

PROPERTY PROFILE

Subject Property:



Site Address
5417 PACIFIC BLVD
HUNTINGTON PARK, CA 90255-2532



Mail Address
5421 PACIFIC BLVD
HUNTINGTON PARK, CA 90255-2532



Prepared For:

Freddie Chipres
(562) 674-0051
freddie@freddiefunds.com

Document Contents



- Profile Cover Sheet
- Property Overview
- Property History Page
- Property Comparables (Detailed)
- Property Comparables (Summary)
- Neighborhood
- Plat Map

Provided By

Lisa Lombardi
11811 South St.
Cerritos, CA 90703
lisa.lombardi@ctt.com

PROPERTY OVERVIEW

5417 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2532

Owner and Geographic Information



Primary Owner:

MSP PROPERTIES VIII LLC

Site Address:

5417 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2532

APN:

6309-012-003

Housing Tract Number:

Legal Description:

Lot Code:

2,3

Block:

14

Subdivision:

HUNTINGTON PARK EXTENSION #1

Legal Brief Description:

LOT:2,3 BLK:14 SUBD:HUNTINGTON PARK EXTENSION #1 HUNTINGTON PARK EXTENSION # 1 LOTS 2 ANDLOT 3 BLK 14

Secondary Owner:

Mail Address:

5421 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2532

Lot Number:

2,3

Page / Grid:

Property Details

 Bedrooms:	0	 Year Built:	1957	Square Feet:	13,653
 Bathrooms:	0	 Garage:		Lot Size:	14,001 SF
 Total Rooms:		 Fireplace:		Number of Units:	1
 Zoning:	HPM2*	 Pool:		Use Code:	Professional Bldg (legal; insurance; real estate; business)

Sale Information

**Transfer Date:** 12/12/2012**Transfer Value:** \$0.00**Cost/Sq Feet:****Seller:** SAN MIGUEL HEALTH PLAN INC,**Document#:** [12-1919969](#)

Assessment and Taxes

**Assessed Value:** \$2,577,537.00**Land Value:** \$507,052.00**Improvement Value:** \$2,070,485.00**Market Improvement Value:****Market Value:****County Tax Site URL:** <https://vcheck.ttc.lacounty.gov/>**Percent Improvement:** 80.33%**Tax Amount:** \$39,680.80**Tax Status:****Market Land Value:****Homeowner Exemption:****Tax Rate Area:** 0-594**Tax Account ID:****Tax Year:** 2024

PROPERTY HISTORY

5417 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2532

Foreclosure Record - 10/21/2024

Recording Date:	10/21/2024	Document#:	24-0715244
Document Type:	Notice of Default		
Lender Type:		Borrowers Name:	
Vesting:			
Legal Description:			

Mortgage Record - 11/20/2023

Recording Date:	11/20/2023	Document#:	23-0802525
Loan Amount:	\$1,900,000.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	VICINO LIMITED PARTNERSHIP		
Lender Type:		Borrowers Name:	MSP PROPERTIES VIII LLC
Vesting:			
Legal Description:	Lot Number:	2-6	
	Block:	14	
	Subdivision:	HUNTINGTON PARK EXTENSION NO 1	
	Map Ref:	0	
	City / Muni / Twp:	HUNTINGTON PARK	

Foreclosure Record - 08/14/2023

Recording Date:	08/14/2023	Document#:	23-0534660
Document Type:	Notice of Default		
Lender Type:		Borrowers Name:	
Vesting:			
Legal Description:			

Release Record - 01/27/2023

Recording Date:	01/27/2023	Document#:	23-0057866
Price:		Document Type:	Release of Mortgage
TD Due Date:		Type of Financing:	
Lender Name:			
Lender Type:		Borrowers Name:	MSP PROPERTIES VIII LLC A CALIFORNIA LIMITED LIABILITY COMPANY
Vesting:			
Legal Description:			

Mortgage Record - 01/03/2023

Recording Date:	01/03/2023	Document#:	23-0000185
Loan Amount:	\$2,900,000.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	VICINO LIMITED PARTNERSHIP		
Lender Type:		Borrowers Name:	MSP PROPERTIES VIII LLC
Vesting:			
Legal Description:	Lot Number:	2-6	
	Block:	14	
	Subdivision:	HUNTINGTON PARK EXTENSION NO 1	
	Map Ref:	0	
	City / Muni / Twp:	HUNTINGTON PARK	

PROPERTY HISTORY

5417 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2532

Assignment Record - 11/02/2021

Recording Date:	11/02/2021	Document#:	21-1642803
Price:		Document Type:	Assignment of Mortgage
TD Due Date:		Type of Financing:	
Lender Name:			
Lender Type:		Borrowers Name:	MSP PROPERTIES VIII LLC
Vesting:			
Legal Description:			

Foreclosure Record - 01/05/2021

Recording Date:	01/05/2021	Document#:	21-0009525
Document Type:	Notice of Rescission		
Lender Type:		Borrowers Name:	
Vesting:			
Legal Description:			

Foreclosure Record - 09/22/2020

Recording Date:	09/22/2020	Document#:	20-1154515
Document Type:	Notice of Default		
Lender Type:		Borrowers Name:	
Vesting:			
Legal Description:			

Release Record - 07/15/2014

Recording Date:	07/15/2014	Document#:	14-0728343
Price:		Document Type:	Release of Mortgage
TD Due Date:		Type of Financing:	
Lender Name:			
Lender Type:		Borrowers Name:	MSP
Vesting:			
Legal Description:			

Mortgage Record - 09/30/2013

Recording Date:	09/30/2013	Document#:	13-1410273
Loan Amount:	\$1,685,000.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	TORREY PINES BANK		
Lender Type:		Borrowers Name:	MSP PROPERTIES VIII LLC
Vesting:			
Legal Description:	Lot Number:	2-6	
	Block:	14	
	Subdivision:	HUNTINGTON PARK EXTENSION #1	
	Map Ref:	0	
	City / Muni / Twp:	HUNTINGTON PARK	

PROPERTY HISTORY

5417 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2532

Prior Transfer - 12/12/2012

Recording Date:	12/12/2012	Document#:	12-1919969
Price:	\$0.00 Multiple Parcels Involved in this transaction	Document Type:	Quit Claim Deed (non-arm's length)
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:		Buyer Vesting:	
Buyer Name:	MSP PROPERTIES VIII LLC		
Seller Name:	SAN MIGUEL HEALTH PLAN INC		
Legal Description:	Lot Number: 2-6		
	Block: 14		
	Subdivision: HUNTINGTON PARK EXTENSION #1		
	Map Ref: MB8 PG181		
	City / Muni / Twp: HUNTINGTON PARK		

Release Record - 11/09/2012

Recording Date:	11/09/2012	Document#:	12-1705404
Price:		Document Type:	Full Release with Legal Description
TD Due Date:		Type of Financing:	
Lender Name:		Borrowers Name:	SAN
Lender Type:			
Vesting:			
Legal Description:			

Mortgage Record - 11/17/2010

Recording Date:	11/17/2010	Document#:	10-1656434
Loan Amount:	\$500,000.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	DANARI BROADWAY LLC	Borrowers Name:	SAN MIGUEL HEALTH PLAN INC
Lender Type:			
Vesting:			
Legal Description:	Lot Number: 2-6		
	Block: 14		
	Subdivision: HUNTINGTON PARK EXTENSION #1		
	Map Ref: 0		
	City / Muni / Twp: HUNTINGTON PARK		

Prior Transfer - 06/04/2008

Recording Date:	06/04/2008	Document#:	08-0979338
Price:	\$0.00 Multiple Parcels Involved in this transaction	Document Type:	Quit Claim Deed (non-arm's length)
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:		Buyer Vesting:	
Buyer Name:	SAN MIGUEL HEALTHPLAN INC		
Seller Name:	MSP PROPERTIES VIII LLC		
Legal Description:	Lot Number: 2-6		
	Block: 14		
	Subdivision: HUNTINGTON PARK EXTENSION #1		
	Map Ref: MB8 PG181		
	City / Muni / Twp: HUNTINGTON PARK		

PROPERTY HISTORY

5417 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2532

Mortgage Record - 05/12/2008

Recording Date:	05/12/2008	Document#:	08-0836361
Loan Amount:	\$500,000.00	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type of Financing:	
Lender Name:	CATHAY BANK	Borrowers Name:	MSP PROPERTIES VIII LLC
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	2-4	
	Block:	14	
	Subdivision:	HUNTINGTON PARK EXTENSION #1	
	Map Ref:	0	
	City / Muni / Twp:	HUNTINGTON PARK	

Mortgage Record - 11/20/2007

Recording Date:	11/20/2007	Document#:	07-2578324
Loan Amount:	\$500,000.00	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type of Financing:	
Lender Name:	CATHAY BANK	Borrowers Name:	MSP PROPERTIES VIII LLC
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	2-6	
	Block:	14	
	Subdivision:	HUNTINGTON PARK EXTENSION #1	
	Map Ref:	0	
	City / Muni / Twp:	HUNTINGTON PARK	

Mortgage Record - 07/30/2007

Recording Date:	07/30/2007	Document#:	07-1791483
Loan Amount:	\$1,750,000.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	CATHAY BANK	Borrowers Name:	MSP PROPERTIES VIII LLC
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	2-6	
	Block:	14	
	Subdivision:	HUNTINGTON PARK EXTENSION #1	
	Map Ref:	MB8 PG181	
	City / Muni / Twp:	HUNTINGTON PARK	

PROPERTY HISTORY

5417 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2532

Prior Transfer - 07/30/2007

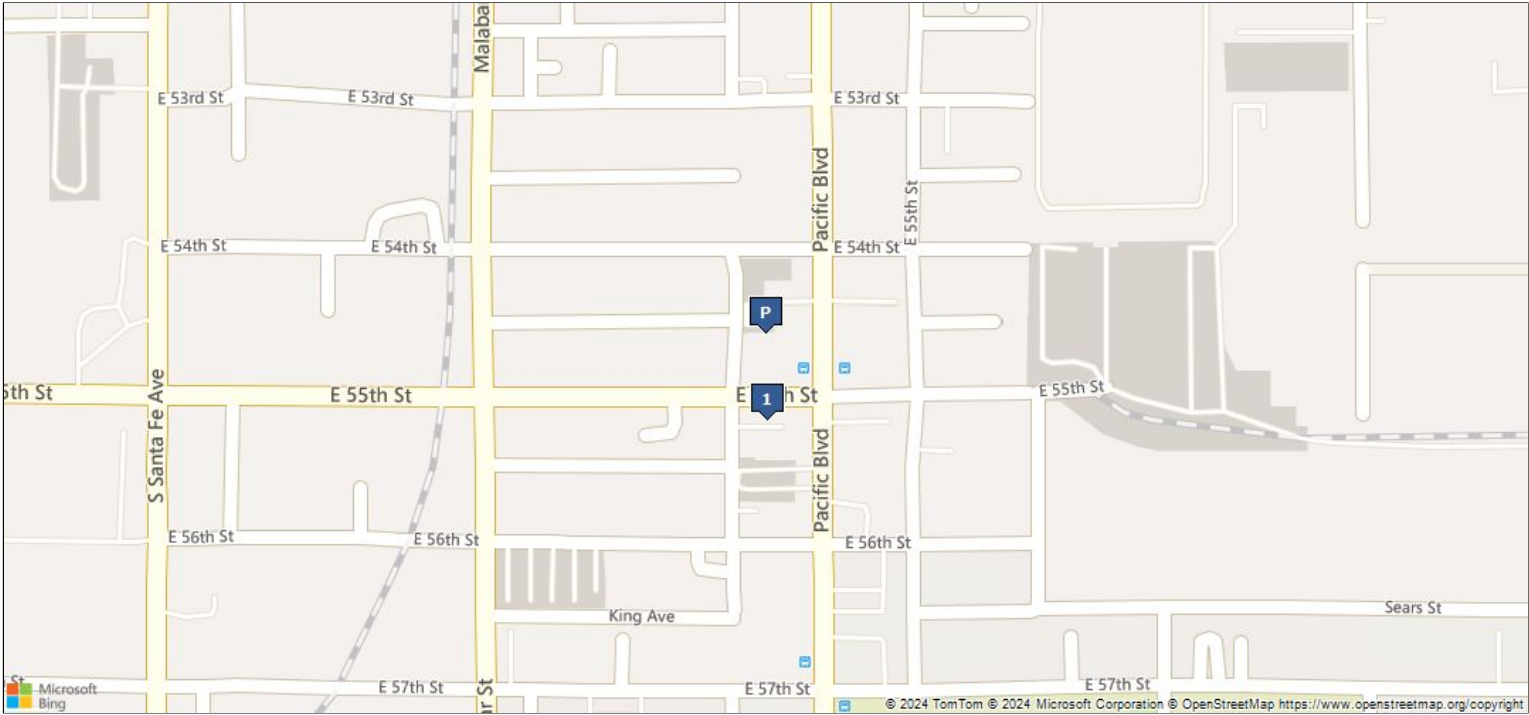
Recording Date:	07/30/2007	Document#:	07-1791482
Price:	\$0.00 Multiple Parcels Involved in this transaction	Document Type:	Grant Deed
First TD:		Type of Sale:	Price Not Disclosed
First TD Doc:	07-1791483		
Lender Name:			
Buyer Name:	MSP PROPERTIES VIII LLC	Buyer Vesting:	
Seller Name:	ALAAN, LORENZO A; ALAAN, ALICIA C		
Legal Description:	Lot Number: 2-6 Block: 14 Subdivision: HUNTINGTON PARK EXTENSION #1 Map Ref: MB8 PG181 City / Muni / Twp: HUNTINGTON PARK		

Prior Transfer - 12/28/1999

Recording Date:	12/28/1999	Document#:	99-2382869
Price:	\$0.00	Document Type:	Intra-family Transfer or Dissolution
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	ALAAN, LORENZO A; ALAAN, ALICIA C	Buyer Vesting:	FM
Seller Name:	ALAAN, LORENZO AND ALICIA C		
Legal Description:	Lot Number: 4-6&28 Subdivision: HUNTINGTON PARK EXTENSION #1 Legal Brief Description: HUNTINGTON PARK EXTENSION # 1 LOTS 2 AND LOT 3 BLK 14 City / Muni / Twp: HACIENDA HEIGHTS		

Prior Transfer - 12/17/1999

Recording Date:	12/17/1999	Document#:	99-2328097
Price:	\$0.00	Document Type:	Intra-family Transfer or Dissolution
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	ALAAN, LORENZO A; ALAAN, ALICIA C	Buyer Vesting:	CP
Seller Name:	ALAAN, LORENZO AND ALICIA C		
Legal Description:	Lot Number: 4-6&28 Subdivision: HUNTINGTON PARK EXTENSION #1 Legal Brief Description: HUNTINGTON PARK EXTENSION # 1 LOTS 2 AND LOT 3 BLK 14 City / Muni / Twp: HUNTINGTON PARK		



1: 5501 PACIFIC BLVD

Area Sales Analysis

Total Area Sales:	1	Median # of Bedrooms:	0
Median Lot Size:	10,413	Median # of Baths:	0
Median Living Area:	6,487	Median Year Built:	1964
Price Range - 2 Yrs:	\$1,450,000.00 to \$1,450,000.00	Age Range:	60 to 60
Median Value:	\$1,450,000.00	Median Age:	60

COMPARABLE SALES DATA

5417 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2532

MSP PROPERTIES VIII LLC - APN: 6309-012-003 - LOS ANGELES COUNTY

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	5501 PACIFIC BLVD	12/21/2023	\$1,450,000.00	\$223.00	6487	0/0/0	1964	10413		.04

Site Address:	HUNTINGTON PARK, CA 90255-2534	APN:	6309-013-005
Doc Type:	Grant Deed	Document #:	23-0898899
Price Code:	R	Use Code:	Professional Bldg (legal; insurance; real estate; business)
Buyer Name:	5501 PACIFIC HOLDINGS LLC	Seller Name:	SANDLOR PROPERTIES INC
Loan Amount:		Lender Name:	
Legal:	Lot Number: 5 6		
	Map Ref: MB 8 PG 181		
	City/Muni/Twp: HUNTINGTON PARK		
	Subdivision Name: HUNTINGTON PARK EXTENSION NO 1		

SUMMARY COMPARABLES					5417 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2532							
MSP PROPERTIES VIII LLC - APN: 6309-012-003 - LOS ANGELES COUNTY												
Year Built:		1957	Lot:		14,001 SF	Bld/Area:		13653	Pool:		RM/BR/Bth:	/0/0
#	Address		Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.	
1	5501 PACIFIC BLVD		12/21/2023	\$1,450,000.00	\$223.00	6487	0/0/0	1964	10413		.04	

NEIGHBORHOOD OVERVIEW - NEARBY NEIGHBORS

5417 PACIFIC BLVD, HUNTINGTON PARK, CA 90255-2532

MSP PROPERTIES VIII LLC

5417 PACIFIC BLVD, HUNTINGTON PARK, CA 90255

APN: 6309-012-003

Bedrooms: 0

Bathrooms:

Square Feet: 13,653 **Lot Size:** 14,001 SF

Year Built: 1957 **Garage:**

GLEASON EUGENE A III TR; GLEASON HARRY

5425 PACIFIC BLVD, HUNTINGTON PARK, CA 90255

APN: 6309-012-001

Bedrooms: 0

Bathrooms:

Square Feet: 4,952 **Lot Size:** 7,001 SF

Year Built: 1952 **Garage:**

MSP PROPERTIES VIII LLC

5415 PACIFIC BLVD, HUNTINGTON PARK, CA 90255

APN: 6309-012-004

Bedrooms: 0

Bathrooms:

Square Feet: 972 **Lot Size:** 7,000 SF

Year Built: 1933 **Garage:**

GLEASON EUGENE A III (CO-TR); GLEASON HARRY

2555 E 55TH ST, HUNTINGTON PARK, CA 90255

APN: 6309-012-007

Bedrooms: 0

Bathrooms:

Square Feet: **Lot Size:** 4,063 SF

Year Built: **Garage:**

GLEASON EUGENE A JR (CO-TR); EUGENE AND HELEN GLEASON TRUST

2552 E 54TH ST, HUNTINGTON PARK, CA 90255

APN: 6309-012-027

Bedrooms: 0

Bathrooms:

Square Feet: 750 **Lot Size:** 4,778 SF

Year Built: 1921 **Garage:**

MICRO SURFACE ENGR INC

2549 E 55TH ST, HUNTINGTON PARK, CA 90255

APN: 6309-012-030

Bedrooms: 0

Bathrooms:

Square Feet: 8,060 **Lot Size:** 13,000 SF

Year Built: **Garage:**

VARGAS HECTOR I; HECTOR I VARGAS TRUST

2548 E 54TH ST, HUNTINGTON PARK, CA 90255

APN: 6309-012-026

Bedrooms: 4

Bathrooms: 3

Square Feet: 1,904 **Lot Size:** 6,500 SF

Year Built: 1919 **Garage:**

5501 PACIFIC HOLDINGS LLC,

5501 PACIFIC BLVD, HUNTINGTON PARK, CA 90255

APN: 6309-013-005

Bedrooms: 0

Bathrooms:

Square Feet: 6,487 **Lot Size:** 10,413 SF

Year Built: 1964 **Garage:**

CHICO AVE PARTNERSHIP

2542 E 54TH ST, HUNTINGTON PARK, CA 90255

APN: 6309-012-025

Bedrooms: 0

Bathrooms:

Square Feet: **Lot Size:** 6,500 SF

Year Built: **Garage:**

OLEM MANAGEMENT LLC

5420 PACIFIC BLVD, HUNTINGTON PARK, CA 90255

APN: 6309-021-002

Bedrooms: 16

Bathrooms: 16

Square Feet: 6,880 **Lot Size:** 4,657 SF

Year Built: 1928 **Garage:**

OLEM MANAGEMENT LLC

5420 PACIFIC BLVD, HUNTINGTON PARK, CA 90255

APN: 6309-021-001

Bedrooms: 0

Bathrooms:

Square Feet: **Lot Size:** 4,657 SF

Year Built: **Garage:**

MICRO SURFACE ENGR INC

2539 E 55TH ST, HUNTINGTON PARK, CA 90255

APN: 6309-012-011

Bedrooms: 0

Bathrooms:

Square Feet: 3,880 **Lot Size:** 6,494 SF

Year Built: 1989 **Garage:**

MASCARO JOHN

5511 PACIFIC BLVD, HUNTINGTON PARK, CA 90255

APN: 6309-013-004

Bedrooms: 0

Bathrooms:

Square Feet: 4,550 **Lot Size:** 7,001 SF

Year Built: **Garage:**

CONTRERAS RIGOBERTO & LUCIA G

2559 E 54TH ST, HUNTINGTON PARK, CA 90255

APN: 6309-011-002

Bedrooms: 2

Bathrooms: 2

Square Feet: 1,126 **Lot Size:** 3,500 SF

Year Built: **Garage:**

LEE AND JENNA LLC

5410 PACIFIC BLVD, HUNTINGTON PARK, CA 90255

APN: 6309-021-005

Bedrooms: 0

Bathrooms:

Square Feet: 6,350 **Lot Size:** 14,049 SF

Year Built: 1957 **Garage:**

CHICO AVE PARTNERSHIP

2538 E 54TH ST, HUNTINGTON PARK, CA 90255

APN: 6309-012-024

Bedrooms: 0

Bathrooms:

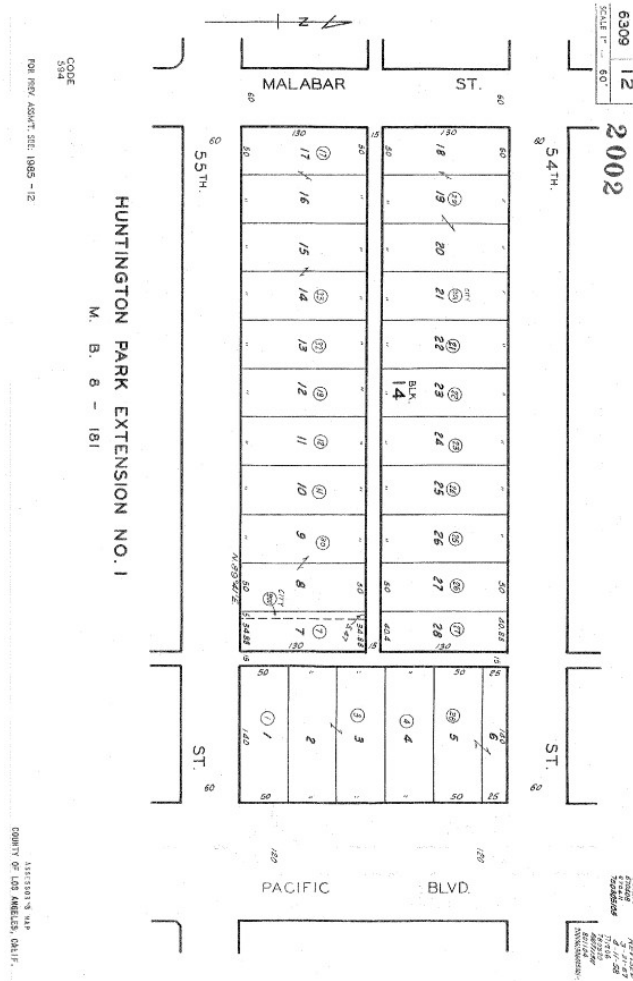
Square Feet: 10,950 **Lot Size:** 6,501 SF

Year Built: 2003 **Garage:**



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Click map image to view PDF version



LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABSTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS, OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

This property profile is being provided as a general service to the community at large without the condition of the referral of title insurance business.