

**943 East 52nd Street
Los Angeles, CA 90011**

**PRICE REDUCTION:
—\$419,000 \$395,000**



INVESTMENT OPPORTUNITY IN LOS ANGELES

*Probate Sale! No Court Confirmation Required! This duplex features a 3 bedroom 1 bathroom Front Home (No Closet on Rear 3rd Bedroom, maybe Den) and a 1 bedroom and 1 bathroom rear unit (approximately +/- 1,473 square feet). This duplex will be delivered occupied, the front unit is currently rented at \$1,100 per month and the back unit is \$700 per month. Please review copy of permits. The property is situated in a convenient location, close to the 110 Freeways and 10 Freeways. Don't miss this amazing investment opportunity to own a Duplex in Los Angeles. Please do not disturb occupants! Submit all Offers! on the Probate Purchase Agreement (PPA CAR Form) Please go to BIDKW.com for more information.
Estate of Ricky Stephensen*



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KENNEDY WILSON

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This property is offered together with improvements thereon as is, where is, with no warranty expressed or implied. The Administrator, Estate and Kennedy Wilson make no representations regarding the property offered for sale including, but not limited to, property condition, compliance with local codes, standards and ordinances, bed and bath count, sizes, square footage, zoning, year built, etc. All square footages are approximations only and prospective Buyers must rely on their own inspections and research prior to making an offer or entering into a binding purchase and sale agreement. No termite clearance will be supplied for this sale. The fully executed purchase and sale agreement shall be binding in all respects and supersede all prior communications, whether oral or written. Terms of sale are subject to change or withdrawal without notice."