



PROPERTY INFORMATION & OFFER GUIDELINES

Thank you for your interest in our listing.

To facilitate a smooth offer process and ensure that all interested parties have access to the same information, please review this document prior to preparing your client's offer.

PROPERTY INFORMATION

ADDRESS: 3500 Elm Avenue #10, Long Beach, CA 90807 (Los Angeles County)

APN: 7145-001-038

SELLER(S): The Estate of Adeline Dela Cruz

REPORTS & DISCLOSURES: Scan the QR code to access documents. >>>>>



PROBATE & FORECLOSURE NOTICE: This property is being sold through a probate proceeding; sale is subject to court confirmation and possible overbid. Additionally, a Notice of Trustee's Sale has been recorded against the property. While the Seller is actively working toward a successful sale, buyers should understand that all terms and conditions, including purchase price and broker compensation, are subject to applicable provisions of the CA Probate Code, court approval, and foreclosure-related requirements and procedures. Any projected escrow timelines are estimates only and are contingent upon court scheduling and other factors outside the Seller's control. Buyer shall cooperate with all requirements associated with probate and foreclosure processes.

SELLER'S PREFERRED TERMS

While the Seller will consider all offers, the following terms are preferred:

- **PRICE:** Buyers are asked to submit their strongest price.
- **CLOSE OF ESCROW:** Subject to court scheduling.
- **INITIAL DEPOSIT:** 3% of purchase price.
- **CONTINGENCIES:** Buyers are asked to submit their shortest achievable timelines.
- **NHD COMPANY:** Premier NHD
- **ESCROW COMPANY:** Wonderland Escrow (Chereen Allen Gaughran)
- **TITLE COMPANY:** Lawyers Title (Mark Stipkovich)

Offers will be evaluated based on overall strength (price, terms, likelihood of successful closing).

REQUIRED OFFER DOCUMENTS

Please include the following items with your offer submission:

- ☐ Residential Purchase Agreement (RPA) with related addenda
- ☐ Probate Addendum Purchase Agreement (PA-PA)
- ☐ Current Proof of Funds (dated within the past 30 days)
- ☐ Current Pre-Approval Letter (if applicable; dated within the past 30 days)

Incomplete offers may be delayed in presentation until all requested documents are received.

LENDER CROSS-QUALIFICATION FOR FINANCED OFFERS

All financed offers shall include a current lender pre-approval letter dated within the past 30 days.

Before acceptance, buyers shall cross-qualify at no cost or obligation with Seller's preferred lender:

Sarah Marzbetuny, Premier Plus Lending / 818.636.5136 / smarzbetuny@premierpluslending.com

OFFER DEADLINE & SUBMISSION INSTRUCTIONS

OFFER DEADLINE: 5:00 PM PST on Sunday, June 7, 2026

SUBMISSION EMAIL: CP@ThePambakianGroup.com

SUBJECT LINE: Offer - 3500 Elm #10 - Buyer Last Name

Please submit offers as a single PDF whenever possible. Offer receipt will be acknowledged via email. If you do not receive confirmation of receipt within 2 hours of submission, please contact us immediately. The Seller reserves the right to extend the deadline, issue counter offers, request revised terms, or otherwise modify the offer review process at Seller's discretion.

OFFER COMMUNICATION POLICY & SELLER RESPONSE TIMELINE

To ensure fairness and consistency for all parties, we will make reasonable efforts to provide updates regarding the status of the offer process.

We may disclose the number of offers received, however, out of respect for all buyers and their agents, we do not engage in shopping offers; the pricing of competing offers will not be disclosed.

Buyers are encouraged to submit the strongest and most complete offer they are comfortable making based upon the value they place on the property.

The Seller anticipates reviewing offers shortly after the offer deadline. Response times may vary depending upon the volume and complexity of offers received. We appreciate your patience.

MULTIPLE OFFER PROCEDURE

In the event multiple offers are received, the Seller reserves the right to:

- Accept an offer without further negotiation
- Issue one or more counter offers
- Issue multiple counter offers
- Request highest and best offers
- Request revised terms from selected parties
- Extend the offer deadline
- Take any other action permitted under California law

Buyers are encouraged to submit their strongest and cleanest terms initially, as the Seller may make a decision based upon the first round of offers received. Submission of an offer does not guarantee a counter offer, request for highest and best, or further negotiation.

BROKER INFORMATION

LISTING BROKER: Equity Union | DRE 01811831

LISTING AGENT: Christina Pambakian | DRE 01466412

ADDRESS: 24151 Ventura Boulevard, Suite 300, Calabasas, CA 91302

CONTACT: 818.606.9560 / CP@ThePambakianGroup.com

TC: Monica Hernandez / Monica.StreamlineTC@gmail.com

DISCLAIMER

Information contained herein is provided as a courtesy only and is intended solely to assist cooperating brokers and prospective purchasers in preparing offers. This document does not modify, supersede, or replace the terms of any purchase agreement, disclosure, addendum, escrow instruction, title document, or other transaction-related document. Seller reserves the right to accept, reject, counter, or otherwise negotiate any offer at Seller's sole discretion.

Thank you again for your interest in the property. We appreciate your professionalism and cooperation and look forward to working with you.