

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATIELOS**  
PRESIDENT

**E. FELICIA BRANNON**  
VICE-PRESIDENT

**JOSELYN GEAGA-ROSENTHAL**

**GEORGE HOVAGUIMIAN**

**JAVIER NUNEZ**

**CITY OF LOS ANGELES**  
CALIFORNIA



**ERIC GARCETTI**  
MAYOR

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

**FRANK M. BUSH**  
GENERAL MANAGER

**OSAMA YOUNAN, P.E.**  
EXECUTIVE OFFICER

November 27, 2019

Council District # 9

Case #: 864228

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

JOB ADDRESS: **843 E 87TH PL**

CONTRACT NO.: **B131051-2 C128935-2 T128934**

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 and cleaning of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,349.05. The cost of cleaning the subject lot was \$1,556.80.

It is proposed that a lien for the total amount of **\$3,981.85** 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.

**FRANK M. BUSH**  
**GENERAL MANAGER**

*M. Schulzinger (for)*

Armond Gregoryona, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On June 24, 2019 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, on the parcel located at **843 E 87TH PL** , 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	B4391	August 07, 2019	\$1,387.06
BARRICADE	B4404	August 08, 2019	\$961.99
CLEAN	C4597	August 06, 2019	\$1,556.80
			<u>\$3,905.85</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15947	\$38.00
FULL	T16331	\$38.00
		<u>\$76.00</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 \$3,165.90 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$76.00 for a total of **\$3,981.85**, 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: November 27, 2019

FRANK M. BUSH  
GENERAL MANAGER

  
Armond Gregoryona, Principal Inspector  
Lien Review

Report and lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: NEVILLE REID  
JOB ADDRESS: 843 E 87TH PL  
ASSESSORS PARCEL NO.: 6042-021-005

CASE #: 864228

Last Full Title: 11/21/2019

Last Update Title:

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1 MEK ACQUISITIONS LLC  
C/O KEN BERRY  
2300 W SAHARA AVE.  
STE 800  
LAS VEGAS, NV 89102-4397  
Capacity: OWNER
- 2 MEK ACQUISITIONS LLC  
C/O SD EQUITY PARTNERS, INC.  
1611 -A.S. MELROSE DR. #367  
VISTA, CA 92081  
Capacity: INTERESTED PARTY
- 3 MEK ACQUISITIONS LLC  
C/O KEN BERRY  
6080 CENTER DRIVE  
SUITE 600  
LOS ANGELES, CA 90045  
Capacity: OWNER
- 4 MEK ACQUISITIONS LLC  
C/O PARACORP INCORPORATED  
ATTN: MATTHEW MARZUCCO  
2804 GATEWAY OAKS DR.  
SUITE 100  
SACRAMENTO, CA 95833  
Capacity: OWNER



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T15947**  
**Dated as of: 06/06/2019**

**Prepared for: City of Los Angeles**

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

**APN #: 6042-021-005**

**Property Address: 843 E 87TH PL**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : MEK ACQUISTIONS LLC**

**Grantor : CAROL JEAN PARKER; THE ESTATE OF MALTIE MAE PARKER**

**Deed Date : 07/18/2018**

**Recorded : 08/27/2018**

**Instr No. : 18-0863099**

1) **MAILING ADDRESS: MEK ACQUISTIONS LLC**  
**2300 W SAHANA AVE # 800 LAS VEGAS NV 89102**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot: 379 Tract No: 6631 Abbreviated Description: LOT:379 TR#:6631 TRACT NO. 6631 LOT 379**

### **MORTGAGES/LIENS**

**Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS**

**Recording Date: 08/27/2018**

**Document #: 18-0863100**

**Loan Amount: \$200,000**

**Lender Name: JAMES AND MONICA LINDSEY FAMILY LIVING T**

\* **Borrowers Name: MEK ACQUISTIONS LLC %**

2) → **MAILING ADDRESS: SD EQUITY PARTNERS, INC.**  
**1611-A.S. MELROSE DR. #367 VISTA, CA 92081**



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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## ***Property Title Report***

**Work Order No. T16331**  
**Dated as of: 11/19/2019**

**Prepared for: City of Los Angeles**

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### **SCHEDULE A**

*(Reported Property Information)*

**APN #: 6042-021-005**

**Property Address: 843 E 87TH PL**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : MEK ACQUISTIONS LLC**

**Grantor : CAROL JEAN PARKER; THE ESTATE OF MALTIE MAE PARKER**

**Deed Date : 07/18/2018**

**Recorded : 08/27/2018**

**Instr No. : 18-0863099**

**MAILING ADDRESS: MEK ACQUISTIONS LLC**  
**2300 W SAHARA AVE # 800 LAS VEGAS NV 89102**

### **SCHEDULE B**

### **LEGAL DESCRIPTION**

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**MAILING ADDRESS: SD EQUITY PARTNERS INC.**  
**1611-A S. MELROSE DR. #367 VISTA, CA 92081**

## Property Detail Report

For Property Located At :

843 E 87TH PL, LOS ANGELES, CA 90002-1011





**Owner Information**

Owner Name: MEK ACQUISITIONS LLC  
 Mailing Address: 2300 W SAHARA AVE #800, LAS VEGAS NV 89102-4397 C025  
 Vesting Codes: // CO

**Location Information**

Legal Description:	TRACT NO. 6631 LOT 379	APN:	6042-021-005
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2400.10 / 3	Subdivision:	6631
Township-Range-Sect:		Map Reference:	58-C2 /
Legal Book/Page:	71-50	Tract #:	6631
Legal Lot:	379	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C37	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

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

**Last Market Sale Information**

Recording/Sale Date:	08/27/2018 / 07/18/2018	1st Mtg Amount/Type:	\$200,000 / PRIVATE PARTY
Sale Price:	\$300,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	863100
Document #:	863099	2nd Mtg Amount/Type:	\$100,000 / PRIVATE PARTY
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$286.81
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO		
Lender:	PRIVATE INDIVIDUAL		
Seller Name:	PARKER MATTIE M		

**Prior Sale Information**

Prior Rec/Sale Date:	11/03/1983 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1307681	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	1,046	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1949 / 1950	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:	Building Permit				

**Site Information**

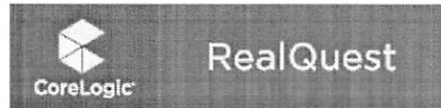
Zoning:	LAR2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,103	Lot Width/Depth:	40 x 127	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$31,625	Assessed Year:	2018	Property Tax:	\$655.80
Land Value:	\$13,121	Improved %:	59%	Tax Area:	460
Improvement Value:	\$18,504	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$24,625				

# Comparable Sales Report

For Property Located At


**843 E 87TH PL, LOS ANGELES, CA 90002-1011**

20 Comparable(s) Selected.

Report Date: 11/19/2019

## Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$300,000	\$85,500	\$880,000	\$478,975
Bldg/Living Area	1,046	896	1,190	1,042
Price/Sqft	\$286.81	\$79.24	\$963.86	\$472.29
Year Built	1949	1904	1954	1932
Lot Area	5,103	4,337	5,956	5,067
Bedrooms	2	2	4	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$31,625	\$22,569	\$444,000	\$176,719
Distance From Subject	0.00	0.04	0.48	0.30

\* = user supplied for search only

## Comp #:1

Distance From Subject:0.04 (miles)

Address:	838 E 87TH PL, LOS ANGELES, CA 90002-1010		
Owner Name:	OCEAN DEV INC		
Seller Name:	WHITE GERTIE D		
APN:	6042-020-025	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	2400.10
Subdivision:	6631	Zoning:	LAR2
Rec Date:	06/21/2019	Prior Rec Date:	
Sale Date:	05/10/2019	Prior Sale Date:	
Sale Price:	\$350,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	591613	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,158
Total Value:	\$48,564	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,176
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1940 / 1944
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

## Comp #:2

Distance From Subject:0.08 (miles)

Address:	907 E 88TH ST, LOS ANGELES, CA 90002-1110		
Owner Name:	CHOI CHRIS C		
Seller Name:	OCEAN DEV		
APN:	6042-025-017	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	2400.10
Subdivision:	6631	Zoning:	LAR2
Rec Date:	10/21/2019	Prior Rec Date:	02/04/2019
Sale Date:	09/10/2019	Prior Sale Date:	01/04/2019
Sale Price:	\$875,000	Prior Sale Price:	\$370,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1121039	Acres:	0.12
1st Mtg Amt:	\$612,500	Lot Area:	5,159
Total Value:	\$31,184	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	948
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1941 / 1941
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	



Comp #:3 Distance From Subject:0.09 (miles)

Address: 807 E 88TH ST, LOS ANGELES, CA 90002-1030

Owner Name: CONTRERAS ANA R H/ANDRES YUREN I A

Seller Name: CALZADA RAUL & MERCEDES

APN:	6042-020-014	Map Reference:	58-C2 /	Living Area:	1,158
County:	LOS ANGELES, CA	Census Tract:	2400.10	Total Rooms:	
Subdivision:	6631	Zoning:	LAR2	Bedrooms:	3
Rec Date:	05/29/2019	Prior Rec Date:	09/30/1988	Bath(F/H):	2 /
Sale Date:	04/15/2019	Prior Sale Date:	07/1988	Yr Built/Eff:	1923 / 1946
Sale Price:	\$395,000	Prior Sale Price:	\$68,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	490451	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$395,000	Lot Area:	5,158	Pool:	
Total Value:	\$150,044	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.16 (miles)

Address: 730 E 87TH PL, LOS ANGELES, CA 90002-1004

Owner Name: CD ASSET CO LLC

Seller Name: OCEAN DEV INC

APN:	6042-005-007	Map Reference:	58-C2 /	Living Area:	952
County:	LOS ANGELES, CA	Census Tract:	2400.10	Total Rooms:	
Subdivision:	1977	Zoning:	LAR2	Bedrooms:	2
Rec Date:	07/30/2019	Prior Rec Date:	11/20/2008	Bath(F/H):	1 /
Sale Date:	05/23/2019	Prior Sale Date:	07/03/2008	Yr Built/Eff:	1904 / 1926
Sale Price:	\$865,000	Prior Sale Price:	\$200,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	750522	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$513,000	Lot Area:	5,274	Pool:	
Total Value:	\$142,933	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.17 (miles)

Address: 902 E 88TH PL, LOS ANGELES, CA 90002-1107

Owner Name: CURHAN ZACHARY/CHENGLE ENTS LLC

Seller Name: CURHAN ZACHARY

APN:	6042-027-018	Map Reference:	58-C2 /	Living Area:	1,079
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	5
Subdivision:	6631	Zoning:	LAR2	Bedrooms:	3
Rec Date:	10/08/2019	Prior Rec Date:	08/29/2019	Bath(F/H):	1 /
Sale Date:	09/26/2019	Prior Sale Date:	07/22/2019	Yr Built/Eff:	1954 / 1954
Sale Price:	\$85,500	Prior Sale Price:	\$857,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1063669	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,175	Pool:	
Total Value:	\$265,725	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:6 Distance From Subject:0.20 (miles)

Address: 942 E 88TH PL, LOS ANGELES, CA 90002-1107

Owner Name: GALLAGHER LINDA C/GALLAGHER MARK

Seller Name: OCEAN DEV INC

APN:	6042-027-028	Map Reference:	58-C2 /	Living Area:	1,132
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	6
Subdivision:	6631	Zoning:	LAR2	Bedrooms:	2
Rec Date:	06/17/2019	Prior Rec Date:	06/15/2018	Bath(F/H):	1 /
Sale Date:	05/16/2019	Prior Sale Date:	06/01/2018	Yr Built/Eff:	1928 / 1929

Sale Price:	<b>\$855,000</b>	Prior Sale Price:	<b>\$365,100</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>MEDITERRANEAN</b>
Document #:	<b>570301</b>	Acres:	<b>0.11</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$598,500</b>	Lot Area:	<b>5,004</b>	Pool:	
Total Value:	<b>\$85,759</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>DETACHED GARAGE</b>

Comp #:7 Distance From Subject:0.26 (miles)

Address: **728 E 84TH PL, LOS ANGELES, CA 90001-3621**

Owner Name: **OCEAN DEV INC**

Seller Name: **GIBBS FAMILY TRUST**

APN:	<b>6029-026-021</b>	Map Reference:	<b>58-C1 /</b>	Living Area:	<b>936</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2398.02</b>	Total Rooms:	
Subdivision:	<b>6</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>07/23/2019</b>	Prior Rec Date:	<b>03/28/1986</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>07/03/2019</b>	Prior Sale Date:		Yr Built/Eff:	<b>1923 / 1933</b>
Sale Price:	<b>\$370,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>717532</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>5,101</b>	Pool:	
Total Value:	<b>\$330,755</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:8 Distance From Subject:0.28 (miles)

Address: **743 E 90TH ST, LOS ANGELES, CA 90002-1613**

Owner Name: **JUAREZ GERARDO**

Seller Name: **HEARNE ELESTER TRUST**

APN:	<b>6042-010-012</b>	Map Reference:	<b>58-C2 /</b>	Living Area:	<b>1,017</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2400.20</b>	Total Rooms:	
Subdivision:	<b>7527</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>09/17/2019</b>	Prior Rec Date:		Bath(F/H):	<b>1 /</b>
Sale Date:	<b>08/29/2019</b>	Prior Sale Date:		Yr Built/Eff:	<b>1940 / 1945</b>
Sale Price:	<b>\$302,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>964540</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>5,378</b>	Pool:	
Total Value:	<b>\$41,173</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:9 Distance From Subject:0.30 (miles)

Address: **918 E 90TH ST, LOS ANGELES, CA 90002-1617**

Owner Name: **ELITE SCC EQUITITES INC**

Seller Name: **SKYSCRAPERS INVESTMENTS GROUP**

APN:	<b>6042-029-020</b>	Map Reference:	<b>58-C2 /</b>	Living Area:	<b>1,043</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2400.20</b>	Total Rooms:	
Subdivision:	<b>6631</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>11/01/2019</b>	Prior Rec Date:	<b>10/01/2019</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>10/09/2019</b>	Prior Sale Date:	<b>08/29/2019</b>	Yr Built/Eff:	<b>1930 / 1930</b>
Sale Price:	<b>\$350,000</b>	Prior Sale Price:	<b>\$315,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>1181238</b>	Acres:	<b>0.11</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$317,500</b>	Lot Area:	<b>4,842</b>	Pool:	
Total Value:	<b>\$327,726</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:10 Distance From Subject:0.33 (miles)

Address: **8804 HOOPER AVE, LOS ANGELES, CA 90002-1149**

Owner Name:	<b>ROBINSON GRENEISHA</b>		
Seller Name:	<b>DAVIS ANNIE L</b>		
APN:	<b>6043-013-016</b>	Map Reference:	<b>58-C2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5351.02</b>
Subdivision:	<b>7421</b>	Zoning:	<b>LCR2*</b>
Rec Date:	<b>05/23/2019</b>	Prior Rec Date:	<b>01/03/2012</b>
Sale Date:	<b>05/17/2019</b>	Prior Sale Date:	<b>09/13/2011</b>
Sale Price:	<b>\$350,000</b>	Prior Sale Price:	<b>\$180,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>473548</b>	Acres:	<b>0.10</b>
1st Mtg Amt:	<b>\$343,660</b>	Lot Area:	<b>4,365</b>
Total Value:	<b>\$198,699</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>

Living Area:	<b>1,056</b>
Total Rooms:	
Bedrooms:	<b>3</b>
Bath(F/H):	<b>1 /</b>
Yr Built/Eff:	<b>1954 / 1954</b>
Air Cond:	
Style:	
Fireplace:	<b>/</b>
Pool:	
Roof Mat:	
Parking:	

Comp #:11 Distance From Subject:0.34 (miles)

Address: **830 E 83RD ST, LOS ANGELES, CA 90001-3606**

Owner Name: **CD ASSET CO LLC**

Seller Name: **OCEAN DEV**

APN:	<b>6029-019-018</b>	Map Reference:	<b>58-C1 /</b>	Living Area:	<b>934</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2398.02</b>	Total Rooms:	
Subdivision:	<b>6</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>03/13/2019</b>	Prior Rec Date:	<b>03/09/1995</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>10/02/2018</b>	Prior Sale Date:		Yr Built/Eff:	<b>1927 / 1934</b>
Sale Price:	<b>\$845,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>223532</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$498,000</b>	Lot Area:	<b>5,097</b>	Pool:	
Total Value:	<b>\$316,000</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:12 Distance From Subject:0.35 (miles)

Address: **1223 E 87TH PL, LOS ANGELES, CA 90002-1202**

Owner Name: **GARCIA PENELOPE M G**

Seller Name: **ABDUL-RAHMAAN RAHIHAH**

APN:	<b>6043-015-024</b>	Map Reference:	<b>58-C2 /</b>	Living Area:	<b>896</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5351.02</b>	Total Rooms:	
Subdivision:	<b>7421</b>	Zoning:	<b>LCR2*</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>05/03/2019</b>	Prior Rec Date:	<b>07/12/1999</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>04/09/2019</b>	Prior Sale Date:		Yr Built/Eff:	<b>1926 / 1932</b>
Sale Price:	<b>\$365,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>403115</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$346,750</b>	Lot Area:	<b>5,088</b>	Pool:	
Total Value:	<b>\$22,569</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:13 Distance From Subject:0.38 (miles)

Address: **911 E 92ND ST, LOS ANGELES, CA 90002-1637**

Owner Name: **GATICA JOSE G**

Seller Name: **ACEVEDO MARIA**

APN:	<b>6042-030-015</b>	Map Reference:	<b>58-C2 /</b>	Living Area:	<b>1,152</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2400.20</b>	Total Rooms:	
Subdivision:	<b>6631</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>07/22/2019</b>	Prior Rec Date:	<b>12/08/2006</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>06/07/2019</b>	Prior Sale Date:	<b>11/07/2006</b>	Yr Built/Eff:	<b>1940 / 1940</b>
Sale Price:	<b>\$390,000</b>	Prior Sale Price:	<b>\$360,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>713936</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:		Lot Area:	<b>5,956</b>	Pool:	
Total Value:	<b>\$185,783</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:14 Distance From Subject:0.40 (miles)  
 Address: 842 E 82ND ST, LOS ANGELES, CA 90001-3224  
 Owner Name: 100 MAIN STREET PROP 1 LLC  
 Seller Name: OCEAN DEV INC  
 APN: 6029-014-020 Map Reference: 58-C1 / Living Area: 1,105  
 County: LOS ANGELES, CA Census Tract: 2398.02 Total Rooms:  
 Subdivision: 6 Zoning: LAR2 Bedrooms: 2  
 Rec Date: 08/30/2019 Prior Rec Date: 01/09/2019 Bath(F/H): 1 /  
 Sale Date: 08/20/2019 Prior Sale Date: 09/21/2018 Yr Built/Eff: 1930 / 1931  
 Sale Price: \$376,000 Prior Sale Price: \$340,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 885730 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: Lot Area: 5,100 Pool:  
 Total Value: \$86,597 # of Stories: 1 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:15 Distance From Subject:0.42 (miles)  
 Address: 652 E 91ST ST, LOS ANGELES, CA 90002-1620  
 Owner Name: SAMANO CECILIA H/MARTINEZ JAVIER F  
 Seller Name: GONZALEZ ESTELA  
 APN: 6042-013-002 Map Reference: 58-C2 / Living Area: 914  
 County: LOS ANGELES, CA Census Tract: 2400.20 Total Rooms:  
 Subdivision: 7337 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 10/16/2019 Prior Rec Date: 04/29/2011 Bath(F/H): 1 /  
 Sale Date: 09/27/2019 Prior Sale Date: 02/04/2011 Yr Built/Eff: 1925 / 1926  
 Sale Price: \$420,000 Prior Sale Price: \$165,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 1102593 Acres: 0.11 Fireplace: Y / 1  
 1st Mtg Amt: \$412,392 Lot Area: 4,608 Pool:  
 Total Value: \$185,784 # of Stories: 1 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:16 Distance From Subject:0.42 (miles)  
 Address: 926 E 92ND ST, LOS ANGELES, CA 90002-1636  
 Owner Name: BROOKS AKIMA K  
 Seller Name: LONG FAMILY TRUST  
 APN: 6050-004-010 Map Reference: 58-C2 / Living Area: 1,022  
 County: LOS ANGELES, CA Census Tract: 2400.20 Total Rooms:  
 Subdivision: 8359 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 03/08/2019 Prior Rec Date: Bath(F/H): 1 /  
 Sale Date: 12/05/2018 Prior Sale Date: Yr Built/Eff: 1939 / 1945  
 Sale Price: \$379,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style:  
 Document #: 208606 Acres: 0.10 Fireplace: /  
 1st Mtg Amt: \$25,000 Lot Area: 4,337 Pool:  
 Total Value: \$24,508 # of Stories: 1 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:17 Distance From Subject:0.43 (miles)  
 Address: 1268 E 87TH PL, LOS ANGELES, CA 90002-1201  
 Owner Name: ANGELENO HOMES LLC  
 Seller Name: BAILEY ARNECIE  
 APN: 6043-014-002 Map Reference: 58-D2 / Living Area: 1,180  
 County: LOS ANGELES, CA Census Tract: 5351.02 Total Rooms:  
 Subdivision: 7421 Zoning: LCR2\* Bedrooms: 2  
 Rec Date: 07/17/2019 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 07/09/2019 Prior Sale Date: Yr Built/Eff: 1926 / 1940  
 Sale Price: \$305,000 Prior Sale Price: Air Cond:

Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	694833	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,103	Pool:	
Total Value:	\$49,473	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:18 Distance From Subject:0.44 (miles)

Address: 903 E 93RD ST, LOS ANGELES, CA 90002-1904

Owner Name: HERRERA VICTOR C

Seller Name: VASQUEZ LETICIA

APN:	6050-004-018	Map Reference:	58-C2 /	Living Area:	1,190
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	
Subdivision:	8359	Zoning:	LAR1	Bedrooms:	4
Rec Date:	02/20/2019	Prior Rec Date:	01/31/2003	Bath(F/H):	1 /
Sale Date:	01/16/2019	Prior Sale Date:	01/07/2003	Yr Built/Eff:	1939 / 1942
Sale Price:	\$420,000	Prior Sale Price:	\$160,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	
Document #:	148905	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$399,000	Lot Area:	4,889	Pool:	
Total Value:	\$444,000	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:19 Distance From Subject:0.46 (miles)

Address: 735 E 93RD ST, LOS ANGELES, CA 90002-1949

Owner Name: PEREZ CINDY/ALVAREZ JAVIER

Seller Name: TUCKER MONICA E

APN:	6050-002-024	Map Reference:	58-C2 /	Living Area:	1,044
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	
Subdivision:	8359	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/31/2019	Prior Rec Date:	12/19/2013	Bath(F/H):	1 /
Sale Date:	05/06/2019	Prior Sale Date:	10/31/2013	Yr Built/Eff:	1929 / 1929
Sale Price:	\$402,000	Prior Sale Price:	\$260,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	507534	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$392,755	Lot Area:	4,801	Pool:	
Total Value:	\$280,111	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:20 Distance From Subject:0.48 (miles)

Address: 1014 E 81ST ST, LOS ANGELES, CA 90001-2928

Owner Name: LEE JUN S/LEE BRIAN

Seller Name: SAFEGUARD REALTY INVS INC

APN:	6029-012-019	Map Reference:	58-C1 /	Living Area:	913
County:	LOS ANGELES, CA	Census Tract:	2398.01	Total Rooms:	
Subdivision:	6	Zoning:	LAR2	Bedrooms:	2
Rec Date:	06/04/2019	Prior Rec Date:	12/06/2017	Bath(F/H):	1 /
Sale Date:	05/21/2019	Prior Sale Date:	11/16/2017	Yr Built/Eff:	1926 / 1926
Sale Price:	\$880,000	Prior Sale Price:	\$317,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	516181	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$380,000	Lot Area:	5,738	Pool:	
Total Value:	\$317,000	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	