

2 Duplexes + 6 Vacant Land Parcels in East LA

ALL 8 PARCELS ARE TO BE SOLD TOGETHER TO ONE BUYER ONLY

PROBATE Sale. Subject to Court Confirmation and Overbidding in Court.

COMBINED ASKING PRICE:

\$1,100,000.

APN: 5213-003-009 (VACANT LOT)
LOT SF: 4,309 | LARD3

4783 HUNTINGTON (VACANT LOT)
APN: 5213-003-008
LOT SF: 4,758 | LARD3

4787 HUNTINGTON (VACANT LOT)
APN: 5213-003-007
LOT SF: 5,261 | LARD3

4791 HUNTINGTON DR (DUPLEX)
APN: 5213-003-006 | LARD3
BLDG. SF: 1,354 | LOT SF: 4,507

APN: 5213-003-017 (VACANT LOT)
LOT SF: 1,250 | LARD3

APN: 5213-003-018 (VACANT LOT)
LOT SF: 1,237 | LARD3

APN: 5213-003-020 (VACANT LOT)
LOT SF: 2,250 | LARD3

4790 ACADEMY ST. (DUPLEX)
APN: 5213-003-022 | LARD3
BLDG. SF: 1,024 | LOT SF: 5,000

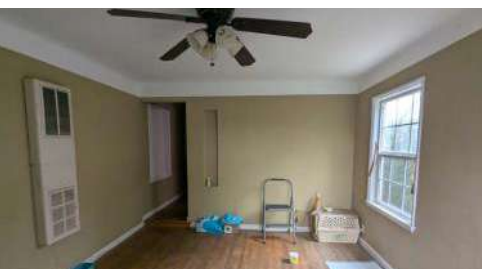
6 VACANT LAND PARCELS (Approx. 19,065 Total Lot SF)- MLS# 26858153 | AP: \$110,000.



4790 ACADEMY ST (Duplex | 3 BD 2 BA | YB: 1941)- MLS# 26830479 | AP: \$495,000.



4791 HUNTINGTON DR. N (Duplex | 3 BD 2 BA | YB: 1942)- MLS# 26830477 | AP: \$495,000.



Ingenious
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Property Highlights

- Great development opportunity to purchase 8 contiguous parcels in El Sereno neighborhood
- Both existing duplexes need rehab.
- All 8 parcels are to be sold together to one Buyer only and will be subject to Court overbidding as one unified sale.
- Sold AS IS and WHERE IS, with all faults, and without warranty, express or implied.
- 4791 Huntington is occupied by beneficiaries. Seller to lease back subject property for 90-days after close of escrow at \$2,000/mo.
- An Easement Deed for Ingress and Egress was recorded in September 2022, granting a driveway easement benefiting 4791 Huntington Dr. N over a portion of 4790 Academy St.
- Seller is a Court appointed fiduciary and cannot make any representations as to the condition, history of the subject property. Buyer to conduct their own investigations.

Drive by only. Do not disturb the occupant(s) in Unit 4791. Send your offer to sales@iagpm.com.



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