
Property Profile

Cover Page

Subject Property:

**Site Address**

,
, , 91384

**Mail Address**

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

Prepared By:

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Property Overview

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Owner and Geographic Information



Primary Owner:	Secondary Owner:		
EMVEST MORTGAGE FUND LLC,			
Mail Address:	630 N ROSEMEAD BLVD STE 100 PASADENA CA 91107		
Site Address:	91384		
APN : 3271-016-015	Lot Number : 114	Census Tract : 9201.06	Page Grid :
Housing Tract Number:	8672	Phone:	
Legal Description : Lot: 114 Tract No: 8672 Abbreviated Description: CITY:REGION/CLUSTER: 01/01140 TRACT # 8672 LOT 114 City/Muni/Twp: REGION/CLUSTER: 01/01140			

Property Details



Bedrooms :	Year Built :	Square Feet :
Bathrooms :	Garage :	Lot Size : 6,164 SF
Total Rooms :	Fireplace :	Number of Units : 0
Zoning : LCR1*	Pool :	Use Code : Residential-Vacant Land

Sale & Loan



Transfer Date : 09/17/2007	Seller : SENG, CYNTHIA		
Transfer Value : \$87,899	Document # : 07-2132125	Cost/Sq Feet :	
First Loan Amt : N/A	Lender :		

Assessment & Taxes



Assessed Value : \$132,600	Percent Improvement :	Homeowner Exemption :
Land Value : \$132,600	Tax Amount : \$1,582.75	Tax Rate Area : 8-995
Improvement Value :	2005	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

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Property History

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Prior Transfer

Recording Date	09/17/2007	Document #	<u>07-2132125 BK-PG -</u>
Price	\$87,899	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	SENG, CYNTHIA
Legal Description : Lot: 114 Tract No: 8672 Map Ref: MB104 PG5&6			

Prior Transfer

Recording Date	07/03/2007	Document #	<u>07-1591591 BK-PG -</u>
Price	N/A	Document Type	Intrafamily Transfer or Dissolution
First TD	N/A	Type of Sale	Non-Arms Length Transfer
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	Trust
Buyer Name	SENG, CYNTHIA; NKG TRUST,	Seller Name	SENG, CYNTHIA
Legal Description : Lot: 114 Tract No: 8672 Map Ref: MB104 PG5&6			

Prior Transfer

Recording Date	02/16/2006	Document #	<u>06-0357524 BK-PG -</u>
Price	\$130,000	Document Type	Grant Deed
First TD	\$548,000	Type of Sale	Full-Computed from Transfer Tax
Mortgage Doc #	<u>06-0357525</u>	Interest Rate	
Lender Name	EMVEST MORTGAGE FUND LLC	Buyer Vesting	N/A
Buyer Name	SENG, CYNTHIA	Seller Name	CERTIFIED PROPERTIES BUSINESS TRUST,
Legal Description : Lot: 114 Tract No: 8672 Map Ref: MB104 PG5&6 City/Muni/Twp: UNINCORPORATED			

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Prior Transfer

Recording Date	11/30/2005	Document #	05-2912063 BK-PG -
Price	N/A Multiple Parcels Involved in this transaction	Document Type	Transfer on Death Deed
First TD	N/A	Type of Sale	Non-Arms Length Transfer
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	N/A
Buyer Name	COHEN, DAVID A	Seller Name	MEYER, GEORGE JACOB
Legal Description : Lot: 114-121 Tract No: 8672 Map Ref: MB104 PG5&6			

Prior Transfer

Recording Date	11/30/2005	Document #	05-2912062 BK-PG -
Price	\$100,000 Multiple Parcels Involved in this transaction	Document Type	Grant Deed
First TD	N/A	Type of Sale	Full-Computed from Transfer Tax
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	Trust
Buyer Name	CERTIFIED PROPERTIES BUSINESS TRUST,	Seller Name	VAL VERDE 81 VENTURE,
Legal Description : Lot: 114-121 Tract No: 8672 Map Ref: MB104 PG5&6 City/Muni/Twp: UNINCORPORATED			

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Neighborhood Demographics

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Population

 Area	2000	2008	2013	Growth Rate	Growth Centile
ZIP 91384	22,234	29,980	33,658	3.7 %	92.0 %
National	281,421,906	309,299,265	328,770,749	1.2 %	


Household

 Area	2000	2008	2013	Household Growth Rate	Average Household Size
ZIP 91384	4,655	6,623	7,615	4.4 %	3.4
National	105,480,101	116,384,754	123,932,585	1.2 %	2.6


Family

 Area	2000	2008	Family Growth Rate
ZIP 91384	3,810	5,464	4.5 %
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 91384	6.2 %	6.5 %	6.1 %	8.6 %	12.1 %	37.5 %	18.2 %	3.8 %	0.9 %
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 91384	31.0	63.3 %	36.7 %
National	36.8	49.1 %	50.9 %

Household Income

 Area	% <\$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
ZIP 91384	6.6 %	12.3 %	32.9 %	22.9 %	25.4 %
National	21.1 %	24.4 %	34.8 %	11.6 %	8.0 %

Median Household Income

 Area	2008	2013	Per Capita Income
ZIP 91384	\$97,093.00	\$120,969.00	\$32,320.00
National	\$54,749.00	\$64,042.00	\$28,151.00

Household Income Centile

 Area	National	State
ZIP 91384	96.0 %	89.0 %
National		

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Public Schools Report

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Public School Statistics

Live Oak Elementary School	2.03Mi. from subject property					
27715 Saddleridge Rd. Castaic, CA 91384-3528 661-295-5601						
<ul style="list-style-type: none"> • Grade KG - Grade 5 • Student Teacher Ratio: 1:21.1 • Full Time Equivalent Administrators: 45 						
Grade Membership						
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
119	125	120	126	121	139	750
API Score: 						
1		5			10	

Castaic Elementary School	2.17Mi. from subject property					
30455 Park Vista Dr. Castaic, CA 91384-3782 661-257-4530						
<ul style="list-style-type: none"> • Grade KG - Grade 5 • Student Teacher Ratio: 1:18.3 • Full Time Equivalent Administrators: 47 						
Grade Membership						
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
114	133	138	116	140	135	776
API Score: 						
1		5			10	

Castaic Middle School	2.74Mi. from subject property			
28900 Hillcrest Pkwy. Castic, CA 91384-3759 661-257-0937				
<ul style="list-style-type: none"> • Grade 6 - Grade 8 • Student Teacher Ratio: 1:22.7 • Full Time Equivalent Administrators: 60 				
Grade Membership				
GR - 6	GR - 7	GR - 8	Total	
357	402	420	1,179	
API Score:				
1	5			10

West Ranch High School	4.84Mi. from subject property			
26255 West Valencia Blvd. Valencia, CA 91381-0664 661-222-1220				
<ul style="list-style-type: none"> • Grade 9 - Grade 11 • Student Teacher Ratio: 1:40.2 • Full Time Equivalent Administrators: 65 				
Grade Membership				
GR - 9	GR - 10	GR - 11	Total	
836	740	691	2,267	
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

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Private School Statistics

CASTAIC CHRISTIAN SCHOOL													3.63Mi. from subject property	
27754 CHURCH ST CASTAIC, CA 91384- 805-257-4272 Gender: Coed						<ul style="list-style-type: none"> • Kindergarten - Grade 12 • Baptist • Student Teacher Ratio: 1:14.97 • Full Time Equivalent Administrators: 3.9 								
Grade Membership														
KDGN	GR -	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		
6	5	6	8	9	6	4	4	3	3	3	3	1	58	

TUTOR TIME CHILD CARE LRNG CENTER			6.07Mi. from subject property	
23041 NEWHALL RANCH ROAD SANTA CLARITA, CA 91350- 805-263-2655 Gender: Coed			<ul style="list-style-type: none"> • Prekindergarten - Kindergarten • Nonsectarian • Student Teacher Ratio: 1:16 • Full Time Equivalent Administrators: 1 	
Grade Membership				
PK			KDGN	Total
60			16	76

STUDENT ACHIEVEMENT												6.48Mi. from subject property	
27470 N ELDERVIEW DRIVE VALENCIA, CA 91354-2003 805-297-4043 Gender: Coed						<ul style="list-style-type: none"> • Grade 1 - Grade 11 • Nonsectarian • Student Teacher Ratio: 1:8.25 • Full Time Equivalent Administrators: 7.9 							
Grade Membership													
GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	Total
1	2	3	4	5	6	7	8	9	10	11			
3	2	4	2	5	8	9	9	9	7	4			65

RISE AND SHINE PRE-SCHL		7.20Mi. from subject property	
25222 WILEY CANYON RD NEWHALL, CA 91321- 805-259-0407 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	K DGN	Total	
85	16	101	

PINECREST-VALENCIA SCHOOL									7.30Mi. from subject property
25443 N ORCHARD VILLAGE ROAD VALENCIA, CA 91355- 818-368-1848 Gender: Coed					<ul style="list-style-type: none"> • Prekindergarten - Grade 6 • Nonsectarian • Student Teacher Ratio: 1:7.28 • Full Time Equivalent Administrators: 18 				
Grade Membership									
PK	K DGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	Total	
100	40	20	20	20	10	10	11	231	

OUR LADY OF PERPETUAL HELP SCHOOL									7.94Mi. from subject property
23225 LYONS AVE SANTA CLARITA, CA 91321- 805-259-1141 Gender: Coed					<ul style="list-style-type: none"> • Kindergarten - Grade 8 • Roman Catholic • Student Teacher Ratio: 1:24.07 • Full Time Equivalent Administrators: 13.8 				
Grade Membership									
K DGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total	
38	37	40	38	38	38	33	39	331	

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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