
Property Profile

Cover Page

Subject Property:

**Site Address**

COR AVE A4 65 STW ,
LANCASTER, CA, 93536

**Mail Address**

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

Prepared By:

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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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Property Overview

COR AVE A4 65 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 A4 65 STW LANCASTER CA 93536		
APN : 3260-006-032	Lot Number : 32	Census Tract :	Page Grid :
Housing Tract Number:	Phone:		
Legal Description : Lot: 32 Abbreviated Description: CITY:REGION/CLUSTER: 01/01021 RECORD OF SURVEY AS PER BK 74 PG 37-38 OF R S LOT 32 City/Muni/Twp: REGION/CLUSTER: 01/01021			

Property Details



Bedrooms :	Year Built :	Square Feet :
Bathrooms :	Garage :	Lot Size : 1.69 AC
Total Rooms :	Fireplace :	Number of Units : 0
Zoning : LCD22*	Pool :	Use Code : Residential-Vacant Land

Sale & Loan



Transfer Date : 09/23/2008	Seller : BAEZ, RUBEN; BAEZ, ROSA MARIA	
Transfer Value : \$50,000	Document # : 08-1709332	Cost/Sq Feet :
First Loan Amt : N/A	Lender :	

Assessment & Taxes



Assessed Value : \$45,900	Percent Improvement :	Homeowner Exemption :
Land Value : \$45,900	Tax Amount : \$607.53	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 A4 65 STW, LANCASTER, CA, 93536-

Prior Transfer

Recording Date	09/23/2008	Document #	08-1709332 BK-PG -
Price	\$50,000	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: 32 Map Ref: RS74 PG37&38			

Mortgage Record

Recording Date	01/18/2006	Document #	06-0115727 BK-PG -
Loan Amount:	\$280,000	Loan Type	Unknown
TD Due Date		Type of Financing	
Lender Name	EMVEST MORTGAGE FUND LLC	Buyer Vesting	Joint Tenancy
Lender Type	*N	Vesting	Joint Tenancy
Borrowers Name	BAEZ,RUBEN; BAEZ,ROSA MARIA		

Prior Transfer

Recording Date	10/17/2005	Document #	2005-2490547 BK-PG -
Price	\$45,000	Document Type	N/A
First TD	N/A	Type of Sale	Qualified Sale
Mortgage Doc #		Interest Rate	
Lender Name	N/A	Buyer Vesting	N/A
Buyer Name	BAEZ, RUBEN AND ROSA M	Seller Name	N/A
Legal Description : Lot: 32 Abbreviated Description: RECORD OF SURVEY AS PER BK 74 PG 37-38 OF R S LOT 32City/Muni/Twp: REGION/CLUSTER: 01/01021			

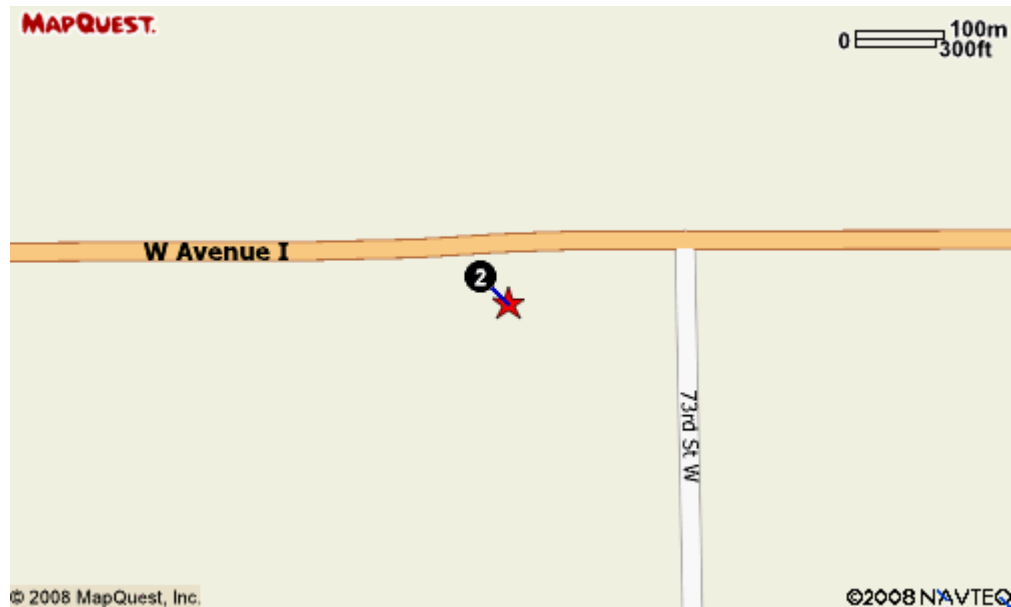
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Comparable Sales Data

COR AVE A4 65 STW, LANCASTER, CA, 93536-



**EMVEST MORTGAGE FUND LLC,
COR AVE A4 65 STW, LANCASTER 93536-
APN: 3260-006-032 LOS ANGELES COUNTY**

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	40TH STW VIC LANCASTER BLVD	06/12/2007	\$119,000	N/A		//		95,832.37 SF		0Mi.
	Site Address	LANCASTER, CA 93553-		APN	3153-010-008					
	Doc Type	Grant Deed		Document #	07-1418052					
	Price Code	F		Land Use	Residential-Vacant Land					
	Buyer Name	LIN, WILLIAM		Seller Name	WANG, SHIRLEY					
	Loan Amount	N/A		Lender Name						
	Legal:	Lot : 2		Sec/Twnship/Range :	NW4 S18T07NR12W SBM		Abbreviated Description :	NW4 W2 S2 S41.21 AC LOT2		
	City/Muni/Twp :	LANCASTER								

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2	48TH STW VIC AVE H6	11/29/2006	\$33,000	N/A		//		55,190.74 SF		0Mi.
Site Address		LANCASTER, CA 93536-		APN		3105-010-020				
Doc Type		Grant Deed		Document #		06-2634695				
Price Code		F		Land Use		Residential-Vacant Land				
Buyer Name		GAMA, MOISES ; CASTRO, LAURA CRISTINA		Seller Name		FULTON, MARIA MAY ; LEONORA T LOCQUIAO TRUST				
Loan Amount		N/A		Lender Name						
Legal: Lot : 14 MapRef : RS64 PG2&3 Abbreviated Description : E2 PCL14 EXC THEREFROM S2 E2										

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Area Sales Analysis

Total Area Sales	2	Median # of Bedrooms
Median Lot Size	75,512 SF	Median # of Baths
Median Living Area		Median Year Built
Price Range - 2 Yrs	\$33,000 to \$119,000	Age Range
Median Value	\$76,000	Median Age

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Summary Comparables

**EMVEST MORTGAGE FUND LLC,
COR AVE A4 65 STW, LANCASTER 93536-
APN: 3260-006-032 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)	40TH STW VIC LANCASTER BLVD	06/12/2007	\$119,000	N/A		//		95,832.37		0Mi.
2)	48TH STW VIC AVE H6	11/29/2006	\$33,000	N/A		//		55,190.74		0Mi.

Area Sales Analysis

Total Area Sales	2	Median # of Bedrooms
Median Lot Size	75,512 SF	Median # of Baths
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Neighborhood Demographics

COR AVE A4 65 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 A4 65 STW, LANCASTER, CA, 93536-

Public School Statistics

Sierra Primary								0Mi. from subject property
PO Box 6 Herlong, CA 96113-0006 530-827-2126								
<ul style="list-style-type: none"> • Grade KG - Grade 6 • Student Teacher Ratio: 1:18 • Full Time Equivalent Administrators: 5 								
Grade Membership								
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	Total	
11	13	12	15	16	9	14	90	
API Score:								
1				5				10

Long Valley Charter													0Mi. from subject property
PO Box 7 Doyle, CA 96109-0007 530-827-2395													
<ul style="list-style-type: none"> • Grade KG - Grade 12 • Student Teacher Ratio: 1:20.9 • Full Time Equivalent Administrators: 16 													
Grade Membership													
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
4	18	14	17	15	20	18	26	22	12	22	19	19	226
API Score:													
1							5					10	

Granite Oaks Middle School	0Mi. from subject property	
2600 Wyckford Dr. Rocklin, CA 95765-916-315-9009		
<ul style="list-style-type: none"> • Grade 7 - Grade 8 • Student Teacher Ratio: 1:19.9 • Full Time Equivalent Administrators: 47 		
Grade Membership		
GR - 7	GR - 8	Total
364	411	775
API Score:		
1	5	10

Herlong High School	0Mi. from subject property					
PO Box 97 Herlong, CA 96113-0097 530-827-2101						
<ul style="list-style-type: none"> • Grade 7 - Grade 12 • Student Teacher Ratio: 1:16.9 • Full Time Equivalent Administrators: 7 						
Grade Membership						
GR - 7	GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total
10	14	29	20	15	15	103
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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