



Real Estate Reports

Property:
1040 E Cameron Ave
West Covina, CA 91790
APN: 8487-024-044

Data deemed reliable, but not guaranteed.
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Property Details

Trinity Redevelopment Inc,
1040 E Cameron Ave, West Covina, CA 91790

APN: 8487-024-044
Los Angeles County

Owner Information

Primary Owner: **TRINITY REDEVELOPMENT INC,**

Secondary Owner:

Mail Address: **10803 FOOTHILL BLVD STE 112
RANCHO
CUCAMONGA CA 91730**

Site Address: **1040 E CAMERON AVE
WEST COVINA CA 91790**

Assessor Parcel Number: **8487-024-044**

Census Tract: **4066.01**

Housing Tract Number: **24002**

Lot Number: **17**

Legal description: **Lot: 17 Tract No: 24002 Abbreviated Description: LOT:17 TR#:24002 TRACT # 24002 LOT 17**

Sale Information

Sale Date: **08/30/2017**

Document #: **17-0983907**

Sale Amount: **\$437,000**

Seller: **YATES, LESLIE J**

Sale Type:

Cost/SF: **\$281**

Assessment & Tax Information

Assessed Value: **\$214,457**

Land Value: **\$85,780**

Imp. Value: **\$128,677**

Homeowner **H**
Exemption:

% Improvement: **60%**

Tax Amount: **\$2,778.42**

Tax Status: **Delinquent: 2017**

Tax Year: **2017**

Tax Rate Area: **9-495**

Tax Account ID:

Property Characteristics

Bedrooms: **3**

Year Built: **1961**

Pool: **P**

Bathrooms: **2**

Square Feet: **1,550 SF**

Lot Size: **9,294 SF**

Partial Baths:

Number of Units: **1**

No of Stories:

Total Rooms:

Garage:

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style:

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning: **WCR1YY**



Transaction History

Trinity Redevelopment Inc,
1040 E Cameron Ave, West Covina, CA 91790

APN: 8487-024-044
Los Angeles County

Mortgage Release

Recording Date: **09/12/2017**
Loan Amount: **N/A**
Original Lender: **NOT PROVIDED**
Borrowers Name: **LESLIE J YATES, A WIDOWER**
Origination Recording Date: **03/09/2011**
Current Lender: **NOVAD MANAGEMENT CONSULTING, LLC AS TRUSTEE**

Document #: **17-1033955 BK-PG -**
Document Type: **Release Of Mortgage**
Origination Doc #: **11-0359028 BK-PG -**
Effective Date: **09/07/2017**

Mortgage Record

Recording Date: **09/07/2017**
Loan Amount: **\$445,000**
TD Due Date:
Interest Rate:
Lender Name: **PLAZA FABRICS INC**
Lender Type: **Other**
Borrowers Name: **TRINITY REDEVELOPMENT INC**
Vesting:

Document #: **17-1018170 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing:

Prior Transfer

Recording Date: **08/30/2017**
Price: **\$437,000**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **TRINITY REDEVELOPMENT INC**
Buyer Vesting:
Seller Name: **YATES, LESLIE J**
Legal description: **Lot: 17 Map Ref: MB675 PG60&61**
City/Muni/Twp: **WEST COVINA**

Document #: **17-0983907 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Sales Price Rounded From Tax**
Interest Rate:

Mortgage Assignment

Recording Date: **11/24/2015**
Loan Amount: **\$600,000**
Original Lender: **WELLS FARGO BANK NA**
Borrowers Name: **YATES, LESLIE J**
Origination Recording Date: **03/09/2011**
Assignor Name: **WELLS FARGO BANK, N.A.**

Document #: **15-1479060 BK-PG -**
Document Type: **Assignment Of Mortgage**
Origination Doc #: **11-0359028 BK-PG -**
Effective Date: **11/18/2015**
Assignee Name: **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT**

Foreclosure Record

Recording Date: **07/01/2015**

Document #: **15-0790646 BK-PG -**

Document Type: **Notice Of Rescission**

Original Foreclosure Document: **15-0725303**

Legal description:

Foreclosure Record

Recording Date: **06/18/2015**

Document #: **15-0725303 BK-PG -**

Document Type: **Notice Of Default**

Case Number: **CA1500270058**

Beneficiary Name:

Trustor Names: **YATES, LESLIE J**

Trustee Name: **FIRST AMERICAN TITLE INSURANCE COMPANY**

Mailing Address: **6 CAMPUS CIR, FL 2, WESTLAKE, TX 76262-**

Trustee Phone #: **866-429-5179**

TS#: **CA1500270058**

Loan Doc #: **11-0359028**

Loan Date: **03/09/2011**

Loan Amount: **\$600,000**

Contact Name: **WELLS FARGO BANK NA**

Attention: **FIRST AMERICAN TITLE INSURANCE COMPANY**

Mailing Address: **6 CAMPUS CIR, FL 2, WESTLAKE, TX 76262-**

Legal description:

Mortgage Release

Recording Date: **03/30/2011**

Document #: **11-0472297 BK-PG -**

Loan Amount: **\$125,900**

Document Type: **Substitution Of Trustee And Full Reconveyance**

Original Lender: **WASHINGTON MUTUAL BANK
FA**

Origination Doc #: **04-3237917 BK-PG -**

Borrowers Name: **LESLIE J YATES**

Origination Recording Date: **12/15/2004**

Effective Date:

Current Lender: **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK, F/K/A WASHINGTON MUTUAL BANK, FA**

Mortgage Record

Recording Date: **03/09/2011**

Document #: **11-0359028 BK-PG -**

Loan Amount: **\$600,000**

Loan Type: **Reverse Mortgage**

TD Due Date:

Type of Financing: **Fixed Rate**

Interest Rate:

Lender Name: **WELLS FARGO BANK NA**

Lender Type: **Bank**

Borrowers Name: **YATES, LESLIE J**

Vesting:

Prior Transfer

Recording Date: **03/09/2011**

Document #: **11-0359027 BK-PG -**

Price: **N/A**

Document Type: **Intra-family Transfer Or Dissolution**

First TD: **\$600,000**

Type of Sale: **Non-Arms Length Transfer**

Mortgage Doc #: **11-0359028**

Interest Rate: **4.84%**

Lender Name: **WELLS FARGO BANK NA**
Buyer Name: **YATES, LESLIE J**
Buyer Vesting:
Seller Name: **YATES, LESLIE J; THE LESLIE J YATES REVOCABLE TRUST**
Legal description: **Lot: 17 Tract No: 24002 Map Ref: MB675 PG60&61**
City/Muni/Twp: **WEST COVINA**

Prior Transfer

Recording Date: **12/28/2004** Document #: **04-3357433 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or
Dissolution**
First TD: **N/A** Type of Sale: **Non-Arms Length Transfer**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **YATES, LESLIE J; THE LESLIE J YATES REVOCABLE TRUST**
Buyer Vesting: **Revocable Trust**
Seller Name: **YATES, LESLIE J; THE LESLIE J YATES REVOCABLE TRUST**
Legal description: **Lot: 17 Tract No: 24002 Map Ref: MB675 PG60&61**
City/Muni/Twp: **WEST COVINA**

Mortgage Record

Recording Date: **12/15/2004** Document #: **04-3237917 BK-PG -**
Loan Amount: **\$125,900** Loan Type: **Negative Amortization**
TD Due Date: **01/01/2035** Type of Financing: **Fixed To Adjustable**
Interest Rate: **5.37%**
Lender Name: **WASHINGTON MUTUAL BANK FA**
Lender Type: **Bank**
Borrowers Name: **YATES, LESLIE J; THE LESLIE YATES REVOCABLE TRUST**
Vesting: **Revocable Trust**
Fixed Step:
Adjustable Rate Index: **Twelve Month Average** Change Index: **2.6%**
Rate Change Frequency: **Monthly** First Change Date: **01/01/2010**
Int Rate not <: Int Rate not >:
Maximum Interest Rate: **11.95%** Interest Only Period:
Prepayment Penalty Rider: **No** Prepayment Penalty Term:

Prior Transfer

Recording Date: **01/07/1997** Document #: **97-0018727 BK-PG -**
Price: **N/A** Document Type: **Gift Deed**
First TD: **N/A** Type of Sale:
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **THE LESLIE J YATES REVOCABLE TRUST**
Buyer Vesting: **Revocable Trust**
Seller Name: **YATES, LESLIE J; GORG, GALYN**
Legal description:
Abbreviated Description: **TRACT # 24002 LOT 17**



Comparables

Trinity Redevelopment Inc,
1040 E Cameron Ave, West Covina, CA 91790

APN: 8487-024-044
Los Angeles County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		08/30/2017	\$437,000	\$282	1,550	/3/2	1961	9,294 SF	P	
1	1010 E CAMERON AVE	01/05/2018	\$540,000	\$348	1,550	/3/2	1962	9,478 SF		.08 Mi.
2	705 S GRETTA AVE	11/21/2017	\$518,000	\$398	1,299	/3/2	1952	7,951 SF		.14 Mi.
3	617 S VANDERWELL AVE	11/02/2017	\$600,000	\$464	1,291	/3/2	1952	7,680 SF	Yes	.23 Mi.
4	905 S INDIAN SUMMER AVE	10/31/2017	\$450,000	\$313	1,435	/3/2	1987	9,137 SF		.35 Mi.
5	803 S GRETTA AVE	10/26/2017	\$405,000	\$226	1,787	/3/3	1954	9,248 SF	Yes	.08 Mi.
6	824 S SUSANNA AVE	10/20/2017	\$575,000	\$287	2,001	/3/2	1958	9,387 SF		.23 Mi.
7	1014 E HERRING AVE	10/16/2017	\$630,000	\$320	1,963	/4/3	1956	9,259 SF	Yes	.12 Mi.
8	808 E HERRING AVE	10/06/2017	\$585,000	\$422	1,383	/4/2	1958	9,019 SF		.36 Mi.
9	929 E BARBARA AVE	09/27/2017	\$475,000	\$427	1,112	/3/1	1953	9,381 SF		.21 Mi.
10	1307 E THACKERY AVE	09/22/2017	\$530,000	\$310	1,707	/3/2	1951	10,677 SF		.32 Mi.
11	815 S LARK ELLEN AVE	09/21/2017	\$579,000	\$322	1,798	/4/2	1965	16,512 SF	Yes	.35 Mi.
12	819 S SUSANNA AVE	08/14/2017	\$590,000	\$287	2,055	/4/2	1958	9,173 SF	Yes	.27 Mi.
13	917 S PIMA AVE	08/04/2017	\$515,000	\$386	1,332	/2/2	1951	9,107 SF		.19 Mi.
14	1333 E HERRING AVE	08/03/2017	\$665,000	\$342	1,941	/3/2	1924	11,016 SF		.34 Mi.
15	1034 S GRETTA AVE	07/31/2017	\$600,000	\$332	1,804	/5/2	1963	9,163 SF	Yes	.36 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		08/30/2017	\$437,000	\$282	1,550	/3/2	1961	9,294 SF	P	
1	1010 E CAMERON AVE WEST COVINA, CA 91790-3847	01/05/2018	\$540,000	\$348	1,550	/3/2	1962	9,478 SF		.08 Mi.
APN: 8487-024-031 Document #: 18-0017258 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:4 Tract No:24002 MapRef:MB 675 PG 60&61 City/Muni/Twp:WEST COVINA										
Buyer Name: HENDRICKS, RICHARD J HENDRICKS, JENNY L										
Seller Name: CITRUS VALLEY HEALTH FOUNDATION										
2	705 S GRETTA AVE WEST COVINA, CA 91790-3824	11/21/2017	\$518,000	\$398	1,299	/3/2	1952	7,951 SF		.14 Mi.
APN: 8487-004-018 Document #: 17-1341189 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:131 Tract No:17040 MapRef:MB405 PG46-48 City/Muni/Twp:WEST COVINA										
Buyer Name: LI, WEIJIAN XIE, CUIMEI										
Seller Name: LIS, BARBARA THE REVOCABLE LIVING TRUST OF BARBARA LU										
3	617 S VANDERWELL AVE WEST COVINA, CA 91790-3844	11/02/2017	\$600,000	\$464	1,291	/3/2	1952	7,680 SF	Yes	.23 Mi.
APN: 8487-007-020 Document #: 17-1263280 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:79 Tract No:17040 MapRef:MB405 PG46-48 City/Muni/Twp:WEST COVINA										
Buyer Name: MA, ANTHONY WING MA, CHRISTINA PHUNG										
Seller Name: FLORES, ERNESTO										
4	905 S INDIAN SUMMER AVE WEST COVINA, CA 91790-4258	10/31/2017	\$450,000	\$313	1,435	/3/2	1987	9,137 SF		.35 Mi.
APN: 8487-019-027 Document #: 17-1248142 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:4 Tract No:40385 MapRef:MB1061 PG46&47 City/Muni/Twp:WEST COVINA										
Buyer Name: ANDOCILLA, VICTORIA										
Seller Name: GARCIA, NICOLAS										
5	803 S GRETTA AVE WEST COVINA, CA 91790-4316	10/26/2017	\$405,000	\$226	1,787	/3/3	1954	9,248 SF	Yes	.08 Mi.
APN: 8487-024-005 Document #: 17-1230275 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:1 Tract No:19241 MapRef:MB489 PG33&34 City/Muni/Twp:WEST COVINA										
Buyer Name: M Y INVESTMENTS LLC										
Seller Name: ORTIZ, ABEL DIAZ, FRANCES JUDITH										
6	824 S SUSANNA AVE WEST COVINA, CA 91790-4247	10/20/2017	\$575,000	\$287	2,001	/3/2	1958	9,387 SF		.23 Mi.
APN: 8487-031-014 Document #: 17-1206772 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:22 Tract No:17637 MapRef:MB622 PG85&86 City/Muni/Twp:WEST COVINA										

Buyer Name: ARRIAGA, JOSE L

Seller Name: JONES, YOLANDA DENISE PITTS, KEITH LAMAR

7	1014 E HERRING AVE WEST COVINA, CA 91790-4320	10/16/2017	\$630,000	\$320	1,963	/4/3	1956	9,259 SF	Yes	.12 Mi.
APN: 8487-027-013 Document #: 17-1181529 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:11 Tract No:20446 MapRef:MB571 PG36&37 City/Muni/Twp:WEST COVINA										
Buyer Name: HE, YUCHENG CHEN, JIANYUN										
Seller Name: WARNER, ERIC L WARNER, VIVIANA R										
8	808 E HERRING AVE WEST COVINA, CA 91790-4229	10/06/2017	\$585,000	\$422	1,383	/4/2	1958	9,019 SF		.36 Mi.
APN: 8487-022-017 Document #: 17-1148223 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:33 Tract No:21631 MapRef:MB629 PG6&7 City/Muni/Twp:WEST COVINA										
Buyer Name: SITU, CHAO QUN LI, HAIYAN										
Seller Name: SU, KELI										
9	929 E BARBARA AVE WEST COVINA, CA 91790-4217	09/27/2017	\$475,000	\$427	1,112	/3/1	1953	9,381 SF		.21 Mi.
APN: 8487-021-006 Document #: 17-1105558 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:34 Tract No:18874 MapRef:MB474 PG10&11 City/Muni/Twp:WEST COVINA										
Buyer Name: KALTA, MICHAEL KATTA, VANESSA										
Seller Name: MAINARDI, JOSEPH THE MAINARDI FAMILY TRUST										
10	1307 E THACKERY AVE WEST COVINA, CA 91790-4345	09/22/2017	\$530,000	\$310	1,707	/3/2	1951	10,677 SF		.32 Mi.
APN: 8486-012-002 Document #: 17-1086401 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:75 Tract No:14013 MapRef:MB284 PG26&27 City/Muni/Twp:WEST COVINA										
Buyer Name: BORJAS, DENNIS ORLANDO RODRIGUEZ PALAFOX, NADIA KARINE										
Seller Name: FOSTER, ARCH C J FOSTER, CYNTHIA										
11	815 S LARK ELLEN AVE WEST COVINA, CA 91791-3116	09/21/2017	\$579,000	\$322	1,798	/4/2	1965	16,512 SF	Yes	.35 Mi.
APN: 8486-010-007 Document #: 17-1080333 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:27 Tract No:17873 MapRef:MB436 PG1&2 City/Muni/Twp:WEST COVINA										
Buyer Name: FU, FUMIN WANG, XUE										
Seller Name: WHITNEY, KAREN L D DEMMITT TRUST										
12	819 S SUSANNA AVE WEST COVINA, CA 91790-4248	08/14/2017	\$590,000	\$287	2,055	/4/2	1958	9,173 SF	Yes	.27 Mi.
APN: 8487-023-034 Document #: 17-0915543 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:25 Tract No:21631 MapRef:MB629 PG6&7 City/Muni/Twp:WEST COVINA										

Buyer Name: OLIVARES, JANETT

Seller Name: GRIMES, ALICE M

13 **917 S PIMA AVE** **08/04/2017** **\$515,000** **\$386** **1,332** **/2/2** **1951** **9,107 SF** **.19 Mi.**
WEST COVINA, CA 91790-4331

APN: 8487-030-002 Document #: 17-0881716 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:22 Tract No:14013 MapRef:MB284 PG26&27 City/Muni/Twp:WEST COVINA

Buyer Name: CHENG, SHERRY YUH LAN CHENG, JONATHAN MINGJEN

Seller Name: RUTOWICZ, TONY J RUTOWICZ, SANDY G

14 **1333 E HERRING AVE** **08/03/2017** **\$665,000** **\$342** **1,941** **/3/2** **1924** **11,016 SF** **.34 Mi.**
WEST COVINA, CA 91790-4327

APN: 8486-011-003 Document #: 17-0877523 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:1 Tract No:14013 MapRef:MB284 PG26&27 City/Muni/Twp:WEST COVINA

Buyer Name: GU, YEHAO GU, YESHUANG

Seller Name: GARAWI, HAZEM GARAWI, WEFA

15 **1034 S GRETTA AVE** **07/31/2017** **\$600,000** **\$332** **1,804** **/5/2** **1963** **9,163 SF** **Yes** **.36 Mi.**
WEST COVINA, CA 91790-5313

APN: 8490-001-058 Document #: 17-0856345 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:2 Tract No:25770 MapRef:MB700 PG66&67 City/Muni/Twp:WEST COVINA

Buyer Name: OTHMER, MAFRED KARL OTHMER, REBECCA CARA

Seller Name: CLARK, GEORGIA K MEJIA, LOUIS D

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **9,248 SF**

Median # of Baths: **2**

Median Living Area: **1,707 SF**

Median Year Built: **1956**

Price Range - 2 Yrs: **\$405,000 To \$665,000**

Age Range: **31 Years To 94 Years**

Median Value: **\$575,000**

Median Age: **62 Years**



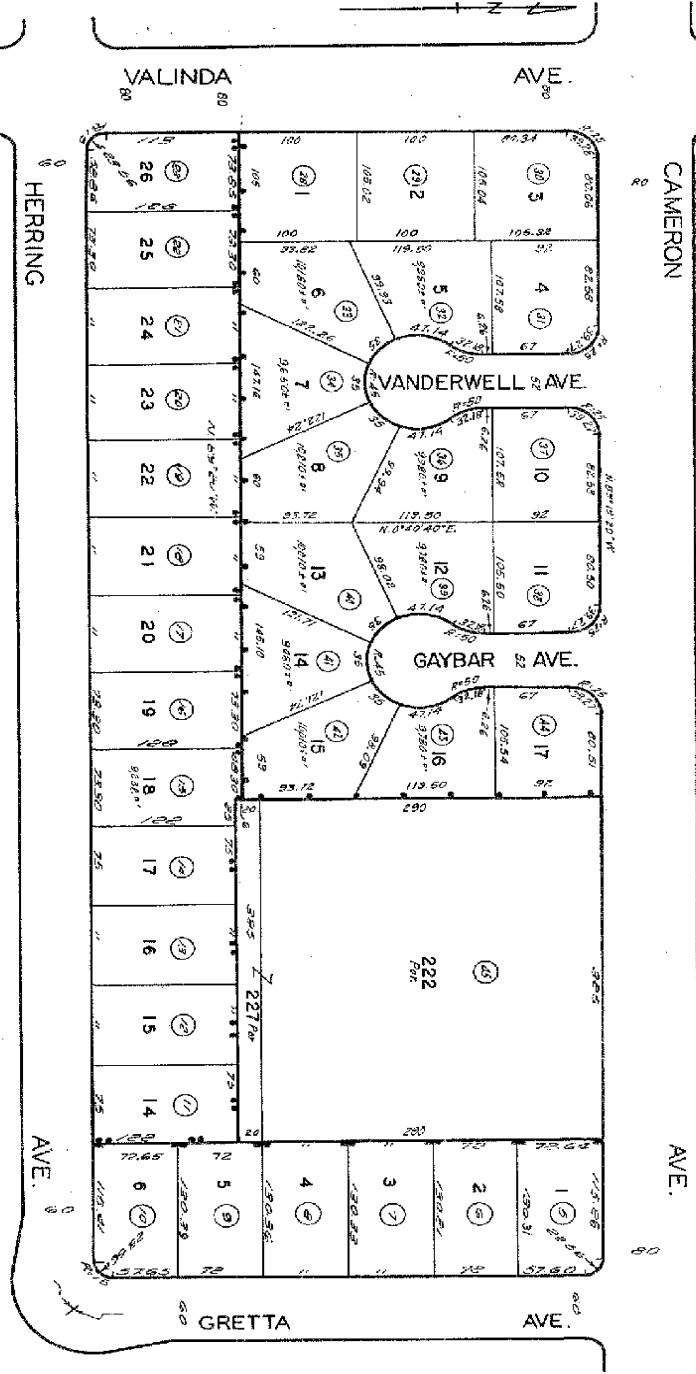
Assessor Map

[Click here to get the map in PDF](#)

[Click here to get the map in TIF](#)

8487 24
SCALE 1" = 80'

01-15-71
02-08-72
02-05-82
11-21-83 C
680031



CODE 9495
FOR PREV. ASSMT. SEE: 8487-24

TRACT NO. 24002
M.B. 675-60-61

E. J. BALDWIN'S FIFTH SUBDIVISION OF
A PORTION OF RANCHO LA PUENTE
M. B. 12-134-135

TRACT NO. 19241
M. B. 489-33-34

TRACT NO. 20446
M. B. 571-36-37

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

