

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

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JAVIER NUNEZ  
MOISES ROSALES

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

May 15, 2025

Council District: # 7

Honorable Council of the  
City of Los Angeles  
Room 395, City Hall

JOB ADDRESS: **12071 WEST BRANFORD STREET, UNIT #8, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2537-017-013**  
Re: Invoice #876638-0 Case No: 413558

Pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) performed annual inspections on vehicle repair facilities located at: **12071 West Branford Street, Unit #8, Los Angeles, CA** ("Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	\$ 457.00
System Development Surcharge	27.42
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 514.42</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$514.42** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$514.42** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

*for* Ana Mae Yutan  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: \_\_\_\_\_



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T18132***  
***Dated as of: 08/01/2024***

***Prepared for: City of Los Angeles***

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***SCHEDULE A***  
***(Reported Property Information)***

***APN #: 2537-017-013***

***Property Address: 12071 W BRANFORD ST    City: Los Angeles    County: Los Angeles***

**VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : GARY G. AVAKIAN AND SHAKEH AVAKIAN TRUSTEE OF THE GARY AND SHAKEH AVAKIAN TRUST***

***Grantor : GARY AVAKIAN AND SHAKEH AVAKIAN***

***Deed Date : 09/18/2019                      Recorded : 10/11/2019***

***Instr No. : 19-1086147***

***MAILING ADDRESS: GARY G. AVAKIAN AND SHAKEH AVAKIAN TRUSTEE OF THE GARY AND SHAKEH AVAKIAN TRUST  
12071 BRANFORD ST UNIT 4, SUN VALLEY, CA 91352-1149***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot Number: 21 Block: 1 Brief Description: LOS ANGELES LAND WATER CO'S SUB OF A PART OF MACLAY RANCHO SW 100 FT OF NE 155.24 FT OF SE 561.11 FT OF LOT 21 BLK 1***

**MORTGAGES/LIENS**

***We find no Open Mortgages/Deeds of Trust of Record.***

This page is part of your document - DO NOT DISCARD



**20191086147**



Pages:  
0005

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

10/11/19 AT 08:00AM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	106.00



LEADSHEET



201910110240017

00017291832



010199685

SEQ:  
02

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

R26

RECORDING REQUESTED BY:

The Document Center

Glendale, CA

When Recorded Mail Document  
and Tax Statement To:

The Gary and Shakeh Avakian Trust  
12071 Branford #4  
Sun Valley, CA 91352

10/11/2019



\*20191086147\*

Escrow No. 16557 D

Title Order No.

APN: 2537-017-013

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0 City tax \$ 0

- ☐ computed on full value of property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale,  
☐ Unincorporated area City of Sun Valley

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Gary Avakian and Shakeh Avakian, husband and wife

hereby GRANT(S) to

Gary G. Avakian and Shakeh Avakian, Trustees of the The Gary and Shakeh Avakian Trust dated  
April 19, 2000

the following described real property in the City of Sun Valley  
County of Los Angeles State of California:

AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF:

Commonly known as: 12071 Branford, Sun Valley, CA 91352

"This conveyance transfers the grantor's interest into or out of his or her revocable  
living trust, R&T 11930."

DATED: September 18, 2019

Gary Avakian

Shakeh Avakian

EXHIBIT A  
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

That portion of Lot 21 of Block 1 of Los Angeles Land and Water Co's Subdivision of a part of MacLay Rancho, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 3, Pages 17 and 18 of Maps, in the Office of the County Recorder of said County bounded as follows:

On the Southwest by the Northeasterly line of the land described in Deed to John A. L. Roukenbaugh, et us., recorded on April 27, 1945 as Instrument No. 57, in Book 21961, Page 19 of Official Records of said County, on the Northwest by a line which is parallel with and distant Northwesterly 561.11 feet, measured at right angles from the Southeasterly of said lot; on the Northeast by a line which is parallel with and distant Northeasterly 100 feet; measured at right angles from the Northeasterly line of said land of Roukenbaugh and bounded on the Southeast by the Southeasterly line of said Lot 21.

APN: 2537-017-013

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## ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California

COUNTY OF Los Angeles

ON 9/30/19 before me,

D. Kessinger, notary public,

personally appeared Gary Avakian,

~~Shaken Avakian~~ OK

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



## ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California

COUNTY OF Los Angeles

ON 9/27/19 before me,

D. Kessinger, notary public,

personally appeared Gary Avakian, [Signature]  
Shakeh Avakian

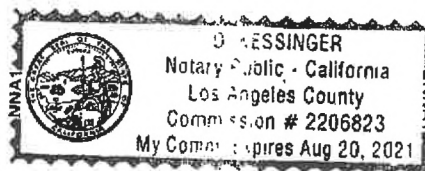
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature: D. Kessinger]



# EXHIBIT B

ASSIGNED INSPECTOR: **EMIL ALEXADRIAN**

**Date: May 15, 2025**

JOB ADDRESS: **12071 WEST BRANFORD STREET, UNIT #8, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2537-017-013**

Last Full Title: **08/01/2024**

Last Update to Title:

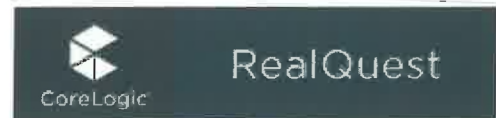
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## **LIST OF OWNERS AND INTERESTED PARTIES**

- 1) GARY G. AVAKIAN AND SHAKEH AVAKIAN, TRUSTEES OF THE  
GARY AND SHAKEH AVAKIAN TRUST  
12071 BRANFORD STREET, UNIT 4  
SUN VALLEY, CA 91352-1149

CAPACITY: OWNERS



**Property Detail Report****For Property Located At :****12071 BRANFORD ST 4, SUN VALLEY, CA 91352****Owner Information**

Owner Name: **AVAKIAN GARY (TE) & SHAKEH (TE/SHAKEH GARY & AVAKIAN**  
 Mailing Address: **12071 BRANFORD ST UNIT 4, SUN VALLEY CA 91352-1149 C006**  
 Vesting Codes: **// TE**

**Location Information**

Legal Description: **LOS ANGELES LAND WATER CO'S SUB OF A PART OF MACLAY RANCHO SW 100 FT OF NE 155.24 FT OF SE 561.11 FT OF LOT 21**

County:	LOS ANGELES, CA	APN:	2537-017-013
Census Tract / Block:	1047.03 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	LOS ANGELES LAND & WATER COS
Legal Book/Page:	38-35	Map Reference:	9-C3 /
Legal Lot:	21	Tract #:	
Legal Block:	1	School District:	LOS ANGELES
Market Area:	PAC	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

**Owner Transfer Information**

Recording/Sale Date:	10/11/2019 / 09/18/2019	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1086147		

**Last Market Sale Information**

Recording/Sale Date:	09/18/1992 /	1st Mtg Amount/Type:	\$585,000 / CONV
Sale Price:	\$685,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1745217	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$25.18
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	LENDER SELLER		
Seller Name:	HAGMAN IRENE L		

**Prior Sale Information**

Prior Rec/Sale Date:	07/13/1982 /	Prior Lender:	
Prior Sale Price:	\$50,000	Prior 1st Mtg Amt/Type:	\$32,000 / CONV
Prior Doc Number:	700624	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

**Property Characteristics**

Year Built / Eff:	2006 / 2006	Total Rooms/Offices		Garage Area:	
Gross Area:	27,205	Total Restrooms:	1	Garage Capacity:	
Building Area:	27,205	Roof Type:	STEEL FRAME	Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:	METAL	Air Cond:	
# of Stories:	1	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	METAL	Quality:	AVERAGE
		Basement Area:		Condition:	AVERAGE

**Site Information**

Zoning:	LAM2	Acres:	1.29	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	56,125	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

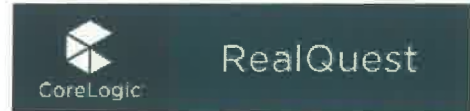
Total Value: \$4,625,183  
 Land Value: \$3,468,888  
 Improvement Value: \$1,156,295  
 Total Taxable Value: \$4,625,183

Assessed Year: 2023  
 Improved %: 25%  
 Tax Year: 2023

Property Tax: \$59,854.20  
 Tax Area: 8856  
 Tax Exemption:

**Comparable Sales Report**

For Property Located At

**12071 BRANFORD ST 4, SUN VALLEY, CA 91352****14 Comparable(s) Selected.**

Report Date: 08/13/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$685,000	\$2,050,000	\$118,274,000	\$23,206,714
Bldg/Living Area	27,205	24,401	30,319	26,879
Price/Sqft	\$25.18	\$78.57	\$4,561.46	\$863.17
Year Built	2006	1951	1993	1966
Lot Area	56,125	32,397	82,226	50,793
Bedrooms	0	0	0	0
Bathrooms/Restrooms	1	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$4,625,183	\$614,281	\$8,160,000	\$3,234,543
Distance From Subject	0.00	2.43	24.69	14.98

\*= user supplied for search only

Comp #: 1 Distance From Subject: 2.43 (miles)  
 Address: 8216 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91605-0911  
 Owner Name: 1101-1107 & 1117 W ISABEL STRE  
 Seller Name: B & E LANKERSHIM PROPERTIES LP  
 APN: 2311-001-005 Map Reference: 16-D1 / Building Area: 29,568  
 County: LOS ANGELES, CA Census Tract: 1218.02 Total Rooms/Offices:  
 Subdivision: LANKERSHIM RANCH Zoning: LAM1 Total Restrooms:  
 LAND & WATER CO  
 Rec Date: 05/02/2024 Prior Rec Date: 12/30/1999 Yr Built/Eff: 1954 / 1954  
 Sale Date: 04/17/2024 Prior Sale Date:  
 Sale Price: \$7,850,000 Prior Sale Price:  
 Sale Type: FULL Prior Sale Type:  
 Document #: 288790 Acres: 1.42  
 1st Mtg Amt: Lot Area: 62,009  
 Total Value: \$614,281 # of Stories:  
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 2 Distance From Subject: 3.91 (miles)  
 Address: 11156 SHERMAN WAY, SUN VALLEY, CA 91352-4931  
 Owner Name: REXFORD INDUSTRIAL-BURBANK AIR  
 Seller Name: ICON OWNER POOL 1 LA NON-BUSIN  
 APN: 2319-022-008 Map Reference: 16-E3 / Building Area: 25,929  
 County: LOS ANGELES, CA Census Tract: 1230.10 Total Rooms/Offices:

Subdivision:	<b>30381</b>	Zoning:	<b>LAM2</b>	Total Restrooms:	
Rec Date:	<b>03/29/2024</b>	Prior Rec Date:	<b>03/11/2015</b>	Yr Built/Eff:	<b>1969 / 1969</b>
Sale Date:	<b>03/25/2024</b>	Prior Sale Date:	<b>02/26/2015</b>	Air Cond:	
Sale Price:	<b>\$118,274,000</b>	Prior Sale Price:	<b>\$63,136,500</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>204528</b>	Acres:	<b>1.22</b>		
1st Mtg Amt:		Lot Area:	<b>53,140</b>		
Total Value:	<b>\$4,678,478</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>	Distance From Subject: <b>3.93 (miles)</b>			
Address:	<b>11120 SHERMAN WAY, SUN VALLEY, CA 91352-4949</b>				
Owner Name:	<b>REXFORD INDUSTRIAL-BURBANK AIR</b>				
Seller Name:	<b>ICON OWNER POOL 1 LA NON-BUSIN</b>				
APN:	<b>2319-002-021</b>	Map Reference:	<b>16-E3 /</b>	Building Area:	<b>27,845</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1230.10</b>	Total Rooms/Offices:	
Subdivision:	<b>30381</b>	Zoning:	<b>LAM2</b>	Total Restrooms:	
Rec Date:	<b>03/29/2024</b>	Prior Rec Date:	<b>03/11/2015</b>	Yr Built/Eff:	<b>1970 / 1970</b>
Sale Date:	<b>03/25/2024</b>	Prior Sale Date:	<b>02/26/2015</b>	Air Cond:	
Sale Price:	<b>\$118,274,000</b>	Prior Sale Price:	<b>\$63,136,500</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>204528</b>	Acres:	<b>1.27</b>		
1st Mtg Amt:		Lot Area:	<b>55,503</b>		
Total Value:	<b>\$4,909,514</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>4</b>	Distance From Subject: <b>5.02 (miles)</b>			
Address:	<b>8210 HASKELL AVE, VAN NUYS, CA 91406-1322</b>				
Owner Name:	<b>8210 HASKELL LLC</b>				
Seller Name:	<b>HASKELL ROSCOE LLC</b>				
APN:	<b>2673-022-046</b>	Map Reference:	<b>15-B1 /</b>	Building Area:	<b>25,654</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1274.00</b>	Total Rooms/Offices:	
Subdivision:	<b>1000</b>	Zoning:	<b>LAM2</b>	Total Restrooms:	
Rec Date:	<b>05/20/2024</b>	Prior Rec Date:	<b>08/17/2021</b>	Yr Built/Eff:	<b>1964 / 1964</b>
Sale Date:	<b>05/17/2024</b>	Prior Sale Date:	<b>08/16/2021</b>	Air Cond:	
Sale Price:	<b>\$9,200,000</b>	Prior Sale Price:	<b>\$12,425,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>327147</b>	Acres:	<b>1.12</b>		
1st Mtg Amt:	<b>\$3,220,000</b>	Lot Area:	<b>48,794</b>		
Total Value:	<b>\$8,160,000</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>5</b>	Distance From Subject: <b>6.07 (miles)</b>			
Address:	<b>14703 OXNARD ST, VAN NUYS, CA 91411-3122</b>				
Owner Name:	<b>SEGA 14703 LLC</b>				
Seller Name:	<b>B &amp; E OXNARD PROPERTIES LP</b>				
APN:	<b>2241-025-024</b>	Map Reference:	<b>15-D6 /</b>	Building Area:	<b>24,768</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1284.00</b>	Total Rooms/Offices:	
Subdivision:	<b>1200</b>	Zoning:	<b>LAM2</b>	Total Restrooms:	
Rec Date:	<b>02/15/2024</b>	Prior Rec Date:	<b>12/30/1999</b>	Yr Built/Eff:	<b>1966 /</b>
Sale Date:	<b>01/12/2024</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$6,690,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>101813</b>	Acres:	<b>1.00</b>		
1st Mtg Amt:		Lot Area:	<b>43,424</b>		
Total Value:	<b>\$1,420,842</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **6** Distance From Subject: **16.17 (miles)**  
 Address: **25230 AVENUE STANFORD, VALENCIA, CA 91355-1212**  
 Owner Name: **MARTIAN SCRAP YARD LLC**  
 Seller Name: **G THREE PROPERTIES LLC**  
 APN: **2866-012-008** Map Reference: **123-H7 /** Building Area: **24,401**  
 County: **LOS ANGELES, CA** Census Tract: **9201.21** Total Rooms/Offices:  
 Subdivision: Zoning: **SCBP** Total Restrooms:  
 Rec Date: **01/24/2024** Prior Rec Date: **07/15/2005** Yr Built/Eff: **1982 / 1982**  
 Sale Date: **01/18/2024** Prior Sale Date: **06/03/2005** Air Cond:  
 Sale Price: **\$5,580,000** Prior Sale Price: **\$2,475,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **52327** Acres: **1.31**  
 1st Mtg Amt: Lot Area: **57,146**  
 Total Value: **\$3,250,949** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **18.04 (miles)**  
 Address: **1230 LONG BEACH AVE, LOS ANGELES, CA 90021-2320**  
 Owner Name: **LEE JOO H**  
 Seller Name: **H & A TOBMAN FAM INVS LLC**  
 APN: **5130-023-050** Map Reference: **/** Building Area: **24,671**  
 County: **LOS ANGELES, CA** Census Tract: **2260.02** Total Rooms/Offices:  
 Subdivision: **MCGARRY TR** Zoning: **LAM3** Total Restrooms:  
 Rec Date: **01/04/2024** Prior Rec Date: Yr Built/Eff: **1993 / 1993**  
 Sale Date: **12/26/2023** Prior Sale Date: Air Cond:  
 Sale Price: **\$8,950,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **7349** Acres: **0.75**  
 1st Mtg Amt: Lot Area: **32,513**  
 Total Value: **\$3,273,780** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **19.52 (miles)**  
 Address: **901 MONTEREY PASS RD, MONTEREY PARK, CA 91754-3610**  
 Owner Name: **901 MP PROPERTY LLC**  
 Seller Name: **XCHANGE HOLDING LLC**  
 APN: **5237-019-026** Map Reference: **45-F3 /** Building Area: **26,754**  
 County: **LOS ANGELES, CA** Census Tract: **4820.01** Total Rooms/Offices:  
 Subdivision: **22895** Zoning: **MPM\*** Total Restrooms:  
 Rec Date: **06/26/2024** Prior Rec Date: **07/23/1982** Yr Built/Eff: **1965 / 1965**  
 Sale Date: **06/04/2024** Prior Sale Date: Air Cond:  
 Sale Price: **\$6,956,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **416059** Acres: **1.89**  
 1st Mtg Amt: Lot Area: **82,226**  
 Total Value: **\$4,824,906** # of Stories:  
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **19.73 (miles)**  
 Address: **722 W SANTA ANITA AVE, SAN GABRIEL, CA 91776-1015**  
 Owner Name: **SGV COMMERCIAL INVESTMENTS LLC**  
 Seller Name: **BRITAIN-SULLIVAN F/TR**  
 APN: **5346-030-006** Map Reference: **37-D3 /** Building Area: **26,090**  
 County: **LOS ANGELES, CA** Census Tract: **4811.01** Total Rooms/Offices:  
 Subdivision: **SAN GABRIEL MISSION** Zoning: **SLC3\*** Total Restrooms:  
 Rec Date: **04/15/2024** Prior Rec Date: **01/06/1984** Yr Built/Eff: **1951 /**

Sale Date:	<b>01/31/2024</b>	Prior Sale Date:		Air Cond:	<b>EVAP COOLER</b>
Sale Price:	<b>\$2,050,000</b>	Prior Sale Price:	<b>\$600,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>245450</b>	Acres:	<b>0.78</b>		
1st Mtg Amt:		Lot Area:	<b>34,191</b>		
Total Value:	<b>\$1,267,733</b>	# of Stories:	<b>1</b>		
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>10</b>	Distance From Subject: <b>19.75 (miles)</b>			
Address:	<b>736 MONTEREY PASS RD, MONTEREY PARK, CA 91754-3607</b>				
Owner Name:	<b>ACE WH HOLDING LLC</b>				
Seller Name:	<b>COOPER LA REALTY LLC</b>				
APN:	<b>5252-003-069</b>	Map Reference:	<b>46-A3 /</b>	Building Area:	<b>28,893</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4820.02</b>	Total Rooms/Offices:	
Subdivision:	<b>22895</b>	Zoning:	<b>MPM*</b>	Total Restrooms:	
Rec Date:	<b>02/02/2024</b>	Prior Rec Date:	<b>11/30/1983</b>	Yr Built/Eff:	<b>1960 /</b>
Sale Date:	<b>11/29/2023</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$3,960,000</b>	Prior Sale Price:	<b>\$542,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>74649</b>	Acres:	<b>1.65</b>		
1st Mtg Amt:		Lot Area:	<b>71,970</b>		
Total Value:	<b>\$1,817,544</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>11</b>	Distance From Subject: <b>23.15 (miles)</b>			
Address:	<b>2435 LOMA AVE, SOUTH EL MONTE, CA 91733-1415</b>				
Owner Name:	<b>CAVO EVERGREEN LLC</b>				
Seller Name:	<b>DYY HOMES LLC</b>				
APN:	<b>5281-009-026</b>	Map Reference:	<b>47-B2 /</b>	Building Area:	<b>30,319</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4335.06</b>	Total Rooms/Offices:	
Subdivision:	<b>830</b>	Zoning:	<b>SEM*</b>	Total Restrooms:	
Rec Date:	<b>01/17/2024</b>	Prior Rec Date:	<b>09/22/2011</b>	Yr Built/Eff:	<b>1974 / 1974</b>
Sale Date:	<b>12/04/2023</b>	Prior Sale Date:	<b>09/12/2011</b>	Air Cond:	
Sale Price:	<b>\$14,310,000</b>	Prior Sale Price:	<b>\$4,200,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>35632</b>	Acres:	<b>0.74</b>		
1st Mtg Amt:	<b>\$8,500,000</b>	Lot Area:	<b>32,397</b>		
Total Value:	<b>\$2,975,944</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>12</b>	Distance From Subject: <b>23.52 (miles)</b>			
Address:	<b>416 W CHESTNUT AVE, MONROVIA, CA 91016-3208</b>				
Owner Name:	<b>77 INVESTMENT LLC</b>				
Seller Name:	<b>SEMIHANDMADE LLC</b>				
APN:	<b>8506-007-031</b>	Map Reference:	<b>29-A4 /</b>	Building Area:	<b>25,205</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4309.01</b>	Total Rooms/Offices:	
Subdivision:	<b>JD BICKNELLS ADD</b>	Zoning:	<b>MOM*</b>	Total Restrooms:	
Rec Date:	<b>12/15/2023</b>	Prior Rec Date:	<b>10/31/2017</b>	Yr Built/Eff:	<b>1954 /</b>
Sale Date:	<b>12/06/2023</b>	Prior Sale Date:	<b>08/30/2017</b>	Air Cond:	
Sale Price:	<b>\$7,800,000</b>	Prior Sale Price:	<b>\$3,550,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>880547</b>	Acres:	<b>1.00</b>		
1st Mtg Amt:	<b>\$8,000,000</b>	Lot Area:	<b>43,514</b>		
Total Value:	<b>\$4,037,460</b>	# of Stories:			
Land Use:	<b>LIGHT INDUSTRIAL</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	13	Distance From Subject: 23.78 (miles)	
Address:	3510 GARFIELD AVE, COMMERCE, CA 90040-3106		
Owner Name:	GYUN LLC		
Seller Name:	6443 SLAUSON LLC		
APN:	6356-004-013	Map Reference:	54-B4 /
County:	LOS ANGELES, CA	Census Tract:	5323.04
Subdivision:	EAST LAGUNA	Zoning:	CMM2*
Rec Date:	06/18/2024	Prior Rec Date:	06/27/2014
Sale Date:	06/06/2024	Prior Sale Date:	06/09/2014
Sale Price:	\$6,600,000	Prior Sale Price:	\$2,400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	396121	Acres:	1.03
1st Mtg Amt:	\$430,000	Lot Area:	44,887
Total Value:	\$2,827,822	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	14	Distance From Subject: 24.69 (miles)	
Address:	620 W 135TH ST, GARDENA, CA 90248-1581		
Owner Name:	AMERICAN CABINETS LLC		
Seller Name:	620 W 135TH ST LLC		
APN:	6132-005-021	Map Reference:	64-A1 /
County:	LOS ANGELES, CA	Census Tract:	2911.30
Subdivision:		Zoning:	LAM2
Rec Date:	06/18/2024	Prior Rec Date:	
Sale Date:	06/12/2024	Prior Sale Date:	
Sale Price:	\$8,400,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	397437	Acres:	1.13
1st Mtg Amt:	\$6,650,000	Lot Area:	49,384
Total Value:	\$1,224,344	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/