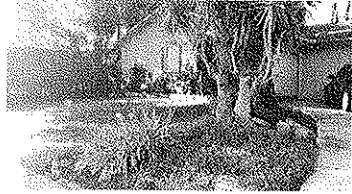


## Client Summary with Hits Report

**Property Type** Residential **Include Property Subtype** Single Family **County** Los Angeles **Status** Active (9/1/2014 or after) **Price** 200,000 to 350,000 **Bedrooms** 3.00 or more **Total Bathrooms** 2.00 or more  
 Listings as of 12/30/14 at 4:38pm

<b>Active</b> 12/03/14	<b>Listing #</b> SR14252812	<b>9751 Delco Ave Chatsworth, CA 91311-5323</b>	<b>Listing Price:</b> \$300,000
	<b>County:</b> LOS ANGELES	<b>Cross St:</b> MARILLA STREET	<b>Original Price:</b> \$300,000



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Chatsworth	<b>Subdiv/Tract</b>	Not Applicable-CHT
<b>Beds</b>	3	<b>Approx Square Feet</b>	1144 Public Records
<b>Baths(FTHQ)</b>	2 (2 0 0 0)	<b>Price/Sq Ft</b>	\$262.24
<b>Garage Space</b>	2	<b>Lot Sq Ft(approx)</b>	7001 ((Public Records))
<b>Year Built</b>	1959	<b>Lot Acres (approx)</b>	0.1607
<b>APN/Tax ID</b>	2748011038		
<b>DOM</b>	27		

[Additional Pictures](#)

**Marketing Remark** FIXER::: FIXER::: FIXER. GREAT 3/2 FIXER-UPPER IN PRIME CHATSWORTH IN NEED OF A PRUDENT BUYER. NEED EVERYTHING. SOLD AS-IS WITH LENDER APPROVAL. NO VIEWING UNTIL 01/15/2015 DUE TO OCCUPANCY ISSUES. NO PHONE CALLS UNTIL 01/15/2015. TEXT MESSAGES ONLY AFTER SUCH TIME.

<b>Active</b> 10/20/14	<b>Listing #</b> 14803459	<b>8326 Noble Ave North Hills, CA 91343</b>	<b>Listing Price:</b> \$242,000
	<b>County:</b> LOS ANGELES		<b>Original Price:</b> \$199,000



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	North Hills	<b>Subdiv/Tract</b>	Not Applicable-NOH
<b>Beds</b>	3	<b>Approx Square Feet</b>	1171 Vendor Enhanced (N)
<b>Baths(FTHQ)</b>	2 (2 0 0 0)	<b>Price/Sq Ft</b>	\$206.66
<b>Garage Space</b>	0	<b>Lot Sq Ft(approx)</b>	7670 ((Vendor Enhanced(N)))
<b>Year Built</b>	1954	<b>Lot Acres (approx)</b>	0.1761
<b>APN/Tax ID</b>	2653024002		
<b>DOM</b>	71		

[Additional Pictures](#)

**Directions** The cross street is Roscoe Boulevard.

**Marketing Remark** Fire Damaged! This Probate Sale is now subject to Court Confirmation and Overbid. Asking price is the first minimum overbid at court. If interested, you may attend the court confirmation hearing to submit a bid. Property is offered as-is. No financing contingencies. No Sale prior to court date. All other Terms and Conditions will still apply. See agent website. CASH SALE.

**Presented By:**



**Haig Nashalian**  
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December 2014

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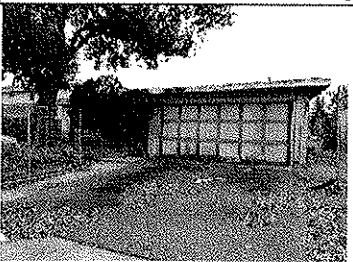
## Client Summary with Hits Report

Listings as of 12/30/14 at 4:38pm

<b>Active 10/24/14</b>	Listing # SR14228236 County: LOS ANGELES	11726 Glenoaks Blvd San Fernando, CA 91340-1802 Cross St: 118w	Map: ,	Listing Price: \$340,000 Original Price: \$340,000
	Property Type	Residential	Property Subtype	Single Family
	Area	San Fernando	Subdiv/Tract	Not Applicable-SF
	Beds	3	Approx Square Feet	1160 Public Records
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$293.10
	Garage Space	2	Lot Sq Ft(approx)	7379 ((Public Records))
	Year Built	1963	Lot Acres (approx)	0.1694
	APN/Tax ID	2524002005		
	DOM	67		

Additional Pictures

Directions 118w exit rt Glenoaks .20

<b>Active 12/16/14</b>	Listing # SR14259399 County: LOS ANGELES	13677 Brussels Ave Sylmar, CA 91342-2408 Cross St: Eldridge Ave and Hub	Map: ,	Listing Price: \$285,000 Original Price: \$285,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Sylmar	Subdiv/Tract	Not Applicable-SYL
	Beds	4	Approx Square Feet	1197 Public Records
	Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$238.10
	Garage Space	2	Lot Sq Ft(approx)	6144 ((Public Records))
	Year Built	1959	Lot Acres (approx)	0.1410
	APN/Tax ID	2511001017		
	DOM	14		

Additional Pictures

**Marketing Remark** Write A Happy Ending To This Cinderella-story Home! 4BR/2BA single-level needs restoring. Property has an Attached Two-car garage with private driveway. Cash offers please due to the property's condition. This Home Ready For A Comeback!

**Presented By:**



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## Client Summary with Hits Report

Listings as of 12/30/14 at 4:38pm

<b>Active 12/16/14</b>	Listing # SR14258945 County: LOS ANGELES	14331 Berg St Sylmar, CA 91342-4014 Cross St: 0	Map: ,	Listing Price: \$345,000 Original Price: \$345,000
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Property Type	Residential	Property Subtype	Single Family
Area	Sylmar	Subdiv/Tract	Not Applicable-SYL
Beds	3	Approx Square Feet	1168 Public Records
Baths(FTHQ)	2 (1 1 0 0)	Price/Sq Ft	\$295.38
Garage Space	2	Lot Sq Ft(approx)	6014 ((Public Records))
Year Built	1956	Lot Acres (approx)	0.1381
APN/Tax ID	2508017013		
DOM	14		

[Additional Pictures](#)

**Marketing Remark** This Sylmar home situated on a corner lot offers 3 bedrooms, 1.75 baths, 1168 square feet, laminate floors, central air/heat, indoor laundry, 2-car detached garage, in need of paint, carpet and some minor upgrades

<b>Active 11/12/14</b>	Listing # SR14241847 County: LOS ANGELES	725 Jackman Ave Sylmar, CA 91342-5435 Cross St: S. Hubbard W. San Fe	Map: 481, J7	Listing Price: \$350,000 Original Price: \$350,000
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Property Type	Residential	Property Subtype	Single Family
Area	Sylmar	Subdiv/Tract	Not Applicable-SYL
Beds	4	Approx Square Feet	1262 Public Records
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$277.34
Garage Space	2	Lot Sq Ft(approx)	6671 ((Public Records))
Year Built	1955	Lot Acres (approx)	0.1531
APN/Tax ID	2612020008		
DOM	48		

[Additional Pictures](#)

**Directions** Please see google map

**Marketing Remark** Great location in Sylmar. 4 bedrooms plus 2 baths. Easy access to freeways. Please see below agent remarks.

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## Client Summary with Hits Report

Listings as of 12/30/14 at 4:38pm

<b>Active 11/29/14</b>	Listing # SR14251237	6300 Halbrent Ave Van Nuys, CA 91411-1914	Listing Price: \$349,777
	County: LOS ANGELES	Cross St: Victory and Erwin	Original Price: \$399,000



Property Type	Residential	Property Subtype	Single Family
Area	Van Nuys	Subdiv/Tract	Not Applicable-VN
Beds	3	Approx Square Feet	1027 Public Records
Baths(FTHQ)	2 (1 0 1 0)	Price/Sq Ft	\$340.58
Garage Space	2	Lot Sq Ft(approx)	6075 ((Public Records))
Year Built	1947	Lot Acres (approx)	0.1395
APN/Tax ID	2242011014		
DOM	31		

### Additional Pictures

**Marketing Remark** VAN NUYS... LOOKING FOR A STARTER HOME? THIS IS THE HOME THAT YOU'VE BEEN LOOKING FOR. THIS HOME HAS 1,027 SQ FT, 3 BEDROOMS AND 2 BATHS. The extra bathroom can be found near the garage. Plenty of street parking, beautiful hardwood floors are found through out the house and the 3 bedrooms are at the primary part of the home. All bedrooms have decent closet space and the kitchen has tile counter tops. The living room and the rest of the house was recently painted. There is so much potential for this property. The best part is that it is close to everything.

### Presented By:



December 2014

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