

13 EUCALYPTUS, IRVINE, CA 92612

Seller Troubling Attributes

Lien

03/21/2012
HOA Lien

06/18/2019
State Lien

Foreclosure

04/16/2019
Notice of Default

Judgments

06/20/2019
Judgment

Absentee

Owner/Property Information

Name: Robert C Lewin
Address: 13 Eucalyptus
City: Irvine
State: CA
Zip: 92612
Phone: 714-910-XXXX
County: Orange
Bedrooms: 3
Bathrooms: 2
Sqft: 1,398
Year Built: 1974
Parcel #: 45317359
Sale Price: \$197,000
Sale Date: N/R
School District: Irvine Unified School District

Transaction History

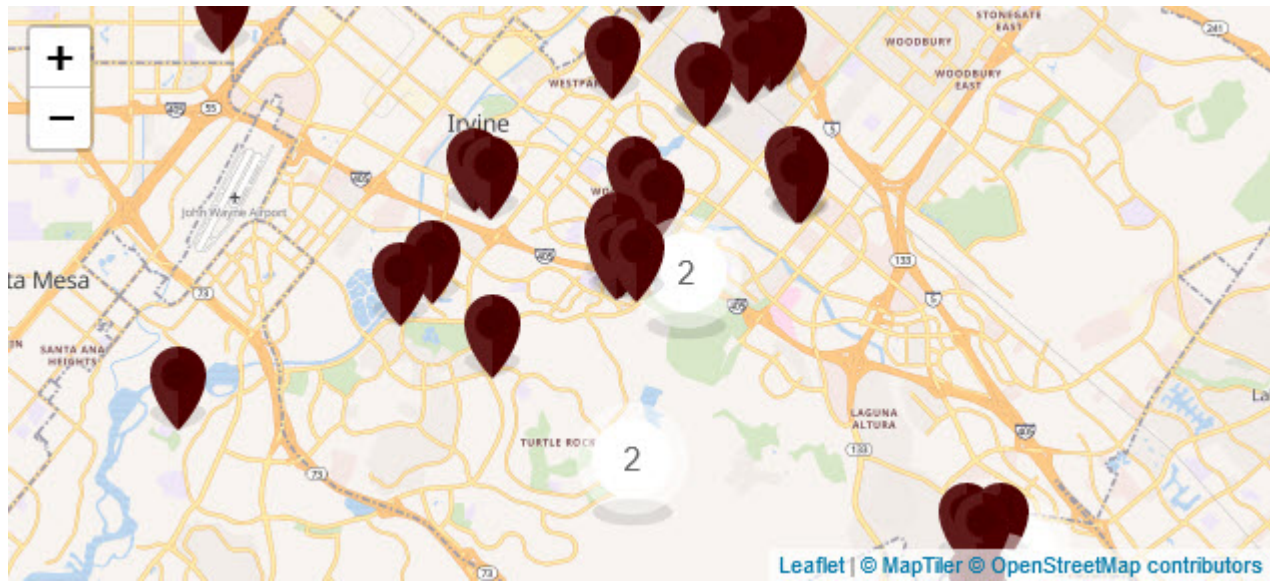
Transaction Date: 12/01/1991
Seller Name: N/R
Buyer Name: Alvin D Knox
Transaction Amount: N/R
Deed Type: N/R
Document Type: Interspousal Deed Transfer 2
Document Number: 695876
Lender Name: N/R
Loan Amount: \$125,000.00
Loan Term: N/R
Loan Type: Conventional

Transaction Date: 09/01/1987
Seller Name: Ernest Neben
Buyer Name: Alvin D Knox
Transaction Amount: \$168,000.00
Deed Type: N/R
Document Type: Grant Deed 2
Document Number: 681898
Lender Name: N/R
Loan Amount: \$116,000.00
Loan Term: N/R
Loan Type: Conventional

Choose 3+ Seller Troubling Attributes for Best Results!!!



COMPARABLES



17352 ROSEWOOD

IRVINE, CA 92612
Price: \$716,500
Date : 05/21/2019
Beds: 3
Baths: 2
Sqft: 1,398
\$512.52
0.19

5302 PLUM TREE

IRVINE, CA 92612
Price: \$785,000
Date : 10/16/2018
Beds: 3
Baths: 2
Sqft: 1,398
\$561.52
0.24

5182 MAPLE

IRVINE, CA 92612
Price: \$400,000
Date : 10/10/2018
Beds: 3
Baths: 2
Sqft: 1,398
\$286.12
0.28

4391 BERMUDA CIR

IRVINE, CA 92604
Price: \$785,000
Date : 05/31/2019
Beds: 3
Baths: 2
Sqft: 1,448
\$542.13
2.86

7 MIMOSA

IRVINE, CA 92612
Price: \$775,000
Date : 07/18/2018
Beds: 3
Baths: 2
Sqft: 1,398
\$554.36
0.11

2514 VISTA DEL ORO

NEWPORT BEACH, CA 92660
Price: \$731,000
Date : 05/22/2019
Beds: 3
Baths: 2
Sqft: 1,386
\$527.42
4.76

3662 HAVERFORD ST

IRVINE, CA 92614
Price: \$690,000
Date : 04/30/2019
Beds: 3
Baths: 2
Sqft: 1,335
\$516.85
1.82

REFERENCE TOOLS

Sample Letter for Agents

Dear Bob/Sally,

My name is _____. Please do not be embarrassed, but I offer ethical and compassionate solutions to problems with real estate loans. My initial consultant is free. I can often refer you to other prescreened, ethical professionals in the fields of refinance, bankruptcy, or credit management.

Other times, I might be able to arrange for a quick and discreet sale and leaseback of your property, allowing you to preserve your credit, your reputation, and your day-to-day affairs. In some instances, people want to sell their property and make a clean break – moving some place else in order to begin building better times and better memories.

Whatever your goals, you can rest assured that I am not just another opportunist trying to make money at your expense. If I can help, and we can both come out ahead, then we need to work together. If I can't help, then I can save you lots of time and anguish by referring you to people who can assist you.

Please take that first step of putting yourself back in charge of your life – contact me for some additional information and possibly a personal consultation.

Sincerely,

Your Name

Sample Calling Script for Investors

Script For Opening Call To Listing Agent Of The Property With No Sign In The Yard – But With A Lockbox On The Front Door. The “Pre-List” Opportunity. Be ready to make a verbal offer on this call. Do your homework in advance. Know exactly what you can pay before you pick up the phone.

Hello, my name is _____. Is this Listing Agent?

You don't know me but I'm calling about the house at _____. I learned that you are the listing agent from [Foreclosing Lender].

How's my timing? Do you have a minute now? (If yes, go on. If no, set an appointment to talk later.)

I'm calling to let you know that I've seen the property and that I'm a cash buyer if the price is right. Do you know what the lender is asking yet? (If yes, be prepared to move forward with a verbal offer on this call, followed by a written offer immediately. If no, go on.)

As I said, I am a cash buyer and will provide proof of funds with the contract. I can close as soon as the lender is able and I won't load the contract with a bunch of dumb contingencies. I have no intention of wasting the lender's time or yours.

Also, I have no intention of bringing another agent into the transaction, so I'll work directly with you only.

I am an investor so I have to buy it right, which I'm sure you can understand.

May I give you my contact information, so you can let me know when you know what the bank will be asking or when you get the listing agreement?

Would you be kind enough to let me know before it goes in the MLS? I'd like to have a whack at it before it does.

(Be sure to give the agent your email address. Some prefer to communicate that way. Plus if the listing agreement arrives after hours and they don't want to call, they have the option to contact you that way, immediately. When you do this, be prepared to start checking your email often. I suggest you get the agent's email address too. This way you can check in with him/her without playing phone tag. Be careful not to be a “pest”.)