
Property Profile

Cover Page

Subject Property:

**Site Address**

COR AVE A2 67 STW ,
LANCASTER, CA, 93536

**Mail Address**

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

Prepared By:

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Property Overview

COR AVE A2 67 STW, LANCASTER, CA, 93536-

Owner and Geographic Information



Primary Owner: EMVEST MORTGAGE FUND LLC,		Secondary Owner:	
Mail Address:		630 N ROSEMEAD BLVD STE 100 PASADENA CA 91107	
Site Address:		COR AVE A2 67 STW LANCASTER CA 93536	
APN : 3260-006-021	Lot Number : 21	Census Tract : 9012.05	Page Grid :
Housing Tract Number:		Phone:	
Legal Description : Lot: 21 Abbreviated Description: CITY:REGION/CLUSTER: 01/01021 RECORD OF SURVEY AS PER BK 74 PG 37-38 OF R S LOT 21 City/Muni/Twp: REGION/CLUSTER: 01/01021			

Property Details



Bedrooms :	Year Built :	Square Feet :
Bathrooms :	Garage :	Lot Size : 2.06 AC
Total Rooms :	Fireplace :	Number of Units : 0
Zoning : LCD22*	Pool :	Use Code : Vacant Land(General)

Sale & Loan



Transfer Date : 09/23/2008	Seller : BAEZ, RUBEN; BAEZ, ROSA MARIA	
Transfer Value : \$60,000	Document # : 08-1709331	Cost/Sq Feet :
First Loan Amt : N/A	Lender :	

Assessment & Taxes



Assessed Value : \$71,400	Percent Improvement :	Homeowner Exemption :
Land Value : \$71,400	Tax Amount : \$1,156.19	Tax Rate Area : 9-561
Improvement Value :	Tax Status : Current	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

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Property History

COR AVE A2 67 STW, LANCASTER, CA, 93536-

Prior Transfer

Recording Date	09/23/2008	Document #	08-1709331 BK-PG -
Price	\$60,000	Document Type	Trustee's Deed
First TD	N/A	Type of Sale	Full Amount on Deed
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	N/A
Buyer Name	EMVEST MORTGAGE FUND LLC,	Seller Name	BAEZ, RUBEN; BAEZ, ROSA MARIA
Legal Description : Lot: 21 Map Ref: RS74 PG37&38			

Prior Transfer

Recording Date	01/18/2006	Document #	BK-PG -
Price	N/A	Document Type	N/A
First TD	N/A	Type of Sale	Per Assessor Transaction History
Mortgage Doc #		Interest Rate	
Lender Name	N/A	Buyer Vesting	N/A
Buyer Name	BAEZ, RUBEN AND ROSA	Seller Name	N/A
Legal Description : Lot: 21 Abbreviated Description: RECORD OF SURVEY AS PER BK 74 PG 37-38 OF R S LOT 21City/Muni/Twp: REGION/CLUSTER: 01/01021			

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Neighborhood Demographics

COR AVE A2 67 STW, LANCASTER, 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


COR AVE A2 67 STW, LANCASTER, CA, 93536-

Public School Statistics

Quartz Hill Elementary School							2.81Mi. from subject property
41820 North 50th St. West Quartz Hill, CA 93536-2961 661-943-3236							
<ul style="list-style-type: none"> • Grade KG - Grade 6 • Student Teacher Ratio: 1:26.1 • Full Time Equivalent Administrators: 40 							
Grade Membership							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	Total
116	130	125	134	130	153	176	964
API Score: 							
1				5		10	

West Wind Elementary School							3.23Mi. from subject property
44044 36th St. West Lancaster, CA 93536-6205 661-948-0192							
<ul style="list-style-type: none"> • Grade KG - Grade 5 • Student Teacher Ratio: 1:29.7 • Full Time Equivalent Administrators: 35 							
Grade Membership							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total	
138	164	158	166	185	169	980	
API Score: 							
1				5		10	

Amargosa Creek Middle School			4.21Mi. from subject property	
44333 27th St. West Lancaster, CA 93536-6094 661-729-6064				
<ul style="list-style-type: none"> • Grade 6 - Grade 8 • Student Teacher Ratio: 1:20.2 • Full Time Equivalent Administrators: 62 				
Grade Membership				
GR - 6	GR - 7	GR - 8	Total	
343	395	465	1,203	
API Score: 				
1		5		10

Quartz Hill High School			1.17Mi. from subject property	
6040 West Avenue L Quartz Hill, CA 93536-4501 661-718-3100				
<ul style="list-style-type: none"> • Grade 9 - Grade 12 • Student Teacher Ratio: 1:26.3 • Full Time Equivalent Administrators: 142 				
Grade Membership				
GR - 9	GR - 10	GR - 11	GR - 12	Total
875	992	868	855	3,590
API Score: 				
1		5		10

About School Report

<p>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.</p> <p>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.</p>
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 **Private Schools Report**

COR AVE A2 67 STW, LANCASTER, CA, 93536-

Private School Statistics

VALLEY VIEW CHRISTIAN SCHOOL										2.82Mi. from subject property	
4232 W AVE L QUARTZ HILL, CA 93536- 760-876-5437 Gender: Coed				<ul style="list-style-type: none"> • Prekindergarten - Grade 8 • Christian (no specific denomination) • Student Teacher Ratio: 1:6.44 • Full Time Equivalent Administrators: 5.1 							
Grade Membership											
PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total		
2	2	1	7	2	5	2	6	2	35		

ANTELOPE VALLEY CHRISTIAN SCHOOL														3.25Mi. from subject property		
3700 W AVENUE L LANCASTER, CA 93536- 805-943-0044 Gender: Coed				<ul style="list-style-type: none"> • Prekindergarten - Grade 12 • Christian (no specific denomination) • Student Teacher Ratio: 1:14.86 • Full Time Equivalent Administrators: 18.4 												
Grade Membership																
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		
93	35	37	34	20	16	12	13	26	19	19	19	11	13	366		

BETHEL CHRISTIAN SCHOOL														3.59Mi. from subject property		
3100 WEST AVE K LANCASTER, CA 93536- 805-943-2224 Gender: Coed				<ul style="list-style-type: none"> • Prekindergarten - Grade 12 • Baptist • Student Teacher Ratio: 1:21.01 • Full Time Equivalent Administrators: 26.1 												
Grade Membership																
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		

PARACLETE HIGH SCHOOL						4.19Mi. from subject property
42145 30TH ST W LANCASTER, CA 93536- 805-943-3255 Gender: Coed			<ul style="list-style-type: none"> • Grade 9 - Grade 12 • Roman Catholic • Student Teacher Ratio: 1:17.24 • Full Time Equivalent Administrators: 41.9 			
Grade Membership						
GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total	
200	200	202	168	152	722	

KINDERCARE LEARNING CENTERS IN			4.59Mi. from subject property
43536 22ND ST WEST LANCASTER, CA 93536- 805-948-3570 Gender: Coed		<ul style="list-style-type: none"> • Prekindergarten - Kindergarten • Nonsectarian • Student Teacher Ratio: 1:36 • Full Time Equivalent Administrators: 1 	
Grade Membership			
PK	KDGN	Total	
65	36	101	

PINECREST SCHOOL CHILD. CENTER								4.68Mi. from subject property
2110 W AVENUE K LANCASTER, CA 93536- 805-723-0366 Gender: Coed			<ul style="list-style-type: none"> • Prekindergarten - Grade 6 • Nonsectarian • Student Teacher Ratio: 1:18.67 • Full Time Equivalent Administrators: 9 					
Grade Membership								
PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	Total
24	24	24	24	24	24	24	24	192

SON SHINE FACTORY PRESCHOOL DAYCARE				4.99Mi. from subject property
44514 N 20TH ST WEST LANCASTER, CA 93534- 805-949-3550 Gender: Coed		<ul style="list-style-type: none"> • Prekindergarten - Kindergarten • Assembly of God • Student Teacher Ratio: 1:16 • Full Time Equivalent Administrators: 1 		
Grade Membership				
PK	KDGN	Total		
60	16	76		

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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Crime Report

COR AVE A2 67 STW, LANCASTER, CA, 93536-

City Crime Stats

FBI Crime Index for LANCASTER	
Murder :	16
Forcible Rape:	54
Robbery:	347
Aggravated Assault:	769
Burglary:	1,260
Motor Vehicle Theft:	1,011
Larceny - Theft:	2,436
Arson:	70
Total Crimes:	5,963

FBI Uniform Crime Reports (UCR)

Whenever available, actual crime rates are reported using data obtained from the FBI Uniform Crime Reports. The major sources of the data represented in these reports are the individual local enforcement agencies. There are approximately 16,800 city, county and state law enforcement agencies that contributing to these reports. The data is reported by cities and towns police departments. Unincorporated areas and rural areas that are not under city police departments are reported through other enforcement agencies such as Sheriffs, County Police or State Police departments.

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