A GUIDE FOR PRIVATE LENDERS, DEBT FUNDS, LOAN SERVICERS & BENEFICIARIES

The LA Lender's Guide to

Distressed & REAP Apartment Buildings

What to know before you take title, what to do the day you do, and how to sell the building fast, as-is, to cash investors.

- Before you take title: know what you're getting
- Day one after title: protect the building
- Track A: REAP · Track B: distressed
- How I sell it as-is, fast, to cash investors



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WELCOME

A Note Before You Start

If you hold a loan on a Los Angeles apartment building that's in trouble, this guide is for you.

Private lenders. Debt funds. Loan servicers. Beneficiaries. Asset managers.

You lend money. You don't run apartment buildings.

But when a loan goes bad on an LA multifamily property, you may be about to own one. Tenants and all.

I've been selling property in Los Angeles for more than 40 years. I've sold hundreds of properties. Some were buildings other people didn't want to touch: REAP, code violations, non-paying tenants, open lawsuits.

This guide walks you through what you're really inheriting. What to know before you take title. What to do the day you do. And how I sell the building fast, as-is, to cash investors.

MY OFFER, IN ONE LINE

Sell the building as-is, to cash investors, with tenants in place. Close fast. I handle the city and the tenant issues through closing.

How to use this guide

Still in default?
Start with Part 2: Before You Take Title.

Just took title?
Go to Part 3, then the 30-day checklist in Part 7.

Building in REAP?
Part 4, Track A, walks through the REAP file step by step.

Ready to talk?
Skip to the last page. Send me the address, the loan balance, and the decision-maker.

INSIDE THIS GUIDE

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EDUCATIONAL, NOT LEGAL ADVICE

This guide is for general education only. It is not legal, tax, or financial advice. Foreclosure, receivership, tenant, and REAP questions turn on your loan documents, court orders, and the facts of each building. Work with your own foreclosure counsel, landlord-tenant attorney, and trustee.

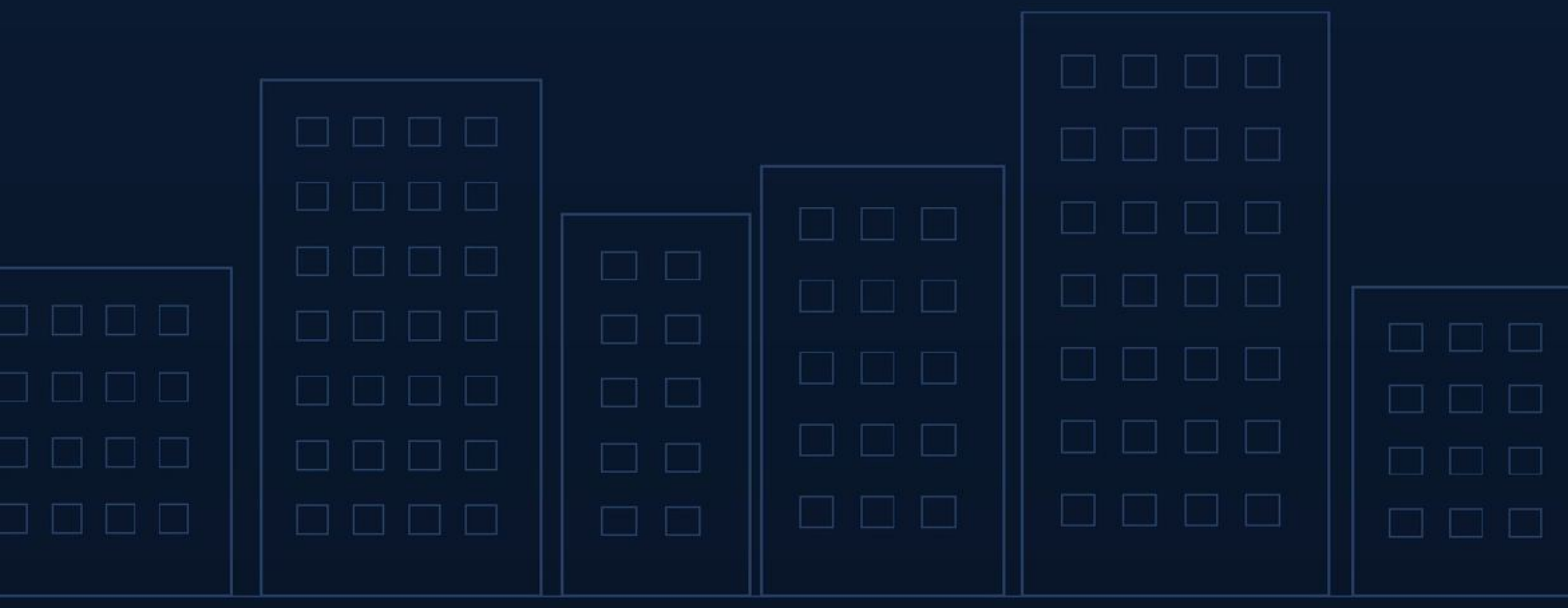
PART 01

01

The Real Problem Isn't the Building

In Los Angeles, the hard part is the tenants, rent control, and the city.

- You're about to own an LA landlord problem
- The tenant problem



SECTION 01

You're About to Own an LA Landlord Problem

In LA, the hard part usually isn't the building. It's the tenants, rent control, and the city.

Most lenders I talk to understand collateral. Land, buildings, value.

What surprises them is everything that comes with an occupied Los Angeles apartment building.

The tenants are still there. Their rights are still there. The city's file is still there.

None of that goes away at the trustee's sale.

What changes the day you take title

- You become the landlord of record.
- Rent control and Just Cause rules apply to you, the same as they applied to the borrower.
- Open code violations stay with the building. So does a REAP case. A change in title is not REAP removal.
- Tenants who were angry at the old owner are now looking at you.
- Tenant attorneys may now see the lender as the target.

> *You lend money. You don't fix buildings. You need a way out that doesn't turn you into a landlord.*
>
> — DERRICK RUIZ

Who this guide is for

Private lenders. Debt funds. Loan servicers and asset managers. Beneficiaries. Before foreclosure, at the sale, or after you already hold title.

SECTION 02

The Tenant Problem

The building is rarely what stops a sale. The tenants and the missing paperwork are.

Here's what I see on almost every distressed LA apartment building a lender ends up with.

Tenants who aren't paying

Some stopped paying the old owner months ago. Some will test the new one. Nothing gets collected until someone with authority shows up and posts the right notices.

Unknown rents. Missing leases. No records.

Assume you get nothing. No leases. No rent roll. No deposit records.

Tenants who misstate their rent, unit, or household

When nobody has the records, the tenant's word becomes the record. Some will understate their rent. Some will be vague about who lives there. That's why every rent gets cross-checked.

Angry, distrustful tenants

After months of no maintenance and no communication from the owner, tenants are angry. That makes access, cooperation, and rent collection harder.

No help from the former owner

The borrower usually won't hand over leases, rent amounts, or records. I plan for that from day one.

Habitability lawsuits

Tenants sue over neglected conditions. Those suits can follow the building to the lender.

Rent control, Just Cause, and relocation

LA's rules limit what a new owner can do, and how fast.

Habitability lawsuits: the risk that follows the building

When a building has been neglected, tenants complain. Some hire attorneys.

A suit filed against the old owner doesn't always stay with the old owner.

- Once the lender takes title, tenant attorneys may go after the lender.
- An open suit scares buyers. Some walk. Others want a big discount.
- Buyers and their insurers will ask about pending litigation. It has to be disclosed.

HOW I HANDLE IT

The answer isn't hiding the suit. It's disclosing it up front and structuring the sale so the suit doesn't stop it. I did exactly that on a 14-unit in Studio City that closed in April 2026. See Part 6.

Rent control, Just Cause, and what a new owner can't do

- **RSO.** LA's Rent Stabilization Ordinance covers most buildings built before October 1978. It limits annual increases, governs evictions, and sets relocation requirements.
- **AB 1482.** Some newer buildings fall under California's statewide rent cap instead.
- **Just Cause.** You need a legal reason to end a tenancy. A change in ownership isn't one.
- **After foreclosure, the tenants stay.** In LA, foreclosure alone isn't a legal reason to evict, and any notice rules come on top of rent control and Just Cause. Talk to your attorney before you serve anything.
- **No self-help.** No lock changes, no utility shutoffs, no pressure. Every notice goes through an attorney.

How all of this hits price and the buyer pool

- Many conventional buyers walk away from REAP and heavy tenant problems.
- The buyers who stay are experienced cash investors. They price in the risk.
- Below-market, long-term tenants lower today's income and limit near-term upside.
- Every unknown becomes a discount. The more we can verify, the less a buyer can take off.

> *Every unknown becomes a discount. My job is to turn unknowns into numbers a buyer will pay for.*
>
> — DERRICK RUIZ

PART 02

02

Before You Take Title

Know what you're getting while the loan is still in default.

- As-is value and the tenant and code picture
- Permits, C of O, LAHD registry, ZIMAS, and title
- Foreclose, credit-bid, sell the note, short sale, or deed-in-lieu
- Receivership, in plain terms



SECTION 03

Before You Take Title: Know What You're Getting

You don't own the building yet. That's the best time to find out what you'd be getting.

While the loan is still in default, you may not be able to get inside. That's fine.

A lot can be learned from the outside, from public records, and from the city's file.

What I give you before the sale

A quick as-is value
What a cash investor would pay for the building today, with tenants in place.

The tenant picture
What MLS history, rental sites, and the LAHD rent registry say about units and rents.

The code picture
Open violations, open orders, and whether the building is in REAP.

A lawsuit check
A court-records search for pending habitability or tenant lawsuits.

My due-diligence research

Before you decide anything, I dig. Most of this is public. Most lenders never see it pulled together in one place.

Permit history and the Certificate of Occupancy

I pull the LADBS permit history and the Certificate of Occupancy (C of O).

- They confirm the legal unit count.
- They show unpermitted units and unpermitted work.
- They catch C of O mismatches, where the building on paper isn't the building on the lot.
- Mismatches affect value. Buyers and their lenders will find them, so I find them first.

Old MLS listings and rental sites

The old owner usually won't hand over leases or rents. So I go around him.

- Old MLS sale listings: interior photos, unit mix, and notes from the last sale.
- Old MLS lease listings: what individual units rented for, and when.
- Rental sites like Apartments.com: asking rents and unit photos.

> *You would be surprised what I can find.*
>
> — DERRICK RUIZ

LAHD registration and rent registry history

I check whether the building is registered with LAHD. Then I look at its rent registry history: did the old owner ever register the units and report the rents?

- Is the building registered, with a current registration certificate?
- Were the rents ever registered or reported, unit by unit?
- Do the registered rents match what the MLS history and rental sites show?

WHY REGISTRATION MATTERS

Missing registration or unregistered rents can limit the rent that can be collected or increased. That affects the price and the rent roll I rebuild for buyers.

I flag what I find. Your attorney tells you what it means for your building.

The ZIMAS Parcel Profile Report

ZIMAS is LA City Planning's parcel database. Its Parcel Profile Report puts the city's key facts about one parcel on a few pages. I pull the full report and tell you what matters.

WHAT A ZIMAS PARCEL PROFILE REPORT TELLS YOU

A public report from LA City Planning (zimas.lacity.org). I pull it for every building.

Zoning	What the city allows on the lot, such as R3-1.
Rent control	Whether the building is under the RSO.
Just Cause	Whether the Just Cause ordinance applies.
The building	Assessor's year built, unit count, and square footage.
Planning layers	Specific plan and overlay zones.
Hazard zones	Fault, methane, flood, fire, and liquefaction.
Housing flags	Housing Crisis Act protections and housing element site.
Incentive eligibility	TOC and AB 2334 eligibility.
Planning cases	Open or past planning cases tied to the parcel.

- **Zoning and planning layers** tell a buyer what the lot allows.
- **RSO and Just Cause status** tell you what tenant rules apply.
- **The assessor's year built, units, and size** are a starting point. I check them against the permits and the C of O.
- **Hazard zones** can affect insurance, buyers, and price.
- **Housing flags, incentive eligibility, and planning cases** matter to investors looking at the lot's future.

The preliminary title report

> *My title officer will provide me a title report within 48 hours. This is probably the most important document we need to determine what is going on with the building.*
>
> — DERRICK RUIZ

It shows what's recorded against the property. On distressed buildings, that's often more than the loan. I look for:

- Property tax liens and tax defaults.
- IRS and state (FTB) tax liens.
- Judgment liens.
- Mechanics liens.
- City liens: code enforcement, REAP, and nuisance abatement.
- HOA or assessment liens, if any.
- Unreconveyed loans (old loans that were paid off but never released on title).
- Lis pendens (notice of a pending lawsuit).

WHY LIENS MATTER TO YOU

Some liens may survive foreclosure. Others must be cleared or paid from the sale proceeds.

Either way, they can hold up a clean as-is sale. I flag them early. Confirm every one with your title officer and your attorney.

What that picture helps you decide

Good information before the sale points to your next move:

Foreclose and take the building
Then sell it as-is, fast. That is where I come in.

Credit-bid at the sale
As the beneficiary, you can bid the debt instead of cash, up to the total amount owed, including trustee fees and expenses (Civil Code § 2924h).

Sell the note
Let someone else take the building and the problems.

Approve a short sale
The borrower sells, and you approve a payoff below the balance.

Accept a deed-in-lieu
The borrower deeds you the building instead of going to sale.



The road to title for a typical nonjudicial foreclosure. These are statutory minimums under Civil Code § 2924, not predictions. Bankruptcy, postponements, and court orders can change the timing. Your foreclosure counsel and trustee run the clock.

WHO DECIDES WHAT

Your attorney and trustee decide the legal path. My job is the market side: what the building is worth as-is, and what problems a buyer will price in.

WHERE I STAND

I work for the lender, not the borrower. I'm ready to list the day you take title.

Receivership, in plain terms

- A receiver is a court officer, appointed by a judge. A lender can ask for one when the rents or the building need protecting before the sale.
- The court order sets what the receiver can do: collect rents, hire vendors, run the building.
- A receiver can sell only with a court order and court confirmation (Code of Civil Procedure § 568.5).
- The city can also seek a separate health-and-safety receiver for a substandard building (Health and Safety Code § 17980.7).

PART 03

03

After You Take Title

Protect it on day one. Then sell it fast, as-is.

- Why as-is, to cash investors
- Day one: utilities, new insurance, and LAHD registration in your name



SECTION 04

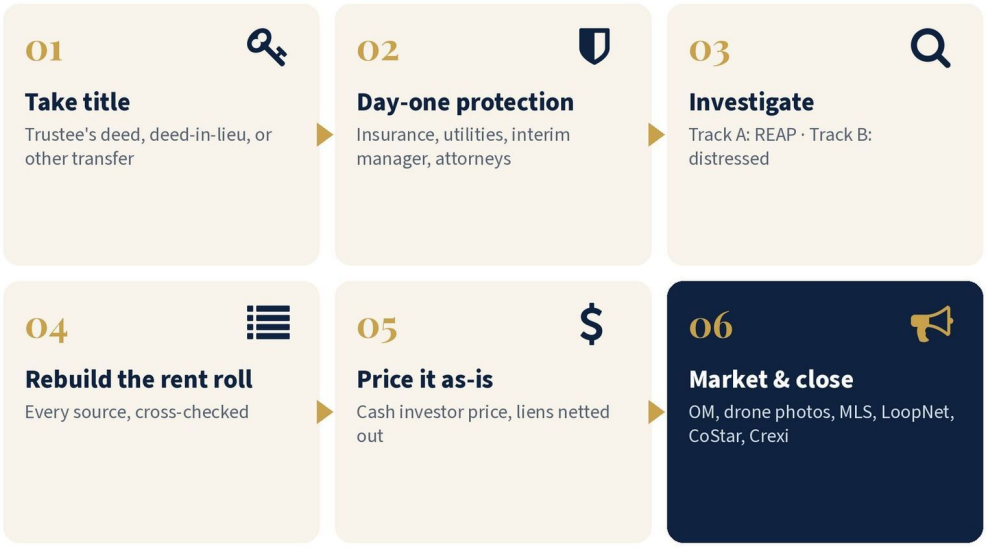
After You Take Title: Sell It Fast, As-Is

The building goes to cash investors with tenants in place. I handle the city and the tenant issues through closing.

Why as-is

- Lenders don't fix buildings. You shouldn't have to become a contractor, a landlord, and a compliance department.
- Every month you hold, you carry insurance, utilities, management, taxes, and legal costs.
- Repairs in an occupied, rent-controlled building take longer than anyone expects. Contractors, permits, and tenant access all slow it down.
- Cash investors who buy distressed LA apartments already have the crews, the capital, and the patience. Let them do it.

> *You're a lender. Your exit is a sale, not a renovation.*
>
> — DERRICK RUIZ



SECTION 04 · CONTINUED

Day One: Protect the Building

The day you take title, the building is yours to run. I coordinate these with you.

THREE THINGS MOVE INTO YOUR NAME ON DAY ONE

Utilities. New insurance. LAHD registration.

New insurance in your name

Bind new coverage in your name on day one, with liability. Add the manager as an additional insured.

Take over the utilities

Move LADWP, SoCalGas, and trash into your name. Check for unpaid bills and shutoff notices.

Register the building with LAHD in your name

Update the rent registry and the annual registration so LAHD shows you as the owner. Pay any registration fees due. Buyers will ask to see a current registration certificate.

Interim takeover property manager

Posts all the LAHD-required notices (RSO, rent registration, tenant protection and anti-harassment) plus the new owner and manager contact information. Collects rent, takes tenant calls, and hands the building over at closing.

Attorneys

Landlord-tenant attorneys handle every notice, unlawful detainer, and cash-for-keys talk, and review any lawsuit or demand letter.

Also on day one

- Confirm the authorized signer for the entity taking title.
- Get keys and gate codes. Rekey the common areas. Check the fire and life-safety equipment.
- Handle urgent habitability items: heat, hot water, gas, power. **That's not a rehab.** It keeps an occupied building safe while we sell. The real work goes to the buyer.

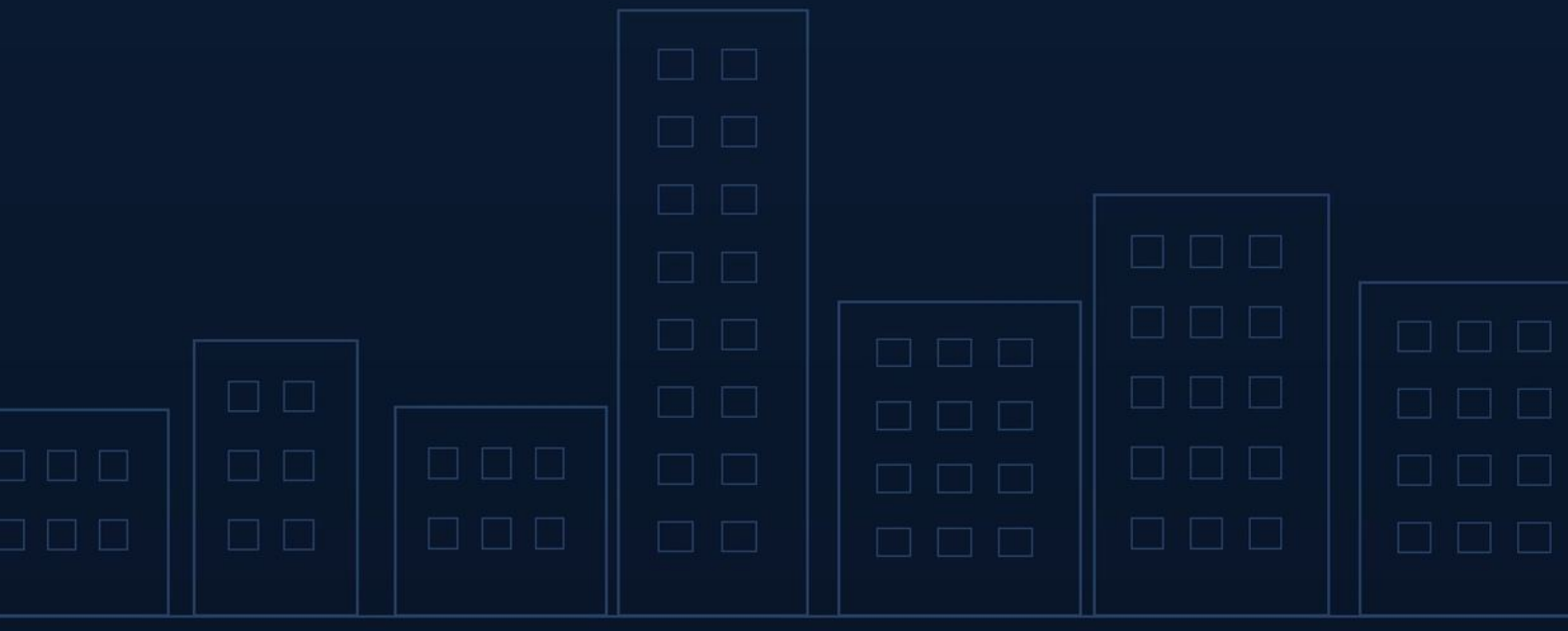
PART 04

04

Investigating the Building

Two tracks, depending on what the city has on file.

- Track A: REAP properties
- Track B: Distressed, with or without violations



SECTION 05

Track A: REAP Properties

A building in REAP can still be sold. You need the full file, the right contacts, and real numbers.



WATCH FIRST

Lenders: What Happens When Your LA Apartment Collateral Is in REAP?

A short video on what REAP means for your loan and your sale.

Watch on YouTube ›

Scan to watch

How I work a REAP building

1. **REAP authorization**
   I prepare it. Your authorized rep signs. I submit it to LAHD.
2. **The full REAP file**
   Violations, open orders, case history, REAP escrow balance.
3. **The LAHD fee and balance statement**
   Accumulated fees and penalties, and what is still unpaid.
4. **Call the REAP inspector**
   Which violations matter most, case status, next inspection date.
5. **The REAP rent matrix**
   Each tenant's reduction (usually 30-50%), worked back to actual rent.
6. **The outreach contacts**
   Owner outreach contractor and tenant outreach coordinator.
7. **Sold in REAP, as-is**
   The buyer takes the building, and the REAP case, from there.

What REAP is

- REAP is the City of LA's Rent Escrow Account Program, run by the Los Angeles Housing Department (LAHD).
- It's triggered by unresolved code violations, usually after failed SCEP reinspections.
- Tenants may pay a reduced rent into a city escrow account instead of to the owner.
- REAP status is public record. Buyers, their lenders, and insurers will see it.
- A sale doesn't end REAP. Neither does a change in title. The violations have to be cleared and signed off.

1. The REAP authorization

The city won't discuss a REAP case with just anyone.

I prepare the authorization form. Your authorized representative signs it. I submit it to LAHD.

Once it's accepted, I can get the file and talk to the people assigned to the case.

2. The full REAP file

- Every code violation and open order.
- The case history.
- The REAP escrow balance.

> **DON'T COUNT THE ESCROW BALANCE AS PROCEEDS**
>
> What happens to REAP escrow funds depends on the city's accounting and how the case closes out. I get the numbers in writing and keep them separate from the sale price.

3. The LAHD fee and balance statement

I request the LAHD statement that totals the fees and penalties built up on the case and shows which are still unpaid. It isn't paid at closing. The buyer pays it when they clear REAP. But buyers factor it into their offer, so I get it early and share it with them up front.

4. Calling the REAP inspector

Once I'm authorized, I call the assigned inspector directly. I want three answers:

- Which open violations matter most for getting out of REAP.
- Where the case stands right now.

- When the next inspection is.

That tells a buyer exactly what they're signing up for. Buyers pay more for a known list than for a mystery.

5. The REAP rent matrix

The matrix shows each tenant's rent reduction, usually 30 to 50%, and the reduced REAP rent.

I work backward from it to figure out each tenant's actual rent. That shows a buyer the income after REAP, not just the reduced rent today.

6. The outreach contacts

Every REAP case has an owner outreach contractor and a tenant outreach coordinator assigned to it. I contact both.

They know the case and the building. They're part of how REAP communication and unit access get handled.

7. What REAP means for a sale

- The rent is reduced and paid into escrow.
- The building can still be sold while in REAP.
- Many buyers walk. Experienced cash investors don't.
- The buyer takes over the remaining work and the path out of REAP after closing.
- REAP doesn't have to stop a sale. My Venice duplex sold to a cash buyer while still in REAP.

> *REAP doesn't mean you can't sell. It changes who buys and what they pay.*
>
> — DERRICK RUIZ

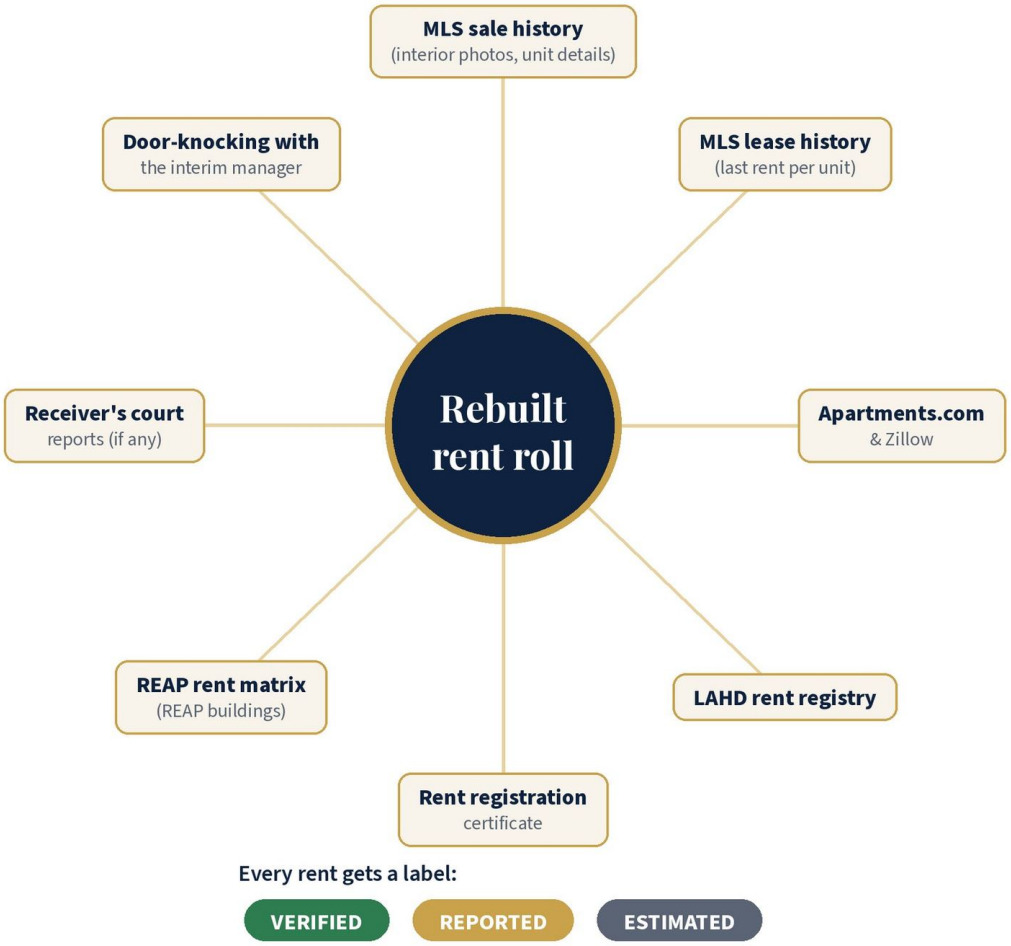
SECTION 06

Track B: Distressed Properties

With or without code violations, you still need to know what's inside, who lives there, and what they pay.

Most distressed buildings come with no records and no access.

I don't wait for the borrower. I rebuild the picture from every source I can find.



Seeing inside without access

The last MLS sale often has interior photos and unit descriptions. Past MLS lease listings show what each unit last rented for.

Rental sites

Apartments.com and Zillow show asking rents and unit photos.

Rent registration check

I confirm the building is registered with LAHD, that it has a current rent registration certificate, and that the unit rents in the rent registry match the other sources.

City records

LAHD and building-department records: permits, violations, and any open orders.

Court records

A search for pending habitability or tenant lawsuits.

The receiver's reports

If the building was in a receivership, the receiver's court reports.

Meeting the tenants

Once you have title, the interim property manager and I introduce ourselves to the tenants. We knock on doors. We listen.

We get an accurate picture of who lives there, what they pay, and what shape each unit is in.

- Always respectful. Never pressure.
- New owner, new manager, new contact information.
- Many of these tenants have been ignored for months. Being heard goes a long way.

ABOUT TENANT ESTOPPELS

Estoppels are nice to have. They are not required.

The sale is never contingent on tenant estoppels. If cooperating tenants sign them during escrow, that's a bonus.

PART 05

05

Price, Team, and Sale

Real numbers, the right people, and a clean marketing process.

- Pricing it right
- Your team, coordinated by me
- How I sell it



SECTION 07

Pricing It Right

The price is only as good as the rent numbers under it.



Cross-checked

All of the rent sources are compared, unit by unit, to catch rents that don't add up.

Labeled

Each rent is marked verified, reported, or estimated. Buyers see exactly how solid each number is.

Netted out

Liens and charges that must be paid from the sale are netted out, so you see your real proceeds. REAP fees aren't paid at closing. The buyer pays them when clearing REAP, so they show up in the offer instead. If the price lands near a Measure ULA threshold in the City of LA, I model that too.

Due diligence factored in

Unpermitted units, C of O mismatches, ZIMAS flags like hazard zones, and liens that must be paid from proceeds all show up in the price or your net. I put them on the table before a buyer does.

Priced as-is

The result is a cash, as-is investor price built on the best numbers available.

Buyers retrade on surprises. Honest labels up front protect your price in escrow.

SECTION 08

Your Team, Coordinated by Me

You make one call. I keep everyone moving on one timeline toward one goal: a closed sale.

Landlord-tenant attorneys
Notices, unlawful detainers, cash-for-keys, and review of any open lawsuits or demand letters.

Register the building with LAHD in your name
Update the rent registry and the annual registration so LAHD shows you as the owner. Pay any registration fees due. Buyers will ask to see a current registration certificate.

Interim takeover property manager
Posts the LAHD-required notices and new contact information, collects rent, rebuilds trust with tenants, joins me for the tenant introductions, and hands the building over at closing.

The REAP inspector
On REAP buildings: which violations matter most, the case status, and the next inspection date.

The city's REAP owner outreach contractor
On REAP buildings only. Assigned to the case by the city.

The tenant outreach coordinator
On REAP buildings. Knows the tenants and the case.

An insurance broker
One who covers distressed, occupied apartment buildings.

Title and escrow
Vesting, authority, liens, payoff, and a clean closing.

WHO HIRES WHOM

You hire and pay the vendors directly. I coordinate them so nothing falls between the cracks.

SECTION 09

How I Sell It

Distressed buildings sell when the buyer trusts the package.

Professional offering memorandum (OM)
The full investor package: overview, photos, location, unit mix, rent roll, income and expenses, the REAP and violation summary, tenant disclosures, and pricing.

Drone and exterior photography
Plus interior photos from MLS history.

Rent roll and income and expense sheet
Current numbers, and the upside at market rent.

Wide exposure
The MLS, LoopNet, CoStar, and Crexi.

Targeted outreach
Cash buyers who specialize in tenant-heavy, REAP, and distressed buildings.

Due-diligence package
Everything disclosed up front, including any pending lawsuits, so buyers don't retrade the deal.

When there is an open tenant lawsuit

An open suit doesn't have to stop the sale. A hold harmless and indemnity agreement can keep the buyer moving.

- The seller indemnifies the buyer for the pending suit.
- The seller's insurer is primary on the claim.
- The buyer can close knowing the suit isn't theirs to fund.
- Your attorney drafts and reviews the agreement.

Offers and closing

- I vet buyers, so you're not tied up with someone who can't close.
- I negotiate and run escrow through closing.
- A lender that took the building at foreclosure is generally exempt from the standard Transfer Disclosure Statement (Civil Code § 1102.2). That's not a license to hide anything. I disclose known problems up front.

MY RULE ON ESTOPPELS

The sale is never contingent on tenant estoppels. Any from cooperating tenants are a bonus.

> *Most deal problems don't come out of nowhere. They show up in escrow. I put them on the table first.*
>
> — DERRICK RUIZ

PART 06

06

Proof

Two buildings with exactly the problems this guide is about.

- Venice duplex, sold while still in REAP
- 13021 Moorpark St, Studio City: 14 units, sold with an open lawsuit



SECTION 10

Two Buildings I Sold

I've done this work. Here are two examples.

Venice duplex: sold while still in REAP



9 19th Ave, Venice · Sold while in REAP **SOLD**

- **9 19th Ave, Venice.** In REAP for about six years.
- Open SCEP issues on top of the REAP case.
- Sold as-is. The buyer took on the remaining work.
- Closed with a cash buyer.

> *REAP didn't stop the sale. It changed who bought it.*
>
> — DERRICK RUIZ

13021 Moorpark St, Studio City: 14 units, sold with an open lawsuit



13021 Moorpark St, Studio City · 14 units **SOLD**

14	Rent	~$4.4M	Apr 2026
UNITS	CONTROLLED	SALE PRICE	CLOSED

- 14 rent-controlled units. About $4.4M. Closed April 2026.
- An active tenant habitability lawsuit was pending when we went into escrow.
- A hold harmless and indemnity agreement kept the buyer moving: the seller indemnified the buyer, and the seller's insurer was primary.
- The suit settled three days before closing. The sale closed on schedule.
- In addition to the lawsuit, there were 5 vacancies. The soft-story retrofit was not done.
- A SCEP inspection led to a long list of repairs, including rebuilding 3 balconies. But we got it done.



The track record behind it

40+ years selling property in Los Angeles

Westside LA multifamily is my focus.

Hundreds sold

Including the two buildings on these pages.

eXp Realty of Greater Los Angeles

CA DRE 00919713.

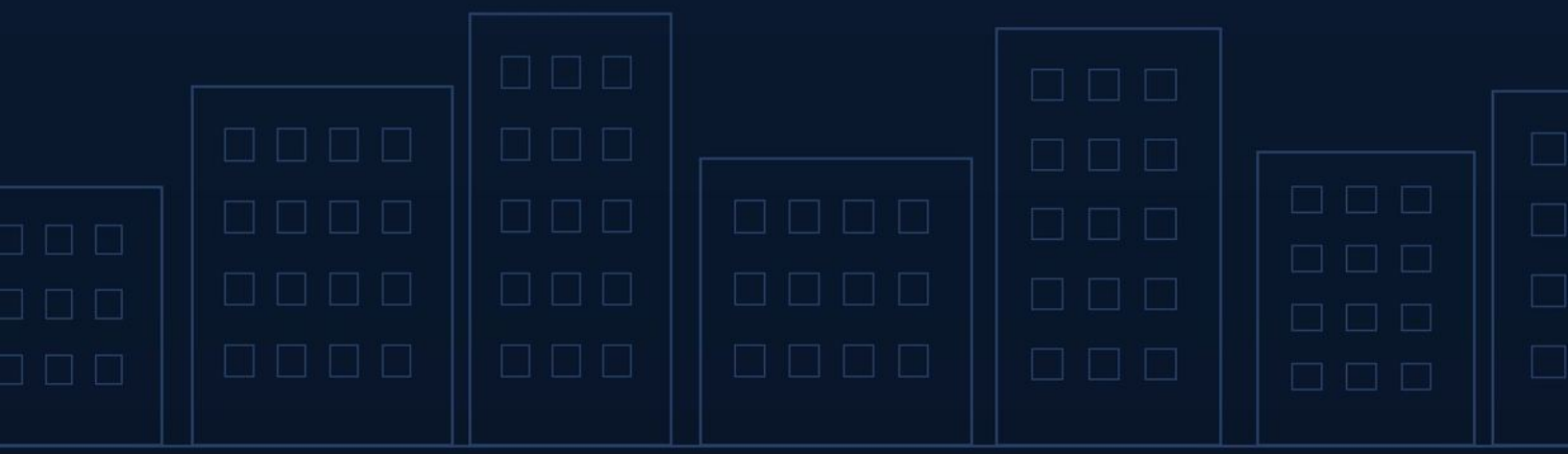
PART 07

07

Your First 30 Days and Next Step

A checklist you can hand to your asset manager today.

- First 30 days after you take title
- How to reach me



SECTION 11

First 30 Days After You Take Title

Hand this page to your asset manager. Check items off as they're done.

Protect the building

- [ ] Bind new insurance in your name the day of takeover, with liability coverage. Add the property manager as an additional insured.
- [ ] Take over the utilities in your name (LADWP, SoCalGas, trash). Check for unpaid bills or shutoff notices.
- [ ] Get keys and gate codes. Rekey the common areas. Check the fire and life-safety equipment.
- [ ] Post all LAHD-required notices and the new owner and manager contact information.
- [ ] Handle urgent habitability items like heat, hot water, gas, and power.

Know the paperwork

- [ ] Confirm the authorized signer for the entity that took title.
- [ ] Register the building with LAHD in your name: rent registry and annual registration. Get a current registration certificate.
- [ ] If the building is in REAP, I handle it: I submit the authorization, pull the full REAP file and the LAHD fee and balance statement, and contact the REAP inspector and both outreach providers.
- [ ] Search for pending lawsuits and have the attorney review them.
- [ ] Check property taxes, city liens, and fees.
- [ ] Review the permit history, C of O, ZIMAS report, and preliminary title report. Confirm any liens with title and your attorney.

Know the people

- [ ] Introduce ourselves to the tenants with the interim property manager.
- [ ] Rebuild the rent roll. Label every rent verified, reported, or estimated.
- [ ] Get my as-is price and go to market.

SECTION 12

Next Step

LET'S TALK ABOUT YOUR LOAN

Send me the address. I'll tell you what you're facing.

Send me three things:

The property address
Street address is enough to start.

The loan balance
So I can tell you how the as-is price compares.

The decision-maker
Who can sign, so there's no authority issue later.

I'll give you a quick read on the as-is price and the problems you'd be facing. Before or after foreclosure. REAP or not. Occupied, rent-controlled, and messy is fine. That's the work I do.



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