SQFT(src): 2,352
 PRICE PER SQFT: \$382.23
 LOT(src): 11,264/0.2586 (A)
 LEVELS:
 YEAR BLT(src): 1954 (ASR)
 DOM / CDOM: 2/2
 SLC: Standard
 TOTAL OP. EXP: \$0.00
 NET OP. INCOME: \$0
 PARCEL #: 6270015006
 LISTING ID: DW24044205

[Submit Offer](#)

DESCRIPTION

EXCLUSIONS:

INCLUSIONS:

AREA: **RK - Paramount South of Somerset**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 55+: **No**
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LIST \$ ORIG: **\$899,000**
 SUB TYPE: **DPLX/A**
 CMN WALLS: **2+ Common Walls, No One Above, No One Below**
 PARKING: **Garage**
 # OF BUILDINGS TOTAL: **3**
 RENT CONTROL?: **Yes**
 PROPERTY ATTACHED?: **Yes**

ROOM TYPE:
 UTILITIES:
 ELECTRIC:
 WATER: **Public**

COOLING:
 HEATING:
 VIEW:
 WATERFRONT:
 LAUNDRY: **Inside**
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: **\$55,200**
 VACANCY ALLOWANCE \$/:%: /
 GROSS OPERATING INCOME:
 NET OPERATING INCOME: **\$0**
 OPERATING EXPENSE \$/:%: **\$0/**
 LAND DOLLAR VALUE \$/:%: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE:
 IMPROVEMENTS TOTAL \$/:%: /
 PERSONAL PROPERTY \$/:%: /

INCOME

OF RENTED GARAGES:
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME:
 LAUNDRY INCOME:
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: **\$0**
 ELECTRIC: **\$0**
 GAS: **\$0**
 LICENSES:
 NEW TAXES:

FURNITURE REPLACEMENT:
 TRASH: **\$0**
 CABLE TV:
 GARDENER:
 INSURANCE: **\$0**

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER: **\$0**

OTHER EXPENSE:
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC:
1:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,500	1
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0	1

GAS METERS: 1
 WATER METERS: 1

INTERIOR

INTERIOR:
 ACCESSIBILITY:

APPLIANCES:
 FLOORING:

ENTRY/LEVEL: **front/1**
 FIREPLACE:

SQFT STUDIO AVG:
 SQFT 1 BED AVG:
 SQFT 2 BED AVG:
 SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

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

FENCING:
 SPA:

BUILDING

BUILDER NAME: ARCH STYLE: ROOF: CONSTR MTRLS:
 BUILDER MODEL: DOORS: FOUNDATION DTLs: OTHER STRUCTURES:
 WINDOWS: PROP CONDITION: NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

UNCOVERED SPACES: PARKING TOTAL: **2** GARAGE SPACES: **2** CARPORT SPACES:

GREEN

GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV:
 WALKSCORE:

POWER PRODUCTION

POWER PRODUCTION: **No** GREEN VERIFICATION: **No**

COMMUNITY

HOA DUES 1: HOA 1 NAME: HOA PHONE 1: HOA AMENITIES:
 HOA DUES 2: HOA 2 NAME: HOA PHONE 2: STORIES TOTAL: **1**
 HOA DUES 3: HOA 3 NAME: HOA PHONE 3:
 COMMUNITY: **Sidewalks, Street Lights**
 HOA MANAGEMENT NAME:
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

LAND


LAND LEASE?: **No** ELEVATION: TAX LOT: **9** TAX BLOCK:
 COMMON INTEREST: **None** ASSESSMENTS: LOT SIZE DIM: TAX TRACT #: **5538.01**
 LAND LEASE AMOUNT: PARCEL #: **6270015006** ZONING:
 LAND LEASE AMT FREQ: ADDITIONAL PARCEL(s): **No**

LISTING**DATES**

BAC: **1%** LIST TERMS: **Cash, Cash to New Loan** LIST CONTRACT DATE: **03/01/24**
 BAC REMARKS: LIST AGRMT: **Exclusive Right To Sell** START SHOWING DATE:
 DUAL/VARI. RATE?: **No** LIST SERVICE: **Full Service** ON MARKET DATE: **03/04/24**
 CURRENT FINANCING: AD NUMBER: PRICE CHG TIMESTAMP:
 POSSESSION: DISCLOSURES: STATUS CHG TIMESTAMP: **03/08/24**
 FINANCIAL INFO AS OF: INTERNET, AVM?/COMM?: **Yes/Yes** MOD TIMESTAMP: **04/18/24**
 CONTINGENCY LIST: INTERNET?/ADDRESS?: **Yes/Yes** EXPIRED DATE:
 NEIGHBORHOOD MARKET REPORT YN?: **Yes** PURCH CONTRACT DATE: **03/07/24**
 ENDING DATE:

CONTINGENCY:
PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent** LOCK BOX LOCATION: OWNER'S NAME:
 SHOW CONTACT NAME: LOCK BOX DESCRIPTION:
 SHOW CONTACT PHONE: 
 SHOWING INSTRUCTIONS: **text agent**
 DRIVING DIRECTIONS: **Check GPS**

AGENT / OFFICE**CONTACT PRIORITY**

LA: **(YBELMARY) Mary Beltran** LA State License: **01415689** 1.LA CELL: **562-640-5128**
 CoLA: CoLA State License:
 LO: **(DWCYI) Capital Management Realty Inc.** LO State License: **02031312** 2.LA DIRECT:
 LO PHONE: **714-202-2525** LO FAX: 3.LA PAGER:
 CoLO: CoLO State License: 4.LA FAX:
 CoLO PHONE: CoLO FAX: 5.LA VOICEMAIL:
 Offers Email: **beltranmary777@gmail.com** 6.LA EMAIL: **beltranmary777@gmail.com**

COMPARABLE INFORMATION

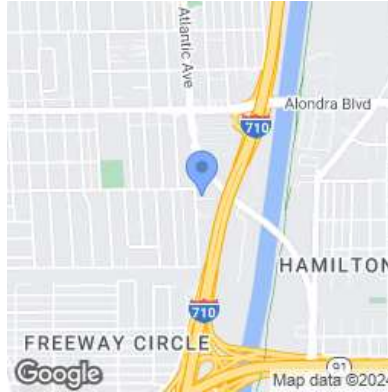
CLOSE PRICE: BA: **()** CoBA: **()** BUYER FINANCING:
 LIST PRICE: **\$899,000** BO: CoBO: CONCESSIONS \$:
 LIST \$ ORIGINAL: BA State License: CoBA State License: CONCESSION CMTS:
 PURCH CONTRACT DT: **03/07/24** BO State License: CoBO State License: ENDING DATE:
 DOM/CDOM: **2/2**

1310 S Atlantic Dr, Compton 90221

**STATUS: Coming Soon Start Showing:
04/26/2024**

LIST PRICE: \$1,150,000

Take I-10 W, CA-60 W and I-710 S to E Alondra Blvd in Compton. Take exit 9B from I-710 S



OF UNITS TOTAL: **2**
SQFT(src): **1,739**
PRICE PER SQFT: **\$661.30**
LOT(src): **13,030/0.2991 (A)**
LEVELS: **One**
YEAR BLT(src): **1956 (PUB)**
DOM / CDOM: **0/0**
SLC: **Standard**
TOTAL OP. EXP: **\$12,200.00**
NET OP. INCOME: **\$100**
PARCEL #: **7301029021**
LISTING ID: **CV24068578**

Recent: **04/07/2024 : CS : ->C**

Submit Offer

DESCRIPTION

1310 S Atlantic Drive in Compton California is a multi dwelling with 2 houses on an approx 13,068 lot. Each house has 3 bedrooms and 1 bath. The house in the back has separate entrance and yard. Fruit trees on the property on each lot. The lots have privacy but was originally no fence at all. Potential to add more homes on this large lot. Sale is subject to contingency

EXCLUSIONS:

INCLUSIONS:

AREA: **699 - Not Defined**
SUBDIVISION: /
COUNTY: **Los Angeles**
55+: **No**
GROSS EQUITY:
PRESENT LOANS \$:
HAVE:

LIST \$ ORIG: **\$1,150,000**
SUB TYPE: **DPLX/D**
CMN WALLS: **No Common Walls**
PARKING:
OF BUILDINGS TOTAL: **2**
RENT CONTROL?: **No**
PROPERTY ATTACHED?: **No**

ROOM TYPE:
UTILITIES:
ELECTRIC: **Standard**
WATER: **Public**

COOLING:
HEATING: **Wall Furnace**
VIEW:
None
WATERFRONT:
LAUNDRY: **Gas & Electric Dryer Hookup**
PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: **\$2,611**
VACANCY ALLOWANCE \$/%: /
GROSS OPERATING INCOME:
NET OPERATING INCOME: **\$100**
OPERATING EXPENSE \$/%: **\$100/**
LAND DOLLAR VALUE \$/%: /

GROSS SPENDABLE INCOME:
LOAN PAYMENT(ANNUAL):
GROSS MULTIPLIER:
CAP RATE:
IMPROVEMENTS TOTAL \$/%: /
PERSONAL PROPERTY \$/%: /

INCOME

OF RENTED GARAGES:
GARAGE RENTAL RATE:
GARAGES RENTAL INCOME:
LAUNDRY INCOME:
LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
OTHER INCOME 2:
OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: **\$12,200**
ELECTRIC:
GAS:
LICENSES:
NEW TAXES:

FURNITURE REPLACEMENT:
TRASH: **\$1,000**
CABLE TV:
GARDENER:
INSURANCE: **\$10,000**

MAINTENANCE:
WORKMAN'S COMP:
PROFESSIONAL MANAGEMENT:
WATER/SEWER: **\$1,200**

OTHER EXPENSE:
OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC:
1:	1	3	1	0		\$0		\$3,900	2
2:	1	3	1	0		\$2,600		\$3,900	2

WATER METERS: 1

INTERIOR

INTERIOR:
ACCESSIBILITY:

APPLIANCES: **Gas Oven, Gas Water Heater**
FLOORING:

ENTRY/LEVEL: **Level/1**
FIREPLACE: **None**

SQFT STUDIO AVG:
SQFT 1 BED AVG:
SQFT 2 BED AVG:
SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
DIRECTION FACES:

SECURITY:
SEWER: **Public Sewer**

LOT: **2-5 Units/Acre**
POOL: **None**

FENCING: **Block, Partial, Wood, Wrought Iron**
SPA: **None**

BUILDING

BUILDER NAME:
BUILDER MODEL:

ARCH STYLE:
DOORS:
WINDOWS:

ROOF:
FOUNDATION DTLS:
PROP CONDITION:

CONSTR MTRLS:
OTHER STRUCTURES:
NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

UNCOVERED SPACES:

PARKING TOTAL: **0**

GARAGE SPACES: **0**

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALKSCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA DUES 1:
HOA DUES 2:
HOA DUES 3:

HOA 1 NAME:
HOA 2 NAME:
HOA 3 NAME:

HOA PHONE 1:
HOA PHONE 2:
HOA PHONE 3:

HOA AMENITIES:
STORIES TOTAL: **1**

COMMUNITY: **Curbs, Street Lights, Urban**

HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No**
COMMON INTEREST: **None**
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:

ELEVATION:
ASSESSMENTS:
PARCEL #: **7301029021**
ADDITIONAL PARCEL(s): **No**

TAX LOT: **A**
LOT SIZE DIM:

TAX BLOCK:
TAX TRACT #: **561**
ZONING: **COR3***

LISTING

BAC: **1.5%**
BAC REMARKS:
DUAL/VARI. RATE?: **No**
CURRENT FINANCING:
POSSESSION:
FINANCIAL INFO AS OF:
CONTINGENCY LIST:

LIST TERMS: **Cash to New 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: **04/06/24**
START SHOWING DATE: **04/26/24**
ON MARKET DATE:
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **04/07/24**
MOD TIMESTAMP: **04/09/24**
EXPIRED DATE:
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Sale is subject to contingency

SHOWING INFORMATION

SHOW CONTACT TYPE: **None**
SHOW CONTACT NAME:
SHOW CONTACT PHONE:

LOCK BOX LOCATION:
LOCK BOX DESCRIPTION:

OWNER'S NAME:

SHOWING INSTRUCTIONS: **do not disturb occupants Drive on by only. You will not be able to see back house from the front.**
DRIVING DIRECTIONS: **Take I-10 W, CA-60 W and I-710 S to E Alondra Blvd in Compton. Take exit 9B from I-710 S**

AGENT / OFFICE

LA: (**CV44994**) **Naeema Fox**
CoLA:
LO: (**52795**) **AGENCY 8 REAL ESTATE GROUP**
LO PHONE: **909-445-0123**
CoLO:
CoLO PHONE:

LA State License: **01729382**
CoLA State License:
LO State License: **02173153**
LO FAX:
CoLO State License:
CoLO FAX:
Offers Email: **pomonarealestate@gmail.com**

CONTACT PRIORITY

1.LA CELL: **9092893354**
2.LA DIRECT: **9092893354**
3.LA PAGER:
4.LA FAX:
5.LA VOICEMAIL:
6.LA EMAIL: **pomonarealestate@gmail.com**


COMPARABLE INFORMATION

CLOSE PRICE:
LIST PRICE: **\$1,150,000**
LIST \$ ORIGINAL:
PURCH CONTRACT DT:
DOM/CDOM: **0/0**

BA: **()**
BO:
BA State License:
BO State License:

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

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

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	5	3	N/A	N/A	07/21/1998
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,899	6,967	1940	DUPLEX	

OWNER INFORMATION			
Owner Name	Sanchez Sonia	Tax Billing Zip	90723
Mail Owner Name	Sonia Sanchez	Tax Billing Zip+4	4739
Tax Billing Address	6714 Motz St	Owner Vesting	Single Woman
Tax Billing City & State	Paramount, CA	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$274,410	School District	PARAMOUNT UNIFIED
Median Home Value Rating	4 / 10	Family Friendly Score	24 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	22 / 100	Walkable Score	89 / 100
Total Incidents (1 yr)	240	Q1 Home Price Forecast	\$283,831
Standardized Test Rank	20 / 100	Last 2 Yr Home Appreciation	8%

LOCATION INFORMATION			
Zip Code	90723	Comm College District Code	Compton
Carrier Route	C015	Census Tract	5538.02
Zoning	PAR2*	Topography	Rolling/Hilly
Tract Number	11676	Within 250 Feet of Multiple Flood Zone	No
School District	Paramount		

TAX INFORMATION			
APN	7101-006-011	Lot	53
% Improved	50%	Water Tax Dist	Central And W Basin
Tax Area	7294	Fire Dept Tax Dist	Consolidated Co
Legal Description	TRACT # 11676 W 50 FT OF LOT 53		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$308,765	\$302,712	\$296,777
Assessed Value - Land	\$154,762	\$151,728	\$148,753
Assessed Value - Improved	\$154,003	\$150,984	\$148,024
YOY Assessed Change (\$)	\$6,053	\$5,935	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$4,324		
2022	\$4,427	\$102	2.37%
2023	\$4,543	\$116	2.61%
Special Assessment	Tax Amount		
Safe Clean Water83	\$143.75		
Flood Control 62	\$31.47		
Consldated Sewer62	\$101.00		
Laco Vectr Cntrl80	\$18.97		
Mwdstandby#1386	\$10.44		
Rposd Measure A 83	\$34.37		
Paramountstlt62	\$34.62		
Cbmwdstdbychg80	\$10.00		
La Co Fire Dept 32	\$98.32		
Combined Liens	\$321.75		
Total Of Special Assessments	\$804.69		

CHARACTERISTICS

County Land Use	Duplex
Universal Land Use	Duplex
Lot Frontage	50
Lot Depth	145
Lot Acres	0.1599
Lot Area	6,967
Style	Conventional
Building Sq Ft	1,899
Gross Area	MLS: 7,250
Stories	1
Total Units	2
Total Rooms	5
Bedrooms	5
Total Baths	3
Full Baths	3

Sewer	Type Unknown
Heat Type	Heated
Garage Type	Attached Garage
Parking Type	Attached Garage
Parking Spaces	2
Roof Material	Composition Shingle
Roof Shape	Gable
Interior Wall	Plaster
Exterior	Stucco
Floor Cover	Hardwood
Foundation	Raised
Year Built	1940
Other Impvs	Fence, Addition
Building Type	Type Unknown
# of Buildings	2

SELL SCORE			
Rating	Low	Value As Of	2024-04-21 04:32:42
Sell Score	495		

ESTIMATED VALUE			
RealAVM™	\$793,300	Confidence Score	60
RealAVM™ Range	\$667,900 - \$918,700	Forecast Standard Deviation	16
Value As Of	04/01/2024		

(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	3471	Cap Rate	2.9%
Estimated Value High	4568	Forecast Standard Deviation (FSD)	0.32
Estimated Value Low	2374		

(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	Y1718	MLS Original List Price	\$259,900
MLS Status	Expired	MLS Listing Agent	Yjervdal-Dale Jervis
MLS Area	RL - PARAMOUNT NORTH OF SO MERSET	MLS Listing Broker	C-21 JERVIS & ASSOCI
MLS Status Change Date	01/05/2013	MLS Source	CRM
MLS Current List Price	\$259,900		

LAST MARKET SALE & SALES HISTORY			
Recording Date	07/22/1998	Deed Type	Grant Deed
Sale Date	07/21/1998	Owner Name	Sanchez Sonia
Document Number	1257182	Seller	Sanchez Sonia

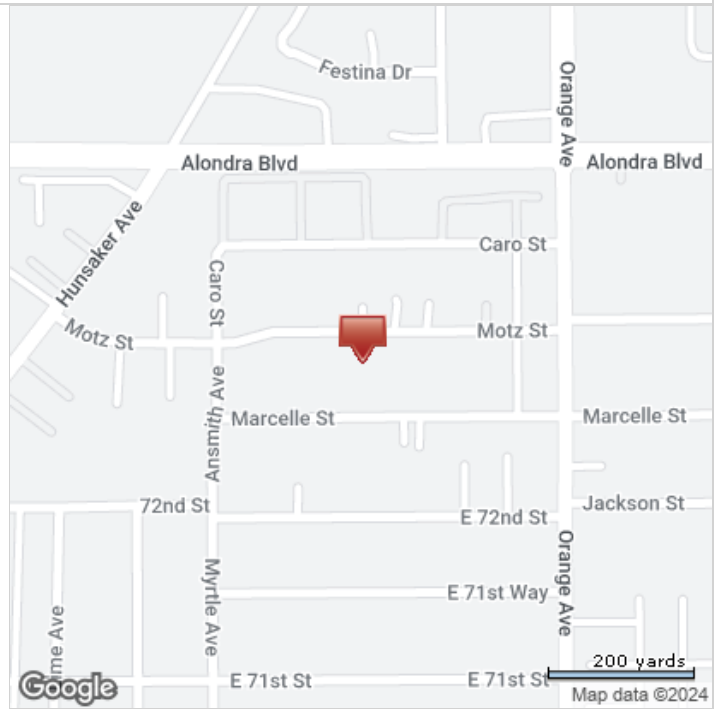
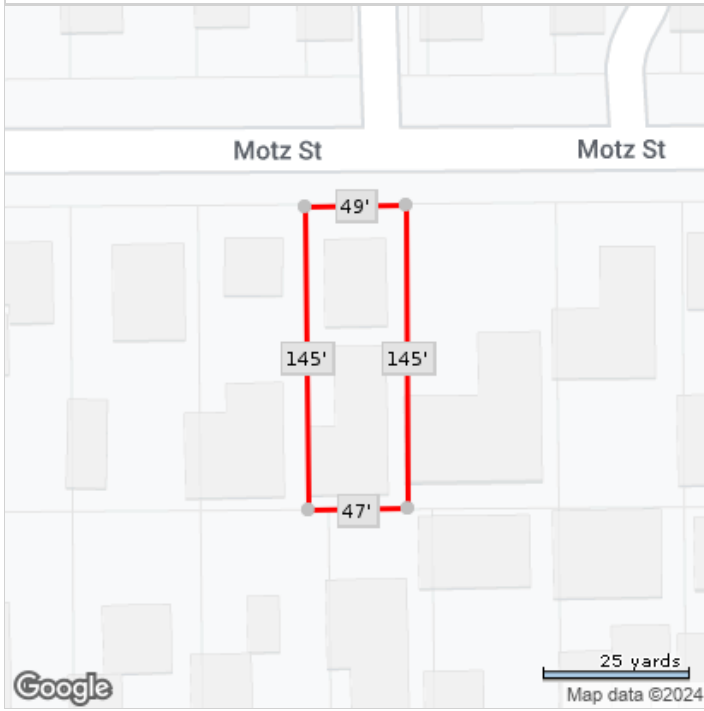
Recording Date	03/08/2002	07/22/1998
Sale Date	02/22/2002	07/21/1998
Nominal	Y	
Buyer Name	Sanchez Sonia	Miramontes Teresa S
Seller Name	Miramontes Teresa S	Sanchez Sonia
Document Number	560770	1257182
Document Type	Grant Deed	Grant Deed

MORTGAGE HISTORY					
Mortgage Date	03/08/2013	06/28/2005	02/27/2003	03/08/2002	05/07/1993
Mortgage Amount	\$233,000	\$131,710	\$189,000	\$191,000	\$130,000
Mortgage Lender	Goodmortgage.com	Wells Fargo Bk Na	Wells Fargo Hm Mtg In c	Downey S&L Assn Fa	Great Wstrn Bk Fsb
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date
Mortgage Amount
Mortgage Lender
Mortgage Code

11/01/1990
\$50,000
Bank Of America
Conventional

PROPERTY MAP



*Lot Dimensions are Estimated