

# Client Summary with Hits Report

Property Type Residential Income County Los Angeles Status Active Terms Owner Will Carry  
Listings as of 12/30/14 at 5:29pm

Active 11/26/14 Listing # BB14249405 1980 N Ontario St BURBANK, CA 91505-1230 Listing Price: \$749,947  
County: LOS ANGELES Cross St: Victory / Hollywood Map: 533, D6 Original Price: \$749,947



Property Type	Residential Income	Property Subtype	Residential Income
Area	Burbank	Subdiv/Tract	Not Applicable-610
Beds	0	Approx Square Feet	2325
Baths(FTHQ)	0 (0 0 0 0)	Price/Sq Ft	\$322.56
Garage Space	3	Lot Sq Ft(approx)	6150 ((Public Records))
Year Built	1951	Lot Acres (approx)	0.1412
APN/Tax ID	2463011006		
DOM	34		

[Additional Pictures](#)

**Marketing Remark** Fix and save! Units have deferred maintenance. Common laundry room for tenants. One 2-car garage and one 1-car garage. Owner will carry first with 20% down, 4.5% fully amortized, 20 years, 20% prepayment penalty. 12.79 x gross on projected rents. Actual gross rate multiplier 16.79.

Active 08/11/14 Listing # SR14173919 Listing Price: \$580,000  
County: LOS ANGELES Cross St: Radford Map: , Original Price: \$560,000



Property Type	Residential Income	Property Subtype	Residential Income
Area	North Hollywood	Subdiv/Tract	Not Applicable-NHO
Beds	0	Approx Square Feet	2045
Baths(FTHQ)	0 (0 0 0 0)	Price/Sq Ft	\$283.62
Garage Space	3	Lot Sq Ft(approx)	5624 ((Public Records))
Year Built	1951	Lot Acres (approx)	0.1291
APN/Tax ID	2334005011		
DOM	141		

[Additional Pictures](#)

**Directions** GPS

**Marketing Remark** Great Investment - Triplex in the heart of North Hollywood...Up front is a 2 Bedroom, 1 Bath; in rear there is a 1 Bedroom, 1 Bath; and on second level another 1 Bedroom, 1 Bath. There is a nice shaded backyard and a 3 car garage. Close to schools, shopping and transportation.

**Presented By:**



December 2014

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Listings as of 12/30/14 at 5:29pm

<b>Active 08/08/14</b>	Listing # SR14179511	4530 Whitsett Ave Studio City, CA 91604-1389	Listing Price: \$2,650,000
	County: LOS ANGELES	Cross St: Laurel Canyon BI & V	Original Price: \$2,650,000



Property Type	Residential Income	Property Subtype	Residential Income
Area	Studio City	Subdiv/Tract	Not Applicable-STUD
Beds	0	Approx Square Feet	5064
Baths(FTHQ)	0 (0 0 0 0)	Price/Sq Ft	\$523.30
Garage Space	4	Lot Sq Ft(approx)	9714 ((Public Records))
Year Built	1984	Lot Acres (approx)	0.2230
APN/Tax ID	2364015049		
DOM	132		

Additional Pictures

**Directions** 1 N of Moorpark; between Laurel Cyn Blvd & Coldwater Cyn Blvd

**Marketing Remark** A must-see beautiful, custom-built SFR + 5-unit apt bldg. in a great location. Rents are significantly below market. Seller financing. No rent control. Separately metered gas + electric for each unit. Laundry room; some private patios; wood-burning fireplaces, granite counters, dishwashers; built-in bookcases. 10 parking spaces - 2 two-car garages + 6 open spaces. The 2nd floor units have high lofted ceilings. The house has an attached 2-car garage & 2 private patios. The studio units have private patios. There two attached garages - 1 in the SFR, 1 for the 5-unit bldg + outside parking for 6 cars. The 2 loft units have skylights.

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Listings as of 12/30/14 at 5:27pm

**Active 11/25/14** Listing # SR14248894 22300 Wyandotte St Canoga Park, CA 91303-1030 Listing Price: \$639,950  
County: LOS ANGELES Cross St: Farralone Ave Original Price: \$639,950



Property Type	Residential	Property Subtype	Single Family
Area	Canoga Park	Subdiv/Tract	Not Applicable-CP
Beds	4	Approx Square Feet	1980 Public Records
Baths(FTHQ)	3 (3 0 0 0)	Price/Sq Ft	\$323.21
Garage Space	2	Lot Sq Ft(approx)	7500 ((Public Records))
Year Built	1965	Lot Acres (approx)	0.1722
APN/Tax ID	2023028015		
DOM	35		

Additional Pictures

**Marketing Remark** 4 bedroom 2.5 bath home with title floors, granite counter tops, cozy fireplace, large entertainers backyard with pool, Ready to move in.

**Active 01/23/14** Listing # SR14016441 10729 Brookfield Rd Chatsworth, CA 91311-1506 Listing Price: \$535,000  
County: LOS ANGELES Cross St: DE SOTO/CHATSWORTH S Original Price: \$535,000



Property Type	Residential	Property Subtype	Single Family
Area	Chatsworth	Subdiv/Tract	Not Applicable-CHT
Beds	4	Approx Square Feet	1922 Seller
Baths(FTHQ)	3 (1 1 0 1)	Price/Sq Ft	\$278.36
Garage Space	2	Lot Sq Ft(approx)	9200 ((Seller))
Year Built	1973	Lot Acres (approx)	0.2112
APN/Tax ID	2706010009		
DOM	340		

Additional Pictures

**Directions** 1 BLOCK E. OF DE SOTO N. OF CHATSWORTH.

**Marketing Remark** GREAT FAMILY HOME IN A GOOD AREA. UPDATED KITCHEN, GRANITE COUNTERS, RECESSED LIGHTING, CROWN MOLDING, NEW TILE FLOORS, NEW CARPET, LAMINATE FLOOR, NEW PAINT THROUGHOUT, RV ACCESS.

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<b>Active 08/02/14</b>	Listing # PW14164562 County: LOS ANGELES	435 E Sierra Madre Ave GLENDORA, CA 91741-2151 Cross St: E Glendora Ave/N Sei	Map: ,	Listing Price: \$1,948,000 Original Price: \$1,948,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Glendora	Subdiv/Tract	Not Applicable-629
	Beds	5	Approx Square Feet	7050 Appraiser
	Baths(FTHQ)	6 (4 1 1 0)	Price/Sq Ft	\$276.31
	Garage Space	5	Lot Sq Ft(approx)	42395 ((Public Records))
	Year Built	1966	Lot Acres (approx)	0.9733
	APN/Tax ID	8636032002		
	DOM	150		

Additional Pictures

**Marketing Remark** Awesome North Glendora Gated Private Estate. Situation on 1 ACRE of Private, Tropical Surroundings. This Mini Gated Estate boasts approx. 6200 sq foot Main Living House with an approx. 1000 sq ft Pool/Guest House. The Main House includes a Formal Entry with Vaulted Ceilings, Living Room with built-ins and large windows overlooking the front and back yards. The Huge Bonus/Great Room with Fireplace, large oversized functional Bar, perfect room for entertaining. The Formal Dining Room is Spectacular! The remodeled Gourmet Kitchen has built-ins, stainless steel appliances, breakfast nook, counter open to the Family Room. Inside Laundry Room. Enormous Bonus Room/Office with built-ins with separate entrance. Main house has 3 additional downstairs bedrooms. Master Suite located upstairs with Fireplace, 3 Walk In Closets, 2 separate Balconies with Beautiful Views, Huge Bathroom with double vanities, oversized soaking tub, separate shower and water closet. This estate also has 2 fountains,

<b>Active 10/28/14</b>	Listing # SR14231370 County: LOS ANGELES	4530 Whitsett Ave Studio City, CA 91604-1389 Cross St: Whitsett & Moorpark	Map: ,	Listing Price: \$2,650,000 Original Price: \$2,650,000
	Property Type	Residential	Property Subtype	Single Family
	Area	Studio City	Subdiv/Tract	Not Applicable-STUD
	Beds	3	Approx Square Feet	5064 Public Records
	Baths(FTHQ)	3 (3 0 0 0)	Price/Sq Ft	\$523.30
	Garage Space	4	Lot Sq Ft(approx)	9714 ((Public Records))
	Year Built	1984	Lot Acres (approx)	0.2230
	APN/Tax ID	2364015049		
	DOM	63		

**Directions** 1 N of Moorpark, between Laurel Cyn & Coldwater Cyn

**Marketing Remark** Beautiful Single-Family Residence PLUS a 5-unit apt bldg for income (no rent control) on one large lot. All beautifully built. The apt bldg contains 2 studios, 2 loft units, and a one-bedroom apt plus storage. The 5-units bring in \$5,135 per month at below market rents. Market rents should be \$7000 /mo. Each separately-metered unit has its own real fireplace, granite counters, dishwasher. Two units have private patios. The common separate laundry room adds an additional \$100/mo income. Parking for 10 cars - 4 in the garage + 6 open. The owner will carry the loan with 40% down at 5% for 5-years and an additional 5-years at market rate. The single-family residence remodeling will be completed in December. The property is in a beautiful, park-like setting.

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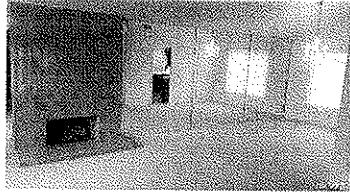
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<b>Active</b> 11/01/14	Listing # SR14234097	7634 Ponce Ave West Hills, CA 91304-5436	Listing Price: \$639,950
	County: LOS ANGELES	Cross St: Lull St	Original Price: \$684,950



Property Type	Residential	Property Subtype	Single Family
Area	West Hills	Subdiv/Tract	Not Applicable-WEH
Beds	4	Approx Square Feet	2414 Public Records
Baths(FTHQ)	3 (3 0 0 0)	Price/Sq Ft	\$265.10
Garage Space	2	Lot Sq Ft(approx)	7663 ((Public Records))
Year Built	1976	Lot Acres (approx)	0.1759
APN/Tax ID	2013008034		
DOM	59		

### Additional Pictures

**Marketing Remark** This 4 bedrooms, 3 bath West Hills home is located on Cul-de-sac with over 2400 sqft of living area, cozy fireplace in living room, vaulted ceiling, large backyard with pool.

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Prepared for  
12/30/2014

### Properties for Sale

1 2112 w Magnolia blvd, Burbank, CA 91506



Price \$579,000  
Building Size 1,500 SF  
Property Sub-type Special Purpose (Other)  
Status Active

Property Notes

#### Property Description

OWNER USER STUDIO BUILD 2012,IDEAL FOR TV/FILM/VIDEO-PRODUCTION, CREATIVE OFFICE OR RETAIL GREEN AND WHITE CYCLORAMA WALL,SOUND PROOF STAGE,CENTRAL AIR CONDITIONING,25 BY 30 STAGE

Prepared for  
12/30/2014

### Properties for Sale

1 2300 W. Burbank Blvd, Burbank, CA 91506



Price \$1,725,000  
Building Size 4,409 SF  
Property Sub-type Vehicle Related  
Status Active

Property Notes

#### Property Description

Good Location on Busy Burbank Blvd. Corner of Burbank Blvd & Lincoln Ave. 9 Bays large enough for RV repairs. Power: 400 amp of 2 phase. Lots of gated parking. Built in 1982. Two bathrooms, one with handicap access. Kitchen and large office. Owner may carry 1st TD for qualified Buyer



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Residential/Apartment  
Commercial/Industrial  
Land/Business/Shopping Center  
To Buy/Sell/Manage



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