

2731 Darwin Ave, Los Angeles 90031

STATUS: Active

LIST PRICE: \$499,000 ↑

East of 5 FWY/North of Main St / Near Sichel, Corner Lot at Darwin



BED / BATH: **2/1,0,0,0**
 SQFT(src): **768 (A)**
 PRICE PER SQFT: **\$649.74**
 LOT(src): **6,033/0.1385 (A)**
 LEVELS: **One**
 GARAGE: **0**
 YEAR BUILT(src): **1909 (ASR)**
 PROP SUB TYPE: **SFR (A)**
 DOM / CDOM: **178/321**
 SLC: **Probate Listing**
 PARCEL #: **5210010022**
 LISTING ID: **CV19020679**

Recent: 07/24/2019 : PRC CHG : \$479,000->\$499,000

DESCRIPTION

Development potential - USC planned BioTech Development is very close. The property is the Darwin corner land area with the house facing Sichel. The Units are gone (long ago burned down). SFR remains. Zoning may be LARD2-1. New Opportunity Zone, Very close to USC Medical Campus, Check with the City of LA planning for possibilities, Near Downtown LA, Transportation, & Light Rail nearby. House is a Fixer. This is a probate with court confirmation of sale. Property is AS-IS condition. Seller will provide 9A report stating Nothing done; Buyer to assume Seller's Retrofit requirements.

EXCLUSIONS:

INCLUSIONS:

AREA: **699 - Not Defined**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$479,000**
 BASEMENT SQFT:
 COMMON WALLS: **2+ Common**
 Walls
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **All Bedrooms**
 Down
 EATING AREA:

COOLING: **None**
 HEATING:
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **None**

PROP SUB TYPE: **Single Family**
Residence (Attached)

STRUCTURE TYPE:

COMMON INTEREST: **None**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **2**
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: /
 FIREPLACE: **None**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Unknown**

LOT: **Corner Lot**
 POOL: **None**

PATIO/PORCH:
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?:
 UNCOVERED SPACES:

PARKING TOTAL: **0**
 # REMOTES:

GARAGE SPACES: **0**
 RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN BLDG VERIFICATION TYPE:
 GREEN ENERGY GEN:
 WALK SCORE:

GREEN VERIFICATION BODY:
 GREEN ENERGY EFF:

GREEN VERIFICATION YR:
 GREEN SUSTAIN:

GREEN VERI. RATING:
 GREEN WTR CONSERV:

POWER PRODUCTION

POWER PROD TYPE: POWER PROD SIZE: POWER PROD YR INSTALL: POWER PROD ANNUAL:
POWER PROD ANNUAL STATUS:

COMMUNITY

HOA FEE: \$0 HOA NAME: HOA PHONE: # OF UNITS: 3
HOA FEE 2: HOA NAME 2: HOA PHONE 2: # UNITS IN COMMUNITY:
COMMUNITY: Urban HOA AMENITIES: STORIES TOTAL:
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:

LAND

LAND LEASE?: No LAND LEASE AMOUNT: UTILITIES: TAX LOT: 4
PARCEL #: 5210010022 LAND LEASE AMT FREQ: ELECTRIC: TAX BLOCK:
ADDITIONAL APN(s): No LAND LEASE PURCH?: WATER SOURCE: See TAX TRACT #: HOMEST
LAND LEASE RENEW: Remarks ZONING: LARD2
LOT SIZE DIM:
ASSESSMENTS: Unknown

SCHOOL

HIGH SCHOOL DISTRICT: See ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL:
Remarks ELEMENTARY OTHER: MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

LISTING**DATES**

BAC: 2% TERMS: Cash, Cash to New Loan, Subject LIST CONTRACT DATE: 01/28/19
BAC RMRKS: Commission only to Broker To Court ON MARKET DATE: 01/28/19
representing non-licensed court LIST AGRMT: Probate PRICE CHG TIMESTAMP: 07/24/19
confirmed buyer closing per court order. LIST SERVICE: Limited Service STATUS CHG TIMESTAMP: 04/14/19
DUAL/VARI COMP?: Yes AD NUMBER: MOD TIMESTAMP: 07/24/19
LEASE CONSIDERED?: No DISCLOSURES: EXPIRED DATE:
CURRENT FINANCING: INTERNET, AVM?/COMM?: Yes/Yes PURCH CONTRACT DATE:
POSSESSION: INTERNET?/ADDRESS?: Yes/Yes ENDING DATE:
SIGN ON PROPERTY?: No
CONTINGENCY LIST:
CONTINGENCY: Subject to court confirmation and overbid. No commission will be paid ONLY to a court confirmed successful final closing Broker whose Agent/Broker is not a principal.
PRIVATE REMARKS: Buyer to do OWN due diligence and independently verify property with professionals, as Broker/Agent/estate/attorney do not guarantee accuracy of reported/listed zoning, development potential, schools, water/district, water or utility availability, square footage, lot size, lot markers, fences/walls, rent control, permits, use code, occupant status. Property will be delivered without current Occupant(s) (hence the wait). Buyer to secure property AS Soon as Grant deed records (to protect against squatters). There was a fire in the past for the building on Darwin, which is no longer there. There has been no death reported to Broker on premises at this point. Legal description as per third party access to assessor's information: HOMESTEAD TRACT OF THE PIONEER BUILDING LOT ASSN S 109.85 FT OF LOT 6. Occupants leaving .

SHOWING INFORMATION

SHOW CONTACT TYPE: None LOCK BOX LOCATION: None, See OCCUPANT TYPE: Owner
SHOW CONTACT NAME: Remarks OWNER'S NAME: Deceased*
SHOW CONTACT PH: LOCK BOX TYPE: None

SHOW INSTRUCTIONS: Available to show 8/1/2019
DIRECTIONS: East of 5 FWY/North of Main St / Near Sichel, Corner Lot at Darwin

AGENT / OFFICE**CONTACT PRIORITY**

LA: (C28664) MICHELLE LOWE LA State License: 00993495 1.LA DIRECT: 888-594-6873
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