

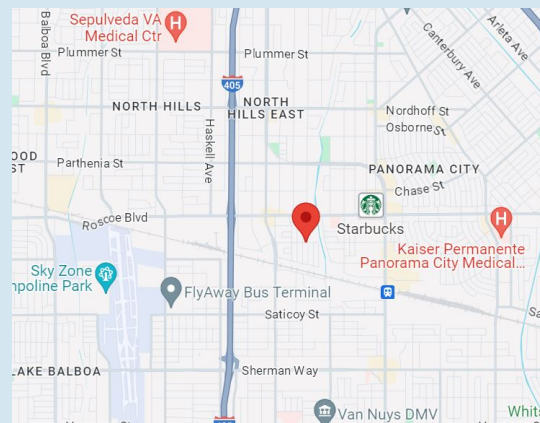
No Court Confirmation Required!



8109 Norwich Avenue, Van Nuys CA 91402

Probate Sale! This Single Family Home features 2 bedrooms and 1 bathroom +/-790 Sq Ft of living space, +/-5,998 Sq Ft lot, APN: 2209-010-021. The property is currently occupied and the occupant is not paying rent. The property will be delivered occupied at the close of escrow. No Inspections! No Showings! This Property is offered together with improvements thereon as is, where is, with no warranty expressed or implied. This is an "All Cash Sale" with a 45 day escrow period after offer acceptance. No Court Confirmation required! . All offers must be submitted on the Residential Purchase Contract (RPA) with the Probate Addendum and proof of funds emailed to Shannon at shayon@kennedywilson.com by the offer deadline date. YOU MUST INCLUDE THE PROPERTY ADDRESS, BUYER'S NAME AND OFFER PRICE IN THE SUBJECT LINE OF THE EMAIL. The Administrator reserves the right to accept, counter or reject all offers.

Estate of David Arias.



Rhett Winchell

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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."