

3904 6TH AVE, Los Angeles

\$535,000



MORE LISTING PHOTOS

MLS #13664649

3904 6TH AVE, Los Angeles

\$535,000





PROPERTY DETAILS

MLS #13664649

3904 6TH AVE, Los Angeles

\$535,000

LISTING INFORMATION

Courtesy of Gibson International

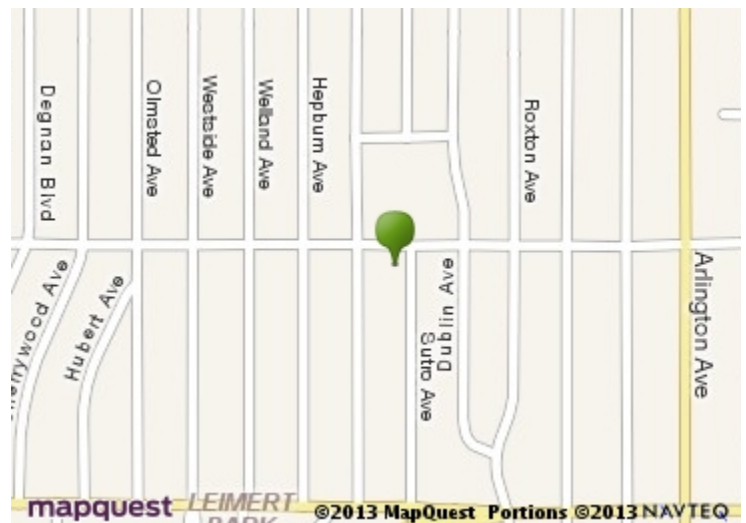
MLS#: 13664649	Beds: 3	Sq Ft: 2,314	List Date: Apr 12, 2013
Status: Active	Baths: 2.00	Year Built: 1936	DOM: 12

FEATURES

Status details: Active; **Zoning:** LAR1; **CDOM:** 12; **Number of units:** 1; **Spa:** None; **Lot description:** Room for a Pool (N); **TB map code:** 673F2; **Appliances:** Dishwasher,Dryer,Freezer,Garbage Disposal,Refrigerator,Washer; **Interior:** Other; **Floors:** Carpet,Tile (N),Wood,Other; **Cooling:** Wall Unit(s); **Heating:** Central Furnace; **View:** No View; **Patio:** Patio Open; **Lotsize:** 6001;

REMARKS

Stately 2-story traditional home on one of Leimert Park's finest streets. Available on the market for the first time in nearly six decades, this property offers a wonderful opportunity to apply a contemporary touch to a home that has been lovingly maintained for over a generation. The lower level features a classic entry w/ spiral staircase & step-down living room. The formal dining room is big enough for large dinner parties, while the breakfast room is perfect for morning tea or coffee. The kitchen offers plenty of cabinet & counter space, and the downstairs bed & bath is great for guests. Upstairs features a large master suite w/ cedar walk-in closet & outdoor patio. The second bedroom upstairs is also generously sized. Outside, the yard is nearly perfect with beautiful landscaping plus a large patio offering additional space for entertaining. This home is close to all the shops & ame...



Information is deemed reliable but not guaranteed.

Source: CARETS_CLAW

Heather Presha | Keller Williams Realty | Mobile: 323-559-9081 | preshaproperties@gmail.com | www.hopefulhomebuyers.com | DRE number: 01493661

LOAN SCENARIOS

MORTGAGE

3904 6TH AVE, Los Angeles

\$535,000

<i>3% Down (\$16,050)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$2,278	\$259	\$78	\$2,615
15 year fixed	2.54%	\$3,471	\$259	\$78	\$3,808
5/1 ARM	2.54%	\$1,994	\$259	\$78	\$2,331

<i>10% Down (\$53,500)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$2,114	\$259	\$78	\$2,451
15 year fixed	2.54%	\$3,220	\$259	\$78	\$3,557
5/1 ARM	2.54%	\$1,850	\$259	\$78	\$2,187

<i>15% Down (\$80,250)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,996	\$259	\$78	\$2,333
15 year fixed	2.54%	\$3,041	\$259	\$78	\$3,378
5/1 ARM	2.54%	\$1,747	\$259	\$78	\$2,084

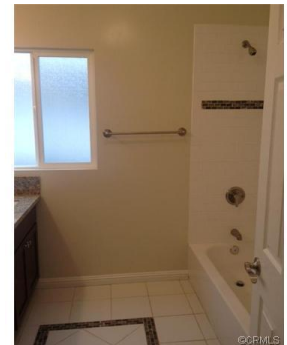
<i>20% Down (\$107,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,879	\$259	\$78	\$2,216
15 year fixed	2.54%	\$2,862	\$259	\$78	\$3,199
5/1 ARM	2.54%	\$1,645	\$259	\$78	\$1,982

* Tax and insurance are being estimated based on the zip code of this property.

Zillow Mortgage Marketplace

5635 Brushton Street, Los Angeles

\$519,900



PROPERTY DETAILS

MLS #PW13056523

5635 Brushton Street, Los Angeles

\$519,900

LISTING INFORMATION

Courtesy of Polly Watts, Broker

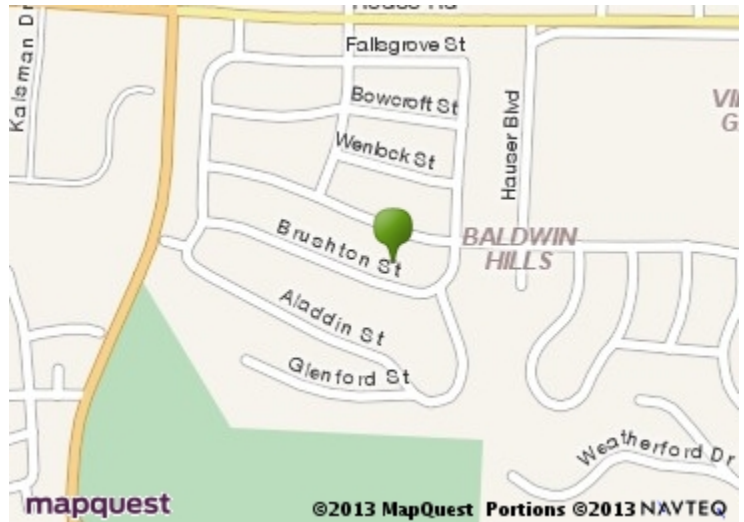
MLS#: PW13056523	Beds: 3	Sq Ft: 1,420	List Date: Apr 2, 2013
Status: Active	Baths: 2.00	Year Built: 1950	DOM: 15

FEATURES

Status details: Active; **CDOM:** 15; **Number of units:** 1; **Spa:** None; **Lot description:** Curbs,Sidewalks; **TB map code:** 673-A2; **Water:** Public Hook-Up Available; **Floors:** Carpet,Ceramic Tile,Hardwood,Travertine; **Cooling:** None; **Heating:** Central Furnace; **Exterior:** Siding,Stucco; **Pool:** No Pool; **Roof:** Composition; **View:** City Lights View,Hills View; **Patio:** Covered; **Cross streets:** Carmona; **Lotsize:** 7011; **Acres:** 0.161;

REMARKS

Beautiful newly remodeled LA home ready for move-in today! Located in the scenic neighborhood of Baldwin Hills, this charming abode boasts gorgeous refinished hardwood flooring in the living room, which also features your very own fireplace to relax beside after a long day! The brand new chef's kitchen features new tile floors, new cabinets, stunning new granite counters, and brand new dishwasher & stove! The completely remodeled bathrooms also feature new tile floors as well as elegant new vanities and beautiful new shower/bathtubs! Brand new carpet in the bedrooms; freshly painted interior/exterior; detached two car garage; private backyard with plenty of room for BBQs and for the kids & pets to run around! Located within minutes of schools, parks, Kenneth Hahn State Recreation Area, Metro Blue Line, and the 10 & 405 freeways.



Information is deemed reliable but not guaranteed.

Source: CARETS_MRMLS

Heather Presha | Keller Williams Realty | Mobile: 323-559-9081 | preshaproperties@gmail.com | www.hopefulhomebuyers.com | DRE number: 01493661

5635 Brushton Street, Los Angeles

\$519,900

<i>3% Down (\$15,597)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$2,214	\$251	\$78	\$2,543
15 year fixed	2.54%	\$3,373	\$251	\$78	\$3,702
5/1 ARM	2.54%	\$1,938	\$251	\$78	\$2,267

<i>10% Down (\$51,990)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$2,054	\$251	\$78	\$2,383
15 year fixed	2.54%	\$3,129	\$251	\$78	\$3,458
5/1 ARM	2.54%	\$1,798	\$251	\$78	\$2,127

<i>15% Down (\$77,985)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,940	\$251	\$78	\$2,269
15 year fixed	2.54%	\$2,955	\$251	\$78	\$3,284
5/1 ARM	2.54%	\$1,698	\$251	\$78	\$2,027

<i>20% Down (\$103,980)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,826	\$251	\$78	\$2,155
15 year fixed	2.54%	\$2,782	\$251	\$78	\$3,111
5/1 ARM	2.54%	\$1,598	\$251	\$78	\$1,927

* Tax and insurance are being estimated based on the zip code of this property.

Zillow Mortgage Marketplace

3901 HEPBURN AVE, Los Angeles

\$515,000



3901 HEPBURN AVE, Los Angeles

\$515,000





PROPERTY DETAILS

MLS #13666641

3901 HEPBURN AVE, Los Angeles

\$515,000

LISTING INFORMATION

Courtesy of Keller Williams Westchester

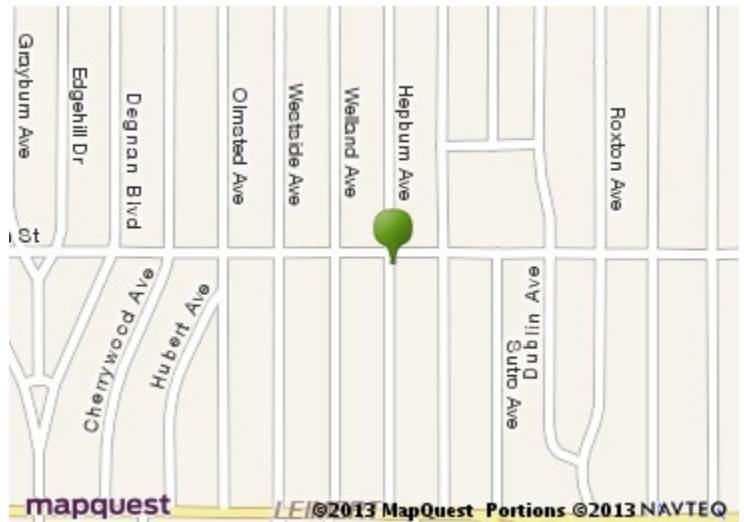
MLS#: 13666641	Beds: 5	Sq Ft: 2,646	List Date: Apr 19, 2013
Status: Active	Baths: 2/1	Year Built: 1950	DOM: 5

FEATURES

Status details: Active; **Zoning:** LAR1; **CDOM:** 265; **Number of units:** 1; **TB map code:** 673F2; **Water:** In Street; **Appliances:** Dishwasher; **Interior:** Built-Ins; **Floors:** Carpet; **Cooling:** None; **Heating:** Central Furnace; **Kitchen:** Galley Kitchen, Kitchenette, Pantry; **Roof:** Composition; **View:** Tree Top View; **Patio:** Concrete Slab; **Lotsize:** 5938;

REMARKS

This stately two story Mid-Century family home was custom built by its original owner. One-of-a-kind and a standout property, perfect for entertaining and enjoyment. 5 bedrooms includes a nanny's quarters that could easily serve as an office. Spacious formal living room and formal dining room. Family room with a junior library. Family room also opens through sliding glass to backyard with patio and mature fruit trees; detached garage. Fabulous 50's custom stair balustrade capturing a futuristic mid-century design aesthetic. Galley kitchen and built-in crescent banquette. Four of the five bedrooms are upstairs for family privacy along with two full baths. Lots of cabinets and storage with built-in shelves, drawers and cupboards reminiscent of the time period. Lots of natural light. Airy treetop views from upper bedrooms. Don't miss this one! STRAIGHT SALE



Information is deemed reliable but not guaranteed.

Source: CARETS_CLAW

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www.hopefulhomebuyers.com | DRE number: 01493661

LOAN SCENARIOS

MORTGAGE

3901 HEPBURN AVE, Los Angeles

\$515,000

<i>3% Down (\$15,450)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$2,193	\$249	\$78	\$2,520
15 year fixed	2.54%	\$3,341	\$249	\$78	\$3,668
5/1 ARM	2.54%	\$1,919	\$249	\$78	\$2,246

<i>10% Down (\$51,500)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$2,035	\$249	\$78	\$2,362
15 year fixed	2.54%	\$3,100	\$249	\$78	\$3,427
5/1 ARM	2.54%	\$1,781	\$249	\$78	\$2,108

<i>15% Down (\$77,250)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,922	\$249	\$78	\$2,249
15 year fixed	2.54%	\$2,928	\$249	\$78	\$3,255
5/1 ARM	2.54%	\$1,682	\$249	\$78	\$2,009

<i>20% Down (\$103,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,809	\$249	\$78	\$2,136
15 year fixed	2.54%	\$2,755	\$249	\$78	\$3,082
5/1 ARM	2.54%	\$1,583	\$249	\$78	\$1,910

* Tax and insurance are being estimated based on the zip code of this property.

Zillow Mortgage Marketplace

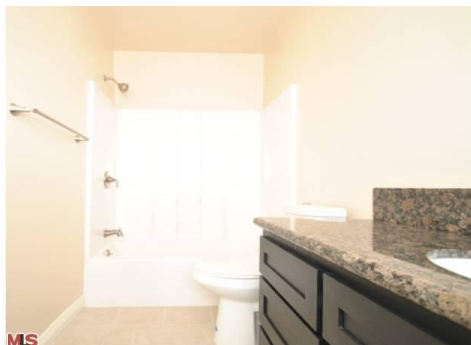
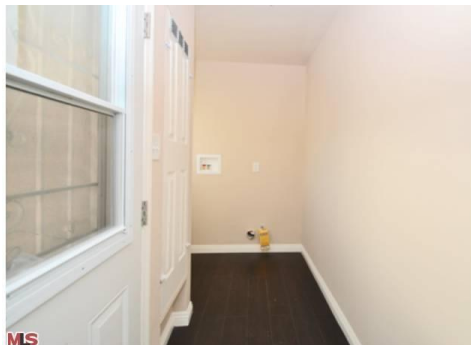
4015 S BRONSON AVE, Los Angeles

\$490,000



4015 S BRONSON AVE, Los Angeles

\$490,000





PROPERTY DETAILS

MLS #12637061

4015 S BRONSON AVE, Los Angeles

\$490,000

LISTING INFORMATION

Courtesy of TDC/ Pacific Properties Inc.

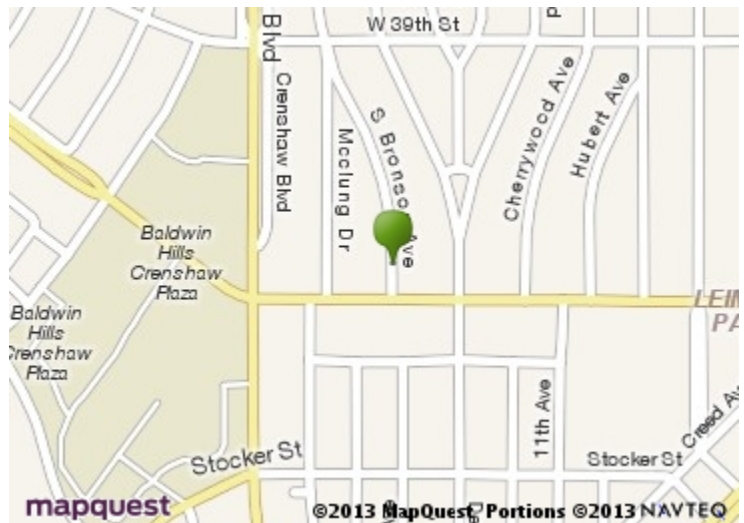
MLS#: 12637061	Beds: 4	Sq Ft: 1,979	List Date: Nov 20, 2012
Status: Active	Baths: 2.00	Year Built: 1938	DOM: 67

FEATURES

Status details: Active; **Zoning:** LAR1; **CDOM:** 67; **Number of units:** 1; **TB map code:** 673E2; **Interior:** Other; **Floors:** Carpet,Ceramic Tile,Laminated; **Cooling:** None; **Heating:** Wall Heater; **View:** No View; **Lotsize:** 7226;

REMARKS

Beautiful Updated Leimert Park Home. This 3 bedroom 2 bath home has been recently updated and is Move in Ready ! The home also has a 4th bedroom or office/den. The interior has been freshly painted. The kitchen is new with new cabinets, new granite counter tops, new laminate wood flooring, updated light fixtures, and more. The bathrooms have been updated with new fixtures, accessories, vanities, flooring and more. The bedrooms have new carpeting, the living areas new laminate wood flooring. The landscaping has been updated and the curb appeal on this property is amazing. This property is a must see to appreciate all it offers !!!



Information is deemed reliable but not guaranteed.

Source: CARETS_CLAW

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LOAN SCENARIOS

MORTGAGE

4015 S BRONSON AVE, Los Angeles

\$490,000

<i>3% Down (\$14,700)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$2,087	\$237	\$78	\$2,402
15 year fixed	2.54%	\$3,179	\$237	\$78	\$3,494
5/1 ARM	2.54%	\$1,826	\$237	\$78	\$2,141

<i>10% Down (\$49,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,936	\$237	\$78	\$2,251
15 year fixed	2.54%	\$2,949	\$237	\$78	\$3,264
5/1 ARM	2.54%	\$1,694	\$237	\$78	\$2,009

<i>15% Down (\$73,500)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,828	\$237	\$78	\$2,143
15 year fixed	2.54%	\$2,785	\$237	\$78	\$3,100
5/1 ARM	2.54%	\$1,600	\$237	\$78	\$1,915

<i>20% Down (\$98,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,721	\$237	\$78	\$2,036
15 year fixed	2.54%	\$2,622	\$237	\$78	\$2,937
5/1 ARM	2.54%	\$1,506	\$237	\$78	\$1,821

* Tax and insurance are being estimated based on the zip code of this property.

Zillow Mortgage Marketplace

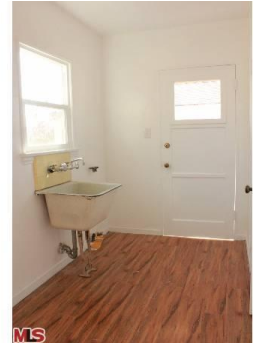
3971 ROXTON AVE, Los Angeles

\$479,000



3971 ROXTON AVE, Los Angeles

\$479,000



PROPERTY DETAILS

MLS #13657647

3971 ROXTON AVE, Los Angeles

\$479,000

LISTING INFORMATION

Courtesy of PCA Realty

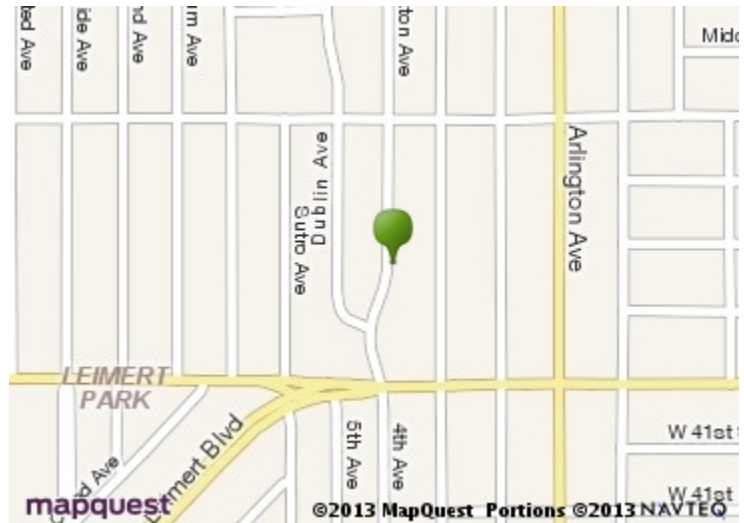
MLS#: 13657647	Beds: 3	Sq Ft: 1,708	List Date: Mar 13, 2013
Status: Active	Baths: 2.00	Year Built: 1937	DOM: 42

FEATURES

Status details: Active; **Zoning:** LAR1; **CDOM:** 42; **Number of units:** 1; **TB map code:** 673G2; **Appliances:** Garbage Disposal; **Floors:** Hardwood, Tile (N), Other; **Cooling:** None; **Heating:** Floor Furnace, Wall Heater; **View:** No View; **Lotsize:** 5400;

REMARKS

PRICE DROP!!! Move in ready home situated perfectly on a quiet, tree-lined street in the beautiful neighborhood of Leimert Park. This standard sale features freshly painted interior & exterior, refinished hardwood floors, new kitchen flooring, lush landscaping with new sprinkler system and many more upgrades.



Information is deemed reliable but not guaranteed.

Source: CARETS_CLAW

Heather Presha | Keller Williams Realty | Mobile: 323-559-9081 | preshaproperties@gmail.com | www.hopefulhomebuyers.com | DRE number: 01493661

LOAN SCENARIOS

MORTGAGE

3971 ROXTON AVE, Los Angeles

\$479,000

<i>3% Down (\$14,370)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$2,040	\$232	\$78	\$2,350
15 year fixed	2.54%	\$3,107	\$232	\$78	\$3,417
5/1 ARM	2.54%	\$1,785	\$232	\$78	\$2,095

<i>10% Down (\$47,900)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,893	\$232	\$78	\$2,203
15 year fixed	2.54%	\$2,883	\$232	\$78	\$3,193
5/1 ARM	2.54%	\$1,656	\$232	\$78	\$1,966

<i>15% Down (\$71,850)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,787	\$232	\$78	\$2,097
15 year fixed	2.54%	\$2,723	\$232	\$78	\$3,033
5/1 ARM	2.54%	\$1,564	\$232	\$78	\$1,874

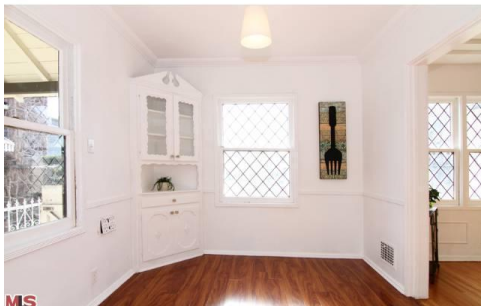
<i>20% Down (\$95,800)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,682	\$232	\$78	\$1,992
15 year fixed	2.54%	\$2,563	\$232	\$78	\$2,873
5/1 ARM	2.54%	\$1,472	\$232	\$78	\$1,782

* Tax and insurance are being estimated based on the zip code of this property.

Zillow Mortgage Marketplace

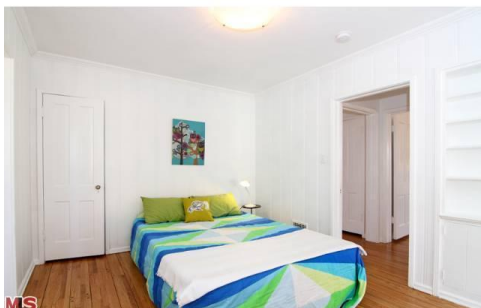
4020 DEGNAN, Los Angeles

\$479,000



4020 DEGNAN, Los Angeles

\$479,000





PROPERTY DETAILS

MLS #13666675

4020 DEGNAN, Los Angeles

\$479,000

LISTING INFORMATION

Courtesy of Housing America Realty

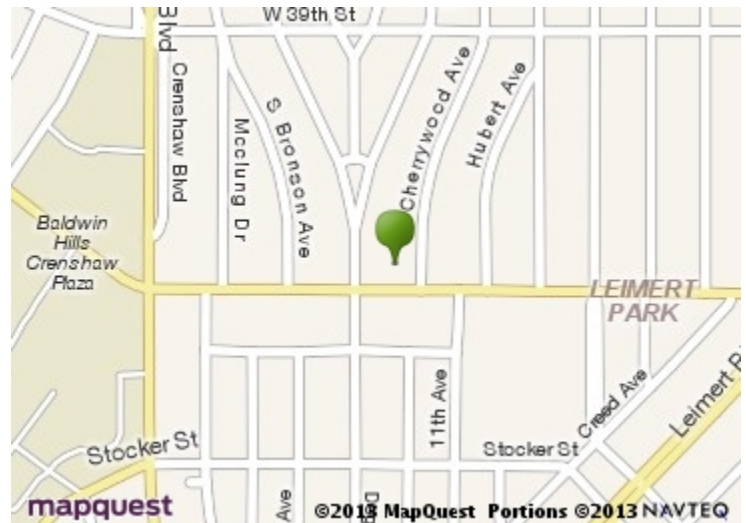
MLS#: 13666675	Beds: 3	Sq Ft: 1,611	List Date: Apr 20, 2013
Status: Active	Baths: 2.00	Year Built: 1939	DOM: 4

FEATURES

Status details: Active; **Zoning:** LAR1; **CDOM:** 4; **Number of units:** 1; **TB map code:** 673F2; **Floors:** Hardwood,Laminated; **Cooling:** None; **Heating:** Gravity Heating; **View:** No View; **Lotsize:** 7501;

REMARKS

Come see this elegant remodeled English Tudor house. Walk into the ample living room and feel the comfort of this lovely floor plan. Refinished hardwood floors, new inside paint, Separate formal dining room, ample kitchen with spacious wood cabinets, new laminated floor, refrigerator and microwave. Enjoy the nice and peaceful breakfast area, inside laundry . Really good sized bedrooms, and the spacious bonus room ready for your family entertainment. Useful basement for storage. Big yard and plenty of driveway parking as well as a secluded 2 car garage. Great opportunity for a spacious home with a lot of upgrades in a convenient location. Close to schools, shopping centers, hospitals, parks and more



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Source: CARETS_CLAW

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4020 DEGNAN, Los Angeles

\$479,000

3% Down (\$14,370)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$2,040	\$232	\$78	\$2,350
15 year fixed	2.54%	\$3,107	\$232	\$78	\$3,417
5/1 ARM	2.54%	\$1,785	\$232	\$78	\$2,095

10% Down (\$47,900)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,893	\$232	\$78	\$2,203
15 year fixed	2.54%	\$2,883	\$232	\$78	\$3,193
5/1 ARM	2.54%	\$1,656	\$232	\$78	\$1,966

15% Down (\$71,850)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,787	\$232	\$78	\$2,097
15 year fixed	2.54%	\$2,723	\$232	\$78	\$3,033
5/1 ARM	2.54%	\$1,564	\$232	\$78	\$1,874

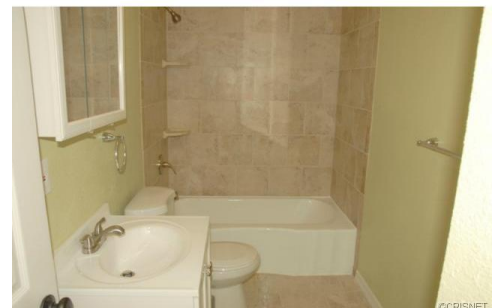
20% Down (\$95,800)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,682	\$232	\$78	\$1,992
15 year fixed	2.54%	\$2,563	\$232	\$78	\$2,873
5/1 ARM	2.54%	\$1,472	\$232	\$78	\$1,782

* Tax and insurance are being estimated based on the zip code of this property.

Zillow Mortgage Marketplace

6211 Keniston Avenue, Los Angeles

\$465,000

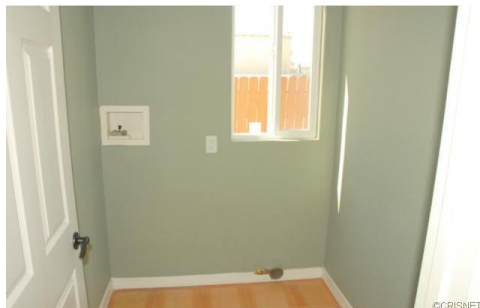
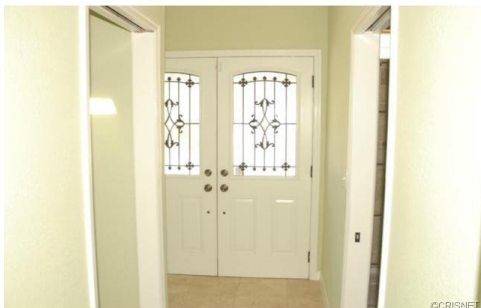


MORE LISTING PHOTOS

MLS #SR13071695

6211 Keniston Avenue, Los Angeles

\$465,000



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PROPERTY DETAILS

MLS #SR13071695

6211 Keniston Avenue, Los Angeles

\$465,000

LISTING INFORMATION

Courtesy of Steve Major and Associates

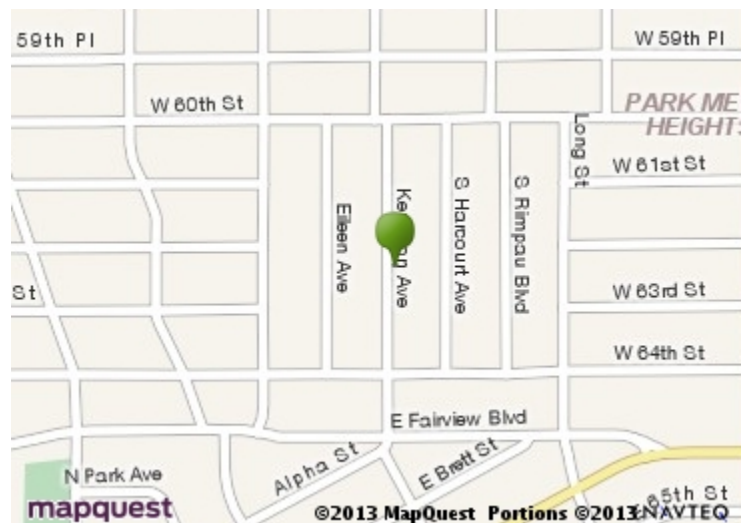
MLS#: SR13071695	Beds: 5	Sq Ft: 1,943	List Date: Apr 21, 2013
Status: Active	Baths: 3.00	Year Built: 1924	DOM: 3

FEATURES

Status details: Active; **CDOM:** 3; **Number of units:** 1; **Spa:** None; **Lot description:** Back Yard, Front Yard; **Water:** Water District, Public; **Appliances:** Dishwasher; **Interior:** Turnkey; **Floors:** Bamboo, Concrete Slab; **Cooling:** None; **Heating:** Wall Heater; **Exterior:** Stucco; **Pool:** No Pool; **Roof:** Flat Roof; **View:** No View; **Cross streets:** N of 64th E of Alviso; **Lotsize:** 5649; **Acres:** 0.13;

REMARKS

Standard Sale. Absolutely stunning, and very spacious, Spanish Style, fully remodeled home on super quiet street. Features included:- Elegant bamboo floors throughout; Smooth ceilings; Completely re-painted exterior, and interior w/custom colors; New copper plumbing; New Roof; New 200 Amp Electrical panel; Remodeled open kitchen w/granite counters, new cabinets, new appliances, recessed lighting and breakfast nook; Large bright living room with fireplace and extra large front window; New windows throughout; 5 good size bedrooms with lots of closet space (master bedroom w/huge walk-in closet w/skylight), 3 bathrooms with beautiful custom tiles (very large master bathroom huge shower and custom tub); In-unit laundry room; Plenty of storage Space and much more. Exterior is fully landscaped front and rear, and there is a fully permitted rec-room at the rear. Long gated driveway provides fo...



Information is deemed reliable but not guaranteed.

Source: CARETS_CRISNET

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LOAN SCENARIOS

MORTGAGE

6211 Keniston Avenue, Los Angeles

\$465,000

3% Down (\$13,950)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,980	\$225	\$78	\$2,283
15 year fixed	2.54%	\$3,016	\$225	\$78	\$3,319
5/1 ARM	2.54%	\$1,733	\$225	\$78	\$2,036

10% Down (\$46,500)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,837	\$225	\$78	\$2,140
15 year fixed	2.54%	\$2,799	\$225	\$78	\$3,102
5/1 ARM	2.54%	\$1,608	\$225	\$78	\$1,911

15% Down (\$69,750)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,735	\$225	\$78	\$2,038
15 year fixed	2.54%	\$2,643	\$225	\$78	\$2,946
5/1 ARM	2.54%	\$1,519	\$225	\$78	\$1,822

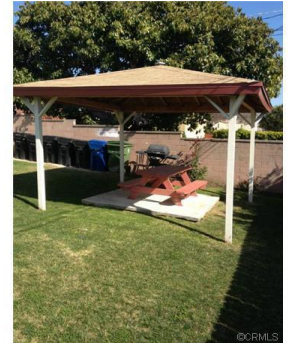
20% Down (\$93,000)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,633	\$225	\$78	\$1,936
15 year fixed	2.54%	\$2,488	\$225	\$78	\$2,791
5/1 ARM	2.54%	\$1,429	\$225	\$78	\$1,732

* Tax and insurance are being estimated based on the zip code of this property.

Zillow® Mortgage Marketplace

4240 West 62nd Street, Los Angeles

\$459,000



PROPERTY DETAILS

MLS #AR13039331

4240 West 62nd Street, Los Angeles

\$459,000

LISTING INFORMATION

Courtesy of Haas Realty & Prop. Management

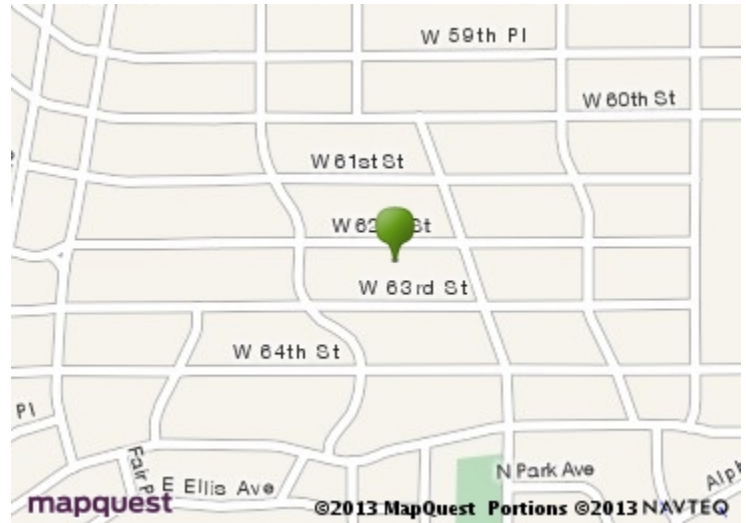
MLS#: AR13039331	Beds: 3	Sq Ft: 2,080	List Date: Mar 6, 2013
Status: Active	Baths: 3.00	Year Built: 1972	DOM: 49

FEATURES

Status details: Active; **CDOM:** 49; **Number of units:** 1; **Lot description:** Curbs,Gutters,Sidewalks,Storm Drains,Street Lighting,Lawn,Street Paved; **Water:** Water District,Public; **Floors:** Carpet - Partial (N); **Cooling:** Central A/C; **Heating:** Central Furnace; **Pool:** No Pool; **Roof:** Shake; **View:** Bluff,City Lights View,Hills View; **Cross streets:** Buckler; **Lotsize:** 6599; **Acres:** 0.151;

REMARKS

PROBATE LISTING!!! Features 3 bedroom/3bath and spacious backyard! Subject to lease. Great for cash flow for investor!!! 3 year lease at \$3,900 per month with annual increase.



Information is deemed reliable but not guaranteed.

Source: CARETS_MRMLS

Heather Presha | Keller Williams Realty | Mobile: 323-559-9081 | preshaproperties@gmail.com | www.hopefulhomebuyers.com | DRE number: 01493661

4240 West 62nd Street, Los Angeles

\$459,000

3% Down (\$13,770)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,955	\$222	\$78	\$2,255
15 year fixed	2.54%	\$2,978	\$222	\$78	\$3,278
5/1 ARM	2.54%	\$1,711	\$222	\$78	\$2,011

10% Down (\$45,900)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,814	\$222	\$78	\$2,114
15 year fixed	2.54%	\$2,763	\$222	\$78	\$3,063
5/1 ARM	2.54%	\$1,587	\$222	\$78	\$1,887

15% Down (\$68,850)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,713	\$222	\$78	\$2,013
15 year fixed	2.54%	\$2,609	\$222	\$78	\$2,909
5/1 ARM	2.54%	\$1,499	\$222	\$78	\$1,799

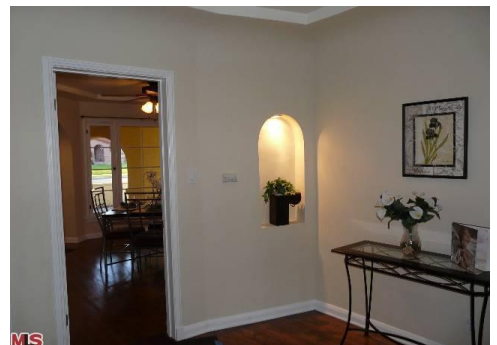
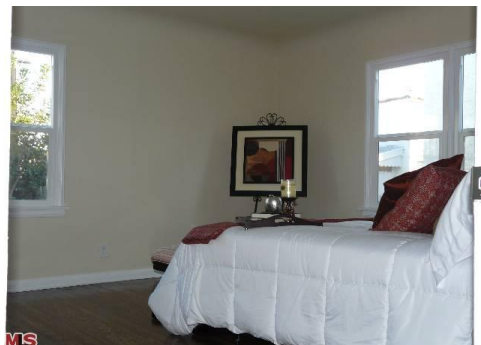
20% Down (\$91,800)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,612	\$222	\$78	\$1,912
15 year fixed	2.54%	\$2,456	\$222	\$78	\$2,756
5/1 ARM	2.54%	\$1,411	\$222	\$78	\$1,711

* Tax and insurance are being estimated based on the zip code of this property.

Zillow Mortgage Marketplace

3710 W 62ND ST, Los Angeles

\$442,000



PROPERTY DETAILS

MLS #13665275

3710 W 62ND ST, Los Angeles

\$442,000

LISTING INFORMATION

Courtesy of A-1 Realty

MLS#: 13665275	Beds: 3	Sq Ft: 1,677	List Date: Apr 15, 2013
Status: Active	Baths: 2.00	Year Built: 1935	DOM: 9

FEATURES

Status details: Active; **Zoning:** LAR1; **CDOM:** 9; **Number of units:** 1; **Lot description:** Back Yard,Fenced Yard,Front Yard,Gutters,Landscaped,Yard; **TB map code:** 6736; **Appliances:** Dishwasher,Garbage Disposal,Gas Or Electric Dryer Hookup,Refrigerator,Water Line to Refrigerator; **Interior:** Recessed Lighting; **Floors:** Hardwood,Marble,Mixed (N),Travertine; **Cooling:** Ceiling Fan(s); **Exterior:** Stucco; **Kitchen:** Granite Counters (N),Remodeled (N),Skylight(s) (N); **View:** No View; **Cross streets:** LONG STREET; **Lotsize:** 6102;

REMARKS

OPEN HOUSE Every Sunday from 1PM TO 4pm - This home has the WOW factor! Meticulously renovated spacious 3 Bedroom + 2 Baths, original hardwood floors refinished throughout. Living Room with stained glass picture window, fireplace, original floor to ceiling windows, butler pantry, ceiling fan, stained glass skylight, Updated Kitchen granite counter tops, travertine flooring, new cabinets. Updated electrical, copper plumbing, new double pane windows, beautiful courtyard, new landscaping. Seller kept some original touches, get your offers in now!



Information is deemed reliable but not guaranteed.

Source: CARETS_CLAW

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LOAN SCENARIOS

MORTGAGE

3710 W 62ND ST, Los Angeles

\$442,000

3% Down (\$13,260)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,882	\$214	\$78	\$2,174
15 year fixed	2.54%	\$2,867	\$214	\$78	\$3,159
5/1 ARM	2.54%	\$1,647	\$214	\$78	\$1,939

10% Down (\$44,200)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,746	\$214	\$78	\$2,038
15 year fixed	2.54%	\$2,660	\$214	\$78	\$2,952
5/1 ARM	2.54%	\$1,528	\$214	\$78	\$1,820

15% Down (\$66,300)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,649	\$214	\$78	\$1,941
15 year fixed	2.54%	\$2,513	\$214	\$78	\$2,805
5/1 ARM	2.54%	\$1,444	\$214	\$78	\$1,736

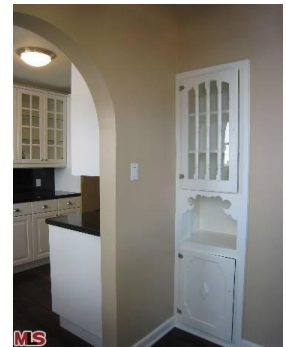
20% Down (\$88,400)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,552	\$214	\$78	\$1,844
15 year fixed	2.54%	\$2,365	\$214	\$78	\$2,657
5/1 ARM	2.54%	\$1,359	\$214	\$78	\$1,651

* Tax and insurance are being estimated based on the zip code of this property.

Zillow Mortgage Marketplace

3640 W 63RD ST, Los Angeles

\$439,000

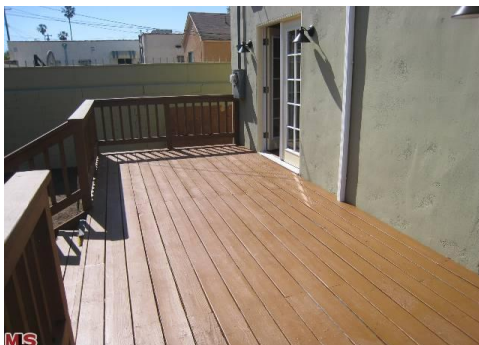
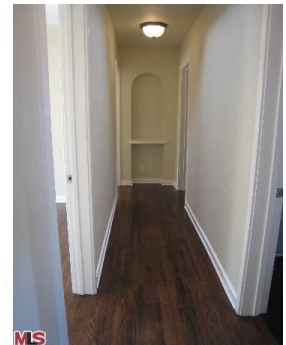


MORE LISTING PHOTOS

MLS #13666121

3640 W 63RD ST, Los Angeles

\$439,000



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PROPERTY DETAILS

MLS #13666121

3640 W 63RD ST, Los Angeles

\$439,000

LISTING INFORMATION

Courtesy of Nelson Shelton & Associates

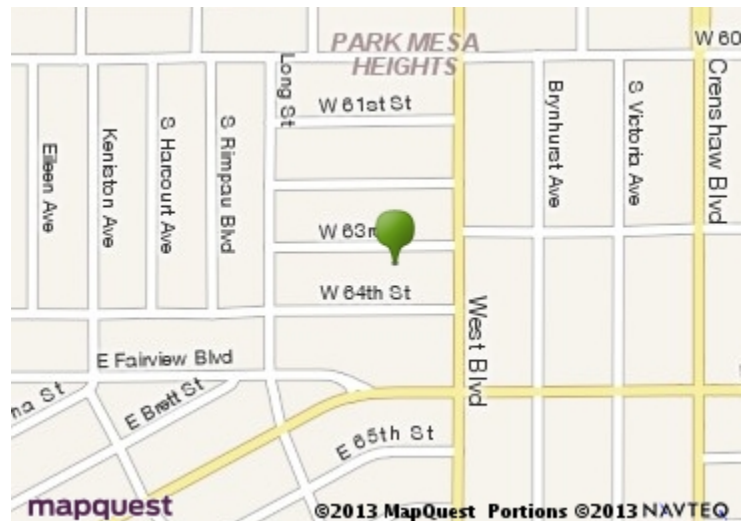
MLS#: 13666121	Beds: 3	Sq Ft: 1,494	List Date: Apr 18, 2013
Status: Active	Baths: 2.00	Year Built: 1936	DOM: 6

FEATURES

Status details: Active; **Zoning:** LAR1; **CDOM:** 6; **Number of units:** 1; **Lot description:** Room for a Pool (N); **TB map code:** 673E6; **Appliances:** Dishwasher, Electric Dryer Hookup, Garbage Disposal, Gas Dryer Hookup; **Floors:** Hardwood; **Cooling:** Ceiling Fan(s), None; **Heating:** Central Furnace; **View:** No View; **Patio:** Patio Open, Deck(s); **Lotsize:** 6117;

REMARKS

We bring back to life this wonderful Spanish home. Totally restored with new European kitchen, black granite counter tops, new stainless steel appliances. Master bedroom and guest bedrooms with French doors leading to a new deck. Master bath has new spa tub and Carrera marble tile double sink vanity. Second bath with new shower and pedestal sink. Formal dining room w/ great molding, breakfast nook, large living room features fireplace, new lighting fixtures and high ceiling w/ beams. Copper plumbing and upgrade electrical system. Large back yard with room for pool.



Information is deemed reliable but not guaranteed.

Source: CARETS_CLAW

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www.hopefulhomebuyers.com | DRE number: 01493661

3640 W 63RD ST, Los Angeles

\$439,000

3% Down (\$13,170)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,869	\$212	\$78	\$2,159
15 year fixed	2.54%	\$2,848	\$212	\$78	\$3,138
5/1 ARM	2.54%	\$1,636	\$212	\$78	\$1,926

10% Down (\$43,900)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,734	\$212	\$78	\$2,024
15 year fixed	2.54%	\$2,642	\$212	\$78	\$2,932
5/1 ARM	2.54%	\$1,518	\$212	\$78	\$1,808

15% Down (\$65,850)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,638	\$212	\$78	\$1,928
15 year fixed	2.54%	\$2,496	\$212	\$78	\$2,786
5/1 ARM	2.54%	\$1,434	\$212	\$78	\$1,724

20% Down (\$87,800)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,542	\$212	\$78	\$1,832
15 year fixed	2.54%	\$2,349	\$212	\$78	\$2,639
5/1 ARM	2.54%	\$1,349	\$212	\$78	\$1,639

* Tax and insurance are being estimated based on the zip code of this property.

Zillow Mortgage Marketplace

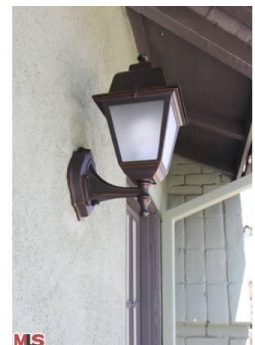
6011 S RIMPAU, Los Angeles

\$399,000



6011 S RIMPAU, Los Angeles

\$399,000





PROPERTY DETAILS

MLS #13666735

6011 S RIMPAU, Los Angeles

\$399,000

LISTING INFORMATION

Courtesy of Housing America Realty

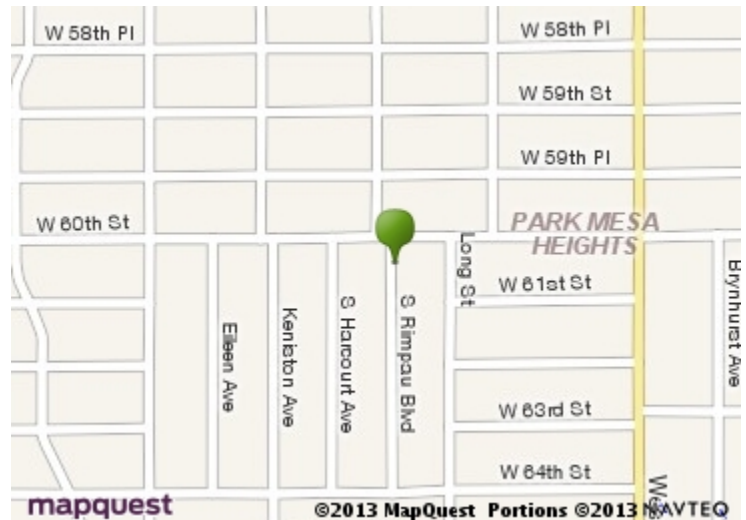
MLS#: 13666735	Beds: 3	Sq Ft: 1,104	List Date: Apr 20, 2013
Status: Active	Baths: 2.00	Year Built: 1924	DOM: 4

FEATURES

Status details: Active; **Zoning:** LAR1; **CDOM:** 4; **Number of units:** 1; **TB map code:** 673E6; **Floors:** Hardwood; **Cooling:** None; **Heating:** Wall Heater; **View:** No View; **Lotsize:** 5705;

REMARKS

Gorgeous turnkey renovated home! Walk into new redesigned floor plan and feel the harmony and peaceful. New roof. Elegant and spacious living room, separate formal dining area. Hardwood flooring. Renovated kitchen with white wood cabinets and caesarstone counter tops. Fresh paint inside and outside. New electrical system and cooper plumbing. 3 ample bedrooms and 2 renovated baths with nice upgrades. 2 car garage and a secluded big yard perfect for entertainment. Don't miss this gem on the southwest.



Information is deemed reliable but not guaranteed.

Source: CARETS_CLAW

Heather Presha | Keller Williams Realty | Mobile: 323-559-9081 | preshaproperties@gmail.com | www.hopefulhomebuyers.com | DRE number: 01493661

LOAN SCENARIOS

MORTGAGE

6011 S RIMPAU, Los Angeles

\$399,000

<i>3% Down (\$11,970)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,699	\$193	\$78	\$1,970
15 year fixed	2.54%	\$2,588	\$193	\$78	\$2,859
5/1 ARM	2.54%	\$1,487	\$193	\$78	\$1,758

<i>10% Down (\$39,900)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,576	\$193	\$78	\$1,847
15 year fixed	2.54%	\$2,402	\$193	\$78	\$2,673
5/1 ARM	2.54%	\$1,380	\$193	\$78	\$1,651

<i>15% Down (\$59,850)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,489	\$193	\$78	\$1,760
15 year fixed	2.54%	\$2,268	\$193	\$78	\$2,539
5/1 ARM	2.54%	\$1,303	\$193	\$78	\$1,574

<i>20% Down (\$79,800)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,401	\$193	\$78	\$1,672
15 year fixed	2.54%	\$2,135	\$193	\$78	\$2,406
5/1 ARM	2.54%	\$1,226	\$193	\$78	\$1,497

* Tax and insurance are being estimated based on the zip code of this property.

Zillow Mortgage Marketplace

PROPERTY DETAILS

MLS #13646457

5324 BRYNHURST AVE, Los Angeles

\$389,000

LISTING INFORMATION

Courtesy of Azure Realty

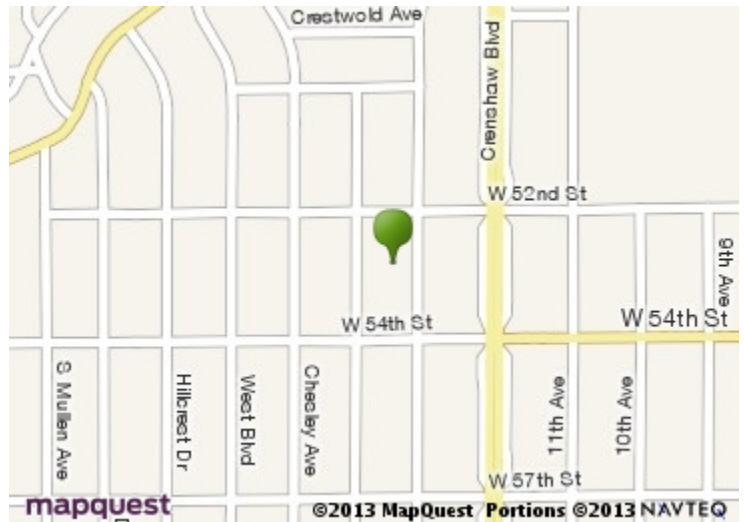
MLS#: 13646457	Beds: 4	Sq Ft: 1,972	List Date: Jan 19, 2013
Status: Active	Baths: 2.00	Year Built: 1913	DOM: 64

FEATURES

Status details: Active; **Zoning:** LAR1; **CDOM:** 64; **Number of units:** 1; **TB map code:** 673E5; **Floors:** Carpet,Ceramic Tile,Hardwood,Mixed (N); **Cooling:** Air Conditioning,Central A/C,Gas; **Heating:** Central Furnace,Fireplace,Forced Air; **Exterior:** Siding; **View:** No View; **Patio:** Covered Porch; **Lotsize:** 7001;

REMARKS

Located on a quiet residential street in close proximity to View Park. This traditional style two-story home is perfect for a large family. Informal entryway greets guest to an open living room w/fireplace. Semi-formal dining room w/period built-ins and leaded glass. Eat-in cook's kitchen w/updated cabinets. Master & 2nd bedroom downstairs. Two bedrooms upstairs. Add'l 5th bedroom upstairs can be used for office, craft room or storage. Remodeled master bathroom with custom glass tile. Quaint sun room. Indoor laundry room. Newly installed dark hardwood floors. Freshly painted interior. Forced air/heat. Newer windows throughout. Closet space galore. Large covered patio. Private backyard--great for entertaining. Newer concrete driveway can accommodate several cars. Detached garage. This home is a beauty!



Information is deemed reliable but not guaranteed.

Source: CARETS_CLAW

Heather Presha | Keller Williams Realty | Mobile: 323-559-9081 | preshaproperties@gmail.com | www.hopefulhomebuyers.com | DRE number: 01493661

5324 BRYNHURST AVE, Los Angeles

\$389,000

3% Down (\$11,670)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,656	\$188	\$78	\$1,922
15 year fixed	2.54%	\$2,523	\$188	\$78	\$2,789
5/1 ARM	2.54%	\$1,450	\$188	\$78	\$1,716

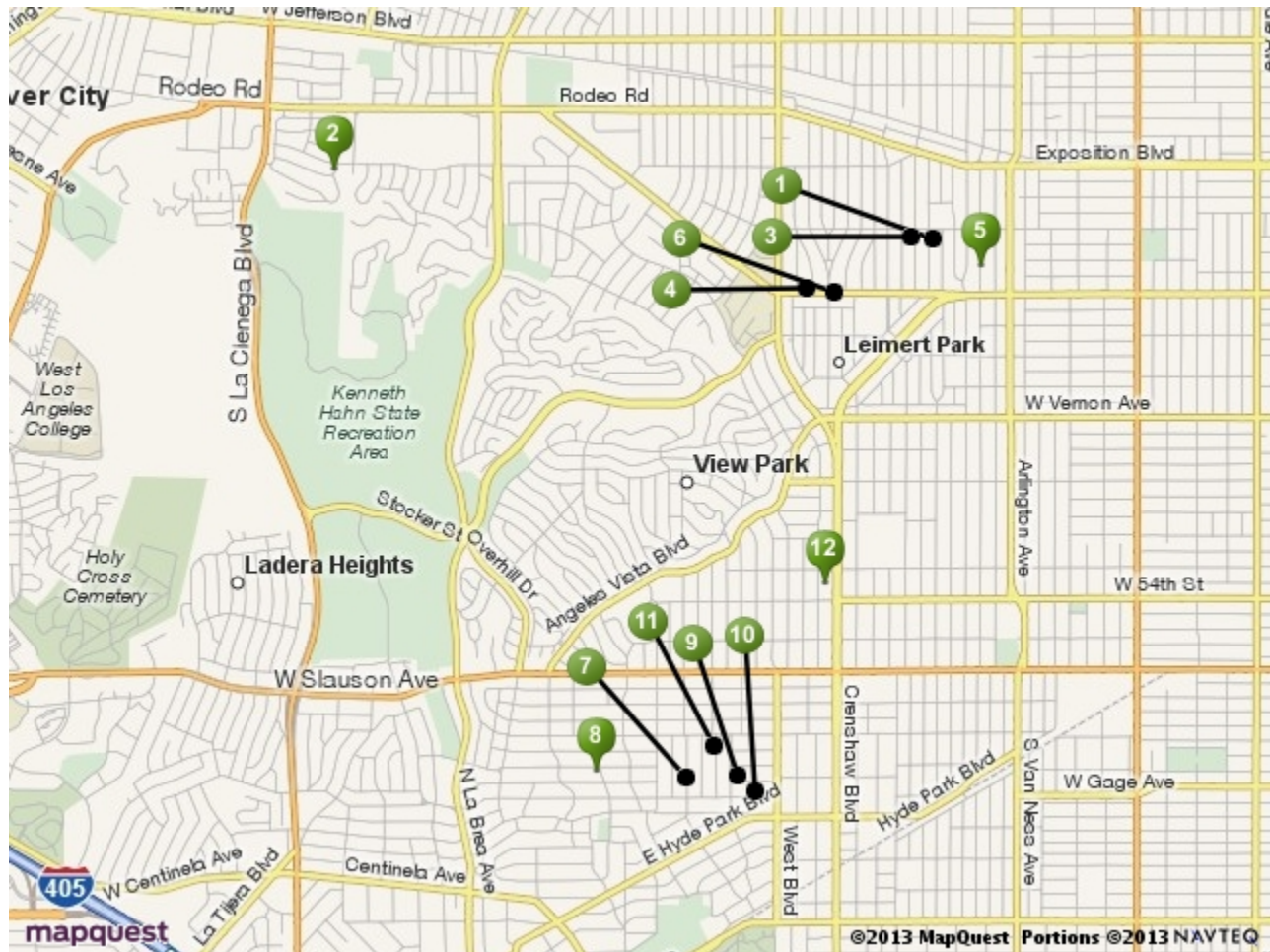
10% Down (\$38,900)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,537	\$188	\$78	\$1,803
15 year fixed	2.54%	\$2,341	\$188	\$78	\$2,607
5/1 ARM	2.54%	\$1,345	\$188	\$78	\$1,611

15% Down (\$58,350)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,452	\$188	\$78	\$1,718
15 year fixed	2.54%	\$2,211	\$188	\$78	\$2,477
5/1 ARM	2.54%	\$1,270	\$188	\$78	\$1,536

20% Down (\$77,800)	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.32%	\$1,366	\$188	\$78	\$1,632
15 year fixed	2.54%	\$2,081	\$188	\$78	\$2,347
5/1 ARM	2.54%	\$1,196	\$188	\$78	\$1,462

* Tax and insurance are being estimated based on the zip code of this property.

Zillow Mortgage Marketplace



	MLS #	Status	Address	Price
1	13664649	Active	3904 6TH AVE, Los Angeles	\$535,000
2	PW13056523	Active	5635 Brushton Street, Los Angeles	\$519,900
3	13666641	Active	3901 HEPBURN AVE, Los Angeles	\$515,000
4	12637061	Active	4015 S BRONSON AVE, Los Angeles	\$490,000
5	13657647	Active	3971 ROXTON AVE, Los Angeles	\$479,000
6	13666675	Active	4020 DEGNAN, Los Angeles	\$479,000
7	SR13071695	Active	6211 Keniston Avenue, Los Angeles	\$465,000
8	AR13039331	Active	4240 West 62nd Street, Los Angeles	\$459,000
9	13665275	Active	3710 W 62ND ST, Los Angeles	\$442,000
10	13666121	Active	3640 W 63RD ST, Los Angeles	\$439,000
11	13666735	Active	6011 S RIMPAU, Los Angeles	\$399,000
12	13646457	Active	5324 BRYNHURST AVE, Los Angeles	\$389,000



Heather Presha

Keller Williams Realty

Mobile 323-559-9081
E-mail preshaproperties@gmail.com
Web www.hopefulhomebuyers.com
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