

# PUBLIC AUCTION

September 16, 2010 @ 12 noon @ the property

*Buyers Can Determine the Price!!*

*Public Invited / Realtors Welcome*



## 9226 Croesus Ave. Los Angeles, CA 90002

- Completely remodeled Duplex/Triplex in Los Angeles (Zoning: LCR3YY)
- Property has 3 units but zoned as Duplex
- 3 bed 1 bath, 1 bed 1 bath & 2 bed 1 bath
- Estimated rents: \$1,800/mo - 2 bed unit / \$2,000/mo - 3 bed unit
- New carpet, laminate wood & tile flooring throughout
- New wall heaters, New kitchen cabinets & counters, New bathrooms
- Recessed lighting
- New dual-pane windows & door, New plumbing, New roof
- Patio w/ new concrete
- 3-car parking w/ alley access
- Front unit has indoor laundry / Public laundry room for other two units
- Built in 1928 w/ 1,914 sq. ft. on a 4,722 sq. ft. lot
- **45 days to close escrow, Clear title**

**TO VIEW BIDDER'S PACKAGE INFORMATION: Visit [www.AuctionCA.com](http://www.AuctionCA.com), Click on 'Current Auctions' & Click the 'Croesus' Auction Picture, Scroll down to BIDDER'S PACKAGE ITEMS.**

AUCTION TERMS: All prospective buyers must register to bid. A \$15,000 Cashier's check or certified check payable to Elite Auctions will be required to bid at the auction. The successful bidder will be required to deposit a \$15,000 non-refundable payment in Broker's Trust Account until time of closing. A 10% Buyer's Premium will be added to final bid and included in total contract price. Closing will take place within forty five (45) days of the auction. A Grant Deed will be supplied by the seller at seller's expense, giving marketable title subject to restrictions of record. Taxes are prorated. Preview of the property is essential. Property is being sold in "as-is, where-is" condition. Property will be sold subject to seller's confirmation up to 72 hours. Property will be sold subject to easements, restrictions, zoning and other matters of record. A package of information has been assembled for the property and includes: a Real Estate Transfer Disclosure Statement, Pest Control Report, and other disclosures. Announcements made from podium at the time of auction take precedence over all printed material. Conduct of auction and increments of bidding are at the discretion of Elite Auctions. Elite Auctions reserves the right to deny any person admittance to the auction. Broker Participation Invited: Subject to established Elite Auctions guidelines. All information in this brochure was derived from sources believed correct, but is not guaranteed. **ALL PROPERTY MEASUREMENTS ARE APPROXIMATE.** It is Buyer's responsibility to verify all property specifications (including zoning and permits) prior to the auction date. Elite Auctions is an agent of the seller.

**9226 Croesus Ave. will be auctioned at 12 noon on Thursday, September 16, 2010 - The property will be open for previews from 12-2 pm on Saturday, September 11<sup>th</sup> & Sunday, September 12<sup>th</sup> and 1 hour prior to the Auction.**

**Elite Auctions**

Bond #00104630778 DRE #01499301

Auctioneer: Mike Grigg (661) 325-6500

[www.AuctionCA.com](http://www.AuctionCA.com)