

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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KAREN BASS
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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

July 29, 2024

Council District # 11

Case #: 998329

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

JOB ADDRESS: 707 E BROADWAY AKA: 705-707 E BROADWAY, 704 E. SAN MIGUEL AVE.

CONTRACT NO.: C141028-2 C142032 280199795-6

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the fencing of the lot at the above address in the City of Los Angeles. The cost of fencing the subject lot was \$10,133.76.

It is proposed that a lien for the total amount of **\$10,524.92** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

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

Shawn Eshbach, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On March 04, 2024 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to fence the lot, on the parcel located at **707 E BROADWAY AKA: 705-707 E BROADWAY, 704 E. SAN MIGUEL AVE.**, within the limits of the City of Los Angeles, State of California, being more particularly described as follows: *See Attached Title Report for Legal Description*

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
FENCE	F4507	May 17, 2024	\$10,133.76
			<u>\$10,133.76</u>

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	911779-8	\$356.16	\$0.00	\$356.16
				<u>\$356.16</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17843	\$30.00
SUPPLEMENTAL	T18103	<u>\$5.00</u>
		\$35.00

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$7,629.56 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$356.16, plus the Cost of Title Search(es) on the subject lot was \$35.00 for a total of **\$10,524.92**, be recorded against said property.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: July 29, 2024

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

Report and lien confirmed by
City Council on:

Shawn Eshbach, Principal Inspector
Lien Review



ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: JAIME RIOS

JOB ADDRESS: 707 E BROADWAY AKA: 705-707 E BROADWAY, 704 E. SAN MIGUEL AVE.

ASSESSORS PARCEL NO.: 4239-013-002

Last Full Title: 02/29/2024

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|--|-----------------|
| 1 | 705 BROADWAY, LLC
5757 WILSHIRE BLVD, STE 448
LOS ANGELES, CA 90036 | Capacity: OWNER |
| 2 | 705 BROADWAY, LLC
C/O: ELIYAHU LEVIN
5900 WILSHIRE BVLD.,STE 2125
LOS ANGELES, CA 90036 | Capacity: OWNER |
| 3 | 705 BROADWAY, LLC
C/O: ILAN KENIG
8383 WILSHIRE BLVD.,STE 230
BEVERLY HILLS, CA 90211 | Capacity: OWNER |
| 4 | 705 BROADWAY, LLC
C/O: ILAN KENIG
5670 WILSHIRE BLVD.,#1868
LOS ANGELES, CA 90036 | Capacity: OWNER |
| 5 | 705 BROADWAY, LLC
C/O: JACOB WIZMAN
5670 WILSHIRE BLVD.,#1868
LOS ANGELES, CA 90036 | Capacity: OWNER |



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17843
Dated as of: 02/28/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4239-013-002

Property Address: 707 E BROADWAY

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: CORPORATION QUITCLAIM DEED

Grantee : 705 BROADWAY, LLC

Grantor : 705 BROADWAY, LLC

Deed Date : 02/24/2015

Recorded : 03/06/2015

Instr No. : 15-0248923

MAILING ADDRESS: 705 BROADWAY, LLC

5757 WILSHIRE BLVD STE 448, LOS ANGELES, CA 90036

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 2 Subdivision Name: VENICE CREST TRACT Brief Description: VENICE CREST TRACT LOT 2

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF SECURITY INSTRUMENTS

Recording Date: 12/12/2023

Document #: 23-0867462

Loan Amount: \$4,734,620

Lender Name: CHURCHILL FUNDING I LLC

Borrowers Name: 705 BROADWAY, LLC

MAILING ADDRESS: CHURCHILL FUNDING I LLC

1415 VANTAGE PARK DR. STE 240 CHARLOTTE, NC 28203



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18103
Dated as of: 07/16/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4239-013-002

Property Address: 707 E BROADWAY City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: CORPORATE QUITCLAIM DEED

Grantee : 705 BROADWAY, LLC

Grantor : 705 BROADWAY, LLC

Deed Date : 02/24/2015 Recorded : 03/06/2015

Instr No. : 15-0248923

MAILING ADDRESS: 705 BROADWAY, LLC
5757 WILSHIRE BLVD STE 448, LOS ANGELES, CA 90036-3658

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 2 Subdivision Name: VENICE CREST TRACT Brief Description: VENICE CREST TRACT LOT 2

MORTGAGES/LIENS

Type of Document: CORRECTIVE ASSIGNMENT OF SECURITY INSTRUMENTS

Recording Date: 02/26/2024 Document #: 24-0123987

Loan Amount: \$4,734,620

Lender Name: CHURCHILL FUNDING I LLC

Borrowers Name: 705 BROADWAY, LLC

MAILING ADDRESS: CHURCHILL FUNDING I LLC
1415 VANTAGE PARK DRIVE STE 240 CHARLOTTE, NC 28203

Type of Document: NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

Recording Date: 03/21/2024 Document #: 24-0185934

MAILING ADDRESS: CALIFORNIA TD SPECIALISTS
8190 EAST KAISER BLVD. ANAHEIM HILLS, CA 92808

Property Detail Report

For Property Located At :

705 BROADWAY ST, VENICE, CA 90291-3405



RealQuest

Owner Information

Owner Name: 705 BROADWAY LLC
 Mailing Address: 5757 WILSHIRE BLVD STE 448, LOS ANGELES CA 90036-3658 C056
 Vesting Codes: / /

Location Information

Legal Description: VENICE CREST TRACT LOT 2
 County: LOS ANGELES, CA APN: 4239-013-002
 Census Tract / Block: 2732.00 / 3 Alternate APN:
 Township-Range-Sect: Subdivision: VENICE CREST TR
 Legal Book/Page: Map Reference: 49-C3 /
 Legal Lot: 2 Tract #:
 Legal Block: School District: LOS ANGELES
 Market Area: C11 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 03/06/2015 / 02/24/2015 Deed Type: CORPORATION QUIT CLAIM DEED
 Sale Price: 1st Mtg Document #: 236382
 Document #: 248923

Last Market Sale Information

Recording/Sale Date: 05/27/2014 / 05/17/2013 1st Mtg Amount/Type: \$938,000 / CONV
 Sale Price: \$1,340,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: 543388
 Document #: 543387 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company: EQUITY TITLE
 Lender: SEATTLE FNDG GRP/CA
 Seller Name: LINDNER JAN B

Prior Sale Information

Prior Rec/Sale Date: 04/18/2006 / 03/23/2006 Prior Lender: WASHINGTON MUTUAL BK FA
 Prior Sale Price: \$1,000,000 Prior 1st Mtg Amt/Type: \$600,000 / CONV
 Prior Doc Number: 844356 Prior 1st Mtg Rate/Type: 6.10 / ADJUSTABLE INT RATE LOAN
 Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: Parking Type: Construction:
 Living Area: Garage Area: Heat Type:
 Tot Adj Area: Garage Capacity: Exterior wall:
 Above Grade: Parking Spaces: Porch Type:
 Total Rooms: Basement Area: Patio Type:
 Bedrooms: Finish Bsmnt Area: Pool:
 Bath(F/H): / Basement Type: Air Cond:
 Year Built / Eff: / Roof Type: Style:
 Fireplace: / Foundation: Quality:
 # of Stories: Roof Material: Condition:
 Other Improvements:

Site Information

Zoning: LARD1.5 Acres: 0.11 County Use: DUPLEX (0200)
 Lot Area: 4,630 Lot Width/Depth: x State Use:
 Land Use: DUPLEX Res/Comm Units: / Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value: \$1,296,085 Assessed Year: 2023 Property Tax: \$15,676.54
 Land Value: \$1,296,085 Improved %: Tax Area: 67
 Improvement Value: Tax Year: 2023 Tax Exemption:
 Total Taxable Value: \$1,296,085

Comparable Sales Report

For Property Located At

705 BROADWAY ST, VENICE, CA 90291-3405



RealQuest

13 Comparable(s) Selected.

Report Date: 06/27/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,340,000	\$1,385,000	\$4,770,000	\$2,674,654
Bldg/Living Area	0	984	4,000	2,052
Price/Sqft	\$0.00	\$827.69	\$3,680.56	\$1,453.52
Year Built	0	1905	1951	1927
Lot Area	4,630	3,140	5,427	4,575
Bedrooms	0	2	5	4
Bathrooms/Restrooms	0	2	7	3
Stories	0.00	1.00	1.00	1.00
Total Value	\$1,296,085	\$25,611	\$3,783,212	\$1,720,117
Distance From Subject	0.00	0.07	0.49	0.31

*= user supplied for search only

Comp #:1

Distance From Subject:0.07 (miles)

Address:	1018 OAKWOOD AVE, VENICE, CA 90291-3416		
Owner Name:	HEATH HILLARY		
Seller Name:	MARQUEZ TERESA C TRUST		
APN:	4239-017-014	Map Reference:	49-C3 /
County:	LOS ANGELES, CA	Census Tract:	2732.00
Subdivision:	ROS	Zoning:	LARD1.5
Rec Date:	12/15/2023	Prior Rec Date:	05/14/1973
Sale Date:	12/04/2023	Prior Sale Date:	
Sale Price:	\$1,385,000	Prior Sale Price:	\$14,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	880338	Acres:	0.09
1st Mtg Amt:	\$1,359,914	Lot Area:	3,838
Total Value:	\$25,611	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	984
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1905 / 1910
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2

Distance From Subject:0.11 (miles)

Address:	668 WESTMINSTER AVE, VENICE, CA 90291-3448		
Owner Name:	WESTMINSTER REALTY LLC		
Seller Name:	668 WESTMINSTER LLC		
APN:	4239-024-009	Map Reference:	49-C3 /
County:	LOS ANGELES, CA	Census Tract:	2732.00
Subdivision:	OCEAN PARK VILLA 02	Zoning:	LARD1.5
Rec Date:	06/10/2024	Prior Rec Date:	06/01/2012
Sale Date:	04/09/2024	Prior Sale Date:	03/30/2012
Sale Price:	\$2,300,000	Prior Sale Price:	\$1,092,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	376105	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,204
Total Value:	\$1,867,582	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	2,258
		Total Rooms:	
		Bedrooms:	5
		Bath(F/H):	3 /
		Yr Built/Eff:	1946 / 1982
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	3	Distance From Subject:0.19 (miles)			
Address:	826 CALIFORNIA AVE, VENICE, CA 90291-3412				
Owner Name:	NI YINGGE				
Seller Name:	MASLON LAURA S TRUST				
APN:	4241-007-010	Map Reference:	49-C3 /	Living Area:	1,482
County:	LOS ANGELES, CA	Census Tract:	2736.00	Total Rooms:	
Subdivision:	VENICE ANNEX	Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	01/30/2024	Prior Rec Date:	04/13/2010	Bath(F/H):	2 /
Sale Date:	01/23/2024	Prior Sale Date:	03/19/2010	Yr Built/Eff:	1905 /
Sale Price:	\$1,425,000	Prior Sale Price:	\$795,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	64152	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,728	Pool:	
Total Value:	\$986,342	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	4	Distance From Subject:0.19 (miles)			
Address:	762 CALIFORNIA AVE, VENICE, CA 90291-3442				
Owner Name:	JOERGENSEN JESPER/JOERGENSEN CHIC				
Seller Name:	NEKRASOVA NATALIA				
APN:	4241-006-033	Map Reference:	49-C3 /	Living Area:	3,256
County:	LOS ANGELES, CA	Census Tract:	2736.00	Total Rooms:	
Subdivision:	VENICE PARK	Zoning:	LARD1.5	Bedrooms:	5
Rec Date:	10/16/2023	Prior Rec Date:	03/26/2014	Bath(F/H):	7 /
Sale Date:	10/06/2023	Prior Sale Date:	03/12/2014	Yr Built/Eff:	1923 /
Sale Price:	\$3,700,000	Prior Sale Price:	\$2,995,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	703645	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,395	Pool:	
Total Value:	\$3,528,886	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	5	Distance From Subject:0.25 (miles)			
Address:	553 INDIANA AVE, VENICE, CA 90291-3011				
Owner Name:	HELD KRISTIN L O LIVING TRUST				
Seller Name:	553 INDIANA AVENUE LLC				
APN:	4239-002-030	Map Reference:	49-C3 /	Living Area:	1,382
County:	LOS ANGELES, CA	Census Tract:	2733.00	Total Rooms:	
Subdivision:	SEA GIRT TR	Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	12/12/2023	Prior Rec Date:	01/13/2014	Bath(F/H):	2 /
Sale Date:	12/06/2023	Prior Sale Date:	10/18/2013	Yr Built/Eff:	1912 /
Sale Price:	\$1,659,000	Prior Sale Price:	\$1,195,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	865223	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$878,130	Lot Area:	3,780	Pool:	
Total Value:	\$1,408,013	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	851 PALMS BLVD, VENICE, CA 90291-3850				Distance From Subject:0.29 (miles)
Address:					
Owner Name:	LAKAFOSIS VASILEIOS/ETTLEMAN JULIE A				
Seller Name:	SAURIN FAMILY TRUST				
APN:	4241-010-015	Map Reference:	49-C3 /	Living Area:	1,652
County:	LOS ANGELES, CA	Census Tract:	2736.00	Total Rooms:	
Subdivision:	VENICE VISTA	Zoning:	LAR2	Bedrooms:	2
Rec Date:	03/14/2024	Prior Rec Date:	05/19/1982	Bath(F/H):	2 /
Sale Date:	03/06/2024	Prior Sale Date:		Yr Built/Eff:	1950 / 1959
Sale Price:	\$2,350,000	Prior Sale Price:	\$135,000	Air Cond:	REFRIGERATION
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	166503	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$1,728,750	Lot Area:	5,427	Pool:	POOL
Total Value:	\$280,677	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:7	Distance From Subject:0.30 (miles)		
Address:	1517 LINDEN AVE, VENICE, CA 90291-3824		
Owner Name:	LUCKY JACK HOLDINGS LLC		
Seller Name:	DENHART CHRISTIAN		
APN:	4241-009-015	Map Reference:	49-C3 /
County:	LOS ANGELES, CA	Census Tract:	2736.00
Subdivision:	VENICE VISTA	Zoning:	LAR2
Rec Date:	04/11/2024	Prior Rec Date:	09/20/2019
Sale Date:	04/08/2024	Prior Sale Date:	09/18/2019
Sale Price:	\$4,155,000	Prior Sale Price:	\$1,150,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	238089	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,403
Total Value:	\$2,102,355	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	2,574
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1950 / 1984
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:8	Distance From Subject:0.32 (miles)		
Address:	524 SAN JUAN AVE, VENICE, CA 90291-3327		
Owner Name:	MARTIN DANIEL/SWEDELSON EMILY		
Seller Name:	DEDADO LLC		
APN:	4239-026-011	Map Reference:	49-C4 /
County:	LOS ANGELES, CA	Census Tract:	2733.00
Subdivision:	2	Zoning:	LARD1.5
Rec Date:	04/02/2024	Prior Rec Date:	08/23/1999
Sale Date:	03/26/2024	Prior Sale Date:	08/19/1999
Sale Price:	\$1,931,500	Prior Sale Price:	\$370,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	211436	Acres:	0.12
1st Mtg Amt:	\$1,545,000	Lot Area:	5,203
Total Value:	\$534,761	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,398
		Total Rooms:	
		Bedrooms:	5
		Bath(F/H):	2 /
		Yr Built/Eff:	1921 /
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	CARPORT

Comp #:9	Distance From Subject:0.39 (miles)		
Address:	1711 LINDEN AVE, VENICE, CA 90291-3866		
Owner Name:	VAN DALSEM YVETTE		
Seller Name:	LINDEN COTTAGES LLC		
APN:	4241-019-001	Map Reference:	49-D3 /
County:	LOS ANGELES, CA	Census Tract:	2736.00
Subdivision:	VENICE ANX	Zoning:	LAR2
Rec Date:	04/16/2024	Prior Rec Date:	08/01/2018
Sale Date:	04/10/2024	Prior Sale Date:	07/24/2018
Sale Price:	\$1,995,000	Prior Sale Price:	\$1,636,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	247576	Acres:	0.07
1st Mtg Amt:		Lot Area:	3,221
Total Value:	\$1,754,121	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,139
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1941 / 1941
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:10	Distance From Subject:0.46 (miles)		
Address:	341 5TH AVE, VENICE, CA 90291-2642		
Owner Name:	LANGE JOSEPH/RUSSMAN FRANCE-HELEN M		
Seller Name:	MCNALLY TRUST		
APN:	4240-008-014	Map Reference:	49-B3 /
County:	LOS ANGELES, CA	Census Tract:	2733.00
Subdivision:	CARNATION PARK TR	Zoning:	LARD1.5
Rec Date:	04/04/2024	Prior Rec Date:	04/28/2015
Sale Date:	03/12/2024	Prior Sale Date:	03/23/2015
Sale Price:	\$3,850,000	Prior Sale Price:	\$3,275,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	220417	Acres:	0.12
1st Mtg Amt:	\$2,695,000	Lot Area:	5,271
Total Value:	\$3,783,212	# of Stories:	1
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	4,000
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1921 / 1990
		Air Cond:	YES
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL
		Parking:	COMPOSITION PARKING AVAIL

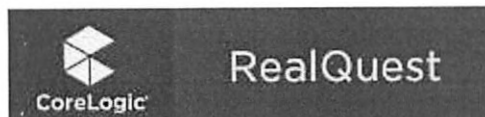
Comp #:11				Distance From Subject:0.46 (miles)
Address:	335 5TH AVE, VENICE, CA 90291-2642			
Owner Name:	LANGE JOSEPH J/RUSSMAN FRANCE-HELENE M			
Seller Name:	MILLER GRANT			
APN:	4240-008-013	Map Reference:	49-B3 /	Living Area: 1,274
County:	LOS ANGELES, CA	Census Tract:	2733.00	Total Rooms:
Subdivision:	CARNATION PARK TR	Zoning:	LARD1.5	Bedrooms: 3
Rec Date:	05/20/2024	Prior Rec Date:	04/03/2020	Bath(F/H): 2 /
Sale Date:	04/09/2024	Prior Sale Date:	03/11/2020	Yr Built/Eff: 1913 /
Sale Price:	\$1,950,000	Prior Sale Price:	\$1,895,000	Air Cond: YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	328090	Acres:	0.12	Fireplace: /
1st Mtg Amt:	\$1,365,000	Lot Area:	5,270	Pool:
Total Value:	\$1,991,981	# of Stories:		Roof Mat:
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:

Comp #:12				Distance From Subject:0.47 (miles)
Address:	961 MARCO PL, VENICE, CA 90291-3919			
Owner Name:	ARNOLDI KATHERINE A			
Seller Name:	MARCO PLACE LLC			
APN:	4241-023-028	Map Reference:	49-D3 /	Living Area: 1,296
County:	LOS ANGELES, CA	Census Tract:	2736.00	Total Rooms:
Subdivision:	VENICE ANNEX	Zoning:	LAC2	Bedrooms: 3
Rec Date:	11/06/2023	Prior Rec Date:	06/17/2020	Bath(F/H): 2 /
Sale Date:	10/03/2023	Prior Sale Date:	05/14/2020	Yr Built/Eff: 1920 /
Sale Price:	\$4,770,000	Prior Sale Price:	\$1,380,000	Air Cond: YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	760150	Acres:	0.08	Fireplace: /
1st Mtg Amt:		Lot Area:	3,600	Pool:
Total Value:	\$1,450,624	# of Stories:		Roof Mat:
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:

Comp #:13				Distance From Subject:0.49 (miles)
Address:	521 ROSE AVE, VENICE, CA 90291-2680			
Owner Name:	521 ROSE AVENUE LLC			
Seller Name:	2005 BAXTER FAMILY TRUST			
APN:	4240-005-002	Map Reference:	49-B3 /	Living Area: 3,987
County:	LOS ANGELES, CA	Census Tract:	2733.00	Total Rooms:
Subdivision:	6622	Zoning:	LAC4	Bedrooms: 5
Rec Date:	03/26/2024	Prior Rec Date:	12/24/2019	Bath(F/H): 7 /
Sale Date:	03/07/2024	Prior Sale Date:	11/25/2019	Yr Built/Eff: 1951 / 2000
Sale Price:	\$3,300,000	Prior Sale Price:	\$575,000	Air Cond: YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	194056	Acres:	0.07	Fireplace: /
1st Mtg Amt:		Lot Area:	3,140	Pool:
Total Value:	\$2,647,354	# of Stories:		Roof Mat:
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:

Foreclosure Activity Report

For Property Located At


705 BROADWAY ST, VENICE, CA 90291-3405
Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
 Recording Date: **03/21/2024**
 Foreclosure Doc #: **185934**

Foreclosure Stage: **PRE-FORECLOSURE**
 Filing Date: **03/20/2024**
 Recording Book/Page: **/**

Borrower 1: **705 BROADWAY LLC**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: **CALIFORNIA TD SPECIALISTS**
 Trustee Address: **8190 E KAISER BLVD**
 City: **ANAHEIM**
 State: **CA**
 Zip: **92808**

Trustee Phone #:
 Trustee Sale Order #: **87181**
 Trustee Sale Order Ext:

Default Mortgage Information:

Mtg Amt/Type: **\$4,734,620 /**
 Mtg Recording Date: **03/03/2022**
 Mtg Doc #: **249498**

Default Amt: **\$4,121,505**
 Default Date: **03/20/2024**

Mtg Book/Page:
 Lender: **AFRO III ACQUISITION TR (CT)**
 Lender Address: **8190 E KAISER BLVD**
 City: **ANAHEIM**
 State: **CA**
 Zip: **92808**

1st Missed Pymt Date: **03/01/2024**
 Lender Phone #: **(714) 283-2180**
 Vesting Codes: **/ / CO**
 Title Company: **LAWYERS TITLE**

Location Information:

Legal Description: **VENICE CREST TRACT LOT 2**
 County: **LOS ANGELES, CA**
 Subdivision: **VENICE CREST TR**
 Legal Lot: **2**
 Legal Block:

APN: **4239-013-002**
 Map Reference: **49-C3 /**
 Township-Range-Sect:
 Munic/Township: **LOS ANGELES**

Last Market Sale Information:

Sale Date: **05/17/2013**
 Recording Date: **05/27/2014**
 Sale Price: **\$1,340,000**
 Sale Type: **FULL**
 Deed Type: **GRANT DEED**
 Deed Doc #: **543387**

1st Mtg Amount/Type: **\$938,000 / CONV**
 1st Mtg Int. Rate/Type: **/**
 2nd Mtg Amount/Type: **/**
 2nd Mtg Int. Rate/Type: **/**
 Seller: **LINDNER JAN B**

Owner Information:

Owner Name: **705 BROADWAY LLC**
 Mailing Address: **5757 WILSHIRE BLVD STE 448**
 City: **LOS ANGELES**
 State: **CA**
 Zip: **90036-3658**

Carrier Route: **C056**

Owner Transfer Information:

Sale Date: **02/24/2015**
 Recording Date: **03/06/2015**
 Sale Price:

Deed Type: **CORPORATION QUIT CLAIM DEED**
 Deed Doc #: **248923**
 Vesting Codes: **/ /**

Property Characteristics:

Living Area:
 Total Rooms:
 Bedrooms
 Bath (F/H): **/**
 Year Built / Eff: **/**
 Fireplace:
 # of Stories:
 Quality:

Parking Type:
 Garage Area:
 Garage Capacity:
 Parking Spaces:
 Pool:
 Pool Area:
 Style:

Site Information:

Land Use: **DUPLEX**
Zoning: **LARD1.5**
Site Influence:

Acres: **0.11**
Lot Area: **4,630**
Res/Comm Units: **/**

Tax Information:

Assessed Value: **\$1,296,085**
Land Value: **\$1,296,085**
Improvement Value:
Total Taxable Value: **\$1,296,085**

Property Tax: **\$15,676.54**
Tax Area: **67**
Tax Exemption:
Improvement %: