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## Property Profile

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### Cover Page

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#### Subject Property:

**Site Address**

AVE A4 VIC 81 STW ,  
ANTELOPE ACRES, CA, 93536

**Mail Address**

630 N ROSEMEAD BLVD STE 100 ,  
PASADENA, CA, 91107

#### Prepared By:

**Dennis Murphy**

Dennis Murphy, Cpa

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#### Document Contents

- Property Overview Page
- Property History Page
- Property Comparables
- Neighborhood Demographics
- Public Schools Report
- Private Schools Report
- Crime Report
- Cyberhomes.com Content

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## Chicago Title

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## Property Overview

AVE A4 VIC 81 STW, ANTELOPE ACRES, CA, 93536-

### Owner and Geographic Information



<b>Primary Owner:</b>		<b>Secondary Owner:</b>	
EMVEST MORTGAGE FUND LLC,			
<b>Mail Address:</b>		630 N ROSEMEAD BLVD STE 100 PASADENA CA 91107	
<b>Site Address:</b>		AVE A4 VIC 81 STW ANTELOPE ACRES CA 93536	
<b>APN :</b> 3229-009-027	<b>Lot Number :</b> 50	<b>Census Tract :</b> 9009.00	<b>Page Grid :</b>
<b>Housing Tract Number:</b>		<b>Phone:</b>	
<b>Legal Description :</b> Lot: 50 Abbreviated Description: CITY:REGION/CLUSTER: 01/01023 RECORD OF SURVEY AS PER BK 78 PG 43 TO 47 OF R S LOT 50 City/Muni/Twp: REGION/CLUSTER: 01/01023			

### Property Details



<b>Bedrooms :</b>	<b>Year Built :</b>	<b>Square Feet :</b>
<b>Bathrooms :</b>	<b>Garage :</b>	<b>Lot Size : 2.27 AC</b>
<b>Total Rooms :</b>	<b>Fireplace :</b>	<b>Number of Units : 0</b>
<b>Zoning : LCA121/2*</b>	<b>Pool :</b>	<b>Use Code : Desert or Barren Land</b>

### Sale & Loan



<b>Transfer Date :</b> 09/23/2008	<b>Seller :</b> BAEZ, RUBEN; BAEZ, ROSA MARIA	
<b>Transfer Value :</b> \$55,267	<b>Document # :</b> 08-1709330	<b>Cost/Sq Feet :</b>
<b>First Loan Amt :</b> N/A	<b>Lender :</b>	

### Assessment & Taxes



<b>Assessed Value :</b> \$61,200	<b>Percent Improvement :</b>	<b>Homeowner Exemption :</b>
<b>Land Value :</b> \$61,200	<b>Tax Amount :</b> \$836.00	<b>Tax Rate Area :</b> 9-561
<b>Improvement Value :</b>	<b>Tax Status :</b> Current	<b>Tax Account ID :</b>
<b>Market Improvement Value :</b>	<b>Market Land Value :</b>	<b>Market Value :</b>

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## Property History

AVE A4 VIC 81 STW, ANTELOPE ACRES, CA, 93536-

### Prior Transfer

<b>Recording Date</b>	09/23/2008	<b>Document #</b>	08-1709330 BK-PG -
<b>Price</b>	\$55,267	<b>Document Type</b>	Trustee's Deed
<b>First TD</b>	N/A	<b>Type of Sale</b>	Full Amount on Deed
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	EMVEST MORTGAGE FUND LLC,	<b>Seller Name</b>	BAEZ, RUBEN; BAEZ, ROSA MARIA
<b>Legal Description</b> : Lot: 50 Map Ref: MB78 PG43-47 City/Muni/Twp: UNINCORPORATED			

### Prior Transfer

<b>Recording Date</b>	01/18/2006	<b>Document #</b>	BK-PG -
<b>Price</b>	N/A	<b>Document Type</b>	N/A
<b>First TD</b>	N/A	<b>Type of Sale</b>	Per Assessor Transaction History
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>	N/A	<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	BAEZ, RUBEN AND ROSA M	<b>Seller Name</b>	N/A
<b>Legal Description</b> : Lot: 50 Abbreviated Description: RECORD OF SURVEY AS PER BK 78 PG 43 TO 47 OF R S LOT 50City/Muni/Twp: REGION/CLUSTER: 01/01023			

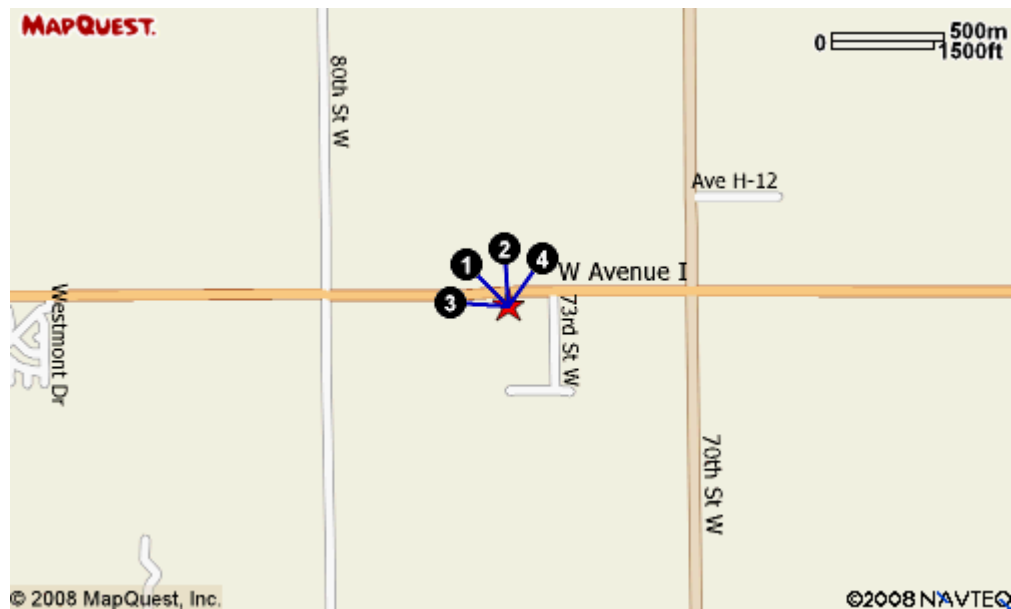
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## Comparable Sales Data

AVE A4 VIC 81 STW, ANTELOPE ACRES, CA, 93536-



**EMVEST MORTGAGE FUND LLC,  
AVE A4 VIC 81 STW, ANTELOPE ACRES 93536-  
APN: 3229-009-027 LOS ANGELES COUNTY**

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	AVE C2 VIC 89 STW	07/03/2008	\$100,000	N/A	//		98,881.59 SF		1.02Mi.
<b>Site Address</b>		ANTELOPE ACRES, CA 93536-		<b>APN</b>	3233-016-023				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>	08-1187260				
<b>Price Code</b>		F		<b>Land Use</b>	Desert or Barren Land				
<b>Buyer Name</b>		FISHER, JOHN S		<b>Seller Name</b>	CASTELLANOS, MANUEL				
<b>Loan Amount</b>		\$85,000		<b>Lender Name</b>	MANUEL CASTELLANOS				
<b>Legal:</b> Lot : 23 MapRef : RS75 PG45&46 City/Muni/Twp : LOS ANGELES									

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2	AVE D VIC 81 STW	05/16/2008	\$75,000	N/A		//		78,408.31 SF		1.00Mi.
	<b>Site Address</b>	ANTELOPE ACRES, CA 93536-		<b>APN</b>	3220-022-039					
	<b>Doc Type</b>	Grant Deed		<b>Document #</b>	08-0874782					
	<b>Price Code</b>	F		<b>Land Use</b>	Desert or Barren Land					
	<b>Buyer Name</b>	CUEVAS, JOSE ; CUEVAS, CARMELA		<b>Seller Name</b>	GOWIN, LESLIE					
	<b>Loan Amount</b>	N/A		<b>Lender Name</b>						
	<b>Legal:</b>	<b>Lot :</b> 71	<b>MapRef :</b> RS76 PG66&67							

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3	COR AVE C14 87 STW	07/19/2007	\$150,000	N/A		//		89,733.95 SF		1.21Mi.
	<b>Site Address</b>	ANTELOPE ACRES, CA 93536-		<b>APN</b>	3233-021-020					
	<b>Doc Type</b>	Grant Deed		<b>Document #</b>	07-1706339					
	<b>Price Code</b>	F		<b>Land Use</b>	Desert or Barren Land					
	<b>Buyer Name</b>	LUCAS, SKYLER JORDAN		<b>Seller Name</b>	JONES, IRISON L					
	<b>Loan Amount</b>	\$135,000		<b>Lender Name</b>	INDYMAC BANK FSB					
	<b>Legal:</b>	<b>Lot :</b> 26	<b>MapRef :</b> RS76 PG66&67	<b>City/Muni/Twp :</b> LANCASTER						

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4	80 STW VIC AVE A6	01/05/2007	\$35,000	N/A		//		85,377.93 SF		.75Mi.
	<b>Site Address</b>	ANTELOPE ACRES, CA 93536-		<b>APN</b>	3229-008-030					
	<b>Doc Type</b>	Grant Deed		<b>Document #</b>	07-0024940					
	<b>Price Code</b>	F		<b>Land Use</b>	Desert or Barren Land					
	<b>Buyer Name</b>	LOAIZA, MANUEL U ; LOAIZA, MARIA R		<b>Seller Name</b>	KLIPPNESS, KELLY					
	<b>Loan Amount</b>	N/A		<b>Lender Name</b>						
	<b>Legal:</b>	<b>Lot :</b> 114	<b>MapRef :</b> RS78 PG43-47	<b>City/Muni/Twp :</b> PALMDALE						

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**Area Sales Analysis**

Total Area Sales	4	Median # of Bedrooms
Median Lot Size	87,556 SF	Median # of Baths
Median Living Area		Median Year Built
Price Range - 2 Yrs	\$35,000 to \$150,000	Age Range
Median Value	\$87,500	Median Age

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## Summary Comparables

**EMVEST MORTGAGE FUND LLC,  
AVE A4 VIC 81 STW, ANTELOPE ACRES 93536-  
APN: 3229-009-027 LOS ANGELES COUNTY**

**Year Built :**      **Square Feet :**      **Lot : 2 AC**      **Bld/Area : 0SF**      **Pool :**      **RM/BR/Bth : //**

#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1)	AVE C2 VIC 89 STW	07/03/2008	\$100,000	N/A		//		98,881.59		1.02Mi.
2)	AVE D VIC 81 STW	05/16/2008	\$75,000	N/A		//		78,408.31		1.00Mi.
3)	COR AVE C14 87 STW	07/19/2007	\$150,000	N/A		//		89,733.95		1.21Mi.
4)	80 STW VIC AVE A6	01/05/2007	\$35,000	N/A		//		85,377.93		.75Mi.

### Area Sales Analysis

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Median Lot Size	87,556 SF	Median # of Baths
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Price Range - 2 Yrs	\$35,000 to \$150,000	Age Range
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## Neighborhood Demographics

AVE A4 VIC 81 STW, ANTELOPE ACRES, CA, 93536-


### Population

Area	2000	2008	2013	Growth Rate	Growth Centile
 ZIP 93536	49,867	71,665	83,389	4.5 %	94.0 %
National	281,421,906	309,299,265	328,770,749	1.2 %	


### Household

Area	2000	2008	2013	Household Growth Rate	Average Household Size
 ZIP 93536	15,484	21,501	25,075	4.1 %	3.1
National	105,480,101	116,384,754	123,932,585	1.2 %	2.6


### Family

Area	2000	2008	Family Growth Rate
 ZIP 93536	11,762	16,371	4.1 %
National	71,787,347	78,006,259	1.0 %


### Age Distribution

Area	0-4	5-9	10-14	15-19	20-24	25-44	45-64	65-84	85+
 ZIP 93536	6.4 %	6.6 %	7.3 %	7.9 %	6.8 %	28.1 %	27.6 %	8.2 %	1.1 %
National	6.9 %	6.5 %	6.7 %	7.1 %	7.0 %	27.4 %	25.8 %	10.7 %	1.9 %


### Median Age

Area	2008	Male Ratio	Female Ratio
 ZIP 93536	36.3	52.5 %	47.5 %
National	36.8	49.1 %	50.9 %

### Household Income

Area	% <\$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
 ZIP 93536	16.4 %	18.1 %	39.4 %	16.1 %	10.0 %
National	21.1 %	24.4 %	34.8 %	11.6 %	8.0 %

### Median Household Income

Area	2008	2013	Per Capita Income
 ZIP 93536	\$69,398.00	\$83,639.00	\$26,398.00
National	\$54,749.00	\$64,042.00	\$28,151.00

### Household Income Centile

Area	National	State
 ZIP 93536	86.0 %	70.0 %
National		

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## Public Schools Report


AVE A4 VIC 81 STW, ANTELOPE ACRES, CA, 93536-

### Public School Statistics

Del Sur Senior Elementary School										5.03Mi. from subject property
9023 West Ave. H Lancaster, CA 93536-8011 661-942-0488										
<ul style="list-style-type: none"> <li>• Grade KG - Grade 8</li> <li>• Student Teacher Ratio: 1:30.3</li> <li>• Full Time Equivalent Administrators: 32</li> </ul>										
<b>Grade Membership</b>										
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	Total	
68	79	69	71	66	84	94	173	160	864	
<b>API Score:</b>										
1 <span style="margin-left: 300px;">5</span> <span style="float: right;">10</span>										

Westpark Elementary School							5.94Mi. from subject property
PO Drawer CC Rosamond, CA 93650-0640 661-256-5030							
<ul style="list-style-type: none"> <li>• Grade KG - Grade 5</li> <li>• Student Teacher Ratio: N/A</li> <li>• Full Time Equivalent Administrators: N/A</li> </ul>							
<b>Grade Membership</b>							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total	
73	89	87	81	93	93	516	
<b>API Score:</b>							
1 <span style="margin-left: 300px;">5</span> <span style="float: right;">10</span>							

<b>Tropico Middle School</b>		5.79Mi. from subject property
PO Drawer CC Rosamond, CA 93560-0640 661-256-5040		
<ul style="list-style-type: none"> <li>• Grade 6 - Grade 8</li> <li>• Student Teacher Ratio: 1:24.1</li> <li>• Full Time Equivalent Administrators: 36</li> </ul>		
<b>Grade Membership</b>		
GR - 6	GR - 7	GR - 8
279	279	241
		Total
		799
<b>API Score:</b> 		
1	5	10

<b>Rosamond High School</b>		7.09Mi. from subject property
PO Drawer CC Rosamond, CA 93560-0640 661-256-5020		
<ul style="list-style-type: none"> <li>• Grade 9 - Grade 12</li> <li>• Student Teacher Ratio: 1:24.9</li> <li>• Full Time Equivalent Administrators: 40</li> </ul>		
<b>Grade Membership</b>		
GR - 9	GR - 10	GR - 11
246	262	259
		GR - 12
		172
		Total
		939
<b>API Score:</b> 		
1	5	10

### About School Report

#### Public Schools

The Public School report lists schools within the district boundary of the subject property. For confirmation on schools within this district, please contact Student Services office of your assigned district.

#### API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.

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## Private Schools Report

AVE A4 VIC 81 STW, ANTELOPE ACRES, CA, 93536-

### Private School Statistics

ASSEMBLY OF GOD CHRIST SCH-AG												7.51Mi. from subject property		
2881 C STREET ROSAMOND, CA 93560- 805-256-9370 Gender: Coed						<ul style="list-style-type: none"> <li>• Kindergarten - Grade 12</li> <li>• Assembly of God</li> <li>• Student Teacher Ratio: 1:5.95</li> <li>• Full Time Equivalent Administrators: 5.4</li> </ul>								
<b>Grade Membership</b>														
KDGN	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	Total	
	1	2	3	5	7	8	9	10	11	12				
4	3	3	4	3	2	5	5	2	3	2			32	

ROSAMOND CHRISTIAN SCHOOL												7.91Mi. from subject property		
3275 GLENDOWER ST ROSAMOND, CA 93560- 805-256-2382 Gender: Coed						<ul style="list-style-type: none"> <li>• Kindergarten - Grade 12</li> <li>• Christian (no specific denomination)</li> <li>• Student Teacher Ratio: 1:11.75</li> <li>• Full Time Equivalent Administrators: 4</li> </ul>								
<b>Grade Membership</b>														
KDGN	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	Total	
	1	2	3	4	5	6	7	8	9	10	11	12		
9	7	4	5	3	4	3	2	1	1	2	3	1	47	

SON SHINE FACTORY PRESCHOOL DAYCARE			8.94Mi. from subject property	
44514 N 20TH ST WEST LANCASTER, CA 93534- 805-949-3550 Gender: Coed			<ul style="list-style-type: none"> <li>• Prekindergarten - Kindergarten</li> <li>• Assembly of God</li> <li>• Student Teacher Ratio: 1:16</li> <li>• Full Time Equivalent Administrators: 1</li> </ul>	
<b>Grade Membership</b>				
PK		KDGN		Total
60		16		76

DESERT CHRISTIAN SCHOOLS													9.12Mi. from subject property	
44648 N 15TH ST W LANCASTER, CA 93534- 805-948-5071 Gender: Coed						<ul style="list-style-type: none"> <li>• Kindergarten - Grade 12</li> <li>• Baptist</li> <li>• Student Teacher Ratio: 1:24.11</li> <li>• Full Time Equivalent Administrators: 62.3</li> </ul>								
<b>Grade Membership</b>														
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total	
165	140	145	125	128	113	119	130	87	87	95	57	69	1501	

BETHEL CHRISTIAN SCHOOL														9.14Mi. from subject property	
3100 WEST AVE K LANCASTER, CA 93536- 805-943-2224 Gender: Coed						<ul style="list-style-type: none"> <li>• Prekindergarten - Grade 12</li> <li>• Baptist</li> <li>• Student Teacher Ratio: 1:21.01</li> <li>• Full Time Equivalent Administrators: 26.1</li> </ul>									
<b>Grade Membership</b>															
PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total	
45	56	62	44	50	65	44	48	49	24	24	24	15	35	594	

KINDER CARE LEARNING CENTERS IN			9.70Mi. from subject property		
43536 22ND ST WEST LANCASTER, CA 93536- 805-948-3570 Gender: Coed			<ul style="list-style-type: none"> <li>• Prekindergarten - Kindergarten</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:36</li> <li>• Full Time Equivalent Administrators: 1</li> </ul>		
<b>Grade Membership</b>					
PK	KDGN		Total		
65	36		101		

PINECREST SCHOOL CHILD. CENTER									9.72Mi. from subject property	
2110 W AVENUE K LANCASTER, CA 93536- 805-723-0366 Gender: Coed						<ul style="list-style-type: none"> <li>• Prekindergarten - Grade 6</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:18.67</li> <li>• Full Time Equivalent Administrators: 9</li> </ul>				
<b>Grade Membership</b>										
PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	Total		
24	24	24	24	24	24	24	24	192		

**About School Report**

**Private Schools**  
As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.

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