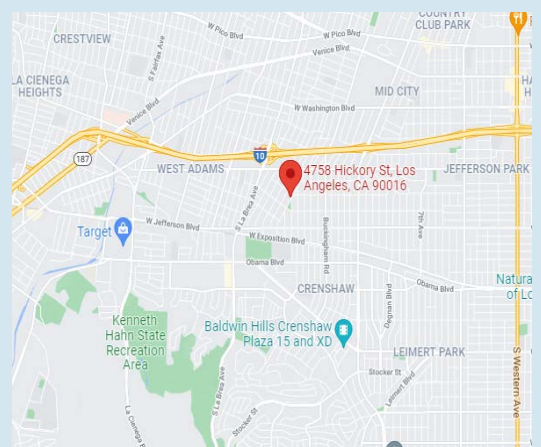




4758 HICKORY STREET, LOS ANGELES CA 90016

*Probate Sale! No Court Confirmation Required! This Single Family Residence features 4 bedrooms and 2 bathrooms +/- 1,321 Sq Ft with a detached 2 car garage on a +/- 4,322 Sq Ft Lot. APN: 5057-016-017. The property is being sold for future development potential. Please click on **VIEWING INFORMATION ON BIDKW.COM** to schedule an appointment and email POF to Rhett at rwinchell@kennedywilson.com. The purchaser will be responsible for removing all personal property and trash after the close of escrow. All offers must be submitted on CAR residential contract with Probate Addendum. This Property is offered together with improvements thereon as is, where is, with no warranty expressed or implied. The accepted offer will have 48 hours to sign all disclosures and provide Kennedy Wilson with the required 10% deposit. In the event the high offer fails to return the documents and the deposit, the Seller has the unilateral right to offer and sell the property to any other buyer.*

Curtis Kirk Trust



Rhett Winchell

President, Real Estate Sales & Marketing
DRE # 00867471 | 818.371.0000
rwinchell@kennedywilson.com

KENNEDY WILSON

Kennedy Wilson Real Estate Sales & Marketing | 151 S El Camino Drive, Beverly Hills, CA 90212 | DRE No 01906531 | www.KennedyWilson.com

This property is offered together with improvements thereon as is, where is, with no warranty expressed or implied. The Seller, 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."