

COMPARATIVE Rental Analysis



1485 Glenville Dr | Los Angeles | CA 90035

DAVID PASTERNAK

RECEIVER

1875 Century Park E #2200
Los Angeles, CA 90067



JULY 12, 2019

TABLE OF CONTENTS

03	Cover Letter
08	Leased Listings
17	Available Leases
28	Analysis
31	Resume

July 15th, 2019

David Pasternak, Receiver
1875 Century Park E #2200
Los Angeles, CA 90067

Via e-mail
DJP@paslaw.com

Re: 1485 Glenville Dr., Los Angeles, CA 90067

Dear Mr. Pasternak,

Enclosed is the requested CMA for the rental value for the above referenced property. You will notice that the range is from 1907 to 3200 square feet with an average of \$3.33.

The subject property is 4960 sqft which is significantly larger than the comparables, which, applied to Glenville Dr. amounts to \$16,517 a month.

The demographics of the area cannot support an asking rent of \$16,000 a month.

It's our conclusion that \$12,500 a month rent would be more in line with the general area and its demographics.

Please feel free to call me if you have questions,



Phil Seymour
President

DRE#00630158

4061 Laurel Canyon Blvd | Studio City | CA 91604
m: 310.612.9800
o: 818.432.1500 ext:1632

phil@theseymourgroup.net | www.theseymourgroup.net

MLS

1485 GLENVILLE DR
LOS ANGELES, CA 90035

6
Beds

Baths 6.50
(0F 0T 0H 0Q)

4,100/AS
Sqft

Single Family
SP \$2,000,000



Expected on Market	
Area	9 Beverlywood Vicinity
Subdivision	
Sold Price/SqFt	\$487.80
Lot Size	6,750/AS
HOA Fee 1 & 2	\$0.00(N/A)
MLS#	12-589973
APN	4306-007-015

Property Address: 1485 GLENVILLE DR | LOS ANGELES | CA 90035

Year built/Source: 2011

Stories: 2

Contract Date: 07-09-2012

Attached/Detached: Detached

Sold Date: 08-20-2012

Guest House: None

Sold Price: \$2,000,000

Style: Mediterranean

Sold Price/SqFt: \$487.80

View: Tree Top, Walk Street

SP/LP: 95.28%

Maid's: Yes

Parking Type: Garage, Side by Side, Uncovered

Covered Spaces: 2

Zoning: LAR1

List Date: 03-25-2012

List Price: \$2,099,000

Original List Price: \$2,295,000

Status Date: 08-20-2012

Sale Type: Standard

CSO: 2.5%

Listing Type: Exclusive Right

Disclosure: None

Financing: Submit

Scope of Service: Full Service

Buyer's Agent Comm: Yes

Comparative Rental Analysis

1485 GLENVILLE DR
LOS ANGELES, CA 90035

6
Beds

Baths 6.50
(0F 0T 0H 0Q)

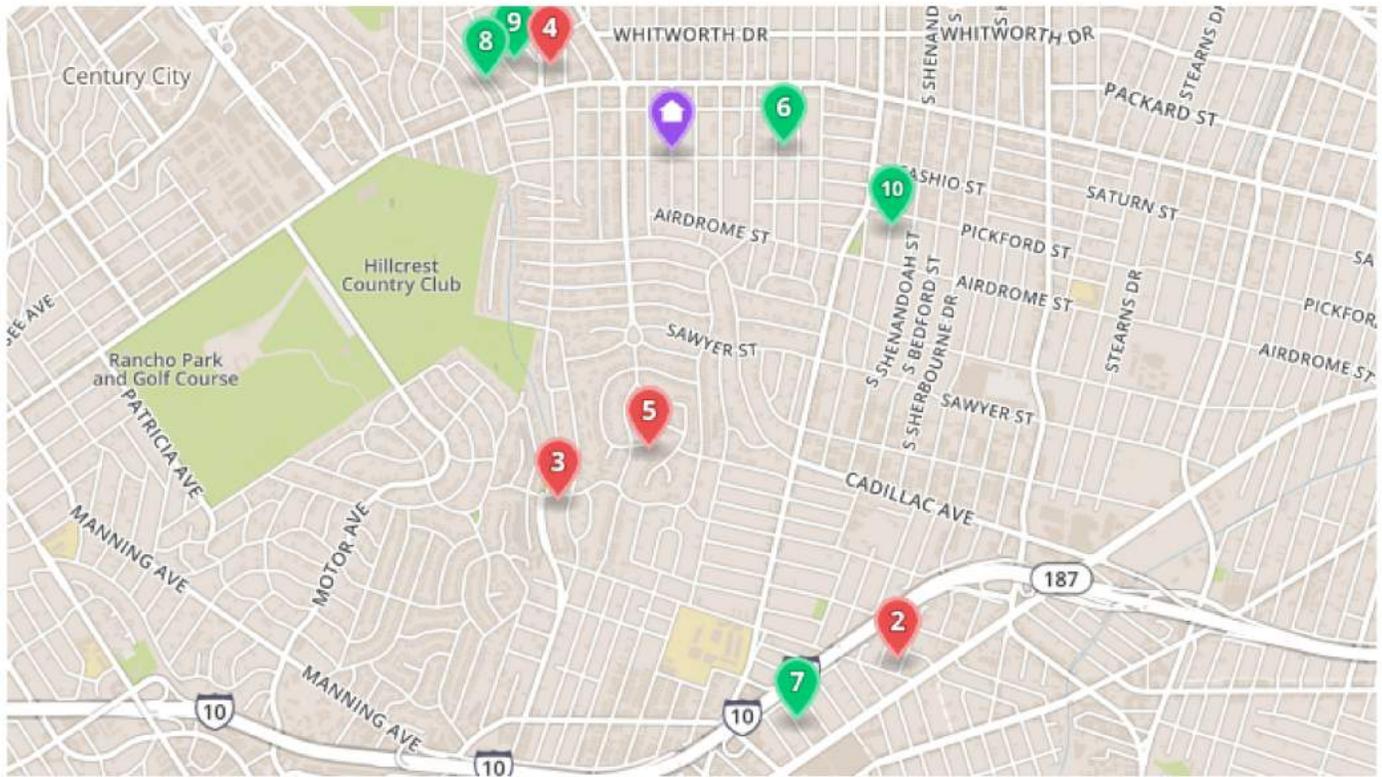
4,100/AS
Sqft

Single Family
SP \$2,000,000



Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2019 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Philip Seymour CALDRE# 00630158

Map of Comparable Listings



STATUS: ● = SOLD ● = ACTIVE

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	1485 Glenville Dr	6	7.00	4,960	-
2	19-457236	2865 S Corning St	8	3.00	3,152	\$9,500
3	19-468556	9714 Beverlywood St	4	3.00	2,188	\$7,000
4	19-469794	1204 Beverwil Dr	4	4.00	3,105	\$8,250
5	19-471834	9512 Duxbury Ln	3	3.00	1,907	\$8,500
6	19-474776	1480 S Durango Ave	5	5.00	3,200	\$8,995
7	18-385642	3136 Ivy St	3	4.00	2,000	\$7,399
8	19-480186	1229 Daniels Dr	5	4.00	2,579	\$10,995
9	19-474952	1236 S Camden Dr	5	5.00	3,112	\$8,795
10	19-482328	1612 S Wooster St	4	4.00	3,000	\$7,995

Summary of Comparable Properties

L Leased Listings

ADDRESS	SOLD DATE	BEDS	BATHS	YRBLT	SQFT	LOT SIZE	\$ PER SQFT	PRICE
2865 S Corning St	5/20/19	8	3.00	-	3,152	4,801	\$3	\$9,500
9714 Beverlywood St	7/3/19	4	3.00	1947	2,188	7,200	\$3	\$7,000
1204 Beverwil Dr	5/30/19	4	4.00	1946	3,105	6,625	\$3	\$8,250
9512 Duxbury Ln	6/18/19	3	3.00	1951	1,907	7,868	\$4	\$8,500

A Active Listings

ADDRESS	SOLD DATE	BEDS	BATHS	YRBLT	SQFT	LOT SIZE	\$ PER SQFT	PRICE
1480 S Durango Ave	-	5	5.00	1926	3,200	6,402	\$3	\$8,995
3136 Ivy St	-	3	4.00	2018	2,000	5,281	\$4	\$7,399
1229 Daniels Dr	-	5	4.00	1936	2,579	5,485	\$4	\$10,995
1236 S Camden Dr	-	5	5.00	1928	3,112	8,774	\$3	\$8,795
1612 S Wooster St	-	4	4.00	-	3,000	6,503	\$3	\$7,995

Averages

STATUS	SQFT	LOT SIZE	\$ PER SQFT	PRICE
L Leased Listings	2,588	6,623.5	\$3.33	\$8,313
A Active Listings	2,778	6,489	\$3.25	\$8,836

Leased Listings



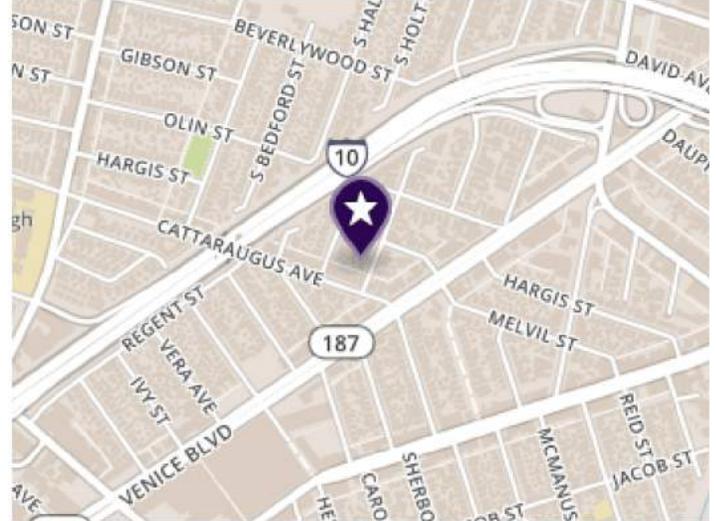
\$9,500

LEASED 5/20/19

8 Beds 3.00 Baths

3,152 Sq. Ft. (\$3 / sqft)

Days on market: 27



Details

Prop Type: Residential Lease

Full baths: 3.0

Sold date: 5/20/19

AM

County: Los Angeles

Lot Size: 4,801

Off-market date: 5/20/19

List Price: \$9,500

Area: Beverlywood Vicinity

List date: 4/23/19

Updated: May 20, 2019 9:13

Orig list price: \$9,500

Features

Association Amenities: Extra Storage, Rec Multipurpose Rm, Separate Guest Room, Separate Maids Qtrs, Other

Garbage Disposal, Ice Maker, Microwave, Range/Oven, Refrigerator, Washer

Lease Term: 1+Year

Pool Features: None

Pets Allowed: Yes

Fireplace Features: Living Room

Lot Size Source: Vendor Enhanced

Room Type: Billiard Room, Bonus Room, Breakfast Area, Den, Dining Area, Entry, Family Room, Guest-Maids Quarters, Living Room, Master Bedroom, Service Entrance, Utility Room, Other

Covered Spaces: 4

Fireplace Yn: true

Parking Total: 6

Living Area Source: Owner

Heating: Central

Fireplaces Total: 1

Zoning Description: LARD1.5

Cooling: Central

Flooring: Carpet, Ceramic Tile, Laminate

Parking Features: Built-In Storage, Covered Parking, Detached, Driveway - Concrete, Garage - 4+ Car, Parking for Guests - Onsite, Private, Shared Driveway

Laundry Features: Inside, Laundry Area

Furnished: Unfurnished

View: City Lights, Tree Top

Other Equipment: Built-Ins, Ceiling Fan, Dryer, Freezer,

Guest House: None

View Yn: true

Horse Yn: false

Remarks

Spacious Single Family Residence. 8 (EIGHT) BEDROOMS!! Prime location. BEVERLYWOOD Adjacent. Great Walking Score! Great for SOBER LIVING, Detox, Religious Annex, or LARGE Family. Recently Remodeled. Tons of parking and bonus areas for recreation use! Close to every amenity and freeways.

\$9,500

8 Beds 3.00 Baths

3,152 Sq. Ft. (\$3 / sqft)

LEASED 5/20/19

Days on market: 27



9714 Beverlywood St Los Angeles, CA 90034

MLS #19-468556

\$7,000

LEASED 7/3/19

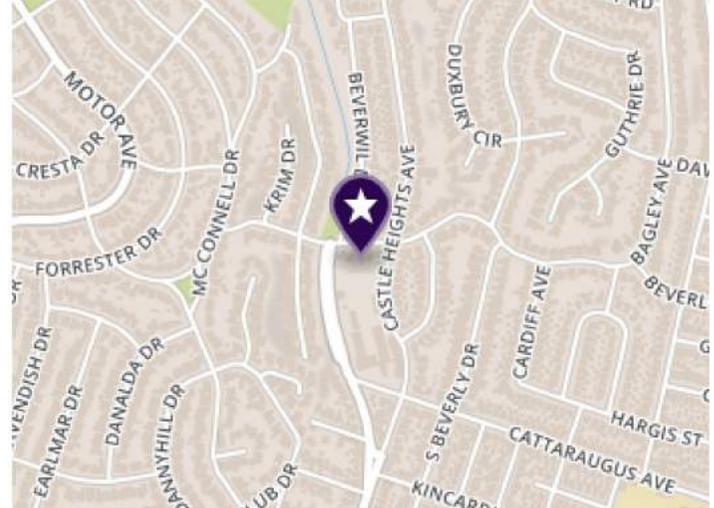


4 Beds 3.00 Baths

2,188 Sq. Ft. (\$3 / sqft)

Year Built 1947

Days on market: 41



Details

Prop Type: Residential Lease

Full baths: 3.0

Sold date: 7/3/19

AM

County: Los Angeles

Lot Size: 7,200

Off-market date: 7/3/19

List Price: \$7,000

Area: Beverlywood Vicinity

List date: 5/23/19

Updated: Jul 3, 2019 4:00

Orig list price: \$7,000

Features

Association Amenities: None

Ceiling Fan, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Range/Oven, Refrigerator, Washer

Furnished: Unfurnished

Parking Features: Driveway

Pets Allowed: Call For Rules

Guest House: None

Pool Features: None

Heating: Central

Horse Yn: false

Room Type: Breakfast Bar, Converted Garage, Dining Area, Family Room, Living Room, Master Bedroom, Patio Open, Walk-In Closet

Cooling: Air Conditioning, Central

Fireplace Features: Living Room

Lease Term: 1+Year

Lot Size Source: Assessor

Laundry Features: Inside, Room

Fireplace Yn: true

Parking Total: 2

Other Equipment: Alarm System, Built-Ins, Cable,

Fireplaces Total: 1

Living Area Source: Assessor

View: None

Flooring: Hardwood, Tile

Zoning Description: LAR1

View Yn: false

Remarks

Available starting early July is this bright updated open floor plan single level home in a desirable pocket of Beverlywood. The house is comprised of 4 bedrooms, 3 bathrooms, and a converted attached garage with a loft offering plenty of additional living space (square footage not include in the 2,188 sqft). Interior features include hardwood floors throughout, plantation shutters, fireplace, washer & dryer, central air & heat, recessed lighting, and stainless steel appliances to name a few. The master suite features a large walk-in closet and a well appointed en-suite bathroom. The dining room, which includes a built-in bar, seamlessly opens up to a large outdoor patio and backyard perfect to enjoy an indoor/outdoor lifestyle. For those who enjoy the outdoors, the lushly landscaped and fully fenced private back yard features a treehouse, flower garden, and offers plenty of space to entertain. Perfectly located within steps to Irving Schachter Park and Castle Heights School.

9714 Beverlywood St Los Angeles, CA 90034

MLS #19-468556

\$7,000

LEASED 7/3/19

4 Beds 3.00 Baths

Year Built 1947

2,188 Sq. Ft. (\$3 / sqft)

Days on market: 41



\$8,250

LEASED 5/30/19

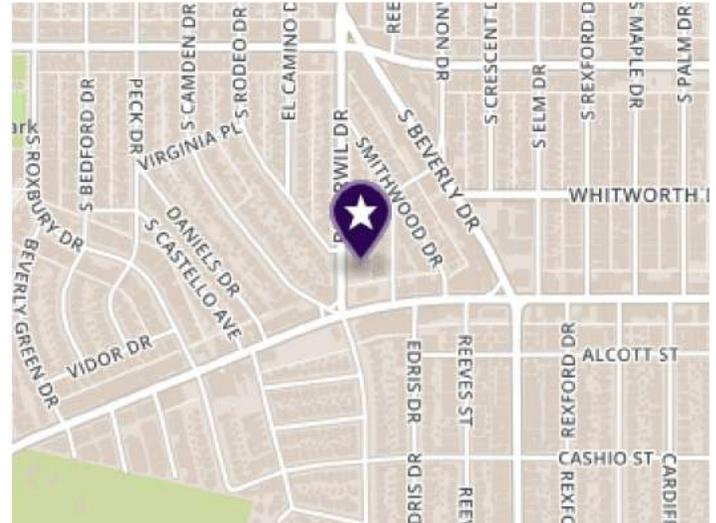


4 Beds 4.00 Baths

3,105 Sq. Ft. (\$3 / sqft)

Year Built 1946

Days on market: 7



Details

Prop Type: Residential Lease
County: Los Angeles
Area: Beverlywood Vicinity
Full baths: 1.0

3/4 Baths: 2.0
Half baths: 1.0
Lot Size: 6,625
List date: 5/23/19

Sold date: 5/30/19
Off-market date: 5/30/19
Updated: May 30, 2019 1:31 PM

List Price: \$8,500
Orig list price: \$8,500

Features

Association Amenities: None
Pets Allowed: Call For Rules
Covered Spaces: 2
Heating: Central
Cooling: Central, Dual
Laundry Features: Inside, Room
Other Equipment: Alarm System, Built-Ins, Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer

Fireplace Features: Family Room, Living Room
Flooring: Carpet, Hardwood
Furnished: Furnished Or Unfurnished
Guest House: None
Lease Term: 1+Year
Lot Size Source: Vendor

Enhanced
Parking Total: 2
Living Area Source: Vendor
 Enhanced
Zoning Description: LAR1
Parking Features: Driveway, Garage
Pool Features: None
Room Type: Bar, Breakfast, Dining Room, Entry, Family

Room, Guest-Maids Quarters, Living Room, Master Bedroom, Patio Open, Powder, Service Entrance, Walk-In Closet
View: City Lights
View Yn: true

Remarks

Beautifully updated 4BR+Family Room, 3.5BA Traditional for lease in prime Beverly Hills Adj. neighborhood. Enjoy the elegance of a gracious entry leading to a bright spacious living room with fireplace, large family room with bar area and fireplace, formal dining room, updated gourmet kitchen w/stainless steel appliances and adjacent breakfast nook. Lower level also includes ensuite guest room/maid's quarters and laundry room. Upstairs features east views with 3 bedrooms + bonus/office/study and 2 bathrooms including romantic master suite with gorgeous master bath that boasts deep soaking tub and huge steam shower, double vanity and large walk-in closet. Backyard includes open patio, sprawling grassy yard and fire pit, ideal for indoor/outdoor entertaining. Newly refinished hardwood floors, dual zone central HVAC, new paint and carpet, abundant storage, detached garage and ample driveway parking. Conveniently close to Beverly Hills, Century City, Mr. C Hotel and Pico/Beverly shops.

1204 Beverwil Dr

Los Angeles, CA 90035

MLS #19-469794

\$8,250

LEASED 5/30/19

4 Beds 4.00 Baths

Year Built 1946

3,105 Sq. Ft. (\$3 / sqft)

Days on market: 7



\$8,500

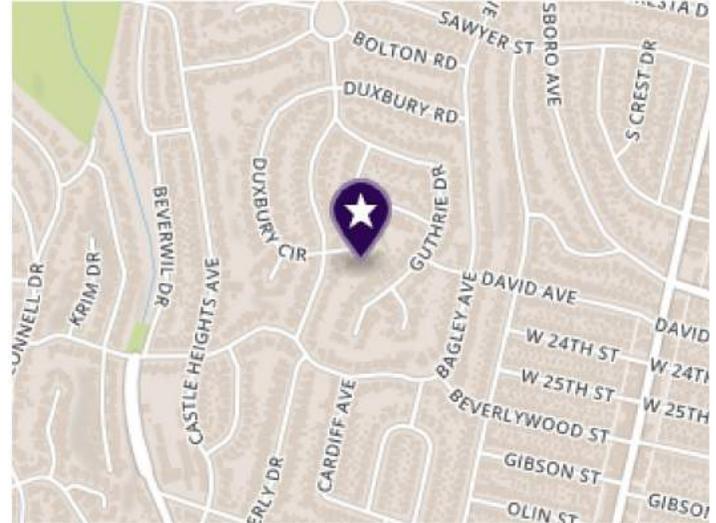
LEASED 6/18/19

3 Beds 3.00 Baths

Year Built 1951

1,907 Sq. Ft. (\$4 / sqft)

Days on market: 13



Details

Prop Type: Residential Lease
County: Los Angeles
Area: Beverlywood Vicinity
Full baths: 3.0

Lot Size: 7,868
Garages: 2
List date: 5/29/19
Sold date: 6/18/19

Off-market date: 6/11/19
Updated: Jun 19, 2019 9:45 AM
List Price: \$8,995

Orig list price: \$8,500

Features

Association Amenities: None
Pets Allowed: Yes
Covered Spaces: 2
Heating: Central
Cooling: Central
Laundry Features: Room
Other Equipment: Barbeque, Built-Ins, Dishwasher, Dryer, Freezer, Hood Fan,

Microwave, Range/Oven, Refrigerator, Washer
Fireplace Features: Living Room
Fireplace Yn: true
Fireplaces Total: 1
Flooring: Bamboo, Hardwood
Furnished: Furnished Or

Unfurnished
Guest House: None
Lease Term: 1+Year
Lot Size Source: Vendor Enhanced
Security Features: Owned
Parking Total: 2
Living Area Source: Vendor Enhanced

Zoning Description: LAR1
Parking Features: Attached
Pool Features: None
Room Type: Master Bedroom
View: Other
View Yn: true

Remarks

Situated on a quiet cul-de-sac street in the heart of Beverlywood, this one-story mid-century modern home features an open floor plan, a remodeled kitchen with adjoining dining area leading to spacious living room with fireplace. Large windows offer natural light throughout. Also boasting bamboo floors, ample wall space, 3 expansive bedrooms with custom-built closets. Spa-like bathrooms recently redone, one with TV over tub, one in master suite. Two-car garage with extra storage connects to the kitchen for easy access. Grassy yard with patio for entertaining complete this home, everything for California dreaming.

\$8,500

LEASED 6/18/19

3 Beds 3.00 Baths

Year Built 1951

1,907 Sq. Ft. (\$4 / sqft)

Days on market: 13



Available Leases



1480 S Durango Ave Los Angeles, CA 90035

MLS #19-474776

\$8,995

ACTIVE 6/11/19

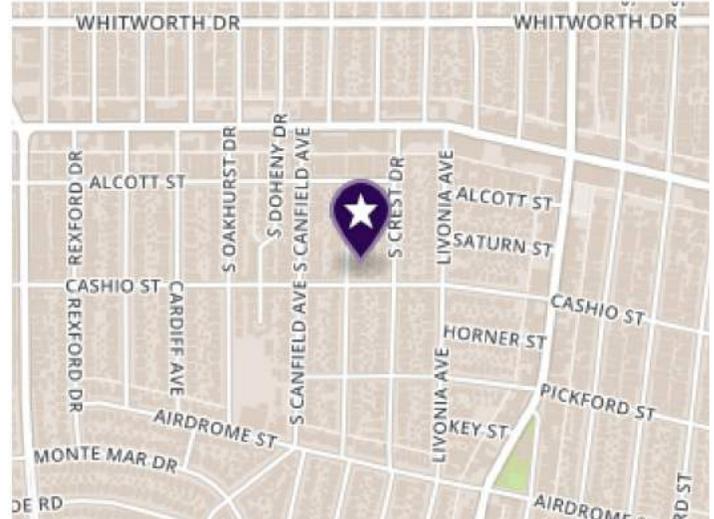


5 Beds 5.00 Baths

3,200 Sq. Ft. (\$3 / sqft)

Year Built 1926

Days on market: 31



Details

Prop Type: Residential Lease
County: Los Angeles
Area: Beverlywood Vicinity

Full baths: 1.0
3/4 Baths: 3.0
Half baths: 1.0

Lot Size: 6,402
List date: 6/11/19
Updated: Jul 5, 2019 4:46

AM
List Price: \$8,995
Orig list price: \$10,995

Features

Association Amenities: None
Pets Allowed: Call For Rules
Covered Spaces: 1
Heating: Central
Cooling: Central
Laundry Features: On Upper Level, Room
Other Equipment: Alarm System, Dishwasher, Dryer,

Refrigerator, Washer, Water Filter
Fireplace Features: Electric, Living Room
Flooring: Laminate, Mixed
Furnished: Unfurnished
Guest House: None
Lease Term: 1+Year
Lot Size Source: Assessor

Parking Total: 1
Living Area Source: Plans
Zoning Description: LAR1
Parking Features: Driveway, Driveway - Concrete, Garage - 1 Car, Garage Is Detached
Pool Features: None
Room Type: Dining Area, Jack And Jill, Living Room,

Master Bedroom, Walk-In Closet
View: City
View Yn: true

Remarks

Major Reduction for this Gorgeous 2 story 5BR+5BA home, newly & totally renovated on a beautiful & quiet street available for lease. This home features soaring high ceilings throughout, beautiful floors, inviting Living room with beautiful fireplace, dining area, beautiful & tastefully done kitchen with high end Thermadore appliances, Kosher kitchen with 2 separate sinks, 2 dishwashers, & 3 ovens. Superb Master Suite with a gorgeous bath & walking closet, as well as an awesome balcony to relax in at the end of the day. Bright & spacious rooms with tons of closet space. Laundry room on the 2nd floor. Tankless water Heater, Central Heat & Air with its own control on each floor. Security system, cameras & speaker system. Beautiful & private back yard. 1 car garage, with a gated long drive way, & plenty of parking space. Behind the garage a cute, cozy room available for an office or a gym. A Must See! Central location, walking distance to Pico shops & restaurants & places of worship.

1480 S Durango Ave Los Angeles, CA 90035

MLS #19-474776

\$8,995

ACTIVE 6/11/19

5 Beds 5.00 Baths

Year Built 1926

3,200 Sq. Ft. (\$3 / sqft)

Days on market: 31



\$7,399

ACTIVE 9/12/18

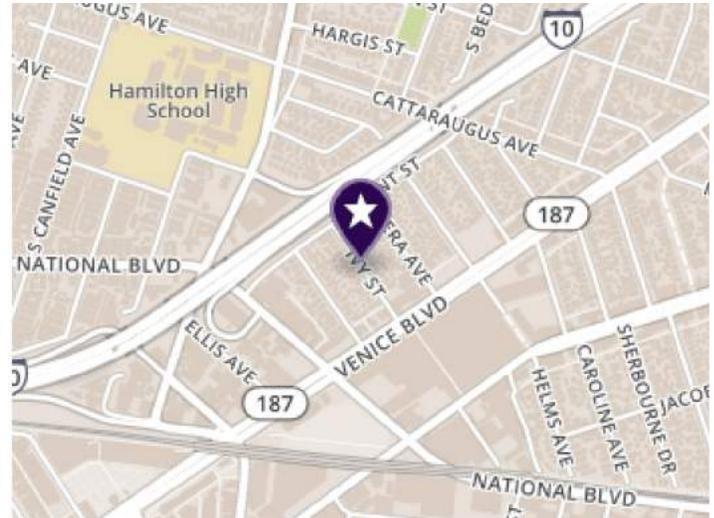


3 Beds 4.00 Baths

2,000 Sq. Ft. (\$4 / sqft)

Year Built 2018

Days on market: 297



Details

Prop Type: Residential Lease

Full baths: 4.0

Updated: Jul 5, 2019 7:00 PM

Orig list price: \$6,499

County: Los Angeles

Lot Size: 5,281

PM

List Price: \$7,399

Area: Beverlywood Vicinity

List date: 9/12/18

Features

Association Amenities: Outdoor Cooking Area, Sun Deck

Hood Fan, Microwave, Range/Oven, Refrigerator, Washer

Pets Allowed: Yes

Fireplace Features: Living Room

Covered Spaces: 2

Flooring: Hardwood, Tile

Heating: Central

Furnished: Furnished Or Unfurnished

Cooling: Central

Laundry Features: Garage, Laundry Area, Room

Guest House: None

Other Equipment: Alarm System, Barbeque, Built-Ins, Dishwasher, Dryer, Garbage Disposal, Gas Dryer Hookup,

Kitchen Features: Galley Kitchen, Gourmet Kitchen, Island, Open to Family Room

Lease Term: 1+Year

Lot Size Source: Vendor Enhanced

Parking Total: 2

Living Area Source: Owner

Virtual Tour:
https://s3.amazonaws.com/veewme.media/browser_vid-eos/884d2e91-87d0-43a8-89a3-0c1fc496042b/fa4544f2-2de6-41bc-a27a-545e3b3ddb0b.mp4

Pool Features: None

Room Type: Breakfast Area, Dining Area, Entry, Living Room, Master Bedroom, Pantry, Patio Covered, Patio Open, Walk-In Closet, Walk-In Pantry

View: City Lights

Zoning Description: LARD2

Parking Features: Garage

Remarks

World class finishes accentuate the magnificent flow of this modern masterpiece! Rooftop deck and beautiful views of Los Angeles and the Hollywood hills. Brand new construction 2018 with top of the line materials & craftsmanship. Wonderful open floor plan with dining area, and great room. Each room flows seamlessly into one another and are boasting beautiful flooring throughout. The custom kitchen has custom counters and top of the line stainless steel appliances. Tasteful bathrooms with custom designer touches. smart house, security cameras, ceiling speakers and much, much more.

\$7,399

ACTIVE 9/12/18

3 Beds 4.00 Baths

Year Built 2018

2,000 Sq. Ft. (\$4 / sqft)

Days on market: 297



\$10,995

ACTIVE 6/19/19

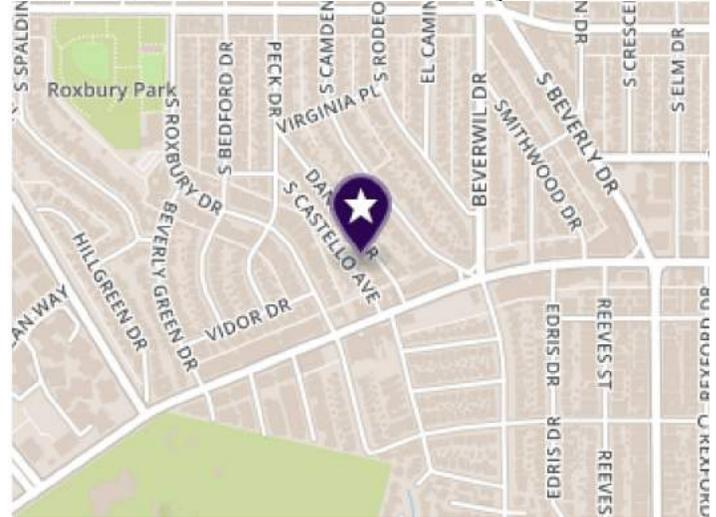


5 Beds 4.00 Baths

2,579 Sq. Ft. (\$4 / sqft)

Year Built 1936

Days on market: 23



Details

Prop Type: Residential Lease

Full baths: 4.0

Updated: Jun 26, 2019 5:01 PM

Orig list price: \$11,500

County: Los Angeles

Lot Size: 5,485

List Price: \$10,995

Area: Beverlywood Vicinity

List date: 6/19/19

Features

Association Amenities: Pool

Fireplace Features: Living Room

Living Area Source: Assessor

Room Type: Breakfast Area, Den/Office, Dining Area, Living Room, Master Bedroom, Patio Covered, Patio Open

Pets Allowed: Call For Rules

Fireplace Yn: true

Virtual Tour:
<https://www.themls.com/properties/vt/CA/LOS-ANGELES/1229-DANIELS-DR/Residential-Lease/19-480186>

View: City, City Lights, Mountains, Pool, Trees/Woods

Covered Spaces: 2

Fireplaces Total: 1

Zoning Description: LAR1

View Yn: true

Heating: Central

Flooring: Hardwood, Travertine

Parking Features: Private Garage

Cooling: Central

Furnished: Unfurnished

Pool Features: Private

Laundry Features: Inside, Laundry Area

Guest House: None

Other Equipment: Alarm System, Dishwasher, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer

Lease Term: 1+Year

Lot Size Source: Assessor

Parking Total: 2

Remarks

2-Story Mediterranean house in the heart of the City and Beverly Hills. Upon entering, you are transported to the South of Spain with vibrant colors, grapevine covered patio & fountains. Built with modern appliances, features 5 bedrooms (Master with high beamed ceiling)& 4 bathrooms (2 with spa-like bathtubs). Separated garage, Ozone Pool & Spa, entertainment patio, integrated speaker & alarm system, fireplace & central AC. Original hardwood floors throughout with travertine floors in kitchen & bathrooms. Wrapped around balconies with beautiful City views of Century City. Gourmet kitchen with granite counters & state of the art appliances. Walking distance from Rodeo Dr., Roxbury & Rancho Parks, shops, markets, restaurants, places of worships; a few minutes drive to Century City & Westside malls and theaters. A really beautiful and very special home.

1229 Daniels Dr

Los Angeles, CA 90035

MLS #19-480186

\$10,995

ACTIVE 6/19/19

5 Beds 4.00 Baths

Year Built 1936

2,579 Sq. Ft. (\$4 / sqft)

Days on market: 23



1236 S Camden Dr Los Angeles, CA 90035

MLS #19-474952

\$8,795

ACTIVE 6/6/19

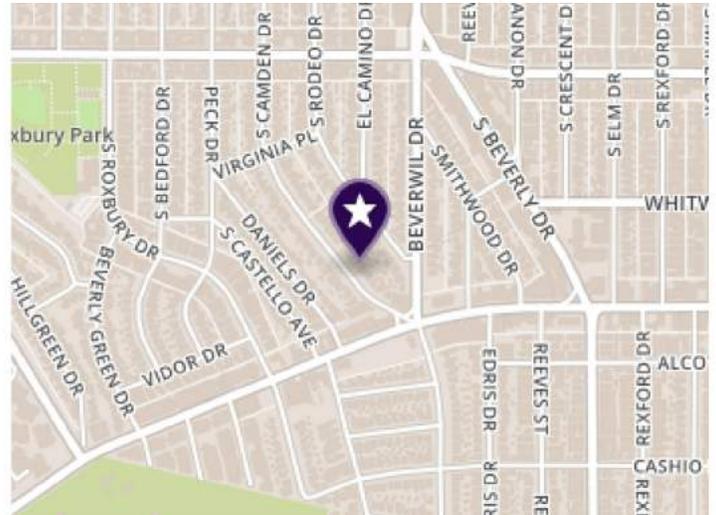


5 Beds 5.00 Baths

3,112 Sq. Ft. (\$3 / sqft)

Year Built 1928

Days on market: 36



Details

Prop Type: Residential Lease
County: Los Angeles
Area: Beverlywood Vicinity

Full baths: 4.0
Half baths: 1.0
Lot Size: 8,774

List date: 6/6/19
Updated: Jul 10, 2019 7:07 AM

List Price: \$8,795
Orig list price: \$8,795

Features

Association Amenities: None
Pets Allowed: Yes
Covered Spaces: 1
Heating: Central, Forced Air
Cooling: Air Conditioning, Central
Laundry Features: Laundry Area
Other Equipment: Built-Ins, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Intercom, Microwave, Range/Oven, Refrigerator, Washer
Fireplace Features: Den, Living Room
Fireplace Yn: true
Fireplaces Total: 2
Flooring: Ceramic Tile, Hardwood
Furnished: Unfurnished

Guest House: Detached
Lease Term: 1+Year
Lot Size Source: Vendor Enhanced
Parking Total: 4
Living Area Source: Vendor Enhanced
Zoning Description: LAR1
Parking Features: Driveway, Garage Is Detached

Pool Features: In Ground, Private
Room Type: Basement, Breakfast Area, Cabana, Den/Office, Dining Area, Guest House, Living Room, Master Bedroom
View: City Lights, Tree Top
View Yn: true

Remarks

Two story Spanish Hacienda style with a casita/guest house in prime Beverly Hills adjacent neighborhood. Grand living room with fireplace and hardwood floors throughout and separate lounge area/office/den with fireplace. Open floor plan dining area, bright kitchen with large breakfast area and french doors leading outside to a beautiful patio and backyard. First floor also features a large walk-in guest closet, powder room and a guest bedroom with full bathroom. Second floor features 3 bedrooms including a master suite with large balcony overlooking pool with city lights and mountains views. The backyard features a large sparkling swimming pool and cabana with a spacious storage room and a Guest house/Casita with bathroom and closet. Remote control access to the driveway. Park 4 cars outside, 2 tandem parking behind the gates with a carport. Also includes alarm system and intercom.

1236 S Camden Dr

Los Angeles, CA 90035

MLS #19-474952

\$8,795

ACTIVE 6/6/19

5 Beds 5.00 Baths

Year Built 1928

3,112 Sq. Ft. (\$3 / sqft)

Days on market: 36



1612 S Wooster St Los Angeles, CA 90035

MLS #19-482328

\$7,995

ACTIVE 6/26/19

4 Beds 4.00 Baths

3,000 Sq. Ft. (\$3 / sqft)

Days on market: 16



Analysis



Comparable Property Statistics

L Leased Listings

HIGHEST PRICE **\$9,500**

AVG PRICE / SQFT **\$3.33**

AVERAGE PRICE **\$8,313**

AVG DOM **22**

LOWEST PRICE **\$7,000**

SOLD LISTINGS **4**

A Active Listings

HIGHEST PRICE **\$10,995**

AVG PRICE / SQFT **\$3.25**

AVERAGE PRICE **\$8,836**

AVG DOM **80**

LOWEST PRICE **\$7,399**

ACTIVE LISTINGS **5**

Averages

97.8%

Homes leased for an average of 97.8% of their lease price.

22

 Days on market

It took an average of 22 days for a home to lease.

Analysis

ADDRESS	LIST PRICE	SOLD PRICE	% OF LIST PRICE	DOM	\$ PER SQFT
2865 S Corning St	\$9,500	\$9,500	100.0%	27	\$3.01
9714 Beverlywood St	\$7,000	\$7,000	100.0%	41	\$3.20
1204 Beverwil Dr	\$8,500	\$8,250	97.1%	7	\$2.66
9512 Duxbury Ln	\$8,995	\$8,500	94.5%	13	\$4.46
Averages	\$8,499	\$8,313	97.8%	22	\$3.33

real estate
solutions for
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Phil Seymour

President

DRE#00630158



Phil Seymour is a Broker Associate with Keller Williams Commercial. For more than 40 years he has been working with investors providing guidance and expertise in the analysis and disposition of real estate assets. He has been associated with some of the top brokerages in the nation, including Prudential, Merrill Lynch and Coldwell Banker.

Phil started his career in residential real estate at Coldwell Banker from 1977 - 1980 where, as a sale associate, he quickly distinguished himself from other agents. From 1980 - 1982, Phil was a manager for Merrill Lynch Realty, Woodland Hills residential office. With approximately 88 sales agents, he increased sales and perpetuated the success of that office. Phil then became Executive Vice-President of D.G.M. Financial/Properties where he developed their Residential and Investment division from 1982 - 1984, after which he joined the Investment Division for Prudential California Realty, in their Beverly Hills office, where he was consistently a top producer. While at Prudential, Phil was an original member of the Prudential's California Realty's 100 Club (the Top 100 agents for earnings in the company).

Phil joined Elite Properties Realty in 1993, one of the leading real estate brokerages in California and was a Managing Director of The Seymour Group at Elite. The Seymour Group specializes in representing Receivers, Partition Referees, Institutional Trusts and has the experience and depth of knowledge in providing fiduciaries guidance in the sale of Residential, Multi-Family and Commercial properties.

Phil has contributed his expertise for the sale of real estate assets as a panelist at Loyola II, III and IV, the California Receivers Forum 2-day Conference at Loyola Law School. Also, has participated in Multiple Educational Panels for CRF at the Law Firm of Buchalter Nemer in Los Angeles and has written an article for the Receivership News "Getting the Most Out of your Real Estate Broker in Sales of Real Property."

- Member of Professional Fiduciary Association of California (PFAC)
- Member of the Board of Directors of the California Receivers Forum Los Angeles/Orange County Chapter
- Member and Sponsor of the National Association of Federal Equity Receivers (NAFER)
- Member and Sponsor of the California Bankruptcy Forum (CBF)
- Member of Los Angeles Bankruptcy Forum (LABF)
- Member of NAR Beverly Hills Associations of Realtors
- Member of the Beverly Hills Chamber of Commerce
- Member of the Beverly Hills Bar Association

Phil Seymour, President

DRE#00630158

m: 310.612.9800

o: 818.432.1500 ext:1632

4061 Laurel Canyon Blvd | Studio City | CA 91604

phil@theseymourgroup.net | www.theseymourgroup.net

