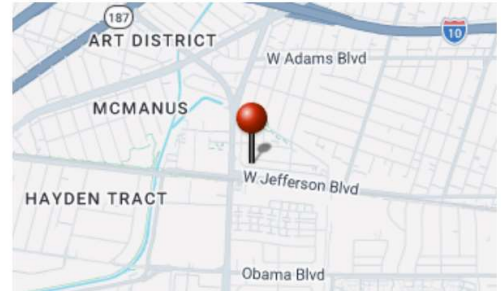




## OFFER INFORMATION SHEET

Buyer/Agent Offer Instructions, Escrow/Title Information

5660/5658 Spokane Street, Los Angeles, CA 90016

<h3 style="margin: 0;">5660/5658 Spokane Street</h3> <p>Los Angeles, CA 90016  <b>List Price: \$1,599,999</b>          Seller: Medlock Investments Inc          MLS#: 26843503 APN: 5048-016-042</p>	<h4 style="text-align: center; margin: 0;">Property Location</h4> 
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## PROPERTY OVERVIEW

<b>Property Address</b>	5660/5658 Spokane Street, Los Angeles, CA 90016
<b>MLS Number</b>	26843503
<b>APN</b>	5048-016-042
<b>List Date</b>	06-26-26
<b>List Price</b>	\$1,599,999
<b>Area</b>	16 Mid Los Angeles
<b>Property Type</b>	Single Family Residence with detached legal ADU
<b>Bedrooms / Bathrooms</b>	Main residence: 3 bedrooms / 2 bathrooms; ADU: 1 bedroom / 1 bathroom
<b>Approx. Living Area</b>	Buyer to verify
<b>Lot / Zoning</b>	Lot size 5,503 sq. ft. / 0.126 acre; zoning LAR1; buyer to verify
<b>Seller</b>	Medlock Investments Inc
<b>Authorized Signer</b>	Michael D. Medlock
<b>Parking</b>	Driveway / off-street parking; buyer to verify
<b>Offer Email</b>	offers.cblgrealty@gmail.com



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### LISTING AGENT AND BROKERAGE INFORMATION

<b>Listing Agent 1</b>	Kenneth A. Baker, Seller's Agent 1, CalDRE #01520082
<b>Agent 1 Phone / Cell</b>	310-773-7880 / 310-773-7880
<b>Agent 1 Email</b>	realestateservicesbyken@gmail.com
<b>Listing Agent 2</b>	Camilla Lyle-Blair, Seller's Agent 2, CalDRE #00876732
<b>Agent 2 Phone / Cell</b>	213-379-3159 / 213-379-3159
<b>Agent 2 Email</b>	cblairsells4u@gmail.com
<b>Brokerage / Company</b>	CB LaSalle Group Realty, DRE #02034535
<b>Company Mailing Address</b>	8821 Aviation Blvd, #91120, Los Angeles CA 90009
<b>Office Phone / Fax</b>	323-295-4600 / 323-410-0478

**Important offer preparation instruction:** Please include both listing agents, the property address, the listing brokerage/company, the company mailing address, and the license numbers for both listing agents and the company on your offer. This will help avoid counters for items that can be included now.

### SHOWING INSTRUCTIONS

Please text LA 1 at 310-773-7880 to schedule an appointment to show. A minimum six (6) hour notice is requested.

### FIRST OPEN HOUSE

The first open house will be held on June 28, 2026, from 1:00 PM to 4:00 PM.

### OFFER SUBMISSION REQUIREMENTS

When submitting an offer, please include a complete offer package. In addition to the fully executed purchase agreement and all related offer documents, please include the following items, all dated or updated within the last 30 days:

- Earnest Money Deposit confirmation or proof of EMD.
- Proof of Funds.
- FICO scores.
- DU approval, Desktop Underwriter approval, or prequalification letter.
- Any request for buyer closing cost assistance or seller concessions, if applicable, included with the buyer's initial offer.
- FHA/VA Amendatory Clause, if applicable.
- All required buyer and seller disclosures, including the Statewide Buyer and Seller Advisory, if applicable.

Please email the complete offer package to: offers.cblgrealty@gmail.com.

Please review this offer instruction sheet before submitting an offer.

### OFFER TERMS

Seller will consider subject-to offers. However, no assignee offers will be considered. Seller reserves the right to select all services. Buyers may be required to complete a cross-qualification with the seller's chosen lender.



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Buyer/Agent Offer Instructions, Escrow/Title Information

5660/5658 Spokane Street, Los Angeles, CA 90016

### SELLER DISCLOSURE

Seller is identified as Medlock Investments Inc. Authorized signer information: Michael D. Medlock.

Seller has never occupied the property and makes no warranties or representations regarding the condition or history of the property.

### BUYER DUE DILIGENCE

Buyer and buyer's agent are advised to independently verify all information, including but not limited to square footage, year built, bedroom and bathroom count, lot size, permits, zoning, property condition, ADU status, systems, utilities, solar, service contracts, warranties, schools, and any other information deemed material.

All information is deemed reliable but is not guaranteed. Information has been provided by third-party sources and should be independently verified by buyer and buyer's agent.

Buyer and buyer's agent shall conduct their own due diligence, inspections, and investigations.

Buyer agrees that all inspection reports and appraisal reports shall be provided to the listing agents within forty-eight (48) hours of buyer's receipt.

The listing materials describe 5658 Spokane as a detached ADU with separate address. Buyer and buyer's agent are advised to verify legal status, permits, living area, utilities, and all ADU-related details.

### ESCROW, TITLE, AND HOME WARRANTY CONTACTS

Seller-preferred service contacts below should be verified before opening escrow or writing service instructions.

<b>Escrow Officer</b>	Lorena Posada, WFG Title
<b>Escrow Address</b>	700 N. Brand Blvd., Suite 1100, Glendale, CA 91203
<b>Escrow Direct</b>	818-476-4082
<b>Escrow Email</b>	lposada@wfgtitle.com
<b>Escrow Team Email</b>	teamlorena@wfgtitleco.com - please CC on all escrow-related correspondence
<b>Title Officer</b>	Mark Mendoza, WFG National Title Insurance Company
<b>Title Email</b>	markmendoza@wfgtitle.com
<b>Title Website</b>	www.wfgnationaltitle.com
<b>Title Phone / Fax</b>	818-476-4083 / 818-484-2071
<b>Home Warranty Contact</b>	Suzy Pelshaw, Assistant Vice President, Fidelity National Home Warranty
<b>Home Warranty Phone</b>	800-308-1424 ext. 3409
<b>Home Warranty Email</b>	suzy.pelshaw@fnf.com

### BUYER REVIEW NOTICE AND DISCLAIMER

- Buyer and buyer's agent are advised to verify all property facts, including square footage, year built, bedroom and bathroom count, lot size, permits, ADU status, systems, condition, schools, zoning, and any information deemed material.
- Broker/Agent does not guarantee the accuracy of square footage, lot size, public record information, property condition, property features, property history, or any information provided by third parties.
- Seller has never occupied the property and makes no warranties or representations regarding the condition or history of the property.



## OFFER INFORMATION SHEET

*Buyer/Agent Offer Instructions, Escrow/Title Information*

**5660/5658 Spokane Street, Los Angeles, CA 90016**

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- This information sheet is provided for convenience only and is not intended to replace the purchase agreement, disclosures, escrow instructions, title documents, or any other transaction documents.
  - Information should be confirmed in the MLS, title, escrow, seller disclosures, and final transaction documents before relying on it in an offer.