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## Property Profile

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### Cover Page

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#### Subject Property:

**Site Address**

,  
, , 91384

**Mail Address**

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

#### Prepared By:

**Dennis Murphy**

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## Property Overview

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### Owner and Geographic Information



<b>Primary Owner:</b> EMVEST MORTGAGE FUND LLC,	<b>Secondary Owner:</b>
<b>Mail Address:</b>	630 N ROSEMEAD BLVD STE 100 PASADENA CA 91107
<b>Site Address:</b>	91384
<b>APN :</b> 3271-016-017	<b>Lot Number :</b> 116
<b>Census Tract :</b> 9201.06	<b>Page Grid :</b>
<b>Housing Tract Number:</b>	8672
<b>Phone:</b>	
<b>Legal Description :</b> Lot: 116 Tract No: 8672 Abbreviated Description: CITY:REGION/CLUSTER: 01/01140 TRACT # 8672 LOT 116 City/Muni/Twp: REGION/CLUSTER: 01/01140	

### Property Details



<b>Bedrooms :</b>	<b>Year Built :</b>	<b>Square Feet :</b>
<b>Bathrooms :</b>	<b>Garage :</b>	<b>Lot Size :</b> 5,990 SF
<b>Total Rooms :</b>	<b>Fireplace :</b>	<b>Number of Units :</b> 0
<b>Zoning :</b> LCR1*	<b>Pool :</b>	<b>Use Code :</b> Residential-Vacant Land

### Sale & Loan



<b>Transfer Date :</b> 09/17/2007	<b>Seller :</b> SENG, CYNTHIA
<b>Transfer Value :</b> \$87,899	<b>Document # :</b> 07-2132128
<b>Cost/Sq Feet :</b>	
<b>First Loan Amt :</b> N/A	<b>Lender :</b>

### Assessment & Taxes



<b>Assessed Value :</b> \$127,500	<b>Percent Improvement :</b>	<b>Homeowner Exemption :</b>
<b>Land Value :</b> \$127,500	<b>Tax Amount :</b> \$1,525.36	<b>Tax Rate Area :</b> 8-995
<b>Improvement Value :</b>	2005	<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

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### Prior Transfer

<b>Recording Date</b>	09/17/2007	<b>Document #</b>	<u>07-2132128 BK-PG -</u>
<b>Price</b>	\$87,899	<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>	SENG, CYNTHIA
<b>Legal Description</b> : Lot: 116 Tract No: 8672 Map Ref: MB104 PG5&6			

### Prior Transfer

<b>Recording Date</b>	07/03/2007	<b>Document #</b>	<u>07-1591593 BK-PG -</u>
<b>Price</b>	N/A	<b>Document Type</b>	Intrafamily Transfer or Dissolution
<b>First TD</b>	N/A	<b>Type of Sale</b>	Non-Arms Length Transfer
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	Trust
<b>Buyer Name</b>	SENG, CYNTHIA; NKG TRUST,	<b>Seller Name</b>	SENG, CYNTHIA
<b>Legal Description</b> : Lot: 116 Tract No: 8672 Map Ref: MB104 PG5&6 City/Muni/Twp: UNINCORPORATED			

### Prior Transfer

<b>Recording Date</b>	02/16/2006	<b>Document #</b>	<u>06-0357521 BK-PG -</u>
<b>Price</b>	\$125,000	<b>Document Type</b>	Grant Deed
<b>First TD</b>	\$548,000	<b>Type of Sale</b>	Full-Computed from Transfer Tax
<b>Mortgage Doc #</b>	<u>06-0357522</u>	<b>Interest Rate</b>	
<b>Lender Name</b>	EMVEST MORTGAGE FUND LLC	<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	SENG, CYNTHIA	<b>Seller Name</b>	CERTIFIED PROPERTIES BUSINESS TRUST,
<b>Legal Description</b> : Lot: 116 Tract No: 8672 Map Ref: MB104 PG5&6 City/Muni/Twp: UNINCORPORATED			

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## Mortgage Record

<b>Recording Date</b>	02/16/2006	<b>Document #</b>	06-0357523 BK-PG -
<b>Loan Amount:</b>	\$45,000	<b>Loan Type</b>	Unknown
<b>TD Due Date</b>		<b>Type of Financing</b>	
<b>Lender Name</b>	CERTIFIED PROPERTIES BUSINESS TRUST	<b>Buyer Vesting</b>	N/A
<b>Lender Type</b>	Other	<b>Vesting</b>	
<b>Borrowers Name</b>	SENG,CYNTHIA		

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## Neighborhood Demographics

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### Population

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


### Household

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


### Family

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

### Household Income

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

### Median Household Income

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

### Household Income Centile

 Area	National	State
<b>ZIP 91384</b>	96.0 %	89.0 %
<b>National</b>		

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## Public Schools Report

, , , 91384-

### 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"> <li>• Grade KG - Grade 5</li> <li>• Student Teacher Ratio: 1:21.1</li> <li>• Full Time Equivalent Administrators: 45</li> </ul>							
<b>Grade Membership</b>							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total	
119	125	120	126	121	139	750	
<b>API Score:</b>							
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"> <li>• Grade KG - Grade 5</li> <li>• Student Teacher Ratio: 1:18.3</li> <li>• Full Time Equivalent Administrators: 47</li> </ul>							
<b>Grade Membership</b>							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total	
114	133	138	116	140	135	776	
<b>API Score:</b>							
1		5			10		

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

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

, , , 91384-

### 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"> <li>• Kindergarten - Grade 12</li> <li>• Baptist</li> <li>• Student Teacher Ratio: 1:14.97</li> <li>• Full Time Equivalent Administrators: 3.9</li> </ul>								
<b>Grade Membership</b>														
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"> <li>• Prekindergarten - Kindergarten</li> <li>• Nonsectarian</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				

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"> <li>• Grade 1 - Grade 11</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:8.25</li> <li>• Full Time Equivalent Administrators: 7.9</li> </ul>								
<b>Grade Membership</b>														
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			

<b>RISE AND SHINE PRE-SCHL</b>		7.20Mi. from subject property	
25222 WILEY CANYON RD NEWHALL, CA 91321- 805-259-0407 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
85		16	101

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

<b>OUR LADY OF PERPETUAL HELP SCHOOL</b>		7.94Mi. from subject property						
23225 LYONS AVE SANTA CLARITA, CA 91321- 805-259-1141 Gender: Coed		<ul style="list-style-type: none"> <li>• Kindergarten - Grade 8</li> <li>• Roman Catholic</li> <li>• Student Teacher Ratio: 1:24.07</li> <li>• Full Time Equivalent Administrators: 13.8</li> </ul>						
<b>Grade Membership</b>								
KDGN	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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