



Real Estate Reports

Property:

**10803 Foothill Blvd Unit 109
Rancho Cucamonga, CA 91730
APN: 0208-232-09**

Data deemed reliable, but not guaranteed.
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Property Details

Trinity Holdings LLC,
10803 Foothill Blvd Unit 109, Rancho Cucamonga, CA 91730

APN: 0208-232-09
San Bernardino County

Owner Information

Primary Owner: **TRINITY HOLDINGS LLC,**

Secondary Owner:

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

Site Address: **10803 FOOTHILL BLVD STE 109
RANCHO
CUCAMONGA CA 91730**

Assessor Parcel Number: **0208-232-09**

Census Tract: **0021.10**

Housing Tract Number:

Lot Number:

Legal description: **Abbreviated Description: CITY:CITY OF RANCHO CUCAMONGA PARCEL MAP 19481 PARCEL 1 UNIT 109 BOOK 242 PAGE 90 (AND INT IN COMMON AREA AS DESC IN CONDO PLAN 2014-0398093, AMENDED City/Muni/Twp: CITY OF RANCHO CUCAMONGA**

Sale Information

Sale Date: **08/18/2017**

Document #: **2017-0338110**

Sale Amount: **N/A**

Seller: **TRINITY
REDEVELOPMENT
INC; V&B
INVESTMENTS**

Sale Type:

Cost/SF:

Assessment & Tax Information

Assessed Value: **\$632,400**

Land Value: **\$193,800**

Imp. Value: **\$438,600**

Homeowner
Exemption:

% Improvement: **69.35%**

Tax Amount: **\$7,325.13**

Tax Status: **Delinquent: 2017**

Tax Year: **2017**

Tax Rate Area: **15-049**

Tax Account ID:

Property Characteristics

Bedrooms:

Year Built: **2007**

Pool:

Bathrooms:

Square Feet:

Lot Size: **7,623 SF**

Partial Baths:

Number of Units: **1**

No of Stories: **1**

Total Rooms:

Garage:

Fire Place:

Property Type: **Commercial Office**

Building Style:

Owner
Exclusions:

Use Code: **Condominium Offices**

Zoning:



Transaction History

Trinity Holdings Llc,
10803 Foothill Blvd Unit 109, Rancho Cucamonga, CA 91730

APN: 0208-232-09
San Bernardino County

Mortgage Record

Recording Date: **08/18/2017**
Loan Amount: **\$2,450,000**
TD Due Date:
Interest Rate:
Lender Name: **CHINO COMMERCIAL BANK NA**
Lender Type: **Bank**
Borrowers Name: **TRINITY HOLDINGS LLC**
Vesting:

Document #: **2017-0338111 BK-PG -**
Loan Type: **Commercial Loan**
Type of Financing: **Variable**

Prior Transfer

Recording Date: **08/18/2017**
Price: **N/A**
Multiple Parcels Involved In This Transaction
First TD: **\$2,450,000**

Mortgage Doc #: **2017-0338111**
Lender Name: **CHINO COMMERCIAL BANK NA**
Buyer Name: **TRINITY HOLDINGS LLC**
Buyer Vesting:
Seller Name: **TRINITY REDEVELOPMENT INC; V&B INVESTMENTS**
Legal description: **Lot: 1 Map Ref: PM19481 MB242PG90&91**
Abbreviated Description: **UNIT: 109-112&212**
City/Muni/Twp: **RANCHO CUCAMONGA**

Document #: **2017-0338110 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Transfer Tax On Doc. Indicated As EXEMPT**
Interest Rate:

Mortgage Record

Recording Date: **11/19/2015**
Loan Amount: **\$1,600,000**
TD Due Date:
Interest Rate:
Lender Name: **CHINO COMMERCIAL BANK NA**
Lender Type: **Not Known**
Borrowers Name: **TRINITY REDEVELOPMENT INC; V & B INVESTMENTS CORPORATION**
Vesting: **Tenants In Common**

Document #: **2015-0508818 BK-PG -**
Loan Type: **Commercial Loan**
Type of Financing: **Variable**

Prior Transfer

Recording Date: **11/19/2015**
Price: **\$2,950,000**
Multiple Parcels Involved In This

Document #: **2015-0508817 BK-PG -**
Document Type: **Grant Deed**

Transaction

First TD: **\$1,600,000** Type of Sale: **Sales Price Rounded From Tax**
Mortgage Doc #: **2015-0508818** Interest Rate:
Lender Name: **CHINO COMMERCIAL BANK NA**
Buyer Name: **TRINITY REDEVELOPMENT INC; V & B INVESTMENTS CORPORATION**
Buyer Vesting: **Tenants In Common**
Seller Name: **PV RANCHO LLC**
Legal description: **Lot: 1 Map Ref: PM19481 MB242PG90&91**
Abbreviated Description: **UNITS: 110-112&212**
City/Muni/Twp: **RANCHO CUCAMONGA**

Prior Transfer

Recording Date: **10/23/2014** Document #: **20140398093 BK-PG -**
Price: **N/A** Document Type:
First TD: **N/A** Type of Sale:
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name:
Buyer Vesting:
Seller Name:
Legal description:
Abbreviated Description: **PARCEL MAP 19481 PARCEL 1 UNIT 109 BOOK 242 PAGE 90 (AND INT IN COMMON AREA AS DESC
IN CONDO PLAN 2014-0398093, AMENDED**
City/Muni/Twp: **CITY OF RANCHO CUCAMONGA**



Comparables

Trinity Holdings LLC,
10803 Foothill Blvd Unit 109, Rancho Cucamonga, CA 91730

APN: 0208-232-09
San Bernardino County

Quick View										
No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	08/18/2017	N/A	N/A		//	2007	7,623 SF		
1	8855 HAVEN AVE	01/19/2018	\$6,850,000	\$265	25,808	//	2008	12,886 SF		.91 Mi.
2	10837 LAUREL ST STE 200	12/19/2017	\$633,000	N/A		//	1987	1,267 SF		.05 Mi.
3	10837 LAUREL ST STE 206	08/01/2017	\$520,000	N/A		//	1987	1,882 SF		.06 Mi.
4	8590 UTICA AVE STE 100	03/14/2017	\$707,000	\$258	2,734	//	2004	2,744 SF		.61 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		08/18/2017	N/A	N/A		//	2007	7,623 SF		
1	8855 HAVEN AVE RANCHO CUCAMONGA, CA 91730-5152	01/19/2018	\$6,850,000	\$265	25,808	//	2008	12,886 SF		.91 Mi.
APN: 0209-143-37 Document #: 2018-0020696 Document Type: Grant Deed Price Code: R										
Property Type: Commercial Office Land Use: Condominium Offices										
Legal: Lot:3 Subdivision: PARCEL MAP NO 18209 MapRef: MB 222 PG 47-51 City/Muni/Twp: RANCHO CUCAMONGA										
Buyer Name: HAVEN BUILDING INCORPORATED UTICA BUILDINGS LLC										
Seller Name: CHRONOBLUE INVESTMENTS LLC										
2	10837 LAUREL ST STE 200 RANCHO CUCAMONGA, CA 91730-7644	12/19/2017	\$633,000	N/A		//	1987	1,267 SF		.05 Mi.
APN: 0208-222-07 Document #: 2017-0540010 Document Type: Grant Deed Price Code: R										
Property Type: Commercial Office Land Use: Condominium Offices										
Legal: Lot:1 Legal Unit:200 MapRef: PM19482 MB242PG94-96 Abbreviated Description: UNIT: 207&207-B City/Muni/Twp: RANCHO CUCAMONGA										
Buyer Name: LO 001 LLC										
Seller Name: LAUREL PROFESSIONAL BUILDING LLC										
3	10837 LAUREL ST STE 206 RANCHO CUCAMONGA, CA 91730-7644	08/01/2017	\$520,000	N/A		//	1987	1,882 SF		.06 Mi.
APN: 0208-222-12 Document #: 2017-0313432 Document Type: Grant Deed Price Code: R										
Property Type: Commercial Office Land Use: Condominium Offices										
Legal: Lot:1 Legal Unit:206 MapRef: PM19482 MB242PG94-96 City/Muni/Twp: RANCHO CUCAMONGA										
Buyer Name: ARROW OCCUPATIONAL MEDICINE CENTER INC										
Seller Name: LAUREL PROFESSIONAL BUILDING LLC										
4	8590 UTICA AVE STE 100 RANCHO CUCAMONGA, CA 91730-4872	03/14/2017	\$707,000	\$258	2,734	//	2004	2,744 SF		.61 Mi.
APN: 0209-511-02 Document #: 2017-0109682 Document Type: Grant Deed Price Code: R										
Property Type: Commercial Office Land Use: Condominium Offices										
Legal: Lot:1 Legal Unit:L2 MapRef: PM16071 MB200PG53&54 City/Muni/Twp: RANCHO CUCAMONGA										
Buyer Name: AYALA, ALVARO G AYALA, EVELYN										
Seller Name: CABRERA, CARLOS M CABRERA, PATRICIA										

Area Sales Analysis

Total Area Sales: 4	Median # of Bedrooms:
Median Lot Size: 2,313 SF	Median # of Baths:
Median Living Area: 1,367 SF	Median Year Built: 1995
Price Range - 2 Yrs: \$520,000 To \$6,850,000	Age Range: 10 Years To 31 Years
Median Value: \$670,000	Median Age: 23 Years



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TRINITY HOLDINGS LLC,
10803 FOOTHILL BLVD STE 109
RANCHO CUCAMONGA CA 91730

APN: 0208-232-09

Bedrooms:
Square Feet:
Year Built: 2007

Bathrooms:
Lot Size: 7,623 SF
Garage:

TRINITY HOLDINGS LLC,
10803 FOOTHILL BLVD STE 110
RANCHO CUCAMONGA CA 91730

APN: 0208-232-10

Bedrooms:
Square Feet:
Year Built: 2007

Bathrooms:
Lot Size: 7,623 SF
Garage:

TRINITY HOLDINGS LLC,
10803 FOOTHILL BLVD STE 111
RANCHO CUCAMONGA CA 91730

APN: 0208-232-11

Bedrooms:
Square Feet:
Year Built: 2007

Bathrooms:
Lot Size: 7,623 SF
Garage:

TRINITY HOLDINGS LLC,
10803 FOOTHILL BLVD STE 112
RANCHO CUCAMONGA CA 91730

APN: 0208-232-12

Bedrooms:
Square Feet:
Year Built: 2007

Bathrooms:
Lot Size: 7,623 SF
Garage:

TRINITY HOLDINGS LLC,
10803 FOOTHILL BLVD STE 212
RANCHO CUCAMONGA CA 91730

APN: 0208-232-13

Bedrooms:
Square Feet:
Year Built: 2007

Bathrooms:
Lot Size: 7,623 SF
Garage:

ROSEN ROGER; DRW REAL ESTATE LLC
10801 FOOTHILL BLVD STE 108
RANCHO CUCAMONGA CA 91730

APN: 0208-232-08

Bedrooms:
Square Feet:
Year Built: 2007

Bathrooms:
Lot Size: 7,623 SF
Garage:

ROSEN ROGER; DRW REAL ESTATE LLC
10801 FOOTHILL BLVD STE 107
RANCHO CUCAMONGA CA 91730

APN: 0208-232-07

Bedrooms:
Square Feet:
Year Built: 2007

Bathrooms:
Lot Size: 7,623 SF
Garage:

ROSEN ROGER; DRW REAL ESTATE LLC
10801 FOOTHILL BLVD STE 106
RANCHO CUCAMONGA CA 91730

APN: 0208-232-06

Bedrooms:
Square Feet:
Year Built: 2007

Bathrooms:
Lot Size: 7,623 SF
Garage:

ROSEN ROGER; DRW REAL ESTATE LLC
10801 FOOTHILL BLVD STE 105
RANCHO CUCAMONGA CA 91730

APN: 0208-232-05

Bedrooms:
Square Feet:
Year Built: 2007

Bathrooms:
Lot Size: 7,623 SF
Garage:

LAUREL PROFESSIONAL BUILDING LLC
10837 LAUREL ST STE 201
RANCHO CUCAMONGA CA 91730

APN: 0208-222-08

Bedrooms:
Square Feet:
Year Built: 1987

Bathrooms:
Lot Size: 1,398 SF
Garage:

ROSEN ROGER; DRW REAL ESTATE LLC
10801 FOOTHILL BLVD STE 104
RANCHO CUCAMONGA CA 91730

APN: 0208-232-04

Bedrooms:
Square Feet:
Year Built: 2007

Bathrooms:
Lot Size: 7,623 SF
Garage:

ALWAN, MOUHANAD MARK
10837 LAUREL ST STE 202A
RANCHO CUCAMONGA CA 91730

APN: 0208-222-09

Bedrooms:
Square Feet:
Year Built: 1987

Bathrooms:
Lot Size: 103 SF
Garage:

ROSEN ROGER; DRW REAL ESTATE LLC
10801 FOOTHILL BLVD STE 103
RANCHO CUCAMONGA CA 91730

APN: 0208-232-03

Bedrooms:

Bathrooms:

LAUREL PROFESSIONAL BUILDING LLC
10837 LAUREL ST # 207B
RANCHO CUCAMONGA CA 91730

APN: 0208-222-14

Bedrooms:

Bathrooms:

Square Feet:
Year Built: 2007

Lot Size: 7,623 SF
Garage:

Square Feet:
Year Built: 1987

Lot Size: 177 SF
Garage:

ALWAN, MOUHANAD MARK
10837 LAUREL ST STE 202
RANCHO CUCAMONGA CA 91730

APN: 0208-222-10

Bedrooms:

Square Feet:

Year Built: 1987

Bathrooms:

Lot Size: 2,570 SF

Garage:

