

BROKER'S PRICE OPINION - FORM 201
SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	Borrower's Name: Ivan Stephenson	Loan Number: 002437	
Street Address: 617 West 76th Street	City: Los Angeles	State: CA	Zip Code: 90044
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	As Is List	\$ 690,000	As Repaired List	\$ 690,000	Quick Sale	\$ 655,000	Land	\$ 205,000
Suggested List Price:	As Is Sale	\$ 690,000	As Repaired Sale	\$ 690,000	Quick Sale	\$ 655,000	Land	\$ 205,000

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: 2184
Bedroom: 4	Bathroom: 2	Garage: 2 Det
Year Built: 1880	Lot Size: 7003 SqFt	Basement: No
APN#: 6020-021-026	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 south facing duplex. Subject was found in average condition. Subject contains stucco siding and a raised foundation. There are a total of 4 bedrooms and 2 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. Subject located in a rent control neighborhood. Subject will require a pre-sale report from the city when sold.

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
8707 BARING CROSS STREET LOS ANGELES	FS	Dplx	Avg	0.9 Mi	1920	5	3	5405 SqFt	2 Det	No	1923	675,000	665,000	2024-04-12	346	32
1030 W FLORENCE AVENUE LOS ANGELES (★)	FS	Dplx	Avg	0.5 Mi	2207	7	4	5991 SqFt	2 Det	No	1920	850,000	735,000	2024-05-14	333	85
731 W 79TH STREET LOS ANGELES	FS	Dplx	Avg	0.2 Mi	2062	5	3	7134 SqFt	2 Det	No	1922	785,000	760,000	2024-03-07	369	50
1. Comments: Comp's gross living area and lot size are inferior to subject. Comp has 1 more bedroom and bathroom than subject.													MLS# 24343127	Sale Type: CV		
2. Comments: Comp's gross living area is similar, but lot size is inferior to subject. Comp has 3 more bedroom and 2 more bathroom than subject.													MLS# IN24015472	Sale Type: CV		
3. Comments: Comp's gross living area and lot size are similar to subject. Comp has 1 more bedroom and bathroom than subject.													MLS# DW23150172	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
523 W 76TH STREET LOS ANGELES (★)	FS	Dplx	Avg	0.1 Mi	2123	5	2	6899 SqFt	2 Det	No	1922	825,000	690,000	325	133
725 W 83RD STREET LOS ANGELES	FS	Dplx	Avg	0.5 Mi	1963	6	4	6001 SqFt	2 Det	No	1921	695,000	695,000	354	333
7407 S FIGUEROA ST LOS ANGELES	FS	Dplx	Avg	0.1 Mi	2415	6	4	6240 SqFt	2 Det	No	1947	815,000	699,999	290	112
1. Comments: Comp's gross living area and lot size are similar to subject. Comp has 1 more bedroom than subject.													MLS# PW24006464		
2. Comments: Comp's gross living area and lot size are inferior to subject. Comp has 2 more bedroom and bathrooms than subject.													MLS# 24377244		
3. Comments: Comp's gross living area is superior, but lot size is inferior to subject. Comp has 2 more bedroom and bathrooms than subject.													MLS# MD24027009		

NEIGHBORHOOD DATA

Management Co Name:	Management Co Phone:	Rental Market: Lease potential (monthly): \$ 3,500
Neighborhood Trend: Improving	Neighborhood Trend Rate (monthly %): 1	Comparable Sales: 48 Days
Comparable Listing: 74 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:	5-10	Price Range:	\$ 615,000 - \$ 1,050,000	
There is REO competition in the area:	No	Price Range:	\$ 0 - \$ 0	
Property Taxes are Current:	Yes	Amount:	\$ 7,313	
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#: 559394567	Inspection Date: 2024-05-30	Report Date: 2024-05-30
Office proximity to subject: 10 Mi	Explain if more than 40 miles:	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



Sale 2



Sale 3



Listing 1



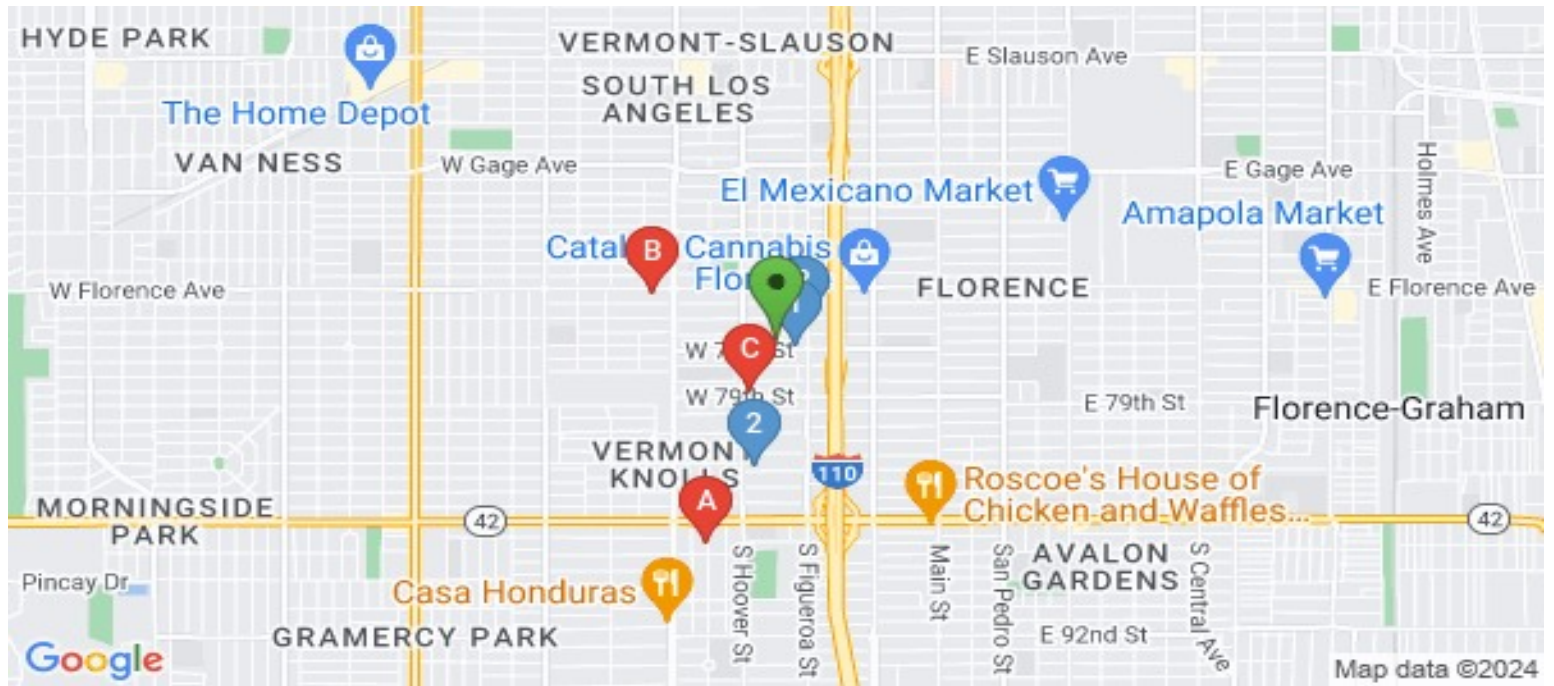
Listing 2



Listing 3



SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
SUBJECT PROPERTY	617 West 76th Street	90044	0 MI
COMPARABLE SALE 1	8707 BARING CROSS STREET	90044	0.9 Mi
COMPARABLE SALE 2	1030 W FLORENCE AVENUE	90044	0.5 Mi
COMPARABLE SALE 3	731 W 79TH STREET	90044	0.2 Mi
COMPARABLE LISTING 1	523 W 76TH STREET	90044	0.1 Mi
COMPARABLE LISTING 2	725 W 83RD STREET	90044	0.5 Mi
COMPARABLE LISTING 3	7407 S FIGUEROA ST	90003	0.1 Mi

8:
9:
10:
11:
12:
13:

INTERIOR

INTERIOR: APPLIANCES: ENTRY/LEVEL: / SQFT STUDIO AVG:
ACCESSIBILITY: FLOORING: FIREPLACE: SQFT 1 BED AVG:
SQFT 2 BED AVG:
SQFT 3 BED AVG:

EXTERIOR

EXTERIOR: SECURITY: LOT: FENCING:
DIRECTION FACES: SEWER: POOL: SPA:

BUILDING

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

GARAGE AND PARKING

UNCOVERED SPACES: PARKING TOTAL: **3** GARAGE SPACES: **3** CARPORT SPACES:

GREEN

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

POWER PRODUCTION

POWER PRODUCTION: GREEN VERIFICATION:

COMMUNITY

HOA DUES 1: HOA 1 NAME: HOA PHONE 1: HOA AMENITIES:
HOA DUES 2: HOA 2 NAME: HOA PHONE 2: STORIES TOTAL: **0**
HOA DUES 3: HOA 3 NAME: HOA PHONE 3:
COMMUNITY:
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: ELEVATION: TAX LOT: TAX BLOCK:
COMMON INTEREST: ASSESSMENTS: LOT SIZE DIM: TAX TRACT #:
LAND LEASE AMOUNT: PARCEL #: **6038022032** ZONING: **LARD2**
LAND LEASE AMT FREQ: ADDITIONAL PARCEL(s): **No**

LISTING

DATES

BAC: **2.000%** LIST TERMS: LIST CONTRACT DATE: **01/08/24**
BAC REMARKS: LIST AGRMT: **Exclusive Right To Sell** START SHOWING DATE:
DUAL/VARI. RATE?: LIST SERVICE: **Full Service** ON MARKET DATE: **01/08/24**
CURRENT FINANCING: AD NUMBER: PRICE CHG TIMESTAMP:
POSSESSION: DISCLOSURES: STATUS CHG TIMESTAMP: **04/12/24**
FINANCIAL INFO AS OF: INTERNET, AVM?/COMM?: **Yes/Yes** MOD TIMESTAMP: **04/16/24**
CONTINGENCY LIST: INTERNET?/ADDRESS?: **Yes/Yes** EXPIRED DATE: **06/06/24**
NEIGHBORHOOD MARKET REPORT YN?: PURCH CONTRACT DATE: **02/09/24**
CLOSE DATE: **04/12/24**

CONTINGENCY:
PRIVATE REMARKS: *Appointments will be subject to interior inspection . All offers to be submitted to Maria@MultiFamilyRealtor.com and Team email. RIPA, with proof of funds, Pre Qual. Buyer may be asked to cross qualify with preferred lender. Home is Tenant Occupied.****Back unit going to be delivered vacant starting March 1. Submit an offer subject to offer inspection, then we will set up appointments. Do not disturb tenants. Text/Call 833-832-6770 EXT 0 for Questions.**

SHOWING INFORMATION

SHOW CONTACT TYPE: LOCK BOX LOCATION: OWNER'S NAME:
SHOW CONTACT NAME: **Maria Sarmiento** LOCK BOX DESCRIPTION:
SHOW CONTACT PHONE: **8338326770|0**
SHOWING INSTRUCTIONS: **Showing Instructions: Submit an offer subject to offer inspection, then we will set up appointments. Do not disturb tenants. Text/Call 833-832-6770 EXT 0 for Questions Showing Information: Call LA 1,Text LA 1**
DRIVING DIRECTIONS: **Off 110 Fwy- Exit Manchester Ave and head West. head South on Baring Cross**

AGENT / OFFICE

CONTACT PRIORITY

LA: (**CLW-C105767**) **Maria Sarmiento** LA State License: **01837686** 1.LA CELL: **833-832-6770**
CoLA: CoLA State License:
LO: (**CLW-X80707**) **Keller Williams** LO State License: **01947193** 2.OTHER:
Downtown LA LO FAX: **213-537-0004** 3.LA EMAIL: **maria@multifamilyrealtor.com**
LO PHONE: **213-797-7000** CoLO State License: 4.CoLA CELL:
5.OTHER:

CoLO:
CoLO PHONE:

CoLO FAX:
Offers Email:

6.CoLA EMAIL:

COMPARABLE INFORMATION

CLOSE PRICE: **\$665,000**
LIST PRICE: **\$675,000**
LIST \$ ORIGINAL: **\$675,000**
PURCH CONTRACT DT: **02/09/24**
DOM/CDOM: **32/**

BA: **(RYANGMON) Monic Yang**
BO: **First Team Real Estate - Cerritos**
BA State License: **01436825**
BO State License: **01008773**

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

BUYER FINANCING:
CONCESSIONS \$:
CONCESSION CMTS:
COE DATE: **04/12/24**

AGENT FULL: Residential Income LISTING ID: 24343127

Printed by Everardo Duran, State Lic: 01236849 on 05/29/2024 12:57:11 PM

1030 W Florence Ave, Los Angeles 90044 STATUS: Closed

LIST/CLOSE: \$850,000 /\$735,000 ↓

Florence Avenue and Vermont Avenue



OF UNITS TOTAL: 2
SQFT(src): 2,207
PRICE PER SQFT: \$333.03
LOT(src): 5,991/0.1375 (A)
LEVELS: One
YEAR BLT(src): 1920 (ASR)
DOM / CDOM: 85 / 85
SLC: Standard
TOTAL OP. EXP: \$0.00
NET OP. INCOME: \$0
PARCEL #: 6019021006
LISTING ID: IN24015472

Recent: 05/15/2024 : SOLD : H->S

Submit Offer

DESCRIPTION

Investors dream . This is a 7 bedroom and 4 baths duplex. It can be used for several purposes. The seller will not perform any repairs. The property is sold "AS IS" condition. Please do your due diligent before submitting an offer.

EXCLUSIONS:

INCLUSIONS:

AREA: C34 - Los Angeles
Southwest
SUBDIVISION: /
COUNTY: Los Angeles
55+: No
GROSS EQUITY:
PRESENT LOANS \$:
HAVE:

CONCESSIONS IN PRICE:
LIST \$ ORIG: \$960,000
SUB TYPE: DPLX/A
CMN WALLS: 1 Common Wall
PARKING: Converted Garage
OF BUILDINGS TOTAL: 2
RENT CONTROL?: Yes
PROPERTY ATTACHED?: Yes

SELLER WILL CONSIDER
CONCESSIONS IN OFFER:
ROOM TYPE:
UTILITIES:
ELECTRIC:
WATER: Public

COOLING:
HEATING:
VIEW:
WATERFRONT:
LAUNDRY: Gas & Electric Dryer Hookup
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

1: UNITS 2 BEDS 7 BATHS 4 GARAGE FURNISHED? ACTUAL RENT \$0 TOTAL RENT \$0 PRO FORMA # OF UNITS WITH SEPARATE ELECTRIC: 0 GAS METERS: 0 WATER METERS: 0

INTERIOR

INTERIOR:
ACCESSIBILITY:

APPLIANCES:
FLOORING:

ENTRY/LEVEL: Front/0
FIREPLACE:

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

EXTERIOR

EXTERIOR:

SECURITY:

LOT: Level

FENCING:

DIRECTION FACES: **West**

SEWER: **Public Sewer**

POOL: **None**

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: **\$0**
HOA DUES 2:
HOA DUES 3:
COMMUNITY: **Street Lights**
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 #: **6019021006**
ADDITIONAL PARCEL(s): **No**

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

TAX BLOCK:
TAX TRACT #: **237800**
ZONING: **LAC2**

LISTING

BAC: **2%**
BAC REMARKS:
DUAL/VARI. RATE?: **Yes**
CURRENT FINANCING:
POSSESSION:
FINANCIAL INFO AS OF:
CONTINGENCY LIST:

LIST TERMS: **Cash, Cash To Existing 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: **01/25/24**
START SHOWING DATE: **01/26/24**
ON MARKET DATE: **01/26/24**
PRICE CHG TIMESTAMP: **02/29/24**
STATUS CHG TIMESTAMP: **05/15/24**
MOD TIMESTAMP: **05/15/24**
EXPIRED DATE: **06/30/24**
PURCH CONTRACT DATE: **04/20/24**
CLOSE DATE: **05/14/24**

CONTINGENCY: **None**

PRIVATE REMARKS: Bring all offers. Seller will assist with some closing cost.

SHOWING INFORMATION

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

LOCK BOX LOCATION:
LOCK BOX DESCRIPTION: **None**

OWNER'S NAME:

SHOWING INSTRUCTIONS: **Please call agent at 310-703-9395. I need 24 hour notice for showings. The property is almost vacant. It will be delivered vacant at the close of escrow. The seller will not perform any repairs no termite report or clearance. The property needs work. It can be use for several purposes. Investors and developers send me an offer. Price reduce for quick sale. Price drop again. Bring all offers**
DRIVING DIRECTIONS: **Florence Avenue and Vermont Avenue**

AGENT / OFFICE

LA: (**INUDEOCHR**) **Christopher Udeoji**
CoLA:
LO: (**IN1256**) **Powerhouse Holdings Inc.**
LO PHONE: **310-703-9395**
CoLO:
CoLO PHONE:

LA State License: **01296062**
CoLA State License:
LO State License: **02140595**
LO FAX: **888-411-9737**
CoLO State License:
CoLO FAX:
Offers Email:
Chrisrealestatexchange@gmail.com

CONTACT PRIORIT

1.LA CELL: **310-703-9395**
2.LA DIRECT:
3.LA PAGER:
4.LA FAX:
5.LA VOICEMAIL:
6.LA EMAIL:
Chrisrealestatexchange@gmail.com

COMPARABLE INFORMATION

CLOSE PRICE: **\$735,000**
LIST PRICE: **\$850,000**
LIST \$ ORIGINAL: **\$960,000**
PURCH CONTRACT DT: **04/20/24**
DOM/CDOM: **85/85**

BA: (**INudeochr**)
Christopher Udeoji
BO: **Powerhouse Holdings Inc.**
BA State License: **01296062**
BO State License: **02140595**

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

BUYER FINANCING: **Conventional**
CONCESSIONS \$: **\$0**
CONCESSION CMTS: **No concessions**
COE DATE: **05/14/24**

731 W 79th St, Los Angeles 90044

STATUS: Closed

LIST/CLOSE: \$785,000 /\$760,000 ↓

Vermont and Florence



OF UNITS TOTAL: 2
 SQFT(src): 2,062
 PRICE PER SQFT: \$368.57
 LOT(src): 7,134/0.1638 (A)
 LEVELS:
 YEAR BLT(src): 1922 (ASR)
 DOM / CDOM: 50/50
 SLC: Standard
 TOTAL OP. EXP: \$0.00
 NET OP. INCOME: \$0
 PARCEL #: 6020015022
 LISTING ID: DW23150172

Submit Offer

DESCRIPTION

****Attention First Time Buyers and Investors!**** ****Versatile Duplex Offering Comfort and Investment Potential**** Ideal for first-time buyers seeking a comfortable living space or investors aiming to diversify their portfolio, this duplex presents a versatile opportunity. The property consists of two separate units, each with its own distinct features. The front unit comprises two bedrooms and one bathroom, providing a cozy and functional living arrangement. Meanwhile, the recently remodeled rear unit offers three bedrooms and two bathrooms, combining modern updates with classic charm. Conveniently located near Sofi Stadium, LAX, Downtown LA, and the 110 freeway, this duplex offers accessibility and investment potential. With a building area of around 2062 sqft and a spacious 7134 sqft lot, this property holds promise for both comfortable living and investment ventures. The zoning, LARD1.5, opens up opportunities, and there is ample space for an ADU (Accessory Dwelling Unit) addition. ***Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers are advised to perform their due diligence and verify all details.***

EXCLUSIONS:

INCLUSIONS:

AREA: C34 - Los Angeles
 Southwest
 SUBDIVISION: /
 COUNTY: Los Angeles
 55+: No
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

CONCESSIONS IN PRICE:
 LIST \$ ORIG: \$785,000
 SUB TYPE: DPLX/D
 CMN WALLS: No Common
 Walls
 PARKING:
 # OF BUILDINGS TOTAL: 2
 RENT CONTROL?: Yes
 PROPERTY ATTACHED?: No

SELLER WILL CONSIDER
 CONCESSIONS IN OFFER:
 ROOM TYPE:
 UTILITIES:
 ELECTRIC:
 WATER: Public

COOLING:
 HEATING:
 VIEW:
 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:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,400	2
2:	1	3	2	0	Unfurnished	\$0	\$0	\$3,250	2

GAS METERS: 2
 WATER METERS: 1

INTERIOR

INTERIOR:
ACCESSIBILITY:

APPLIANCES:
FLOORING:

ENTRY/LEVEL: **Street/2**
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: **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: **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:
COMMUNITY: **Sidewalks**
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 #: **6020015022**
ADDITIONAL PARCEL(s): **No**

TAX LOT: **348**
LOT SIZE DIM:

TAX BLOCK:
TAX TRACT #: **0**
ZONING: **LARD1.5**

LISTING

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

LIST TERMS: **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**

LIST CONTRACT DATE: **08/11/23**
START SHOWING DATE:
ON MARKET DATE: **08/11/23**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **03/07/24**
MOD TIMESTAMP: **03/07/24**
EXPIRED DATE: **11/30/23**
PURCH CONTRACT DATE: **09/30/23**
CLOSE DATE: **03/07/24**

CONTINGENCY:

PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME:
SHOW CONTACT PHONE:
SHOWING INSTRUCTIONS: **Call for showing instructions, tenant occupied, please don't show unless you have an appointment with me Call or text 323.775.7594**
DRIVING DIRECTIONS: **Vermont and Florence**

LOCK BOX LOCATION:
LOCK BOX DESCRIPTION:

OWNER'S NAME:

AGENT / OFFICE

LA: (**DWBRITOM**) **Tomas Briseno**
CoLA:
LO: (**YCAB**) **Century 21 A Better Service**
LO PHONE: **562-806-1000Ext:0**
CoLO:
CoLO PHONE:

LA State License: **01940380**
CoLA State License:
LO State License: **01206776**
LO FAX: **562-231-4201**
CoLO State License:
CoLO FAX:
Offers Email: **tomasbriseno94@yahoo.com**

CONTACT PRIORITY

1.LA CELL: **323-775-7594**
2.LA DIRECT: **323-775-7594**
3.LA PAGER:
4.LA FAX: **562-928-1474**
5.LA VOICEMAIL:
6.LA EMAIL: **tomasbriseno94@yahoo.com**

COMPARABLE INFORMATION

CLOSE PRICE: **\$760,000**
LIST PRICE: **\$785,000**
LIST \$ ORIGINAL: **\$785,000**
PURCH CONTRACT DT: **09/30/23**
DOM/CDOM: **50/50**

BA: (**RSARAMAR**) **Maria Leon**
BO: **Excellence RE Real Estate**
BA State License: **01447706**
BO State License: **01914184**

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

BUYER FINANCING: **FHA**
CONCESSIONS \$: **\$0**
CONCESSION CMTS: **none**
COE DATE: **03/07/24**

523 W 76th Street, Los Angeles 90044

STATUS: Active

LIST PRICE: \$690,000 ↓

S Figueroa and W 76th St



OF UNITS TOTAL: 2
 SQFT(src): 2,123
 PRICE PER SQFT: \$325.01
 LOT(src): 6,899/0.1584 (A)
 LEVELS:
 YEAR BLT(src): 1922 (ASR)
 DOM / CDOM: 133 / 133
 SLC: Standard
 TOTAL OP. EXP: \$14,524.00
 NET OP. INCOME: \$32,726
 PARCEL #: 6020021029
 LISTING ID: PW24006464

Submit Offer

DESCRIPTION

Seize this unique opportunity with a property that's RTI (Ready To Issue) permitted and poised for transformation. Currently a duplex, it comes with approved plans to convert into a 5-unit residential complex. This project represents a significant value add, increasing from a duplex to a total of five units. The total proposed square footage for this new development is a substantial 7,730 square feet! Utilize the favorable LAR3 zoning and TOC program in place.

EXCLUSIONS:

INCLUSIONS:

AREA: C36 - Metropolitan
 Southwest
 SUBDIVISION: /
 COUNTY: Los Angeles
 55+: No
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

CONCESSIONS IN PRICE:
 LIST \$ ORIG: \$825,000
 SUB TYPE: DPLX/D
 CMN WALLS: No Common
 Walls
 PARKING: Driveway
 # OF BUILDINGS TOTAL: 2
 RENT CONTROL?: Yes
 PROPERTY ATTACHED?: No

SELLER WILL CONSIDER
 CONCESSIONS IN OFFER:
 ROOM TYPE:
 UTILITIES:
 ELECTRIC:
 WATER: Public

COOLING: None
 HEATING:
 VIEW:
 WATERFRONT:
 LAUNDRY: None
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: \$46,752
 VACANCY ALLOWANCE \$/:%: /
 GROSS OPERATING INCOME:
 NET OPERATING INCOME: \$32,726
 OPERATING EXPENSE \$/:%:
 \$14,026/30
 LAND DOLLAR VALUE \$/:%: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE: 4
 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: \$14,524
 ELECTRIC:
 GAS:
 LICENSES:
 NEW TAXES: \$10,312

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

MAINTENANCE: \$2,400
 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
1:	1	3	1	0	Unfurnished	\$1,876	\$1,876	\$3,000	SEPARATE ELECTRIC: 2
2:	1	2	1	0	Unfurnished	\$2,020	\$2,020	\$2,500	GAS METERS: 2 WATER METERS: 1

INTERIOR

INTERIOR:
 ACCESSIBILITY: Parking

APPLIANCES:
 FLOORING:

ENTRY/LEVEL: 1/1
 FIREPLACE:

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

EXTERIOREXTERIOR:
DIRECTION FACES:SECURITY:
SEWER: **Public Sewer**LOT: **Back Yard, Front
Yard, Near Public Transit**
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: **4**PARKING TOTAL: **4**GARAGE SPACES: **0**CARPORT SPACES: **0****GREEN**GREEN 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**
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 #: **6020021029**
ADDITIONAL PARCEL(s): **No**TAX LOT: **180**
LOT SIZE DIM:TAX BLOCK:
TAX TRACT #: **212**
ZONING:**LISTING**BAC: **2%**
BAC REMARKS:
DUAL/VARI. RATE?: **No**
CURRENT FINANCING:
POSSESSION:
FINANCIAL INFO AS OF:
CONTINGENCY LIST:LIST TERMS: **Cash, Cash to New Loan,
Conventional**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES: **Rent Control**
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes****DATES**
LIST CONTRACT DATE: **12/20/23**
START SHOWING DATE:
ON MARKET DATE: **01/17/24**
PRICE CHG TIMESTAMP: **05/14/24**
STATUS CHG TIMESTAMP: **01/17/24**
MOD TIMESTAMP: **05/14/24**
EXPIRED DATE:
PURCH CONTRACT DATE:
ENDING DATE:CONTINGENCY: **Buyer to cooperate with Sellers 1031 exchange, no cost to the Buyer.****PRIVATE REMARKS: Building will be sold with all tenants in place and will not be provided vacant, please take this into consideration when submitting an offer. Tenants are current on rent, unit 523 is month to month and 523 1/2 is on an annual lease. 523 1/2 is newer construction and not subject to RSO (Rent Stabilization Ordinance). Do not disturb tenants. All information is estimated. Buyer/s to verify any and all information provided. Please send preapproval, proof of funds and complete offer to ToreyOffers@Andersonreg.com. If you have any questions contact Torey Carrick, 310-567-7452 or Juan Huizar, 562-307-0838.****SHOWING INFORMATION**SHOW CONTACT TYPE: **None**
SHOW CONTACT NAME:
SHOW CONTACT PHONE:LOCK BOX LOCATION:
LOCK BOX DESCRIPTION: **None**

OWNER'S NAME:

SHOWING INSTRUCTIONS: **PLEASE DO NOT DISTURB OCCUPANTS. No showings will be conducted at this time. Any scheduled showings at a later date will only be conducted with clients who have submitted an offer. NO SHOWINGTIME!**DRIVING DIRECTIONS: **S Figueroa and W 76th St****AGENT / OFFICE**LA: (**PANDEJEF**) **Jeff Anderson**
CoLA: **Juan Huizar**
LO: (**PB22090**) **eXp Realty of California Inc**
LO PHONE: **800-784-2616**
CoLO: **Sage Real Estate**
CoLO PHONE: **562-400-7622**LA State License: **01729514**
CoLA State License: **01417642**
LO State License: **01878277**
LO FAX:
CoLO State License: **02163228**
CoLO FAX:
Offers Email: **toreyoffers@AndersonREG.com****CONTACT PRIORITY**1.OTHER: **Torey Carrick/310-567-7452**

725 W 83rd St, Los Angeles 90044

STATUS: Active

LIST PRICE: \$695,000

Google Maps



OF UNITS TOTAL: 2
 SQFT(src): 1,963
 PRICE PER SQFT: \$354.05
 LOT(src): 6,001/0.1378
 LEVELS: One
 YEAR BLT(src): 1921
 DOM / CDOM: 33/33
 SLC: Standard
 TOTAL OP. EXP: \$10,646.07
 NET OP. INCOME: \$54,494
 PARCEL #: 6032022006
 LISTING ID: 24377244

Submit Offer

DESCRIPTION

Introducing a remarkable investment opportunity! This meticulously maintained duplex features two spacious 3-bedroom, 2-bathroom units, providing versatile living spaces for residents. Nestled within a gated property, the front and back units share only one common wall, ensuring privacy and tranquility for both occupants. The front yard is exclusively dedicated to the front house, while ample parking is available at the back, enhancing convenience for residents. The back unit, constructed in 2005, boasts modern amenities such as new wood-like vinyl floors, a separate kitchen, and ample closet space. Meanwhile, the front unit offers an open floor plan, covered front and back porches, and laundry hookups. Whether you're seeking to generate rental income or live in one unit while renting out the other, this duplex presents endless possibilities for financial growth and investment. Zoned R3, there's potential for further development, including the option to build multi-unit structures. This presents a compelling opportunity for investors looking to maximize their returns and expand their portfolio in a thriving rental market. Located in a desirable area with strong rental demand, this property promises lucrative returns. Offer subject to inspection, drive-by only. PLEASE DO NOT APPROACH THE TENANTS.

EXCLUSIONS:

INCLUSIONS:

AREA: C36 - Metropolitan Southwest
 SUBDIVISION: /
 COUNTY: Los Angeles
 55+: No
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

CONCESSIONS IN PRICE:
 LIST \$ ORIG: \$695,000
 SUB TYPE:
 CMN WALLS:
 PARKING: Carport
 # OF BUILDINGS TOTAL: 1
 RENT CONTROL?:
 PROPERTY ATTACHED?:

SELLER WILL CONSIDER
 CONCESSIONS IN OFFER:
 ROOM TYPE:
 UTILITIES:
 ELECTRIC:
 WATER:

COOLING: None
 HEATING: Natural Gas
 VIEW:
 WATERFRONT:
 LAUNDRY:
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME:
 VACANCY ALLOWANCE \$/%: /0
 GROSS OPERATING INCOME: \$64,140
 NET OPERATING INCOME: \$54,494
 OPERATING EXPENSE \$/%: /
 LAND DOLLAR VALUE \$/%: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER: 10.83
 CAP RATE: 7.7
 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: \$10,646
 ELECTRIC:
 GAS:
 LICENSES:
 NEW TAXES:

FURNITURE REPLACEMENT:
 TRASH:
 CABLE TV:
 GARDENER:
 INSURANCE:

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER:

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
1:	1	3	2		Unfurnished	\$2,227	\$2,227	\$3,700	
2:	2	3	2		Unfurnished	\$3,118	\$3,118	\$3,700	

INTERIOR

INTERIOR:

APPLIANCES: Refrigerator

ENTRY/LEVEL: /

SQFT STUDIO AVG:

ACCESSIBILITY: FLOORING: FIREPLACE: SQFT 1 BED AVG:
SQFT 2 BED AVG:
SQFT 3 BED AVG:

EXTERIOR

EXTERIOR: SECURITY: LOT: FENCING:
DIRECTION FACES: SEWER: POOL: 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: **2** PARKING TOTAL: **2** GARAGE SPACES: CARPORT SPACES:

GREEN

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

POWER PRODUCTION

POWER PRODUCTION: GREEN VERIFICATION:

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

LAND

LAND LEASE?: ELEVATION: TAX LOT: TAX BLOCK:
COMMON INTEREST: ASSESSMENTS: LOT SIZE DIM: **40x150** TAX TRACT #:
LAND LEASE AMOUNT: PARCEL #: **6032022006** ZONING: **LAR3**
LAND LEASE AMT FREQ: ADDITIONAL PARCEL(s): **No**

LISTING

DATES

BAC: **2.000%** LIST TERMS: LIST CONTRACT DATE: **04/26/24**
BAC REMARKS: LIST AGRMT: **Seller Reserved** START SHOWING DATE:
DUAL/VARI. RATE?: LIST SERVICE: **Full Service** ON MARKET DATE: **04/26/24**
CURRENT FINANCING: AD NUMBER: PRICE CHG TIMESTAMP:
POSSESSION: DISCLOSURES: STATUS CHG TIMESTAMP: **04/26/24**
FINANCIAL INFO AS OF: INTERNET, AVM?/COMM?: **No/No** MOD TIMESTAMP: **05/10/24**
CONTINGENCY LIST: INTERNET?/ADDRESS?: **Yes/Yes** EXPIRED DATE:
NEIGHBORHOOD MARKET REPORT YN?: PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Offer subject to inspection, drive-by only. PLEASE DO NOT APPROACH THE TENANTS. Buyer to verify all property information, including but not limited to bed/bath counts, all square footage, income, expenses, etc. Buyer to cooperate with seller's 1031 Exchange at no cost to the buyer. Buyer is advised to independently investigate all aspects of the property, verify accuracy of information provided through personal inspection and with appropriate professionals to Buyer. Please text Anna (323) 828-5023.

SHOWING INFORMATION

SHOW CONTACT TYPE: LOCK BOX LOCATION: OWNER'S NAME:
SHOW CONTACT NAME: LOCK BOX DESCRIPTION:
SHOW CONTACT PHONE: 
SHOWING INSTRUCTIONS: **Showing Instructions:**
DRIVING DIRECTIONS: **Google Maps**

AGENT / OFFICE

CONTACT PRIORITY

LA: (**CLW-C108100**) **Anna Kadinowa** LA State License: **01908285** 1.LA CELL: **323-828-5023**
CoLA: **Kirby Gillon** CoLA State License: **01960253** 2.OTHER:
LO: (**CLW-X83391**) **Christie's AKG** LO State License: **01527644** 3.LA EMAIL: **kadinowa@gmail.com**
LO PHONE: **424-249-7162** LO FAX: 4.CoLA CELL: **310-729-9977**
CoLO: **Christie's AKG** CoLO State License: **01527644** 5.OTHER:
CoLO PHONE: **424-249-7162** CoLO FAX: 6.CoLA EMAIL: **kirbygillon@gmail.com**
Offers Email:

Close to the 110 Freeway, on the Corner by 74th Avenue



OF UNITS TOTAL: **2**
 SQFT(src): **2,415**
 PRICE PER SQFT: **\$289.85**
 LOT(src): **6,240/0.1433 (P)**
 LEVELS: **One**
 YEAR BLT(src): **1947 (PUB)**
 DOM / CDOM: **112/112**
 SLC: **Standard**
 TOTAL OP. EXP: **\$13,265.00**
 NET OP. INCOME: **\$18,807**
 PARCEL #: **6020024013**
 LISTING ID: **MD24027009**

Submit Offer

DESCRIPTION

Discover potential in the heart of Los Angeles at 7407 S Figueroa St, CA 90003 - a two unit property with 3 bedrooms and 2 bathrooms in each unit. While these apartments hold promise, it does require some tender loving care (TLC). This presents a unique opportunity for those looking to invest in a property that allows for personalization and improvement. Take advantage of the prime location, urban convenience, and make this your canvas for creating a stylish and comfortable haven. Don't miss the chance to turn this property into a gem with your personal touch!

EXCLUSIONS:

INCLUSIONS:

AREA: **C34 - Los Angeles Southwest**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 55+: **No**
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

CONCESSIONS IN PRICE:
 LIST \$ ORIG: **\$815,000**
 SUB TYPE: **DPLX/D**
 CMN WALLS: **No Common Walls**
 PARKING:
 # OF BUILDINGS TOTAL: **2**
 RENT CONTROL?: **No**
 PROPERTY ATTACHED?: **No**

SELLER WILL CONSIDER
 CONCESSIONS IN OFFER:
 ROOM TYPE:
 UTILITIES: **Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected**
 ELECTRIC: **Standard**
 WATER: **Public**

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

ANALYSIS

GROSS SCHEDULE INCOME: **\$43,020**
 VACANCY ALLOWANCE \$/:%: /
 GROSS OPERATING INCOME:
 NET OPERATING INCOME: **\$18,807**
 OPERATING EXPENSE \$/:%: **\$13,265/**
 LAND DOLLAR VALUE \$/:%: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE: **2.7**
 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: **\$13,265**
 ELECTRIC: **\$0**
 GAS: **\$0**
 LICENSES:
 NEW TAXES:

FURNITURE REPLACEMENT:
 TRASH: **\$3,480**
 CABLE TV:
 GARDENER:
 INSURANCE: **\$708**

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER: **\$3,480**

OTHER EXPENSE:
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE: **1.25**

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	0	Furnished	\$3,585	\$3,585	\$6,200	2
									GAS METERS: 2
									WATER METERS: 1

INTERIOR

INTERIOR:
 ACCESSIBILITY:

APPLIANCES: **6 Burner Stove, Gas Oven**
 FLOORING: **Tile**

ENTRY/LEVEL: **S Figueroa St/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: **Rectangular Lot**
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: **0**GARAGE SPACES: **0**

CARPORT SPACES:

GREENGREEN BLDG VERIFICATION TYPE: **National Green Building Standard (NGBS)**
GREEN VERIFICATION BODY:

GREEN VERIFICATION YR:

GREEN VERI. RATING:

GREEN 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, 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 #: **6020024013**
ADDITIONAL PARCEL(S): **No**TAX LOT: **124**
LOT SIZE DIM:TAX BLOCK:
TAX TRACT #: **237710**
ZONING:**LISTING**BAC: **2%**
BAC REMARKS:
DUAL/VARI. RATE?: **Yes**
CURRENT FINANCING:
POSSESSION:
FINANCIAL INFO AS OF:
CONTINGENCY LIST:LIST TERMS: **Cash, Conventional**
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: **02/06/24**
START SHOWING DATE:
ON MARKET DATE: **02/07/24**
PRICE CHG TIMESTAMP: **03/29/24**
STATUS CHG TIMESTAMP: **02/07/24**
MOD TIMESTAMP: **03/29/24**
EXPIRED DATE:
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS:**SHOWING INFORMATION**SHOW CONTACT TYPE: **Agent, See Remarks**
SHOW CONTACT NAME: **Esteban Contreras**
SHOW CONTACT PHONE: **6616170074**LOCK BOX LOCATION:
LOCK BOX DESCRIPTION: **See Remarks**

OWNER'S NAME:

SHOWING INSTRUCTIONS: **For Showings Please Contact Esteban Contreras and Angel Medrano. (661)-617-0074 , (661)-374-9494**
DRIVING DIRECTIONS: **Close to the 110 Freeway, on the Corner by 74th Avenue****AGENT / OFFICE**LA: (**MDECONTRERAS**) **Esteban Contreras**
CoLA:
LO: (**MDCVPA**) **Central Valley Property Advisors**
LO PHONE:
CoLO:
CoLO PHONE:LA State License: **01975384**
CoLA State License:
LO State License: **02223453**
LO FAX:
CoLO State License:
CoLO FAX:
Offers Email:
esteban@centralvalleypropertyadvisors.com**CONTACT PRIORITY**1.LA CELL: **661-617-0074**
2.LA DIRECT: **661-376-0575**
3.LA EMAIL:
esteban@centralvalleypropertyadvisors.com
4.LA FAX:
5.LA VOICEMAIL:
6.LA EMAIL:
esteban@centralvalleypropertyadvisors.com

MULTIPLE BUILDING PROPERTY SUMMARY



Beds	4	Full Baths	2	Half Baths	N/A	MLS Sale Price	\$565,000	MLS Sale Date	11/22/2021
Bldg Sq Ft	2,184	Lot Sq Ft	7,003	MLS Yr Built	1880	Type	DUPLEX		

OWNER INFORMATION

Owner Name	Stephenson Ivan	Tax Billing Zip	90303
Mail Owner Name	Ivan Stephenson	Tax Billing Zip+4	3040
Tax Billing Address	11823 Lemoli Ave	Owner Occupied	No
Tax Billing City & State	Inglewood, CA		

COMMUNITY INSIGHTS

Median Home Value	\$594,672	School District	LOS ANGELES UNIFIED
Median Home Value Rating	8 / 10	Family Friendly Score	19 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	16 / 100	Walkable Score	97 / 100
Total Incidents (1 yr)	176	Q1 Home Price Forecast	\$618,509
Standardized Test Rank	18 / 100	Last 2 Yr Home Appreciation	8%

LOCATION INFORMATION

Zip Code	90044	Comm College District Code	Los Angeles City
Carrier Route	C034	Census Tract	2377.10
Zoning	LAR3	Topography	Rolling/Hilly
School District	Los Angeles	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

APN	6020-021-026	Lot	187
% Improved	60%	Water Tax Dist	Central And W Basin
Tax Area	212		
Legal Description	FIGUEROA BOULEVARD TRACT LOT 187		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$576,300	\$565,000	\$516,171
Assessed Value - Land	\$229,500	\$225,000	\$349,872
Assessed Value - Improved	\$346,800	\$340,000	\$166,299
YOY Assessed Change (\$)	\$11,300	\$48,829	
YOY Assessed Change (%)	2%	9.46%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$6,445		
2022	\$6,984	\$539	8.36%
2023	\$7,313	\$329	4.71%

Special Assessment	Tax Amount
Safe Clean Water83	\$105.86
Flood Control 62	\$30.37
Lacity Park Dist21	\$24.36
La Stormwater 21	\$24.22
Rposd Measure A 83	\$39.53
City Lt Maint 21	\$53.07
Trauma/Emerg Srv86	\$109.20
Lawestmosqab31	\$13.95
Total Of Special Assessments	\$400.56

CHARACTERISTICS			
County Land Use	Duplex	Bedrooms	4
Universal Land Use	Duplex	Total Baths	2
Lot Frontage	50	Full Baths	2
Lot Depth	140	Fireplaces	1
Lot Acres	0.1608	Sewer	Type Unknown
Lot Area	7,003	Heat Type	Heated
Building Sq Ft	2,184	Year Built	1880
Gross Area	MLS: 2,184	Building Type	Type Unknown
Stories	1	# of Buildings	2
Total Units	2		

SELL SCORE			
Rating	Very High	Value As Of	2024-05-26 04:32:48
Sell Score	900		

ESTIMATED VALUE			
RealAVM™	\$784,200	Confidence Score	58
RealAVM™ Range	\$647,300 - \$921,100	Forecast Standard Deviation	17
Value As Of	05/21/2024		

(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	3850	Cap Rate	2.8%
Estimated Value High	5441	Forecast Standard Deviation (FSD)	0.41
Estimated Value Low	2259		

(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	PW21181528	Closing Date	11/22/2021
MLS Status	Closed	MLS Sale Price	\$565,000
MLS Area	C34 - LOS ANGELES SOUTHWEST	MLS Listing Agent	Pwcastmar-Martina Castellanos
MLS Status Change Date	11/22/2021	MLS Listing Broker	HOME & CASTLE REALTY, INC.
MLS Current List Price	\$575,000	MLS Source	CRM
MLS Original List Price	\$575,000		

MLS Listing #	Ig17190309	T10097432
MLS Status	Canceled	Canceled
MLS Listing Date	08/16/2017	09/12/2010
MLS Listing Price	\$375,000	\$250,000
MLS Orig Listing Price	\$375,000	\$300,000
MLS Listing Cancellation Date		10/14/2010
MLS Source	CRM	

LAST MARKET SALE & SALES HISTORY			
Recording Date	11/22/2021	Sale Type	Full
Sale Date	Tax: 11/16/2021 MLS: 11/22/2021	Deed Type	Grant Deed
Sale Price	\$565,000	Owner Name	Stephenson Ivan
Price Per Square Feet	\$258.70	Seller	DIn Living Trust
Document Number	1729923		

Recording Date	11/22/2021	11/22/2021	04/16/2021	08/12/2019	10/09/2018
Sale Date	11/16/2021	11/17/2021	05/15/2018	06/14/2019	10/08/2018
Sale Price	\$565,000				
Nominal	Y	Y	Y	Y	Y
Buyer Name	Stephenson Ivan	Owner Record	DIn Living Trust	Armstrong Desmond	Armstrong Frances
Seller Name	DIn Living Trust	Armstrong Frances G	Armstrong Frances G	Madyun Quadir	Armstrong Frances
Document Number	1729923	1729922	604463	802932	1024696
Document Type	Grant Deed	Affidavit	Grant Deed	Grant Deed	Grant Deed

Recording Date	06/20/2018	01/17/2018	03/06/2017
Sale Date	06/18/2018	10/09/2015	10/15/2015
Sale Price			
Nominal	Y	Y	Y
Buyer Name	Armstrong Frances	Armstrong Frances	Armstrong Frances
Seller Name	Armstrong Frances	Armstrong Frances	Armstrong Frances
Document Number	616918	49893	255342
Document Type	Grant Deed	Grant Deed	Grant Deed

MORTGAGE HISTORY					
Mortgage Date	11/22/2021	11/03/2006	09/20/2005	09/20/2005	08/06/2004
Mortgage Amount	\$452,000	\$504,000	\$372,154	\$372,154	\$310,000
Mortgage Lender	Private Individual	Countrywide Bk	New Century Mtg Corp	New Century Mtg Corp	Argent Mtg Co LLC
Mortgage Code		Conventional	Conventional	Conventional	Conventional

Mortgage Date	12/29/1995	07/14/1994	08/13/1991
Mortgage Amount	\$147,740	\$15,000	\$130,000
Mortgage Lender	Long Bch Mtg Co		Torrey Pines Fin'I
Mortgage Code	Conventional	Private Party Lender	Conventional

FORECLOSURE HISTORY					
Document Type	Release Of Lis Pends/ Notice	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale
Default Date					
Foreclosure Filing Date					
Recording Date	12/01/2021	11/25/2021	11/01/2021	08/05/2021	05/26/2021
Document Number	1774589				
Default Amount					
Final Judgment Amount		\$773,607	\$773,607	\$773,607	\$773,607
Original Doc Date	12/30/2015				
Original Document Number	1641792				

Document Type	Notice Of Trustee's Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale
Default Date					
Foreclosure Filing Date	04/27/2021				
Recording Date	04/29/2021	04/29/2021	11/13/2020	09/04/2020	06/30/2020
Document Number	681141				
Default Amount					
Final Judgment Amount	\$773,607	\$773,607	\$733,543	\$733,543	\$733,543
Original Doc Date	11/03/2006				
Original Document Number	2447878				

Document Type	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Trustee's Sale	Notice Of Sale
Default Date					
Foreclosure Filing Date				02/25/2020	
Recording Date	05/25/2020	04/02/2020	02/29/2020	02/27/2020	11/26/2018
Document Number				235286	
Default Amount					
Final Judgment Amount	\$733,543	\$733,543	\$733,543	\$733,543	\$669,914
Original Doc Date				11/03/2006	
Original Document Number				2447878	

Document Type	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale
Default Date					
Foreclosure Filing Date					

Recording Date	10/25/2018	10/12/2018	09/06/2018	08/02/2018	06/04/2018
Document Number					
Default Amount					
Final Judgment Amount	\$669,914	\$669,914	\$669,914	\$669,914	\$669,914
Original Doc Date					
Original Document Number					

Document Type	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Trustee's Sale
Default Date					
Foreclosure Filing Date					12/12/2017
Recording Date	04/18/2018	03/19/2018	02/01/2018	01/16/2018	12/15/2017
Document Number					1456788
Default Amount					
Final Judgment Amount	\$669,914	\$669,914		\$640,620	\$669,914
Original Doc Date					11/03/2006
Original Document Number					2447878

Document Type	Notice Of Trustee's Sale	Notice Of Default	Release Of Lis Pendens/ Notice	Notice Of Trustee's Sale	Notice Of Default
Default Date		12/26/2015			03/09/2010
Foreclosure Filing Date	07/05/2016	12/26/2015			03/09/2010
Recording Date	07/07/2016	12/30/2015	05/03/2011	06/21/2010	03/11/2010
Document Number	786210	1641792	632770	841807	334975
Default Amount		\$187,811			\$57,134
Final Judgment Amount	\$640,620			\$633,437	
Original Doc Date	11/03/2006	11/03/2006	03/11/2010	11/03/2006	11/03/2006
Original Document Number	2447878	2447878	334975	2447878	2447878

PROPERTY MAP

Lot Dimensions: 50' (Frontage), 140' (Depth), 50' (Backage)

Location: Between W 74th St and W 76th St, bounded by S Hoover St and S Figueroa St.

Scale: 25 yards

Map data ©2024 Google

*Lot Dimensions are Estimated

BUILDING 1 OF 2

CHARACTERISTICS			
County Land Use	Duplex	Total Units	1
Universal Land Use	Duplex	Bedrooms	2
Lot Frontage	50	Total Baths	1
Lot Depth	140	Fireplaces	1
Lot Acres	0.1608	Sewer	Type Unknown

Lot Area	7,003
Building Sq Ft	1,184
Stories	1

Heat Type	Heated
Year Built	1880
Building Type	Type Unknown

BUILDING 2 OF 2

CHARACTERISTICS

County Land Use	Duplex
Universal Land Use	Duplex
Lot Frontage	50
Lot Depth	140
Lot Acres	0.1608
Lot Area	7,003
Building Sq Ft	1,000

Total Units	1
Bedrooms	2
Total Baths	1
Sewer	Type Unknown
Heat Type	Heated
Year Built	1989
Building Type	Type Unknown