

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

December 28, 2023

Council District # 9

Case #: 993383

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

JOB ADDRESS: 830 E FLORENCE AVE

CONTRACT NO.: C135857-3 C141028-2 B138088-3 C142032

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 barricading of all openings, cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,656.36. The cost of cleaning the subject lot was \$11,550.00. The cost of fencing the subject lot was \$5,066.88.

It is proposed that a lien for the total amount of \$19,308.24 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 September 19, 2023 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, fence the lot, on the parcel located at **830 E FLORENCE 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>
BARRICADE	B4863		\$2,656.36
CLEAN	C4905	October 27, 2023	\$11,550.00
FENCE	F4403	October 27, 2023	\$5,066.88
			<u>\$19,273.24</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17724	\$30.00
SUPPLEMENTAL	T17785	\$5.00
		<u>\$35.00</u>

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 \$13,801.60 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$35.00 for a total of **\$19,308.24**, 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: December 28, 2023

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

December 26, 2023

ASSIGNED INSPECTOR: NEVILLE REID
JOB ADDRESS: 830 E FLORENCE AVE
ASSESSORS PARCEL NO.: 6023-003-029

CASE #: 993383

Last Full Title: 10/03/2023

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 M.C. INDUSTRIAL, LLC. C/O MICHAEL S CHANG
304 S KINGSLEY DR.
LOS ANGELES, CA 90020

Capacity: OWNER

2 SMART ASSET MANAGEMENT LLC
301 S. HARVARD BLVD.
LOS ANGELES, CA 90020

Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T17724
Dated as of: 10/02/2023

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6023-003-029

Property Address: City: 830 E FLORENCE AVE Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : M.C. INDUSTRIAL, LLC

Grantor : CARLOS A. GAITAN

Deed Date : 09/12/2016

Recorded : 12/09/2016

Instr No. : 16-1564590

MAILING ADDRESS: M.C. INDUSTRIAL, LLC
304 S KINGSLEY DR, LOS ANGELES, CA 90020

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 182-184 Tract No: 6097 Brief Description: TRACT NO 6097 LOTS 182,183 AND LOT 184

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 12/09/2016

Document #: 16-1564591

Loan Amount: \$546,330

Lender Name: SMART ASSET MANAGEMENT LLC

Borrowers Name: M.C. INDUSTRIAL, LLC

MAILING ADDRESS: SMART ASSET MANAGEMENT LLC
301 S. HARVARD BLVD LOS ANGELES, CA 90020



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

Property Title Report

Work Order No. T17785
Dated as of: 12/14/2023

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6023-003-029

Property Address: 830 E FLORENCE AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : M.C. INDUSTRIAL, LLC

Grantor : CARLOS A. GAITAN AND CARLOS A. GAITAN JR

Deed Date : 09/12/2016

Recorded : 12/09/2016

Instr No. : 16-1564590

MAILING ADDRESS: M.C. INDUSTRIAL, LLC
304 S KINGSLEY DR, LOS ANGELES, CA 90020

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 182-184 Tract No: 6097 Brief Description: TRACT NO 6097 LOTS 182,183 AND LOT 184

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 12/09/2016

Document #: 16-1564591

Loan Amount: \$546,330

Lender Name: SMART ASSET MANANGEMENT, LLC

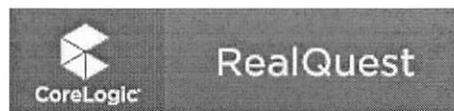
Borrowers Name: M.C. INDUSTRIAL, LLC

MAILING ADDRESS: SMART ASSET MANANGEMENT, LLC
301 S. HARVARD BLVD LOS ANGELES, CA 90020

Property Detail Report

For Property Located At :

830 E FLORENCE AVE, LOS ANGELES, CA 90001-2324



Owner Information

Bldg Card: 000 of 002

Owner Name: M C INDUSTRIAL LLC
 Mailing Address: 304 S KINGSLEY DR, LOS ANGELES CA 90020-3410 C012 C/O MICHAEL CHANG
 Vesting Codes: //

Location Information

Legal Description: TRACT NO 6097 LOTS 182,183 AND LOT 184
 County: LOS ANGELES, CA APN: 6023-003-029
 Census Tract / Block: 2395.01 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 6097
 Legal Book/Page: 68-26 Map Reference: 52-C5 /
 Legal Lot: 184 Tract #: 6097
 Legal Block: School District: LOS ANGELES
 Market Area: C37 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: L.A. SANTA

Owner Transfer Information

Recording/Sale Date: / Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: 12/09/2016 / 09/12/2016 1st Mtg Amount/Type: \$546,330 / PRIVATE PARTY
 Sale Price: \$2,350,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: 1564591
 Document #: 1564590 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$321.57
 New Construction: Multi/Split Sale: MULTI
 Title Company: CHICAGO TITLE CO
 Lender: PRIVATE INDIVIDUAL
 Seller Name: GAITAN CARLOS A JR

Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics

Year Built / Eff:	1939 /	Total Rooms/Offices	Garage Area:
Gross Area:	7,308	Total Restrooms:	Garage Capacity:
Building Area:	7,308	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

Site Information

Zoning:	LACM	Acres:	0.28	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	12,012	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$1,278,381	Assessed Year:	2023	Property Tax:	\$15,943.40
Land Value:	\$780,861	Improved %:	39%	Tax Area:	6659
Improvement Value:	\$497,520	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$1,278,381				

Comparable Sales Report

For Property Located At



830 E FLORENCE AVE, LOS ANGELES, CA 90001-2324

20 Comparable(s) Selected.

Report Date: 12/26/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$2,350,000	\$122,000	\$4,435,000	\$2,359,975
Bldg/Living Area	7,308	6,260	8,216	7,320
Price/Sqft	\$321.57	\$16.14	\$624.82	\$323.42
Year Built	1939	1917	1985	1955
Lot Area	12,012	5,502	20,972	11,570
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	2.00	1.50
Total Value	\$1,278,381	\$130,726	\$2,049,797	\$902,019
Distance From Subject	0.00	2.93	13.81	6.94

*= user supplied for search only

Comp #:	1	Distance From Subject: 2.93 (miles)			
Address:	1540 E 25TH ST, LOS ANGELES, CA 90011-1814				
Owner Name:	1540E25 LLC				
Seller Name:	TED R COOPER PROPERTIES				
APN:	5118-018-023	Map Reference:	52-D1 /	Building Area:	8,190
County:	LOS ANGELES, CA	Census Tract:	2281.00	Total Rooms/Offices:	
Subdivision:	HARBERT & BUTTERWORTHS ADAMS ST TR	Zoning:	LAM1	Total Restrooms:	
Rec Date:	07/21/2023	Prior Rec Date:		Yr Built/Eff:	1959 / 1959
Sale Date:	07/14/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,520,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	481508	Acres:	0.19		
1st Mtg Amt:	\$2,142,000	Lot Area:	8,316		
Total Value:	\$133,316	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 3.27 (miles)			
Address:	3130 S BROADWAY, LOS ANGELES, CA 90007-3811				
Owner Name:	ROVEL LLC				
Seller Name:	DEUTSCH DAVE				
APN:	5122-005-017	Map Reference:	44-B6 /	Building Area:	7,560

County:	LOS ANGELES, CA	Census Tract:	2246.00	Total Rooms/Offices:	
Subdivision:	BUSHS & CRAWFORDS SUB	Zoning:	LAM1	Total Restrooms:	
Rec Date:	11/22/2023	Prior Rec Date:	04/13/1984	Yr Built/Eff:	1950 / 1950
Sale Date:	08/01/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$122,000	Prior Sale Price:	\$93,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	809076	Acres:	0.19		
1st Mtg Amt:		Lot Area:	8,180		
Total Value:	\$511,759	# of Stories:	1		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject:	3.37 (miles)
Address:	11102 ALAMEDA ST, LYNWOOD, CA 90262-1724		
Owner Name:	G & G COML INVS LLC		
Seller Name:	PACIFIC SKY LP		
APN:	6170-006-001	Map Reference:	58-F4 /
County:	LOS ANGELES, CA	Census Tract:	5403.00
Subdivision:	5418	Zoning:	LYM*
Rec Date:	12/08/2023	Prior Rec Date:	11/15/2001
Sale Date:	11/22/2023	Prior Sale Date:	11/01/2001
Sale Price:	\$1,400,000	Prior Sale Price:	\$200,180
Sale Type:	FULL	Prior Sale Type:	
Document #:	857138	Acres:	0.16
1st Mtg Amt:	\$560,000	Lot Area:	7,134
Total Value:	\$197,351	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
Building Area:	7,058	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1950 / 1951
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	4	Distance From Subject:	3.42 (miles)
Address:	2225 SOUTHWEST DR, LOS ANGELES, CA 90043-4523		
Owner Name:	2225 SOUTHWEST PROPERTY LLC		
Seller Name:	2225 SOUTHWEST DR LLC		
APN:	4007-021-011	Map Reference:	51-D4 /
County:	LOS ANGELES, CA	Census Tract:	2348.00
Subdivision:	6543	Zoning:	LAM1
Rec Date:	11/09/2023	Prior Rec Date:	
Sale Date:	11/03/2023	Prior Sale Date:	
Sale Price:	\$3,150,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	773296	Acres:	0.22
1st Mtg Amt:	\$1,578,000	Lot Area:	9,604
Total Value:	\$816,714	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
Building Area:	8,216	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1925 / 1940
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	5	Distance From Subject:	3.76 (miles)
Address:	1120 E 14TH PL, LOS ANGELES, CA 90021-2602		
Owner Name:	ESSEX PLAZA LLC		
Seller Name:	MILMAN TAYLOR ENTS LLC		
APN:	5132-024-035	Map Reference:	44-D5 /
County:	LOS ANGELES, CA	Census Tract:	2260.02
Subdivision:	WALNUT GROVE TR LOS ANGELES	Zoning:	LAM2
Rec Date:	12/15/2023	Prior Rec Date:	05/11/1993
Sale Date:	09/22/2023	Prior Sale Date:	
Sale Price:	\$1,800,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	880311	Acres:	0.22
Building Area:	7,644	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1967 / 1967
		Air Cond:	
		Pool:	
		Roof Mat:	

1st Mtg Amt:	\$1,170,000	Lot Area:	9,444
Total Value:	\$204,961	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	4.16 (miles)
Address:	1833 S HOPE ST, LOS ANGELES, CA 90015-4101		
Owner Name:	ST FRANCIS CENTER		
Seller Name:	MIZRAHI VICTOR FAMILY TRUST		
APN:	5126-011-005	Map Reference:	44-B5 /
County:	LOS ANGELES, CA	Census Tract:	2240.20
Subdivision:	F MCLAUGHLIN SUB	Zoning:	LAM2
Rec Date:	06/26/2023	Prior Rec Date:	10/24/1996
Sale Date:	06/22/2023	Prior Sale Date:	
Sale Price:	\$2,575,000	Prior Sale Price:	\$239,445
Sale Type:	FULL	Prior Sale Type:	
Document #:	414755	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,275
Total Value:	\$2,048,160	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	6,900
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1948 / 1949
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	7	Distance From Subject:	4.34 (miles)
Address:	2133 BAY ST, LOS ANGELES, CA 90021-1707		
Owner Name:	ARTIST MERCHANTS LLC		
Seller Name:	PART-ROSLIN PROPERTIES LLC		
APN:	5166-004-013	Map Reference:	44-E5 /
County:	LOS ANGELES, CA	Census Tract:	2060.51
Subdivision:	M L WICKS SUB	Zoning:	LAM3
Rec Date:	11/29/2023	Prior Rec Date:	03/03/1999
Sale Date:	11/08/2023	Prior Sale Date:	03/01/1999
Sale Price:	\$4,435,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	824182	Acres:	0.19
1st Mtg Amt:	\$3,000,000	Lot Area:	8,390
Total Value:	\$153,356	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	7,098
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1954 / 1954
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	8	Distance From Subject:	4.36 (miles)
Address:	1124 S LOS ANGELES ST, LOS ANGELES, CA 90015-2537		
Owner Name:	XY PROPERTY LLC		
Seller Name:	1126 LOS ANGELES LLC		
APN:	5145-021-003	Map Reference:	44-C4 /
County:	LOS ANGELES, CA	Census Tract:	2079.02
Subdivision:	O W CHILDS TR	Zoning:	LAM2
Rec Date:	06/20/2023	Prior Rec Date:	11/30/2001
Sale Date:	06/06/2023	Prior Sale Date:	10/19/2001
Sale Price:	\$2,150,000	Prior Sale Price:	\$1,226,010
Sale Type:	FULL	Prior Sale Type:	
Document #:	400682	Acres:	0.16
1st Mtg Amt:		Lot Area:	7,089
Total Value:	\$1,740,826	# of Stories:	1
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	7,000
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1917 / 1924
		Air Cond:	
		Pool:	
		Roof Mat:	TAR & GRAVEL

Comp #:	9	Distance From Subject:	4.92 (miles)
Address:	4937 SLAUSON AVE, MAYWOOD, CA 90270-3020		
Owner Name:	4937 EAST SLAUSON AVENUE LLC		
Seller Name:	DE ALVA LISA A		

APN:	6314-029-007	Map Reference:	53-D4 /	Building Area:	6,410
County:	LOS ANGELES, CA	Census Tract:	5337.03	Total Rooms/Offices:	
Subdivision:	4766	Zoning:	MYC2YY	Total Restrooms:	
Rec Date:	06/22/2023	Prior Rec Date:	10/03/2002	Yr Built/Eff:	1948 / 1950
Sale Date:	06/20/2023	Prior Sale Date:	09/23/2002	Air Cond:	
Sale Price:	\$1,500,000	Prior Sale Price:	\$241,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	408322	Acres:	0.19		
1st Mtg Amt:	\$750,000	Lot Area:	8,359		
Total Value:	\$335,473	# of Stories:	2		
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject:	5.53 (miles)		
Address:	122 W HAZEL ST, INGLEWOOD, CA 90302-2905				
Owner Name:	225 WBA LLC				
Seller Name:	GEORGE INVESTMENTS LLC				
APN:	4016-024-025	Map Reference:	51-A6 /	Building Area:	8,105
County:	LOS ANGELES, CA	Census Tract:	6013.02	Total Rooms/Offices:	
Subdivision:	INGLEWOOD PROP	Zoning:	INM1*	Total Restrooms:	
Rec Date:	06/27/2023	Prior Rec Date:	11/24/1982	Yr Built/Eff:	1985 / 1985
Sale Date:	05/31/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,000,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	417513	Acres:	0.33		
1st Mtg Amt:		Lot Area:	14,175		
Total Value:	\$252,611	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	11	Distance From Subject:	6.65 (miles)		
Address:	14019 ORANGE AVE, PARAMOUNT, CA 90723				
Owner Name:	ORANGE AVE INDUSTRIAL LLC				
Seller Name:	MALCHOW E J & L J F/TR				
APN:	6236-034-019	Map Reference:	65-D2 /	Building Area:	8,148
County:	LOS ANGELES, CA	Census Tract:	5537.01	Total Rooms/Offices:	
Subdivision:	12703	Zoning:	PAM2*	Total Restrooms:	
Rec Date:	06/09/2023	Prior Rec Date:	08/09/1990	Yr Built/Eff:	1979 / 1979
Sale Date:	04/28/2023	Prior Sale Date:	07/1990	Air Cond:	
Sale Price:	\$2,357,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	377619	Acres:	0.44		
1st Mtg Amt:	\$1,850,000	Lot Area:	18,960		
Total Value:	\$648,664	# of Stories:			
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject:	6.90 (miles)		
Address:	261 S KENMORE AVE, LOS ANGELES, CA 90004-5604				
Owner Name:	ORANGE MIX JM LLC/ORANGE MIX LAVI LLC				
Seller Name:	KIM JUM S				
APN:	5518-014-011	Map Reference:	43-F1 /	Building Area:	7,056
County:	LOS ANGELES, CA	Census Tract:	2113.10	Total Rooms/Offices:	
Subdivision:	4678	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/11/2023	Prior Rec Date:	05/23/2006	Yr Built/Eff:	1947 / 1947
Sale Date:	06/26/2023	Prior Sale Date:	02/24/2006	Air Cond:	
Sale Price:	\$1,650,000	Prior Sale Price:	\$1,320,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	451070	Acres:	0.19		
1st Mtg Amt:		Lot Area:	8,307		

Total Value:	\$1,733,833	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	7.18 (miles)
Address:	1201 N ALVARADO ST, LOS ANGELES, CA 90026-3126		
Owner Name:	APPECROSS LANE HOLDINGS LLC		
Seller Name:	1201 N ALVARADO ECHO PK STUDIO		
APN:	5402-033-025	Map Reference:	35-C5 /
County:	LOS ANGELES, CA	Census Tract:	1956.00
Subdivision:	WASHINGTON HEIGHTS	Zoning:	LARD2
Rec Date:	05/01/2023	Prior Rec Date:	04/08/2021
Sale Date:	04/26/2023	Prior Sale Date:	03/31/2021
Sale Price:	\$3,275,000	Prior Sale Price:	\$2,815,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	279567	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,502
Total Value:	\$1,976,760	# of Stories:	2
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	6,940
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1926 / 1950
		Air Cond:	
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	14	Distance From Subject:	7.22 (miles)
Address:	1120 W MAHALO PL, COMPTON, CA 90220-5443		
Owner Name:	AMERICAN ROCKIES LOGISTICS INC		
Seller Name:	SCALZO FAMILY TRUST		
APN:	7319-003-083	Map Reference:	64-D5 /
County:	LOS ANGELES, CA	Census Tract:	5432.03
Subdivision:	HELLMAN ISAIAS W 716	Zoning:	COMH*
	03 AC ALLOT		
Rec Date:	04/18/2023	Prior Rec Date:	03/17/1998
Sale Date:	04/03/2023	Prior Sale Date:	05/03/1996
Sale Price:	\$2,400,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	247184	Acres:	0.32
1st Mtg Amt:	\$1,380,000	Lot Area:	13,784
Total Value:	\$809,487	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	7,504
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1982 / 1982
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	15	Distance From Subject:	7.30 (miles)
Address:	4732 FLORAL DR, LOS ANGELES, CA 90022-1322		
Owner Name:	4732 FLORAL LLC		
Seller Name:	MOODY PEGGY H FAMILY TRUST		
APN:	5235-017-042	Map Reference:	45-E4 /
County:	LOS ANGELES, CA	Census Tract:	5305.00
Subdivision:	4949	Zoning:	LCM1*
Rec Date:	06/01/2023	Prior Rec Date:	10/27/1986
Sale Date:	05/26/2023	Prior Sale Date:	
Sale Price:	\$1,750,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	357389	Acres:	0.24
1st Mtg Amt:	\$1,570,000	Lot Area:	10,436
Total Value:	\$130,726	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	6,720
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1953 / 1955
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	16	Distance From Subject:	11.12 (miles)
Address:	8018 WESTMAN AVE, WHITTIER, CA 90606-3184		
Owner Name:	HOLMES FAMILY TRUST		

Seller Name:	MIK CONSTRUCTION INC		
APN:	8169-011-018	Map Reference:	55-B6 /
County:	LOS ANGELES, CA	Census Tract:	5023.03
Subdivision:	STEVENS SUB	Zoning:	SSM1*
Rec Date:	11/29/2023	Prior Rec Date:	05/24/1985
Sale Date:	10/21/2023	Prior Sale Date:	
Sale Price:	\$2,200,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	824389	Acres:	0.39
1st Mtg Amt:		Lot Area:	16,939
Total Value:	\$1,651,402	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	17	Distance From Subject:	12.00 (miles)
Address:	3155 FUJITA ST, TORRANCE, CA 90505-4006		
Owner Name:	GIUROF FAMILY TRUST		
Seller Name:	A C D & G LLC		
APN:	7377-002-082	Map Reference:	68-B6 /
County:	LOS ANGELES, CA	Census Tract:	6511.01
Subdivision:		Zoning:	TOMI-LT
Rec Date:	11/14/2023	Prior Rec Date:	04/23/2004
Sale Date:	08/29/2023	Prior Sale Date:	03/29/2004
Sale Price:	\$3,025,000	Prior Sale Price:	\$885,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	783467	Acres:	0.31
1st Mtg Amt:	\$2,571,250	Lot Area:	13,703
Total Value:	\$1,209,411	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	18	Distance From Subject:	12.68 (miles)
Address:	319 AGOSTINO RD, SAN GABRIEL, CA 91776-2504		
Owner Name:	ARROYO ONE GLOBAL LLC		
Seller Name:	LIU CHUNG K & FAY H		
APN:	5367-028-041	Map Reference:	37-E3 /
County:	LOS ANGELES, CA	Census Tract:	4811.02
Subdivision:	1376	Zoning:	SLM1YY
Rec Date:	06/30/2023	Prior Rec Date:	09/18/1998
Sale Date:	06/21/2023	Prior Sale Date:	08/06/1998
Sale Price:	\$2,670,000	Prior Sale Price:	\$475,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	430594	Acres:	0.36
1st Mtg Amt:		Lot Area:	15,758
Total Value:	\$715,732	# of Stories:	1
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	19	Distance From Subject:	13.80 (miles)
Address:	10848 WEAVER AVE, SOUTH EL MONTE, CA 91733-2751		
Owner Name:	J & H USA LLC		
Seller Name:	CARRILLO CARLOS G L/TR		
APN:	8104-028-009	Map Reference:	47-D3 /
County:	LOS ANGELES, CA	Census Tract:	4338.04
Subdivision:	E J BALDWINS	Zoning:	SEM*
Rec Date:	08/15/2023	Prior Rec Date:	08/24/1992
Sale Date:	06/29/2023	Prior Sale Date:	08/1992
Sale Price:	\$1,920,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	539241	Acres:	0.48
			ROLL COMPOSITION

1st Mtg Amt:	\$1,200,000	Lot Area:	20,972
Total Value:	\$720,049	# of Stories:	2
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	20	Distance From Subject: 13.81 (miles)	
Address:	404 BROAD AVE, WILMINGTON, CA 90744-5828		
Owner Name:	LONG BEACH TRUCKING INC		
Seller Name:	STEP SAVER CA LLC		
APN:	7418-012-023	Map Reference:	74-C5 /
County:	LOS ANGELES, CA	Census Tract:	2947.01
Subdivision:	WILMINGTON	Zoning:	LAM2
Rec Date:	10/26/2023	Prior Rec Date:	06/17/2020
Sale Date:	07/12/2023	Prior Sale Date:	04/24/2020
Sale Price:	\$3,300,000	Prior Sale Price:	\$1,950,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	731705	Acres:	0.44
1st Mtg Amt:	\$2,145,000	Lot Area:	19,066
Total Value:	\$2,049,797	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/
		Building Area:	7,388
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1953 /
		Air Cond:	NONE
		Pool:	
		Roof Mat:	