

Duane Wellhoefer

President

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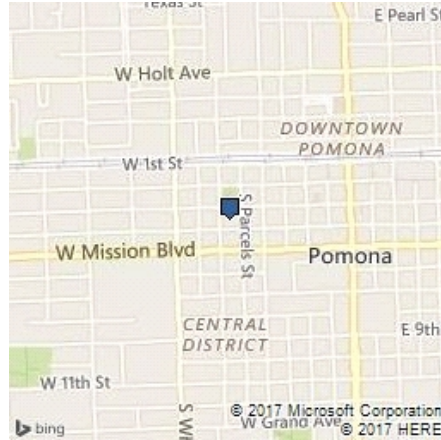
CalBRE: 01855406

661 W 4th St, Pomona 91766

STATUS: Pending

LIST PRICE: \$425,000

from 10 freeway, go south on White and East on 4th Street



OF UNITS TOTAL: 0
 SQFT(src): 2,746
 PRICE PER SQFT: \$154.77
 LOT(src): 0.1757/7,653 (A)
 YEAR BLT(src): 1951 (ASR)
 DOM / CDOM: 6/6
 SLC: Standard, Notice Of Default
 TOTAL OP. EXP: \$1.00
 NET OP. INCOME: \$1
 PARCEL #: [8341006018](#)
 LISTING ID: PW16769445
 LIST \$ ORIG: \$425,000

DESCRIPTION

***** INVESTOR SPECIAL ***** INVESTOR SPECIAL ***** INVESTOR SPECIAL *****
 GREAT PLACE IN POMONA CLOSE TO POLICE DEPT. SHOPPING AREAS, RESTAURANTS NOT FAR FROM 71 FREEWAY. 3 UNITS. MAIN HOUSE IS 3 BEDROOMS, 2 BATHS, KITCHEN, TILE FLOOR. UNIT 2. STUDIO APARTMENT WITH 1 BEDROOMS, 1 BATHROOM, KITCHEN AND SEPARATE ENTRANCE WITH TILE FLOOR. UNIT THREE, DETACHED FROM THE MAIN HOUSE WITH 2 BEDROOMS, 1 BATHROOM, KITCHEN, LIVING-ROOM. TILE FLOOR. PLUS A DETACHED STORAGE ROOM. ALL UNITS TOTAL 2753 S/F PER THE ASSESSOR. LOT SIZE 7653 S/F. FULLY FENCED, HAS REAR ALLEY ACCESS. BUYER TO SATISFY THEMSELVES AS TO THE CONDITION OF THE HOUSE. PROPERTY NEEDS TLC IS BEING SALE AS-IS CONDITION.

EXCLUSIONS: all personal property

INCLUSIONS:

AREA: 687 - Pomona
 SUBDIVISION: /
 COUNTY: Los Angeles
 55+:
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

SUB TYPE: (D)
 LEVELS: Multi/Split
 CMN WALLS: No Common Walls
 PARKING:
 # OF BUILDINGS TOTAL: 2
 RENT CONTROL?: No
 PROPERTY ATTACHED?: No

ROOM TYPE:
 UTILITIES:
 ELECTRIC:
 WATER: Public

COOLING:
 HEATING:
 VIEW:
 WATERFRONT:
 POOL: None
 LAUNDRY:

INTERIOR

INTERIOR:
ACCESSIBILITY:

APPLIANCES:
FLOORING:

ENTRY/LEVEL: /
FIREPLACE:

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

EXTERIOR

EXTERIOR:
DIRECTION FACES:

SECURITY:
FENCING:

LOT: Front Yard
SEWER: Public Sewer

SPA:

BUILDING

BUILDER NAME:
BUILDER MODEL:

ARCH STYLE:
DOORS:
WINDOWS:

ROOF:
FOUNDATION DTLS:
PROP CONDITION:

CONSTR MTRLS:
OTHER STRUCTURES:
NEW CONSTRUCTION YN:

GARAGE AND PARKING

UNCOVERED SPACES:

PARKING TOTAL: 2

GARAGE SPACES: 2

CARPORNT SPACES:

GREEN

GREEN BLDG VERIFICATION TYPE:
GREEN ENERGY GEN:
WALKSCORE:

GREEN VERIFICATION BODY:
GREEN ENERGY EFF:

GREEN VERIFICATION YR:
GREEN SUSTAIN:

GREEN VERI. RATING:
GREEN WTR CONSERV:

COMMUNITY

HOA DUES 1:
HOA DUES 2:
COMMUNITY: Curbs

HOA 1 NAME:
HOA 2 NAME:

HOA PHONE 1:
HOA PHONE 2:

HOA AMENITIES:
STORIES TOTAL:

LAND

LAND LEASE?: No
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
PARCEL #: [8341006018](#)
ADDITIONAL PARCEL(S): No

ELEVATION:
ASSESSMENTS: Unknown

TAX LOT: 6
LOT SIZE DIM:

TAX BLOCK:
TAX TRACT #: 60
ZONING: POC3*

ANALYSIS

GROSS SCHEDULE INCOME: \$1
VACANCY ALLOWANCE \$/ %: /
GROSS OPERATING INCOME:
NET OPERATING INCOME: \$1
OPERATING EXPENSE \$/ %: \$1/
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: \$1
ELECTRIC: \$1
GAS: \$1
LICENSES:

FURNITURE REPLACEMENT:
TRASH: \$1
CABLE TV:
GARDENER:
INSURANCE: \$1

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

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:		3	2	0	Unfurnished	\$1	\$1	\$1	SEPARATE ELECTRIC: 1
2:		1	1	0	Unfurnished	\$1	\$1	\$1	GAS METERS: 2
3:		2	1	0	Unfurnished	\$1	\$1	\$1	WATER METERS: 1

LISTING

BAC: 2.5%
BAC REMARKS:
DUAL/VARI. RATE?: Yes
CURRENT FINANCING:
POSSESSION: Close of Escrow
FINANCIAL INFO AS OF:

LIST TERMS: Cash
LIST AGRMT: Exclusive Agency
LIST SERVICE: Full Service
AD NUMBER:
DISCLOSURES:
VOW, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes

DATES

LIST CONTRACT DATE: 12/31/16
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: 02/23/17
MOD TIMESTAMP: 03/31/17
EXPIRED DATE:
PURCH CONTRACT DATE: 01/06/17
ENDING DATE:

CONTINGENCY: none

PRIVATE REMARKS: **Attention Agents** Analysis and Unit Info in the MLS is not accurate. The Sellers took title to this property due to the previous owners being foreclosed on and new owners have never seen the property and do not have Analysis or Unit info to provide to me. Buyers to fully investigate this property and due all due diligence. 1 Unit is Vacant, 1 unit has a court date to evict the current tenant and 1 unit has a squater residing in the property and upon mutual agreement may be evicted before or after the COE.

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent
SHOW CONTACT NAME: Robert Rivera
SHOW CONTACT PHONE: 714-496-9987

SHOWING INSTRUCTIONS: Please DO NOT go Direct...Please write offer "Subject to interior inspection" I should have access to the property by 1/20/17

LOCK BOX LOCATION:
LOCK BOX DESCRIPTION:
None, See Remarks

OWNER'S NAME:

DRIVING DIRECTIONS: from 10 freeway, go south on White and East on 4th Street

AGENT / OFFICE

LA: ([PRIVROB](#)) [Robert Rivera](#)
CoLA:

LA State License: [01358330](#)
CoLA State License:

CONTACT PRIORITY

1.LA CELL: 714-496-9987
2.LA DIRECT:

LO: (PWPB3926) [First Team Real Estate](#)
LO PHONE: 714-996-6070Ext:0
CoLO:
CoLO PHONE:

LO State License:
LO FAX: 714-986-1771
CoLO State License:
CoLO FAX:

3.LA PAGER:
4.LA FAX: 866-496-7872
5.LA VOICEMAIL: 714-496-9987
6.LA EMAIL: robert@robert4urealty.com

COMPARABLE INFORMATION

CLOSE PRICE:

LIST PRICE: \$425,000

LIST \$ ORIGINAL:

PURCH CONTRACT DT: 01/06/17

DOM/CDOM: 6/6

BA: ()

BO:

BA State License:

CoBA: ()

CoBO:

CoBA State License:

BUYER FINANCING:

CONCESSIONS \$:

CONCESSION CMTS:

ENDING DATE:



AGENT FULL: Residential Income **LISTING ID:** PW16769445

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©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

Search Criteria

Property Type is 'Residential Income'

City is 'Pomona'

Street Number Numeric is 661

Selected 1 of 3 results.