



Real Estate Reports

Property:
9377 Haven Ave
Rancho Cucamonga, CA 91730
APN: 0210-081-33

Data deemed reliable, but not guaranteed.
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Property Details

Trinity Holdings Haven Avenue Llc,
9377 Haven Ave, Rancho Cucamonga, CA 91730

APN: 0210-081-33
San Bernardino County

Owner Information

Primary Owner: **TRINITY HOLDINGS HAVEN AVENUE LLC,**

Secondary Owner:

Mail Address: **9377 HAVEN AVE STE 210 RANCHO CUCAMONGA CA 91730**

Site Address: **9377 HAVEN AVE RANCHO CUCAMONGA CA 91730**

Assessor Parcel Number: **0210-081-33**

Census Tract: **0021.10**

Housing Tract Number:

Lot Number:

Legal description: **District: 07 Abbreviated Description: DIST:07 CITY:RANCHO CUCAMONGA PARCEL MAP 17939 PARCEL 3 BOOK 222 PAGE 39 AND INT IN COMMON AREA City/Muni/Twp: RANCHO CUCAMONGA**

Sale Information

Sale Date: **04/20/2017**

Document #: **2017-0163845**

Sale Amount: **N/A**

Seller: **VCB INVESMENT CORPORATION**

Sale Type:

Cost/SF: **N/A**

Assessment & Tax Information

Assessed Value: **\$1,231,580**

Land Value: **\$141,536**

Imp. Value: **\$1,090,044**

Homeowner Exemption:

% Improvement: **88.51%**

Tax Amount: **\$13,537.40**

Tax Status: **Delinquent: 2016**

Tax Year: **2017**

Tax Rate Area: **15-015**

Tax Account ID:

Property Characteristics

Bedrooms:

Year Built: **2008**

Pool:

Bathrooms:

Square Feet: **8,581 SF**

Lot Size: **4,451 SF**

Partial Baths:

Number of Units: **2**

No of Stories: **2**

Total Rooms:

Garage:

Fire Place:

Property Type: **Commercial Office**

Building Style:

Owner Exclusions:

Use Code: **Condominium Offices**

Zoning:



Transaction History

Trinity Holdings Haven Avenue Llc,
9377 Haven Ave, Rancho Cucamonga, CA 91730

APN: 0210-081-33
San Bernardino County

Prior Transfer

Recording Date: **04/20/2017**

Price: **N/A**

First TD: **N/A**

Document #: **2017-0163845 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Transfer Tax On Doc. Indicated
As EXEMPT**

Interest Rate:

Mortgage Doc #:

Lender Name:

Buyer Name: **TRINITY HOLDINGS HAVEN AVENUE LLC**

Buyer Vesting:

Seller Name: **VCB INVESMENT CORPORATION**

Legal description: **Lot: 3 Map Ref: PM17939 MB222PG39-42**

City/Muni/Twp: **RANCHO CUCAMONGA**

Mortgage Record

Recording Date: **12/19/2014**

Loan Amount: **\$950,000**

TD Due Date:

Interest Rate:

Lender Name: **CHINO COMMERCIAL BANK NA**

Lender Type: **Not Known**

Borrowers Name: **VCB INVESTMENTS CORPORATION**

Vesting:

Document #: **2014-0487769 BK-PG -**

Loan Type: **Commercial Loan**

Type of Financing: **Variable**

Mortgage Record

Recording Date: **11/22/2013**

Loan Amount: **\$900,000**

TD Due Date: **12/01/2014**

Interest Rate:

Lender Name: **MK BUILDINGS LLC**

Lender Type: **Other**

Borrowers Name: **VCB INVESTMENTS CORPORATION**

Vesting:

Document #: **2013-0509712 BK-PG -**

Loan Type: **Commercial Loan**

Type of Financing:

Prior Transfer

Recording Date: **11/22/2013**

Price: **\$1,166,000**

First TD: **\$900,000**

Mortgage Doc #: **2013-0509712**

Lender Name: **MK BUILDINGS LLC**

Buyer Name: **VCB INVESTMENTS CORPORATION**

Document #: **2013-0509711 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Full Amount On Deed**

Interest Rate:

Buyer Vesting:

Seller Name: **ROCK HAVEN LLC**

Legal description: **Lot: 3 Map Ref: PM17939 MB222PG39-42**

City/Muni/Twp: **RANCHO CUCAMONGA**



Comparables

Trinity Holdings Haven Avenue Llc,
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San Bernardino County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	04/20/2017	N/A	N/A	8,581	//	2008	4,451 SF		
1	9220 HAVEN AVE STE 100	03/26/2018	\$363,500	N/A		//	2008	4,356 SF		.23 Mi.
2	8855 HAVEN AVE	01/19/2018	\$6,850,000	\$265	25,808	//	2008	12,886 SF		.67 Mi.
3	9483 HAVEN AVE	09/28/2017	\$431,000	\$42	10,137	//	1989	10,149 SF		.16 Mi.
4	9220 HAVEN AVE STE 105	08/14/2017	\$475,000	N/A		//	2008	4,356 SF		.20 Mi.
5	9483 HAVEN AVE	07/26/2017	\$2,600,000	\$256	10,137	//	1989	10,149 SF		.16 Mi.
6	9405 HAVEN AVE	06/21/2017	\$2,283,500	\$171	13,277	//	2008	6,765 SF		.05 Mi.
7	10241 TRADEMARK ST STE A	04/27/2017	\$780,000	\$174	4,464	//	1992	4,464 SF		.47 Mi.
8	10201 TRADEMARK ST STE C	04/19/2017	\$837,500	\$150	5,581	//	1994	5,581 SF		.39 Mi.
9	10299 TRADEMARK ST # A	01/06/2017	\$1,800,000	\$160	11,212	//	1994	11,212 SF		.40 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	04/20/2017	N/A	N/A	8,581	//	2008	4,451 SF		
1	9220 HAVEN AVE STE 100 RANCHO CUCAMONGA, CA 91730-8551	03/26/2018	\$363,500	N/A		//	2008	4,356 SF		.23 Mi.
	APN: 0209-262-28 Document #: 2018-0104700 Document Type: Grant Deed Price Code: R									
	Property Type: Commercial Office					Land Use: Condominium Offices				
	Legal: Lot:1 Tract No:19932 MapRef:MB 342 PG 3&4 City/Muni/Twp:RANCHO CUCAMONGA									
	Buyer Name: MORGAN SR, DARREN W MORGAN, RAKESHIA J									
	Seller Name: HAVENPOINTE LLC									
2	8855 HAVEN AVE RANCHO CUCAMONGA, CA 91730-5152	01/19/2018	\$6,850,000	\$265	25,808	//	2008	12,886 SF		.67 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									
3	9483 HAVEN AVE RANCHO CUCAMONGA, CA 91730-5802	09/28/2017	\$431,000	\$42	10,137	//	1989	10,149 SF		.16 Mi.
	APN: 0210-052-02 Document #: 2017-0400634 Document Type: Grant Deed Price Code: R									
	Property Type: Commercial Office					Land Use: Condominium Offices				
	Legal: Lot:2&3 Subdivision:SEDONA AT PARKSIDE Tract No:18868 Phase No:12 Legal Unit:147 MapRef:MB341 PG44-46 City/Muni/Twp:SAN BERNARDINO									
	Buyer Name: CHENG, KUOI CHENG, RACHEL KUICHIU									
	Seller Name: TRI POINTE HOMES INC									
4	9220 HAVEN AVE STE 105 RANCHO CUCAMONGA, CA 91730-8551	08/14/2017	\$475,000	N/A		//	2008	4,356 SF		.20 Mi.
	APN: 0209-262-32 Document #: 2017-0330535 Document Type: Grant Deed Price Code: R									
	Property Type: Commercial Office					Land Use: Condominium Offices				
	Legal: Lot:1 Tract No:19932 Legal Unit:105 MapRef:MAP342 PG3&4 City/Muni/Twp:RANCHO CUCAMONGA									
	Buyer Name: NGUYEN, DAN X THE DAN X NGUYEN TRUST									
	Seller Name: HAVENPOINTE LLC									
5	9483 HAVEN AVE RANCHO CUCAMONGA, CA 91730-5802	07/26/2017	\$2,600,000	\$256	10,137	//	1989	10,149 SF		.16 Mi.
	APN: 0210-052-02 Document #: 2017-0303288 Document Type: Grant Deed Price Code: R									
	Property Type: Commercial Office					Land Use: Condominium Offices				
	Legal: Lot:1 Subdivision:STONE HAVEN EXECUTIVE PARK Legal Unit:2 MapRef:PM17423 MB222PG69-71 City/Muni/Twp:RANCHO CUCAMONGA									
	Buyer Name: AMOR, WILLIAM A AMOR, MARIA L									
	Seller Name: HAVEN BUILDING INCORPORATED									
6	9405 HAVEN AVE RANCHO CUCAMONGA, CA 91730-5334	06/21/2017	\$2,283,500	\$171	13,277	//	2008	6,765 SF		.05 Mi.
	APN: 0210-081-38 Document #: 2017-0253094 Document Type: Grant Deed Price Code: R									
	Property Type: Commercial Office					Land Use: Condominium Offices				
	Legal: Lot:8 MapRef:PM17939 MB222PG39-42									

Buyer Name: GOLDEN MARGUERITE 1031 LLC

Seller Name: PV ROCK HAVEN LLC

7 10241 TRADEMARK ST STE A **04/27/2017** **\$780,000** **\$174** **4,464** **//** **1992** **4,464 SF** **.47 Mi.**
RANCHO CUCAMONGA, CA 91730-5841
 APN: 0210-441-14 Document #: 2017-0176062 Document Type: Grant Deed Price Code: R
 Property Type: Commercial Office Land Use: Condominium Offices
 Legal: Lot:1 MapRef:PM13125 MB155PG58&59 City/Muni/Twp:RANCHO CUCAMONGA
 Buyer Name: TRADEMARK STREET PROPERTIES LLC
 Seller Name: E CIG INVESTMENTY LLC

8 10201 TRADEMARK ST STE C **04/19/2017** **\$837,500** **\$150** **5,581** **//** **1994** **5,581 SF** **.39 Mi.**
RANCHO CUCAMONGA, CA 91730-5850
 APN: 0210-441-02 Document #: 2017-0163010 Document Type: Grant Deed Price Code: R
 Property Type: Commercial Office Land Use: Condominium Offices
 Legal: Lot:1 Legal Unit:2 MapRef:PM155 PG58&59 Abbreviated Description:BLDG: C City/Muni/Twp:RANCHO CUCAMONGA
 Buyer Name: OLGUIN ENTERPRISES LLC
 Seller Name: CRUZ, LUPE L CRUZ, ANA LUISA

9 10299 TRADEMARK ST # A **01/06/2017** **\$1,800,000** **\$160** **11,212** **//** **1994** **11,212 SF** **.40 Mi.**
RANCHO CUCAMONGA, CA 91730-5849
 APN: 0210-441-28 Document #: 2017-0009194 Document Type: Grant Deed Price Code: R
 Property Type: Commercial Office Land Use: Condominium Offices
 Legal: Lot:1 Legal Unit:28 MapRef:PM13125 MB155PG58&59 City/Muni/Twp:RANCHO CUCAMONGA
 Buyer Name: R&3R GROUP LLC
 Seller Name: FAEC HOLDINGS 474611 LLC

Area Sales Analysis

Total Area Sales: 9	Median # of Bedrooms:
Median Lot Size: 6,765 SF	Median # of Baths:
Median Living Area: 10,137 SF	Median Year Built: 1994
Price Range - 2 Yrs: \$363,500 To \$6,850,000	Age Range: 10 Years To 29 Years
Median Value: \$837,500	Median Age: 24 Years



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TRINITY HOLDINGS HAVEN AVENUE LLC,
9377 HAVEN AVE
RANCHO CUCAMONGA CA 91730

APN: 0210-081-33

Bedrooms:
Square Feet: 8,581 SF
Year Built: 2008

Bathrooms:
Lot Size: 4,451 SF
Garage:

GROSSLIGHT LIVING TRUST (1-2-68) AMD 6
9381 HAVEN AVE
RANCHO CUCAMONGA CA 91730

APN: 0210-081-35

Bedrooms:
Square Feet: 7,285 SF
Year Built: 2008

Bathrooms:
Lot Size: 7,499 SF
Garage:

PITTSBURGH PROPERTY PARK LLC
9397 HAVEN AVE
RANCHO CUCAMONGA CA 91730

APN: 0210-081-34

Bedrooms:
Square Feet: 8,579 SF
Year Built: 2008

Bathrooms:
Lot Size: 4,451 SF
Garage:

SUPERIOR MED SURGICAL INC
9373 HAVEN AVE
RANCHO CUCAMONGA CA 91730

APN: 0210-081-31

Bedrooms:
Square Feet: 10,427 SF
Year Built: 2008

Bathrooms:
Lot Size: 5,358 SF
Garage:

SPINE SURGICAL IMPLANTS INC
9401 HAVEN AVE
RANCHO CUCAMONGA CA 91730

APN: 0210-081-36

Bedrooms:
Square Feet: 7,285 SF
Year Built: 2008

Bathrooms:
Lot Size: 7,286 SF
Garage:

MKLW LLC
9389 HAVEN AVE
RANCHO CUCAMONGA CA 91730

APN: 0210-081-32

Bedrooms:
Square Feet: 10,427 SF
Year Built: 2008

Bathrooms:
Lot Size: 5,358 SF
Garage:

REDGATE PARTNERS LLC
9385 HAVEN AVE
RANCHO CUCAMONGA CA 91730

APN: 0210-081-37

Bedrooms:
Square Feet: 13,277 SF
Year Built: 2008

Bathrooms:
Lot Size: 6,765 SF
Garage:

GOLDEN MARGUERITE 1031 LLC,
9405 HAVEN AVE
RANCHO CUCAMONGA CA 91730

APN: 0210-081-38

Bedrooms:
Square Feet: 13,277 SF
Year Built: 2008

Bathrooms:
Lot Size: 6,765 SF
Garage:

AVNISH LLC
9299 HAVEN AVE
RANCHO CUCAMONGA CA 91730

APN: 0210-081-13

Bedrooms:
Square Feet:
Year Built:

Bathrooms:
Lot Size: 2.97 AC
Garage:

MPND HOLDINGS LLC
9411 HAVEN AVE
RANCHO CUCAMONGA CA 91730

APN: 0210-081-28

Bedrooms:
Square Feet: 15,712 SF
Year Built: 2006

Bathrooms:
Lot Size: 40,075 SF
Garage: O

NATIONAL COMMUNITY RENAISSANCE OF CA
9421 HAVEN AVE
RANCHO CUCAMONGA CA 91730

APN: 0210-081-29

Bedrooms:
Square Feet: 20,660 SF
Year Built: 2006

Bathrooms:
Lot Size: 1.21 AC
Garage: O

EXECUTIVE SUITE AT HAVEN LLC
9431 HAVEN AVE # D
RANCHO CUCAMONGA CA 91730

APN: 0210-081-30

Bedrooms:
Square Feet: 20,660 SF
Year Built: 2006

Bathrooms:
Lot Size: 1.19 AC
Garage: O

LEDESMA & MEYER DEVELOPMENT INC
9441 HAVEN AVE
RANCHO CUCAMONGA CA 91730

APN: 0210-081-27

Bedrooms:

Bathrooms:

DLR HOLDINGS 1 LLC
9267 HAVEN AVE
RANCHO CUCAMONGA CA 91730

APN: 0209-411-23

Bedrooms:

Bathrooms:

Square Feet: 15,712 SF
Year Built: 2006

Lot Size: 41,382 SF
Garage:

Square Feet: 33,203 SF
Year Built: 1988

Lot Size: 2.07 AC
Garage: O

STONEHAVEN -9469 LLC
9469 HAVEN AVE STE 200
RANCHO CUCAMONGA CA 91730

APN: 0210-052-04

Bedrooms:

Square Feet: 4,216 SF
Year Built: 2008

Bathrooms:

Lot Size: 4,225 SF
Garage: O

