

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: 6726 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	\$ 838,000	As Repaired List	\$ 838,000	Quick Sale	\$ 808,000	Land	\$ 351,000
Suggested List Price:	As Is Sale	\$ 808,000	As Repaired Sale	\$ 808,000	Quick Sale	\$ 778,000	Land	\$ 336,033

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: Nothing negative to note at this time of inspection.			

SUBJECT PROPERTY CHARACTERISTICS

Type: Single Family Residential	Condition: Avg	Square Feet: 1612
Bedroom: 3	Bathroom: 3	Garage: 2 Det
Year Built: 1940	Lot Size: 0.19 Ac	Basement: No
APN#: 7101-005-001	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

Subject property appears to be occupied and in average condition with nothing negative to note at this time.

Property Status							
Vacant:	No	Vandalized:	No	Locked/Secured:	Yes	Winterized:	No

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
132 W ADAMS STREET LONG BEACH	FS	SFR-Det	Avg	1.84 Mi	1649	4	2	0.12 Ac	2 Det	No	1956	799,988	800,000	2023-06-21	485	62
1150 E 61ST STREET LONG BEACH (★)	FS	SFR-Det	Avg	1.68 Mi	1710	4	2	0.13 Ac	2 Att	No	1939	818,900	805,000	2024-01-18	471	79
1320 E 64TH STREET LONG BEACH	FS	SFR-Det	Avg	1.15 Mi	1712	3	2	0.11 Ac	2 Det	No	1950	820,000	820,000	2023-11-30	479	132
1. Comments: Superior in year built, bedroom, Inferior in bathroom, equal in lot size, GLA and garage.													MLS# RS23060351	Sale Type: CV		
2. Comments: Superior in bedroom, Inferior in bathroom, equal in lot size, year built, GLA and garage.													MLS# IV23209175	Sale Type: CV		
3. Comments: Inferior in bathroom, Equal in GLA, year built, lot size, bedroom and garage.													MLS# SB23134724	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
21 W ADAMS STREET LONG BEACH	FS	SFR-Det	Avg	1.75 Mi	1335	3	2	0.14 Ac	2 Att	No	1956	802,000	802,000	601	36
272 E HARCOURT STREET LONG BEACH (★)	FS	SFR-Det	Avg	1.67 Mi	1673	3	2	0.11 Ac		No	1944	808,000	808,000	483	22
16204 S BRADFIELD AVENUE COMPTON	FS	SFR-Det	Avg	1.33 Mi	1488	4	2	0.11 Ac		No	1926	809,999	809,999	544	68
1. Comments: Superior in year built, Inferior in bathroom, GLA, Equal in garage, lot size and bedroom.													MLS# 24369239		
2. Comments: Inferior in bathroom, garage, equal in bedroom, GLA, year built and lot size.													MLS# 24374405		
3. Comments: Superior in bedroom, Inferior in garage, bathroom, GLA, year built, equal in lot size.													MLS# RS24030155		

NEIGHBORHOOD DATA

Management Co Name: 0	Management Co Phone:	Rental Market: Lease potential (monthly): \$ 3,994
Neighborhood Trend: Stable	Neighborhood Trend Rate (monthly %): 0	Comparable Sales: 90 Days
Comparable Listing: 90 Days		

There is new construction nearby:	No	Price Range:	\$ 0 - \$ 0	Distance from Subject:
Number of similar listings within 1 mile:	0	Price Range:	\$ 0 - \$ 0	Describe neighborhood factors that would detract from property: None
There is REO competition in the area:	No	Price Range:	\$ 0 - \$ 0	
Property Taxes are Current:	Yes	Amount:	\$ 6,947	
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: G & V OPTIONS & SOLUTIONS INC.	Preparer: GIOMAR VASQUEZ	Phone Number: 562-857-1007
Broker Tax ID#: 01500295	Inspection Date: 2024-04-19	Report Date: 2024-04-19
Office proximity to subject: 4.94 Mi	Explain if more than 40 miles:	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



Sale 2



Sale 3



Listing 1



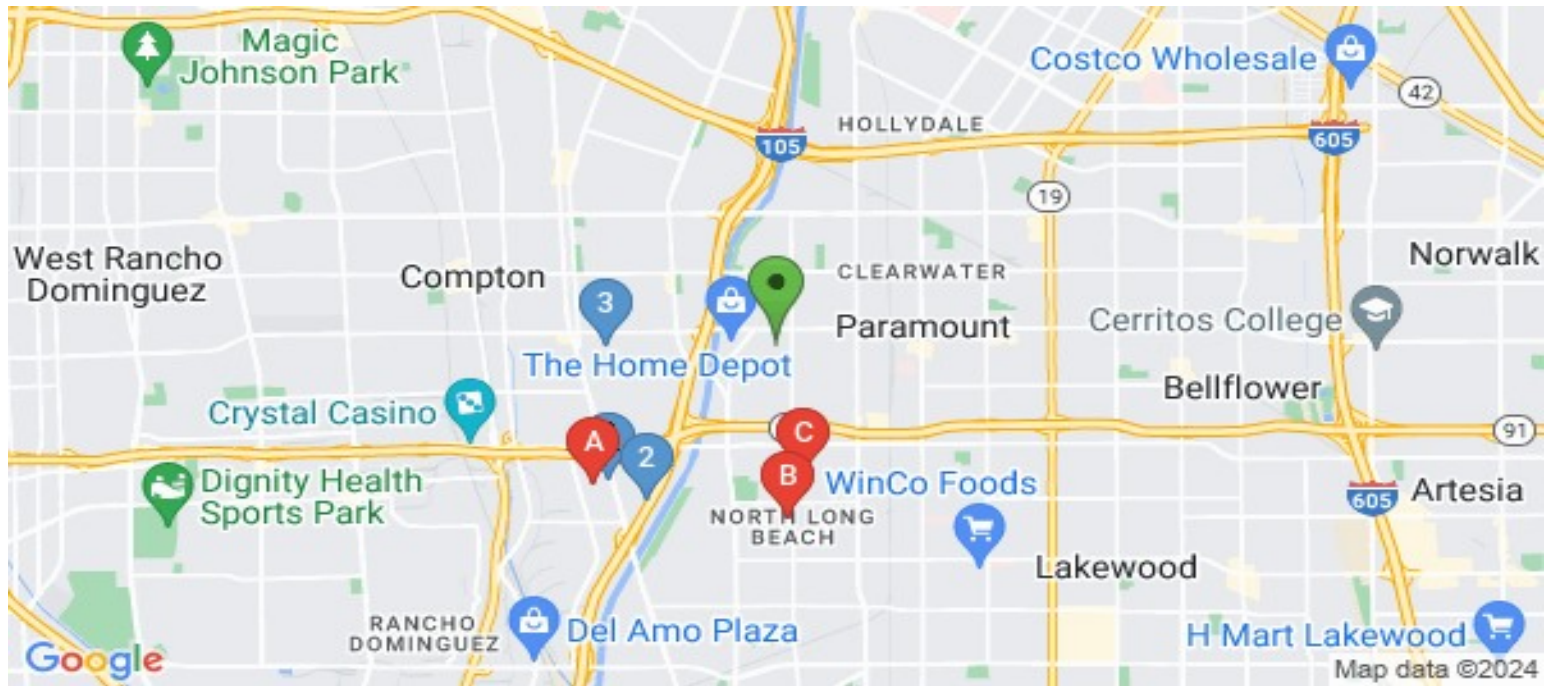
Listing 2










Listing 3



SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
 SUBJECT PROPERTY	6726 Motz Street	90723	0 MI
 COMPARABLE SALE 1	132 W ADAMS STREET	90805	1.84 Mi
 COMPARABLE SALE 2	1150 E 61ST STREET	90805	1.68 Mi
 COMPARABLE SALE 3	1320 E 64TH STREET	90805	1.15 Mi
 COMPARABLE LISTING 1	21 W ADAMS STREET	90805	1.75 Mi
 COMPARABLE LISTING 2	272 E HARCOURT STREET	90805	1.67 Mi
 COMPARABLE LISTING 3	16204 S BRADFIELD AVENUE	90221	1.33 Mi

Cross Property 360 Property View

132 W Adams Street, Long Beach, CA 90805

Listing

132 W Adams St, Long Beach 90805

STATUS: Closed

LIST/CLOSE: \$799,988/\$800,000 ↓

91 West Exit Long Beach Blvd. Turn Left Right On Bort Quick Left On Service Rd Right Adams



BED / BATH: 4/1,1,0,0
SQFT(src): 1,649 (A)
PRICE PER SQFT: \$485.14
LOT(src): 5,300/0.1217 (A)
LEVELS: One
GARAGE: 2/Detached
YEAR BUILT(src): 1956 (ASR)
PROP SUB TYPE: SFR/D
DOM / CDOM: 31/31
SLC: Standard, Trust
PARCEL #: 7307003032
LISTING ID: RS23060351

Submit Offer

DESCRIPTION

Welcome to this spacious & completely remodeled home beautifully done with new & state of the art materials, fixtures & accessories. As you enter you will be greeted by a bright & open floor plan that flows seamlessly from the entry to the living room, formal dining area & kitchen. The kitchen is fitted with quartz counter tops, Bake Based Shiny White Cabinets, stainless steel built-in appliances & matching fixtures, recessed lighting & breakfast counter for casual dining. The spacious family room/den is a perfect room for family gathering, tv/music room & study room. The primary room with an ensuite bathroom & all secondary bedrooms are all good size with wider entry way, ceiling fan & recessed lighting including inside the closets. The bathrooms are both completely & tastefully remodeled with wall to wall & floor tiles, glass bath & shower enclosures, quartz vanity top & stainless steel fixtures, recessed lighting & new toilets. The new vinyl wood floor, double pane windows, recessed lighting, newer central A/C & Heating & roof & the new automatic garage door with remote opener transform this home into a gem that you don't want to miss. The interior laundry, ramp in back for disabled easy access plus the central location & quiet neighborhood are more features to appreciate. PRICE REDUCED!!! Show & sell!

EXCLUSIONS:

INCLUSIONS:

AREA: 7 - North Long Beach
SUBDIVISION: North Long Beach (NLB)/North Long Beach (NLB)
COUNTY: Los Angeles
SENIOR COMMUNITY?: No
CERTIFIED 433A?:

LIST \$ ORIGINAL: \$849,900
BASEMENT SQFT:
COMMON WALLS: No Common Walls
PARKING: Driveway, Garage, Garage - Single Door, Garage Door Opener
HORSE:
PROBATE AUTHORITY:

ROOM TYPE: All Bedrooms Down, Converted Bedroom, Family Room, Living Room, Primary Bathroom, Primary Bedroom
EATING AREA: Breakfast Counter / Bar, Dining Ell, Separated

COOLING: Central Air
HEATING: Central
VIEW: None
WATERFRONT:
LAUNDRY: In Kitchen, Inside

PROP SUB TYPE: Single Family Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: None

INTERIOR

INTERIOR: Block Walls, Built-in Features, Ceiling Fan(s), Copper Plumbing Partial, Open Floorplan, Quartz Counters, Recessed Lighting
MAIN LEVEL BEDROOMS: 4
MAIN LEVEL BATHROOMS: 2

ACCESSIBILITY: 2+ Access Exits, 32 Inch Or More Wide Doors, Ramp - Main Level
APPLIANCES: Built-In Range, Dishwasher, Disposal, Microwave, Water Heater Central
KITCHEN FEATURES: Quartz Counters, Remodeled Kitchen
BATHROOM FEATURES: Bathtub, Low Flow Shower, Low Flow Toilet(s), Shower, Shower in Tub, Exhaust fan(s), Quartz Counters, Remodeled

FLOORING: Tile, Vinyl, Wood
ENTRY LOC/ENTRY LVL: Front/1
FIREPLACE: None

EXTERIOR

EXTERIOR: Rain Gutters
FENCING: Block
DIRECTION FACES: North

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

LOT: Back Yard, Front Yard, Sprinklers In Front
POOL: None

PATIO/PORCH: None
SPA: None

BUILDING

BUILDER NAME:	ARCH STYLE: Contemporary	ROOF: Shingle, Wood	CONSTR MTLs: Stucco
MAKE:	DOOR:	FOUNDATION DTLS: Raised	OTHER STRUCT:
BUILD MODEL:	WINDOW: Blinds, Double Pane	PROP COND:	NEW CONSTRUCTION YN: No
TAX MODEL:	Windows, Screens, Wood Frames	Updated/Remodeled	

GARAGE AND PARKING

ATTACHED GARAGE?: Detached	PARKING TOTAL: 2	GARAGE SPACES: 2	CARPOR SPACES:
UNCOVERED SPACES:	# REMOTES: 1	RV PARK DIM:	

GREEN

GREEN ENERGY GEN: WALK SCORE:	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 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, Suburban	HOA AMENITIES:		
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: 193
PARCEL #: 7307003032	LAND LEASE AMT FREQ:	ELECTRIC: Standard	TAX BLOCK:
ADDITIONAL APN(s): No	LAND LEASE PURCH?:	WATER SOURCE: Public	TAX TRACT #: 22759
	LAND LEASE RENEW:	LOT SIZE DIM:	ZONING: LBR1N
		ASSESSMENTS: Unknown	TAX OTHER ASSESSMENT: \$442
			TAX OTHER ASSESS SOURCE: Estimated

SCHOOL

HIGH SCHOOL DISTRICT: Long Beach Unified	ELEMENTARY: ELEM SOURCE:	MIDDLE/JR HIGH: MIDDLE/JR SOURCE:	HIGH SCHOOL: Jordan
HIGH SCH DIST SOURCE:	ELEMENTARY OTHER: Powell Academy	MIDDLE/JR HIGH OTHER: Powell Academy	HIGH SOURCE:
			HIGH SCHOOL OTHER:

LISTING

BAC: **2.5%**
 BAC RMRKS:
 DUAL/VARI COMP?: **No**
 LEASE CONSIDERED?: **No**
 CURRENT FINANCING:
 POSSESSION:
 SIGN ON PROPERTY?: **Yes**
 CONTINGENCY LIST: **Standard Contract Contingencies**
 CONTINGENCY: **None**

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

LIST CONTRACT DATE: **04/20/23**
 START SHOWING DATE:
 ON MARKET DATE: **04/21/23**
 PRICE CHG TIMESTAMP: **05/16/23**
 STATUS CHG TIMESTAMP: **06/21/23**
 MOD TIMESTAMP: **06/21/23**
 EXPIRED DATE: **12/31/23**
 PURCH CONTRACT DATE: **05/22/23**
 CLOSE DATE: **06/21/23**

PRIVATE REMARKS: PRICE REDUCTION!!! SELLER IS OPEN FOR NEGOTIATION. The huge family room was divided into 2 bedrooms which made the bedrooms 4. The original 3rd bedroom converted into a family room/den. All information provided are to be verified by interested parties . Property vacant. Pls. make sure to turn off all ights & lock up all doors. Offers require Loan Pre-Approval, FICO Scores & Proof of Funds. Happy showing! Thank you!

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent	LOCK BOX LOCATION: Front Door	OCCUPANT TYPE: Owner
SHOW CONTACT NAME: Myrna Dwyer	LOCK BOX TYPE: Supra	OWNER'S NAME: On File
SHOW CONTACT PH: 562-889-8104		
SHOW INSTRUCTIONS: Text listing agent with copy of business card & time of showing to receive CBS code.		
DIRECTIONS: 91 West Exit Long Beach Blvd. Turn Left Right On Bort Quick Left On Service Rd Right Adams		

AGENT / OFFICE

LA: **(RDWYEMR) Myrna Dwyer**
 CoLA:
 LO: **(RCLS) C-21 Classic Estates**
 LO PHONE: **562-865-2992**
 CoLO:
 CoLO PHONE:

LA State License: **00830112**
 CoLA State License:
 LO State License: **01242076**
 LO FAX: **562-865-5282**
 CoLO State License:
 CoLO FAX:
 Offers Email: **myrnadwyer@gmail.com**

CONTACT PRIORITY

1.LA CELL: **562-889-8104**
 2.LA DIRECT: **562-865-2992**
 3.LA PAGER:
 4.LA FAX: **562-865-5282**
 5.LA VOICEMAIL: **562-889-8104**
 6.LA EMAIL: **myrnadwyer@gmail.com**

COMPARABLE INFORMATION

4/20/24, 1:20 AM

Matrix

CLOSE PRICE: **\$800,000**
LIST PRICE: **\$799,988**
LIST \$ ORIGINAL: **\$849,900**
PURCH CONTRACT DATE: **05/22/23**
DOM/CDOM: **31/31**

BA: (**YHENRCOR**)
Coronado Henriquez
BO: **Keller Williams SELA**
BA State License: **01129393**
BO State License: **01978349**

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

BUYER FINANCING: **Conventional**
CONCESSIONS \$: **\$0**
CONCESSION CMTS: **None**
COE DATE: **06/21/23**

AGENT FULL: Residential LISTING ID: RS23060351

Printed by Giomar Vasquez, State Lic: 01500295 on 04/19/2024 12:49:59 PM

1150 E 61st Street, Long Beach, CA 90805

Listing

1150 E 61st St, Long Beach 90805

STATUS: **Closed**

LIST/CLOSE: **\$818,900/\$805,000** ↑

In between Cerritos Ave and Orange



[Listing has Supplements](#)

BED / BATH: **4/2,0,0,0**
 SQFT(src): **1,710 (A)**
 PRICE PER SQFT: **\$470.76**
 LOT(src): **5,690/0.1306 (A)**
 LEVELS: **One**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **1939 (PUB)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **26/92**
 SLC: **Standard**
 PARCEL #: **7124009001**
 LISTING ID: **IV23209175**

[Submit Offer](#)

DESCRIPTION

Completely Remodeled Home - Seller Offers Rate Buy-Down Assistance! + Approved ADU Plans This meticulously remodeled home is 100% move-in ready, boasting contemporary design and top-notch finishes for your ultimate comfort. Enjoy added privacy and security with a gated front yard, creating a serene retreat. Located strategically with convenient alley access, this property offers more than just a home. The seller has secured fully approved plans to transform the existing garage into an Accessory Dwelling Unit (ADU), adding an impressive 500 sqft to the already spacious 4-bed, 2-bath, 1,710 sqft house. The potential living space could expand to approximately 2,210 sqft with a total of 5 beds and 3 baths. Great way to help with the payments or for two families. Explore the QR code in pictures for detailed explanations of the ADU. This is an excellent opportunity to reduce high mortgage payments, and the seller is even willing to assist with a rate buy-down. Detailed plans are available in the supplemental documents for your convenience. Don't miss out on this incredible value-add proposition!

EXCLUSIONS:

INCLUSIONS:

AREA: **7 - North Long Beach**
 SUBDIVISION: **Other (OTHR)/11566**
 COUNTY: **Los Angeles**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$798,900**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **Family Room, Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom**
 EATING AREA: **Dining Room**

COOLING: **Central Air**
 HEATING: **Central, Fireplace(s)**
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **In Carport**

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

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **3**
 MAIN LEVEL BATHROOMS: **3**

ACCESSIBILITY:
 APPLIANCES: **6 Burner Stove, Dishwasher, Vented Exhaust Fan**
 KITCHEN FEATURES: **Granite Counters**
 BATHROOM FEATURES: **Bathtub, Shower in Tub, Double Sinks in Primary Bath, Granite Counters, Linen Closet/Storage, Quartz Counters, Remodeled**

FLOORING:
 ENTRY LOC/ENTRY LVL: **front/1**
 FIREPLACE: **Living Room**

EXTERIOR

EXTERIOR:
 FENCING: **Excellent Condition**
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Back Yard**
 POOL: **None**

PATIO/PORCH:
 SPA: **None**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE: **Bungalow**
 DOOR:
 WINDOW:

ROOF: **Tile**
 FOUNDATION DTLS:
 PROP COND:

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

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
 UNCOVERED SPACES:

PARKING TOTAL: **2**
 # REMOTES:

GARAGE SPACES: **2**
 RV PARK DIM:

CARPORNT SPACES:

ADU

Type: Standard	#Beds: 1	Parking: Yes	Electric Meter: Shared
Attached: Yes	#Baths: 1	Occupied: No	Gas Meter: Shared
Separate Address: No	Entry Level: Lower	Rented/(\$): No	Water Meter:
Living Area/Src: 500.00/Estimated	Year Built/Src: 2023/Estimated	Rented Until:	Kitchen Feat.: Range
Access Type: Garage, See Remarks	Levels: One		

GREEN

GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV:
WALK SCORE:

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: Biking	HOA AMENITIES:		
HOA MANAGEMENT NAME:			
HOA MANAGEMENT NAME 2:			
HOA MANAGEMENT NAME 3:			

LAND

LAND LEASE?: No	LAND LEASE AMOUNT:	UTILITIES:	TAX LOT: 73
PARCEL #: 7124009001	LAND LEASE AMT FREQ:	ELECTRIC: 220 Volts	TAX BLOCK:
ADDITIONAL APN(s): No	LAND LEASE PURCH?:	WATER SOURCE: Public	TAX TRACT #: 11566
	LAND LEASE RENEW:	LOT SIZE DIM:	ZONING: LBR1N
		ASSESSMENTS: None	TAX OTHER ASSESSMENT: \$435
			TAX OTHER ASSESS SOURCE: Estimated

SCHOOL

HIGH SCHOOL DISTRICT: Long Beach Unified	ELEMENTARY:	MIDDLE/JR HIGH:	HIGH SCHOOL:
Unified	ELEM SOURCE:	MIDDLE/JR SOURCE:	HIGH SOURCE:
HIGH SCH DIST SOURCE:	ELEMENTARY OTHER:	MIDDLE/JR HIGH OTHER:	HIGH SCHOOL OTHER:

LISTING

BAC: 4%	TERMS: Cash, Conventional, FHA, VA Loan	LIST CONTRACT DATE: 10/31/23
BAC RMRKS:	LIST AGRMT: Exclusive Right To Sell	START SHOWING DATE:
DUAL/VARI COMP?: No	LIST SERVICE: Full Service	ON MARKET DATE: 11/10/23
LEASE CONSIDERED?: No	AD NUMBER:	PRICE CHG TIMESTAMP: 11/17/23
CURRENT FINANCING: None	DISCLOSURES: Accessory Dwelling Unit	STATUS CHG TIMESTAMP: 01/19/24
POSSESSION: Close Of Escrow	INTERNET, AVM?/COMM?: Yes/Yes	MOD TIMESTAMP: 01/19/24
SIGN ON PROPERTY?:	INTERNET?/ADDRESS?: Yes/Yes	EXPIRED DATE: 09/29/24
CONTINGENCY LIST: Standard Contract	NEIGHBORHOOD MARKET REPORT YN?: Yes	PURCH CONTRACT DATE: 12/06/23
Contingencies		CLOSE DATE: 01/18/24
CONTINGENCY: Send offers to Joshs@fair-close.com		
PRIVATE REMARKS: Buyers' Commission: Earn a generous 4% commission. Vacant & Combo Access: This property is vacant and accessible via the provided combination lock. Please use Showingtime for instructions and combo access details. Value-Added ADU Plans: Fully approved plans for converting the garage into an ADU are included in the sale. Buyers and agents to review plans for further details. the build-out of the ADU is not included in the current asking price. seller will consider building out the ADU for 100K Recent Appraisal: The house was recently been appraised at a value of \$829,000, Don't miss out on this opportunity! copy and paste the video link to gain insight into the ADU conversion by watching this informative video: https://youtu.be/W4qI9R7dDHA?si=Q0no8uhll3hRrSZS		

SHOWING INFORMATION

SHOW CONTACT TYPE: None	LOCK BOX LOCATION: Front Gate	OCCUPANT TYPE: Vacant
SHOW CONTACT NAME:	LOCK BOX TYPE: Combo	OWNER'S NAME:
SHOW CONTACT PH:		
SHOW INSTRUCTIONS: Vacant on Combo, use Showingtime for instruction and combo access.		
DIRECTIONS: In between Cerritos Ave and Orange		

AGENT / OFFICE

LA: (**1JOSEDIA**) **JOSE DIAZ**
CoLA:
LO: (**1VJODI**) **JOSE ANTONIO DIAZ, BROKER**
LO PHONE: **909-736-0482**
CoLO:
CoLO PHONE:

LA State License: **01179174**
CoLA State License:
LO State License: **01179174**
LO FAX:
CoLO State License:
CoLO FAX:
Offers Email: **joshs@fair-close.com**

CONTACT PRIORITY

1.LA DIRECT:
2.LA EMAIL: **joshs@fair-close.com**
3.LA HOME:
4.LO FAX:
5.LA VOICEMAIL:
6.LA EMAIL: **joshs@fair-close.com**

COMPARABLE INFORMATION

CLOSE PRICE: **\$805,000**
LIST PRICE: **\$818,900**
LIST \$ ORIGINAL: **\$798,900**
PURCH CONTRACT DATE: **12/06/23**
DOM/CDOM: **26/92**

BA: (**DWMAMARQ**) **Martin Marquez**
BO: **eXp Realty of California Inc.**
BA State License: **02012061**
BO State License: **01878277**

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

BUYER FINANCING: **FHA**
CONCESSIONS \$: **\$3,500**
CONCESSION CMTS: **Sewer**
COE DATE: **01/18/24**

1320 E 64th Street, Long Beach, CA 90805

Listing

1320 E 64th St, Long Beach 90805

STATUS: **Closed**

LIST/CLOSE:
\$820,000/\$820,000

Cross Streets Orange Avenue & 64th Street off main street Artesia blvd



BED / BATH: **3/2,0,0**
 SQFT(src): **1,712 (A)**
 PRICE PER SQFT: **\$478.97**
 LOT(src): **5,005/0.1149 (A)**
 LEVELS: **One**
 GARAGE: **2/Detached**
 YEAR BUILT(src): **1950 (ASR)**
 PROP SUB TYPE: **SFR/A**
 DOM / CDOM: **36/36**
 SLC: **Standard**
 PARCEL #: **7114023019**
 LISTING ID: **SB23134724**

[Submit Offer](#)

DESCRIPTION

Large Charming three bedroom two bath home with large permitted den which can be used for entertainment or fourth bedroom. This home is recently rennovated with many upgrades like hardwood floors, recesses lighting, restrooms, closets, moldings and new kitchen with appliances. Definitely a must see and this home will not last in the market. Perfectly located in centralized cities and close to the beaches, OC, South Bay, Los Angeles & Schools. Seller is the listing agent and hold Real Estate & NMLS license.

EXCLUSIONS:

INCLUSIONS:

AREA: **7 - North Long Beach**
 SUBDIVISION: **North Long Beach (NLB)/North Long Beach (NLB)**
 COUNTY: **Los Angeles**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$820,000**
 BASEMENT SQFT:
 COMMON WALLS: **1 Common Wall**
 PARKING: **Attached Carport, Garage, Garage Faces Rear**
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **All Bedrooms Down, Bonus Room, Family Room, Kitchen, Living Room**
 EATING AREA: **Breakfast Counter / Bar**

COOLING: **None**
 HEATING:
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **In Garage**

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

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR: **Ceiling Fan(s), Copper Plumbing Partial, Open Floorplan, Pantry**
 MAIN LEVEL BEDROOMS: **3**
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY: **None**
 APPLIANCES: **Dishwasher, Gas Oven, Microwave**
 KITCHEN FEATURES: **Kitchen Island, Quartz Counters**
 BATHROOM FEATURES: **Remodeled, Upgraded**

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

EXTERIOR

EXTERIOR: **Lighting**
 FENCING: **Fair Condition**
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **0-1 Unit/Acre, Sprinkler System, Sprinklers In Rear**
 POOL: **None**

PATIO/PORCH: **Porch**
 SPA: **None**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE: **Traditional**
 DOOR:
 WINDOW: **Double Pane Windows**

ROOF: **Shingle**
 FOUNDATION DTLs: **Raised**
 PROP COND:
Updated/Remodeled

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 FEE 3:
 COMMUNITY: **Street Lights**
 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 #: **7114023019**
 ADDITIONAL APN(s): **No**

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

UTILITIES: **Electricity Available, Natural Gas Available**
 ELECTRIC: **Electricity - On Property, Standard**
 WATER SOURCE: **Public**
 LOT SIZE DIM:
 ASSESSMENTS: **Unknown**

TAX LOT: **177**
 TAX BLOCK:
 TAX TRACT #: **7261**
 ZONING: **LBR1N**
 TAX OTHER ASSESSMENT: **\$426**
 TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Long Beach Unified**
 HIGH SCH DIST SOURCE:

ELEMENTARY:
 ELEM SOURCE:
 ELEMENTARY OTHER:

MIDDLE/JR HIGH:
 MIDDLE/JR SOURCE:
 MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
 HIGH SOURCE:
 HIGH SCHOOL OTHER:

LISTING

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

TERMS: **Cash, Conventional, FHA, Freddie Mac**
 LIST AGRMT: **Exclusive Right To Sell**
 LIST SERVICE: **Entry Only**
 AD NUMBER:
 DISCLOSURES: **Home Warranty**
 INTERNET, AVM?/COMM?: **Yes/Yes**
 INTERNET?/ADDRESS?: **Yes/Yes**
 NEIGHBORHOOD MARKET REPORT YN?:

LIST CONTRACT DATE: **07/21/23**
 START SHOWING DATE:
 ON MARKET DATE: **07/21/23**
 PRICE CHG TIMESTAMP:
 STATUS CHG TIMESTAMP: **11/30/23**
 MOD TIMESTAMP: **11/30/23**
 EXPIRED DATE: **01/31/24**
 PURCH CONTRACT DATE: **11/09/23**
 CLOSE DATE: **11/30/23**

DATES

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
 SHOW CONTACT NAME: **Christian Mario De Leon**
 SHOW CONTACT PH: **3108085626**
 SHOW INSTRUCTIONS: **Go direct**
 DIRECTIONS: **Cross Streets Orange Avenue & 64th Street off main street Artesia blvd**

LOCK BOX LOCATION: **door**
 LOCK BOX TYPE: **Supra**

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

AGENT / OFFICE

LA: **(SBDELECHR) Christian De Leon**
 CoLA: **Nicole Evans**
 LO: **(SB1338520) eXp Realty of California Inc**
 LO PHONE: **888-584-9427**
 CoLO: **El Camino Realty & Associates**
 CoLO PHONE: **310-783-0023**

LA State License: **01724316**
 CoLA State License: **02146717**
 LO State License: **01878277**
 LO FAX: **925-262-1177**
 CoLO State License: **01791916**
 CoLO FAX: **310-783-0076**
 Offers Email:

CONTACT PRIORITY

1.LA CELL: **310-808-5626**
 2.LA DIRECT: **310-808-5626**
 3.LA PAGER:
 4.LA FAX:
 5.LA VOICEMAIL:
 6.LA EMAIL:
Christian.Deleon@exprealty.com

COMPARABLE INFORMATION

CLOSE PRICE: **\$820,000**
 LIST PRICE: **\$820,000**
 LIST \$ ORIGINAL: **\$820,000**
 PURCH CONTRACT DATE: **11/09/23**
 DOM/CDOM: **36/36**

BA: **(RSNANDVAR) Varun Nanda**
 BO: **Nanda Realty Inc.**
 BA State License: **02014714**
 BO State License: **02168007**

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

BUYER FINANCING: **Conventional**
 CONCESSIONS \$: **\$0**
 CONCESSION CMTS: **0**
 COE DATE: **11/30/23**

21 W Adams Street, Long Beach, CA 90805

Listing

21 W Adams St, Long Beach 90805

STATUS: **Active**

LIST PRICE: **\$802,000** ↓

Head north on N Long Beach Blvd toward E Gordon St. Turn left onto W Harcourt St. Turn right onto Long Beach Blvd W. Turn left onto W Adams St



BED / BATH: **3/2,0,0,0**
 SQFT(src): **1,335 (A)**
 PRICE PER SQFT: **\$600.75**
 LOT(src): **6,175/0.1418 (A)**
 LEVELS: **One**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **1956 (ASR)**
 PROP SUB TYPE: **SFR**
 DOM / CDOM: **35/35**
 SLC: **Standard**
 PARCEL #: **7307001003**
 LISTING ID: **24369239**

[Submit Offer](#)

DESCRIPTION

Welcome home to this inviting property with a soothing natural color palette throughout. The kitchen features a nice backsplash and plenty of counter space, perfect for preparing meals and entertaining. Other rooms offer flexible living space to suit your needs, while the primary bathroom boasts good under sink storage for all your essentials. Step outside to your fenced backyard with a covered sitting area, ideal for relaxing or hosting gatherings. With fresh interior paint, this home is ready for you to move right in and make it your own oasis.

EXCLUSIONS:

INCLUSIONS:

AREA: **7 - North Long Beach**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$830,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common**
Walls
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **Primary**
Bathroom
 EATING AREA:

COOLING: **None**
 HEATING: **Natural Gas**
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **See Remarks**

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

STRUCTURE TYPE:

COMMON INTEREST:

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS:
 MAIN LEVEL BATHROOMS:

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING: **Laminate**
 ENTRY LOC/ENTRY LVL: /
 FIREPLACE: **None**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER:

LOT:
 POOL: **None**

PATIO/PORCH:
 SPA: **None**

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?: **Attached**
 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:

GREEN VERIFICATION:

COMMUNITY

HOA FEE:
HOA FEE 2:
HOA FEE 3:
COMMUNITY:
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:
UNITS IN COMMUNITY:
STORIES TOTAL: **1**

LAND

LAND LEASE?:
PARCEL #: **7307001003**
ADDITIONAL APN(s): **No**

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

UTILITIES:
ELECTRIC:
WATER SOURCE:
LOT SIZE DIM: **65x95**
ASSESSMENTS:

TAX LOT:
TAX BLOCK:
TAX TRACT #:
ZONING: **LBR1N**
TAX OTHER ASSESSMENT:
TAX OTHER ASSESS SOURCE:

SCHOOL

HIGH SCHOOL DISTRICT:
HIGH SCH DIST SOURCE:

ELEMENTARY:
ELEM SOURCE:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SOURCE:
HIGH SCHOOL OTHER:

LISTING

BAC: **2.250%**
BAC RMRKS:
DUAL/VARI COMP?:
LEASE CONSIDERED?:
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?:
CONTINGENCY LIST:

TERMS:
LIST AGRMT: **Seller Reserved**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES: **LA/Owner Related**
INTERNET, AVM?/COMM?: **Yes/No**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?:

DATES

LIST CONTRACT DATE: **03/15/24**
START SHOWING DATE:
ON MARKET DATE: **03/15/24**
PRICE CHG TIMESTAMP: **04/03/24**
STATUS CHG TIMESTAMP: **03/14/24**
MOD TIMESTAMP: **04/04/24**
EXPIRED DATE:
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: To access the home or schedule an appt please use ShowingTime, 855-746-9878. Tour from 8am-7:30pm daily. For questions, call Bianca Campos at 951-744-9166. For financing options with additional incentives, see lower.com/mls. To check offer status, access necessary buyer-signed documents & submit offers visit www.opendoor.com/make-offer. Opendoor Brokerage is an affiliate of owner. Buyer required to sign Affiliated Business Disclosure. Preferred Title: OSN Escrow Inc. - Chicago Title. FHA Eligible 6/4/2024

SHOWING INFORMATION

SHOW CONTACT TYPE:
SHOW CONTACT NAME: **ShowingTime**
SHOW CONTACT PH: **8557469878** |

LOCK BOX LOCATION:
LOCK BOX TYPE: **See Remarks**

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

SHOW INSTRUCTIONS: **Showing Instructions: Please use ShowingTime, 855-746-9878, for access and scheduling visits. Showing Information: Vacant, Appointment Only**

DIRECTIONS: **Head north on N Long Beach Blvd toward E Gordon St. Turn left onto W Harcourt St. Turn right onto Long Beach Blvd W. Turn left onto W Adams St**

AGENT / OFFICE

LA: **(CLW-C139614) Gabriel Valdez**
CoLA:
LO: **(CLW-X82364) Opendoor Brokerage Inc.**
LO PHONE: **480-462-5392**
CoLO:
CoLO PHONE:

LA State License: **02061030**
CoLA State License:
LO State License: **02061130**
LO FAX:
CoLO State License:
CoLO FAX:
Offers Email:

CONTACT PRIORITY

1.LA CELL: **888-352-7075**
2.OTHER:
3.LA EMAIL: **gvaldez@opendoor.com**
4.CoLA CELL:
5.OTHER:
6.CoLA EMAIL:

272 E Harcourt Street, Long Beach, CA 90805

Listing

272 E Harcourt St, Long Beach 90805

STATUS: **Active**

LIST PRICE: **\$808,000** ↓

Head east on E Gordon St. Continue onto White Ave. Turn left onto E Harcourt St



BED / BATH: **3/2,0,0,0**
 SQFT(src): **1,673 (A)**
 PRICE PER SQFT: **\$482.96**
 LOT(src): **5,060/0.1162 (A)**
 LEVELS: **One**
 GARAGE:
 YEAR BUILT(src): **1944 (ASR)**
 PROP SUB TYPE: **SFR**
 DOM / CDOM: **21/21**
 SLC: **Standard**
 PARCEL #: **7307011022**
 LISTING ID: **24374405**

[Submit Offer](#)

DESCRIPTION

Welcome home to this charming property that boasts a cozy fireplace, a soothing natural color palette, and various rooms for flexible living space. The primary bathroom features double sinks and ample under sink storage for your convenience. Step outside to the fenced backyard with a relaxing sitting area, perfect for enjoying the outdoors. With fresh interior and exterior paint, this home feels like new. Partial flooring replacement in some areas completes the updates. Don't miss your chance to make this house your home sweet home!

EXCLUSIONS:

INCLUSIONS:

AREA: **7 - North Long Beach**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$820,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **Primary Bathroom**
 EATING AREA:

COOLING: **None**
 HEATING: **Natural Gas**
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **See Remarks**

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

STRUCTURE TYPE:

COMMON INTEREST:

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS:
 MAIN LEVEL BATHROOMS:

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING: **Carpet, Laminate, Tile**
 ENTRY LOC/ENTRY LVL: /
 FIREPLACE: **Gas**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER:

LOT:
 POOL: **None**

PATIO/PORCH:
 SPA: **None**

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: **2**
 # REMOTES:

GARAGE SPACES:
 RV PARK DIM:

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

LAND

LAND LEASE?:
PARCEL #: **7307011022**
ADDITIONAL APN(s): **No**

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

UTILITIES:
ELECTRIC:
WATER SOURCE:
LOT SIZE DIM: **46x110**
ASSESSMENTS:

TAX LOT:
TAX BLOCK:
TAX TRACT #:
ZONING: **LBR1N**
TAX OTHER ASSESSMENT:
TAX OTHER ASSESS SOURCE:

SCHOOL

HIGH SCHOOL DISTRICT:
HIGH SCH DIST SOURCE:

ELEMENTARY:
ELEM SOURCE:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SOURCE:
HIGH SCHOOL OTHER:

LISTING

BAC: **2.000%**
BAC RMRKS:
DUAL/VARI COMP?:
LEASE CONSIDERED?:
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?:
CONTINGENCY LIST:

TERMS:
LIST AGRMT: **Seller Reserved**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES: **LA/Owner Related**
INTERNET, AVM?/COMM?: **Yes/No**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?:

DATES

LIST CONTRACT DATE: **03/29/24**
START SHOWING DATE:
ON MARKET DATE: **03/29/24**
PRICE CHG TIMESTAMP: **04/10/24**
STATUS CHG TIMESTAMP: **03/29/24**
MOD TIMESTAMP: **04/11/24**
EXPIRED DATE:
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: To access the home or schedule an appt please use ShowingTime, 855-746-9878. Tour from 8am-7:30pm daily. For questions, call Bianca Campos at 951-744-9166. For financing options with additional incentives, see lower.com/mls. To check offer status, access necessary buyer-signed documents & submit offers visit www.opendoor.com/make-offer. Opendoor Brokerage is an affiliate of owner. Buyer required to sign Affiliated Business Disclosure. Preferred Title: OSN Escrow Inc. - Chicago Title. FHA Eligible 4/26/2024

SHOWING INFORMATION

SHOW CONTACT TYPE:
SHOW CONTACT NAME: **ShowingTime**
SHOW CONTACT PH: **8557469878**
SHOW INSTRUCTIONS: **Showing Instructions: Please use ShowingTime, 855-746-9878, for access and scheduling visits. Showing Information: Vacant, Appointment Only**
DIRECTIONS: **Head east on E Gordon St. Continue onto White Ave. Turn left onto E Harcourt St**

LOCK BOX LOCATION:
LOCK BOX TYPE: **See Remarks**

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

AGENT / OFFICE

LA: **(CLW-C139614) Gabriel Valdez**
CoLA:
LO: **(CLW-X82364) Opendoor Brokerage Inc.**
LO PHONE: **480-462-5392**
CoLO:
CoLO PHONE:

LA State License: **02061030**
CoLA State License:
LO State License: **02061130**
LO FAX:
CoLO State License:
CoLO FAX:
Offers Email:

CONTACT PRIORITY

1.LA CELL: **888-352-7075**
2.OTHER:
3.LA EMAIL: **gvaldez@opendoor.com**
4.CoLA CELL:
5.OTHER:
6.CoLA EMAIL:

16204 S Bradfield Avenue, Compton, CA 90221

Listing

16204 S Bradfield Ave, Compton 90221

STATUS: **Active**

LIST PRICE: **\$809,999**

Use google



BED / BATH: **4/2,0,0,0**
 SQFT(src): **1,488 (A)**
 PRICE PER SQFT: **\$544.35**
 LOT(src): **5,144/0.1181 (A)**
 LEVELS: **One**
 GARAGE: **0**
 YEAR BUILT(src): **1926 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **67/67**
 SLC: **Standard**
 PARCEL #: **7302008008**
 LISTING ID: **RS24030155**

[Submit Offer](#)

DESCRIPTION

Hello future Compton residents, investors etc. This is a unique property located in the County side of Compton. Both units are 2 beds 1 bath each. Second unit has room for expansion. Selling AS IS w front tenant in place, Front unit is currently generating \$1,800 of rents. Buyer to investigate any square footage or permits. Property is being shown Drive by only subject to interior inspection, please do not walk on the property or knock in front unit as you will be trespassing.

EXCLUSIONS:

INCLUSIONS:

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

LIST \$ ORIGINAL: **\$809,999**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **All Bedrooms Down**
 EATING AREA:

COOLING: **Wall/Window Unit(s)**
 HEATING:
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **Individual Room**

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

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **4**
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: **driveway/1**
 FIREPLACE: **None**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

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

PATIO/PORCH:
 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?:
 UNCOVERED SPACES:

PARKING TOTAL: **0**
 # REMOTES:

GARAGE SPACES: **0**
 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: 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: 2
UNITS IN COMMUNITY:
STORIES TOTAL: 1

LAND

LAND LEASE?: No
PARCEL #: 7302008008
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: 8
TAX BLOCK: 7
TAX TRACT #: 8810
ZONING: LCR1*
TAX OTHER ASSESSMENT: \$1,120
TAX OTHER ASSESS SOURCE: Estimated

SCHOOL

HIGH SCHOOL DISTRICT: Compton Unified
HIGH SCH DIST SOURCE:

ELEMENTARY:
ELEM SOURCE:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SOURCE:
HIGH SCHOOL OTHER:

LISTING

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

TERMS: Cash, Cash to New Loan, Conventional, FHA
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: 02/12/24
START SHOWING DATE:
ON MARKET DATE: 02/12/24
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: 02/12/24
MOD TIMESTAMP: 03/07/24
EXPIRED DATE:
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY: NONE

PRIVATE REMARKS: DRIVE BY ONLY, SUBJECT TO INTERIOR INSPECTION. Please do not walk on the property or knock on front door as you will be trespassing and cameras are on sight recording. Buyer to do due diligence on actual square footage and permits. Property is located on the County side, No pre sale report needed. PLEASE SEND IN COMPLETE OFFERS, PROOF OF FUNDS, COPY OF FICO, COPY OF DEPO CHECK, PRE APPROVAL LETTER. Seller will not accept any BLIND OFFERS OR COUNTER BACK TO ANY. Front unit will not be delivered vacant and is paying \$1800 currently. Owner is also leasing the land to 2 RV

SHOWING INFORMATION

SHOW CONTACT TYPE: See Remarks
SHOW CONTACT NAME:
SHOW CONTACT PH:

LOCK BOX LOCATION: NONE
LOCK BOX TYPE: None

OCCUPANT TYPE: Tenant
OWNER'S NAME:

SHOW INSTRUCTIONS: DRIVE BY ONLY, SUBJECT TO INTERIOR INSPECTION. Please do not walk on the property or knock on front door as you will be trespassing and cameras are on sight recording. Buyer to do due diligence on actual square footage and permits. Property is located on the County side, No pre sale report needed. PLEASE SEND IN COMPLETE OFFERS, PROOF OF FUNDS, COPY OF FICO, COPY OF DEPO CHECK, PRE APPROVAL LETTER. Seller will not accept any BLIND OFFERS OR COUNTER BACK TO ANY. Front unit will not be delivered vacant and is paying \$1800 currently. Owner is also leasing the land to 2 RV's and they both pay \$800 each. Total in tenant rents \$3,400 RV's are negotiable to stay, PLEASE NOTE ON YOUR OFFER IF WHICH YOU PERFER. BACK UNIT WILL BE DELIVERED VACANT AT COE. Any Questions Text me 562-889-7770 All the best to you!

DIRECTIONS: Use google

AGENT / OFFICE

LA: (RSARCEJUA) Juan Manuel Arceo
CoLA:
LO: (RSVM) NTMR Holdings Inc.
LO PHONE: 562-653-4406
CoLO:
CoLO PHONE:


LA State License: 01921465
CoLA State License:
LO State License: 01935934
LO FAX: 562-296-9763
CoLO State License:
CoLO FAX:
Offers Email: jm@yourfastestjuan.com

CONTACT PRIORITY

1.LA CELL: 5628897770
2.LA CELL: 5628897770
3.LA EMAIL: jm@yourfastestjuan.com
4.LA CELL: 5628897770
5.LA CELL: 5628897770

6726 Motz St, Paramount, CA 90723-4739, Los Angeles County

APN: 7101-005-001 CLIP: 6785435940

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	3	N/A	\$735,000	03/23/2022
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,612	8,659	1940	SFR	

OWNER INFORMATION

Owner Name	Sanchez Sonia	Tax Billing Zip	90712
Mail Owner Name	Sonia Sanchez	Tax Billing Zip+4	3815
Tax Billing Address	3924 Ann Arbor Rd	Owner Vesting	Married Woman
Tax Billing City & State	Lakewood, CA	Owner Occupied	No

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	7101-005-001	Lot	55
% Improved	35%	Water Tax Dist	Central And W Basin
Tax Area	7294	Fire Dept Tax Dist	Consolidated Co
Legal Description	TRACT # 11676 LOT 55		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$519,285	\$509,104	\$499,123
Assessed Value - Land	\$336,033	\$329,445	\$322,986
Assessed Value - Improved	\$183,252	\$179,659	\$176,137
YOY Assessed Change (\$)	\$10,181	\$9,981	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$6,609		
2022	\$6,763	\$154	2.34%
2023	\$6,947	\$184	2.72%

Special Assessment	Tax Amount
Safe Clean Water83	\$141.93
Flood Control 62	\$37.77
Consldated Sewer62	\$50.50
Laco Vectr Cntrl80	\$18.97
Mwdstandby#1386	\$10.44
Rposd Measure A 83	\$29.17
Paramountstlt62	\$17.31
Cbmwdstdbychg80	\$10.00
La Co Fire Dept 32	\$75.15
Combined Liens	\$269.60
Total Of Special Assessments	\$660.84

CHARACTERISTICS

County Land Use	Single Family Resid	Sewer	Type Unknown
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Universal Land Use	SFR
Lot Frontage	60
Lot Depth	145
Lot Acres	0.1988
Lot Area	8,659
Style	Conventional
Building Sq Ft	1,612
Stories	1
Total Units	1
Total Rooms	5
Bedrooms	3
Total Baths	3
Full Baths	3
Other Rooms	Utility Room
Fireplaces	1
Condition	Average
Quality	Average
Water	Public

Heat Type	Heated
Patio Type	Covered Patio
Garage Type	Detached Garage
Parking Type	Detached Garage
Parking Spaces	2
Roof Material	Composition Shingle
Roof Shape	Hip
Interior Wall	Plaster
Exterior	Stucco
Floor Cover	Hardwood
Foundation	Raised
Year Built	1940
Effective Year Built	1969
Other Impvs	Fence, Addition, Fenced Yard
Equipment	Disposal
Building Type	Type Unknown
# of Buildings	1

SELL SCORE			
Rating	Very High	Value As Of	2024-04-14 04:32:24
Sell Score	931		

ESTIMATED VALUE			
RealAVM™	\$749,700	Confidence Score	85
RealAVM™ Range	\$685,100 - \$814,400	Forecast Standard Deviation	9
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	3702	Cap Rate	3.5%
Estimated Value High	4272	Forecast Standard Deviation (FSD)	0.15
Estimated Value Low	3132		

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

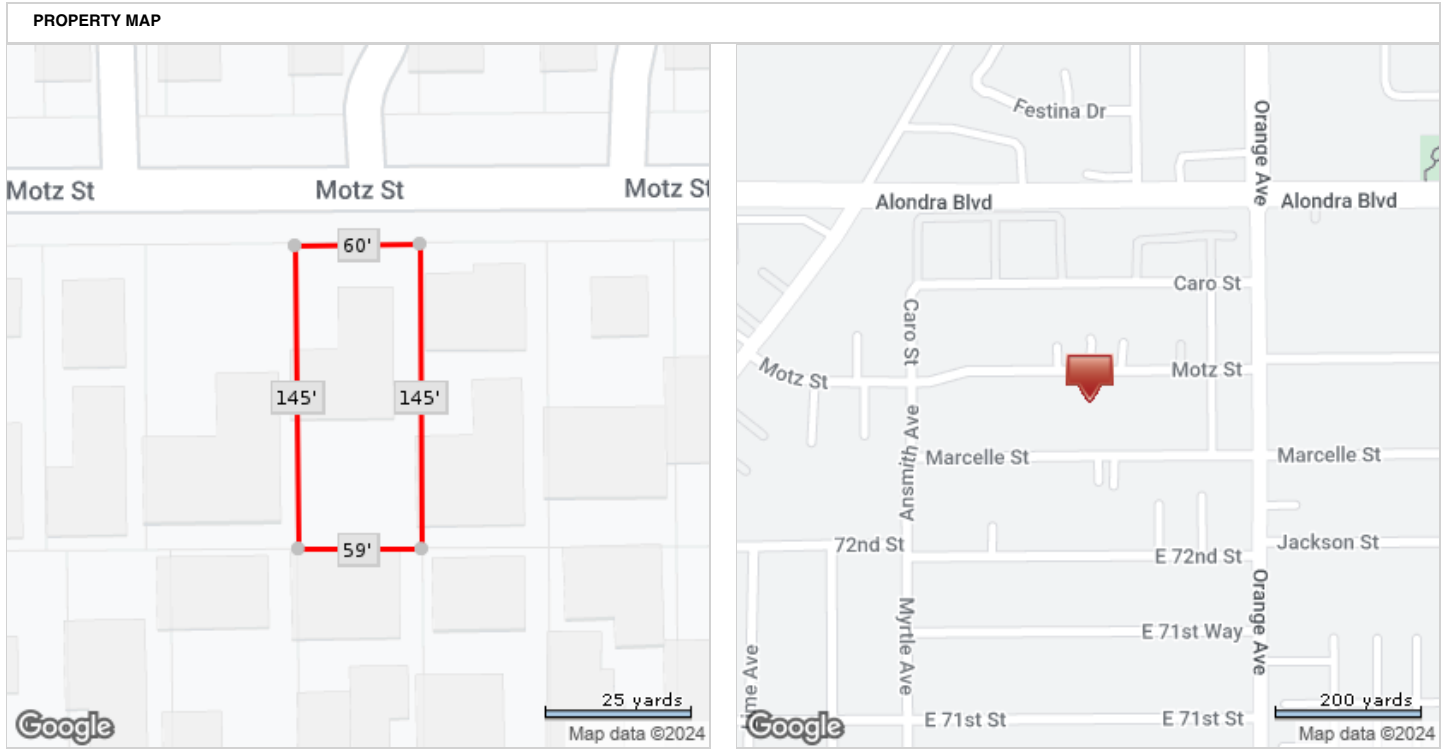
(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information 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.

LAST MARKET SALE & SALES HISTORY			
Recording Date	04/12/2022	Document Number	401485
Sale Date	03/23/2022	Sale Type	Full
Sale Price	\$735,000	Deed Type	Grant Deed
Price Per Square Feet	\$455.96	Owner Name	Sanchez Sonia
Multi/Split Sale	Multi	Seller	Rodriguez Lizbeth R

Recording Date	04/12/2022	11/01/2012	06/17/2004	06/17/2004	11/17/1994
Sale Date	03/23/2022	10/18/2012	05/04/2004	05/14/2004	
Sale Price	\$735,000		\$380,000		
Nominal		Y		Y	Y
Buyer Name	Sanchez Sonia	Sanchez Sonia	Sanchez Sonia	Sanchez Sonia	Macias Raul & Maria
Seller Name	Rodriguez Lizbeth R	Sanchez Lorenzo	Macias Raul & Maria	Sanchez Lorenzo	Macias Raul & Alfredo
Document Number	401485	1665501	1548550	1548549	2082555
Document Type	Grant Deed	Grant Deed	Grant Deed	Quit Claim Deed	Grant Deed

Recording Date		12/31/1992		12/31/1992	
Sale Date					
Sale Price		\$155,000			
Nominal					
Buyer Name		Macias Raul & Alfredo		Macias Alfredo	
Seller Name		Evans Steven D		Macias Susana	
Document Number		2457265		2457264	

MORTGAGE HISTORY					
Mortgage Date	04/12/2022	11/01/2012	06/17/2004	06/17/2004	01/08/2004
Mortgage Amount	\$750,000	\$234,000	\$304,000	\$57,000	\$65,000
Mortgage Lender	Private Individual	Nationwide Direct Mtg	Countrywide Hm Lns I nc	Countrywide Hm Lns Inc	Bank Of America
Mortgage Code		Conventional	Conventional	Conventional	Conventional
Mortgage Date	11/03/2003		01/24/1996		12/31/1992
Mortgage Amount	\$123,386		\$136,500		\$139,500
Mortgage Lender	Bank Of America		Americas Wholesale Lender		Great Wstrn Bk
Mortgage Code	Conventional		Conventional		Conventional



*Lot Dimensions are Estimated