

# A B S O L U T E A U C T I O N

WILL SELL REGARDLESS OF PRICE  
ORIGINALLY LISTED AT \$3,500,000

4 BR · 3.5 BATHS · 3,867 SF HOME · INCL. 3 LOTS W/ OPPORTUNITY FOR DEVELOPMENT

MARCH 24<sup>TH</sup> AT NOON · LIVE ON SITE  
6201 RODGERTON DRIVE, HOLLYWOOD HILLS, CA 90068

PREMIERE ESTATES  
AUCTION COMPANY



AUCTIONEERS OF EXCEPTIONAL PROPERTIES

24-HOUR AUCTION INFORMATION

800.290.3290 X600

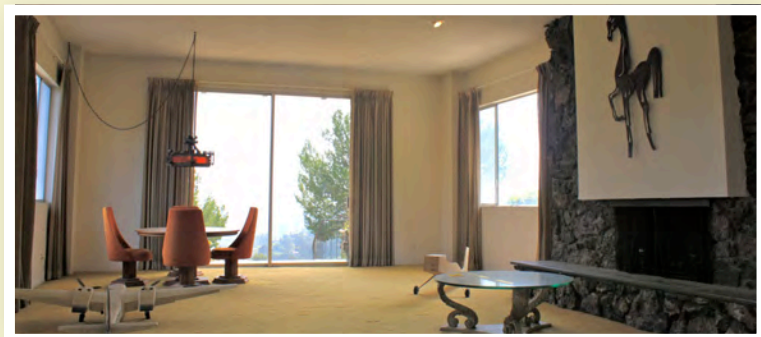
[www.PremiereEstates.com](http://www.PremiereEstates.com)



MARCH 24<sup>TH</sup> AT NOON · LIVE ON SITE  
6201 RODGERTON DRIVE, HOLLYWOOD HILLS, CA



Privacy and views abound in this house built in 1965 on a historic stone-walled promontory below the famed Hollywood sign overlooking Beachwood Canyon, with panoramic views of Hollywood's lights. On the market for the first time, this house was designed for family life and grand entertaining, includes 4 bedrooms, 3.5 bathrooms, and is ready for a new owner's touch. Stone-walled terraces panoramic hill views surround the property. Three adjacent lots (separate APN numbers) with opportunity for development are included for a total of approx. 29,210 square feet. Parking is available for three cars and there is elevator access from street to foyer.



WILL SELL REGARDLESS OF PRICE  
ORIGINALLY LISTED AT \$3,500,000

PREMIERE ESTATES  
AUCTION COMPANY



AUCTIONEERS OF EXCEPTIONAL PROPERTIES

24-HOUR AUCTION INFORMATION  
800.290.3290 X600

# A B S O L U T E AUCTION

6201 RODGERTON DRIVE, HOLLYWOOD HILLS, CA



JANUARY **24** **Property Tour: January 24<sup>th</sup> – March 23<sup>rd</sup>**  
You may preview the property any time between Jan. 24th and Auction Day. Call Premiere Estates at 800.290.3290 with questions about the property.

JANUARY **25** **Complete Due Diligence: January 25<sup>th</sup> – March 23<sup>rd</sup>**  
After visiting the property, prospective bidders should perform their own due diligence, including inspections, review of Prelim and Disclosures on PremiereEstates.com

MARCH **23** **Broker Registration due: March 23<sup>rd</sup>**  
Broker Registration forms can be found on PremiereEstates.com, and must be submitted to us by March 23rd at 12pm via mail or fax 310.798.8883

MARCH **23** **Bidder Registration & Check due: March 23<sup>rd</sup>**  
Mail your Bidder Registration form and a cashier's check in the amount of \$25,000 payable to SC Escrow Services to arrive at our office by March 23rd. You may also bring it with you on Auction Day or wire funds (Contact us for wiring info). Forms may be faxed to 310.798.8883.

MARCH **24** **Auction Date: March 24<sup>th</sup> at 12:00pm PT**  
Bidders should be prepared to bid on site or via telephone (712.432.3100 x580555) at least 10 minutes prior to Auction Time.

MAY **9** **Closing Date: May 9<sup>th</sup>**  
Escrow documents will be signed with SC Escrow Services immediately after Auction, and 45-day Escrow period is finalized May 9th.

#### How to Bid

1. You must pre-register. Go to [www.PremiereEstates.com](http://www.PremiereEstates.com) or call Premiere Estates to obtain registration form
2. Submit a \$25,000 cashier's check payable to SC Escrow Services either by mail or via wiring (contact Premiere for wiring info)
3. You may choose to bid on site, by telephone, by proxy, or online

#### Buyer's Premium

A ten percent (10%) buyer's premium will be added to the winning bid price.

#### Broker Cooperation

Brokers must register prior to Auction Day. A two-and-one-half percent (2.5%) commission will be paid to any properly licensed broker who registers the successful buyer according to Premiere Estates' Buyer/Broker guidelines.

**Showings:** By appointment only; Please call 800.290.3290 x600

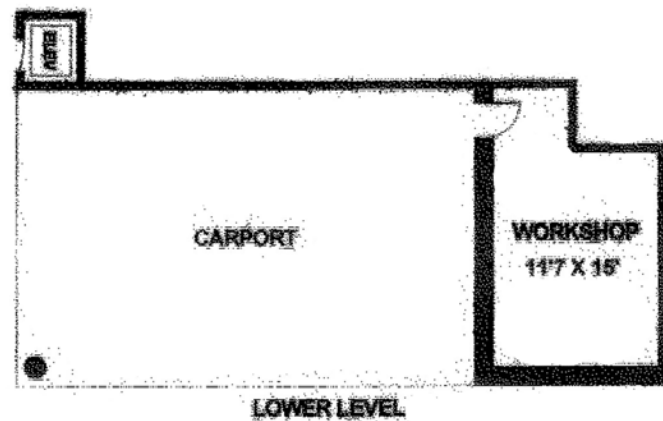
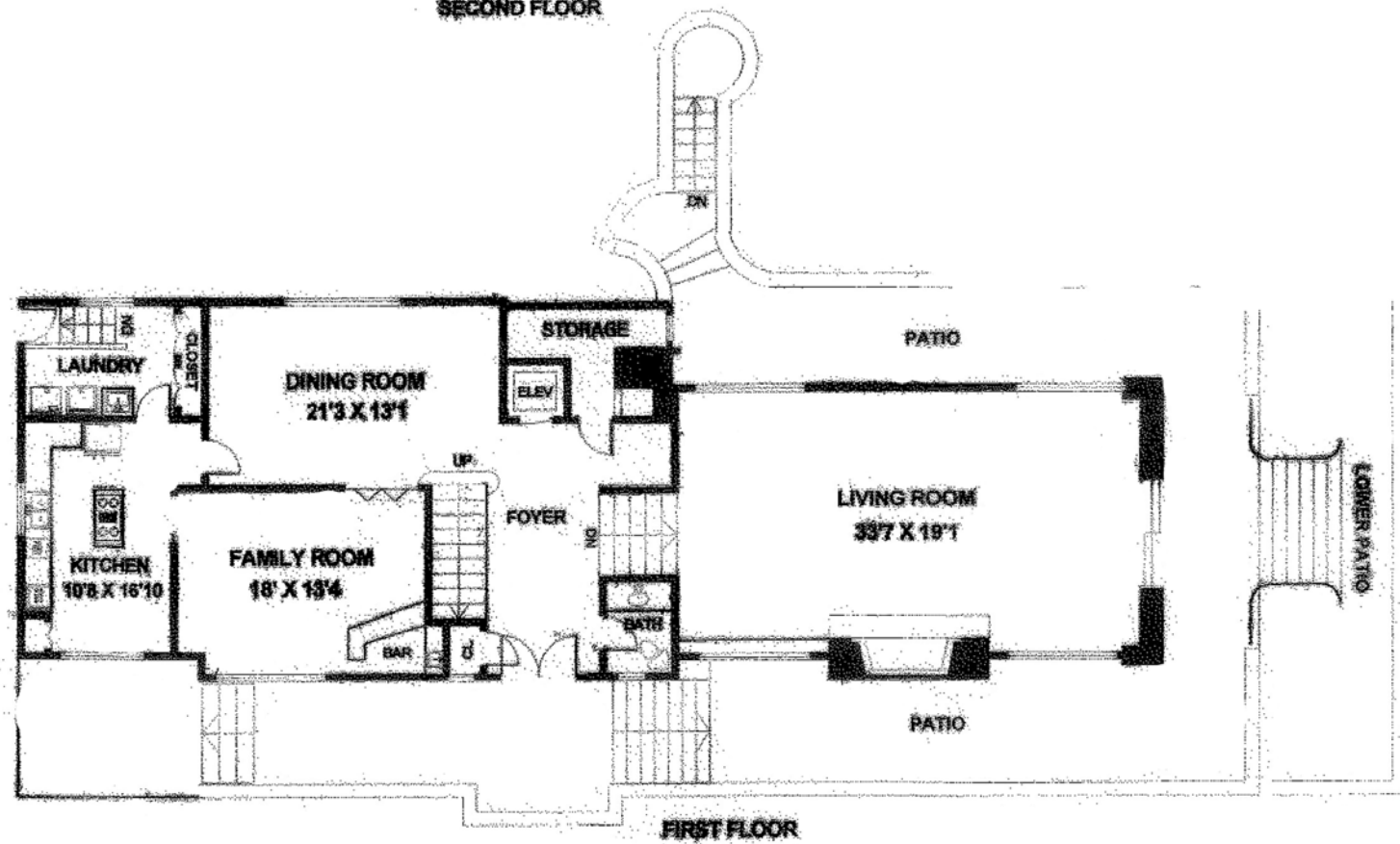
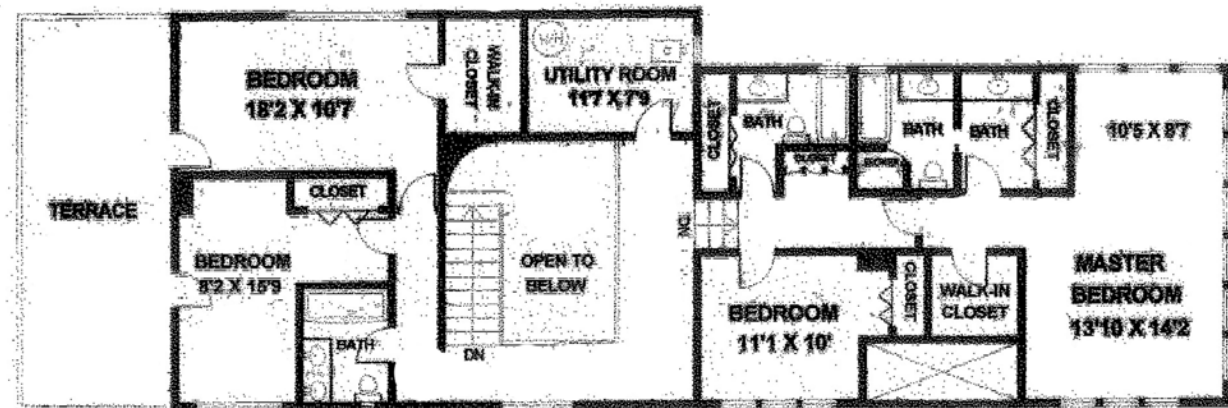
#### Please review Terms & Conditions document for Auction Information and Disclaimers.

Premiere Estates Auction Company (PEAC) is the auctioning agent and the listing broker. Any announcement made on-site on auction day will supersede any oral or written statement made prior to that time. Information contained herein was derived from sources believed to be correct, but is not guaranteed. The auctioneer may open the bidding at a price which may differ from the opening bid price listed on any Multiple Listing Service or other literature and print. The Auctioneer reserves the right to postpone or cancel the auction, to withdraw the property from the auction and to change any terms of the auction or particular conditions of sale upon announcement prior to or during the course of the auction. Bids shall be accepted in a manner and in such increments as shall be determined by the Auctioneer. This is an Absolute Auction with no reserve. This document may not be reproduced in whole or in part without the written permission of PEAC. BOND #351269 • DRE # 01375969



# FLOOR PLAN

6201 RODGERTON DRIVE, LOS ANGELES



FLOOR

NOT DEEMED RELIABLE, BUT NOT GUARANTEED.

# PLAT MAP

- APN # 5583 004 004: 10,650 SQ\_FT
- APN # 5583 004 015: 8,900 SQ\_FT
- APN # 5583 004 005: 9,040 SQ\_FT
- APN # 5583 004 012: 620 SQ\_FT

