

# Property Profile

## Property Data

Site Address:	Primary Owner: MU, PHILLIP; CHEN, ANN
2928 N Main St Los Angeles, CA 90031	Secondary Owner:
Mail Address:	APN: 5210-016-001
2808 Caroline Way Arcadia, CA 91007	Census Tract: 1999.00
	Housing Tract Number:
	Legal Description: LOT:1,2 BLK:4 SUBD:MOULTONS ADDITION MOULTON'S
	Subdivision: ADD LOTS 1 AND LOT 2 BLK 4
	Subdivision: MOULTONS ADDITION
	Property County: Los Angeles County

## Property Characteristics

Bedrooms: 0	Year Built: 1950	Square Feet: 14830
Bathrooms: 0	Use Code: Food Processing (candy; bakery; potato chips)	Lot Size: 18150 Sqft
Total Rooms:	Number of Units: 1	Garage:
Zoning: LACM	Amenities:	
Number of Stories: 1	Building Style:	Coords: 34.065697,-118.210485

## Sale & Loan Information

Transfer Date: 03/10/2017	Seller: KELLY & KIM 1837 INVESTMENT LLC,	Document: 17-0280761
Transfer Value: \$3,000,000.00	Cost/Sq Feet: 202	Title Company: Provident Title Company
First Loan Amt: \$2,768,000.00	Lender: Uniti Bank	

## Assessed & Tax Information

Assessed Value: \$3,060,000.00	Percent Improvement: 0.3433	Homeowner Exemption:
Land Value: \$2,009,400.00	Tax Amount: \$38,199.70	Tax Rate Area: 12-703
Improvement Value: \$1,050,600.00	Tax Status: Current	

This informational product is being furnished free of charge as a customer service by Orange Coast Title Company (OCT) in conformance with the rules established by the California Department of Insurance. The information contained herein as well as any accompanying documents is not a full representation of the status of title to the property in question. The issuance of this information does not constitute a contract to issue a policy of title insurance on these same terms, neither express or implied. While the information contained herein is believed to be accurate, no liability is assumed by OCT either in contract, tort or otherwise for any error or omission contained herein and this information may not be relied upon in the acquisition or in any loan made on property by the recipient of this information without the issuance of a policy of title insurance.

# Plat Map



This informational product is being furnished free of charge as a customer service by Orange Coast Title Company (OCT) in conformance with the rules established by the California Department of Insurance. The information contained herein as well as any accompanying documents is not a full representation of the status of title to the property in question. The issuance of this information does not constitute a contract to issue a policy of title insurance on these same terms, neither express or implied. While the information contained herein is believed to be accurate, no liability is assumed by OCT either in contract, tort or otherwise for any error or omission contained herein and this information may not be relied upon in the acquisition or in any loan made on property by the recipient of this information without the issuance of a policy of title insurance.