
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: EMVEST MORTGAGE FUND LLC,	Secondary Owner:
Mail Address:	630 N ROSEMEAD BLVD STE 100 PASADENA CA 91107
Site Address:	91384
APN : 3271-016-018	Lot Number : 117
Census Tract : 9201.06	Page Grid :
Housing Tract Number:	8672
Phone:	
Legal Description : Lot: 117 Tract No: 8672 Abbreviated Description: CITY:REGION/CLUSTER: 01/01140 TRACT # 8672 LOT 117 City/Muni/Twp: REGION/CLUSTER: 01/01140	

Property Details



Bedrooms :	Year Built :	Square Feet :
Bathrooms :	Garage :	Lot Size : 6,020 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 # : 07-2132129
Cost/Sq Feet :	
First Loan Amt : N/A	Lender :

Assessment & Taxes



Assessed Value : \$127,500	Percent Improvement :	Homeowner Exemption :
Land Value : \$127,500	Tax Amount : \$1,732.24	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>07-2132129 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: 117 Tract No: 8672 Map Ref: MB104 PG5&6			

Prior Transfer

Recording Date	07/03/2007	Document #	<u>07-1591594 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: 117 Tract No: 8672 Map Ref: MB104 PG5&6			

Prior Transfer

Recording Date	02/16/2006	Document #	<u>06-0357527 BK-PG -</u>
Price	\$125,000	Document Type	Grant Deed
First TD	\$548,000	Type of Sale	Full-Computed from Transfer Tax
Mortgage Doc #	<u>06-0357528</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: 117 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

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

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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		KDGN	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	KDGN	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								
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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