



Date: 11/23/2020
Property: 703 BERNARD WAY, SAN
BERNARDINO, CA
92404-2411
APN: 0153-172-32-0000
County: SAN BERNARDINO

Subject Property Location

Report Date: 11/23/2020

Property Address	703 BERNARD WAY	Order ID: R22606567
City, State & Zip	SAN BERNARDINO, CA 92404-2411	
County	SAN BERNARDINO COUNTY	Property Use
Mailing Address	10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697	Single Family Residential
Map Reference		Parcel Number
Thomas Bros Pg-Grid		0153-172-32-0000
		Census Tract
		0051.00

Legal Description

Lot	5
Section/Block	/4
Tract No	2586
Abbrev. Description	PTN LOT 5 BLK 4 ARROWHEAD JUNCTION TR BEG AT NW COR LOT 1 TR 2586 TH S 89 DEG 58 MIN 00 SECONDS W ALG S LI BERNARD WAY 30.00

Current Ownership Information

Owner Name(s)	TRINITY REDEVELOPMENT INC	Sale Price	\$330,000
		Sale Date	08/28/2020
		Recording Date	09/02/2020
Vesting		Recorder Doc #	2020-0326607
		Book/Page	

Latest Full Sale Information

Owner Name(s)	TRINITY REDEVELOPMENT INC,	Sale Price	\$330,000
		Sale Date	08/28/2020
		Recording Date	09/02/2020
Vesting		Recorder Doc #	2020-0326607
		Book/Page	

Financing Details at Time of Purchase

1	Loan Amount	\$271,795	Origination Lender Name	PIVOTAL CAPITAL GROUP II LLC
	Loan Type	Commercial Loan	Recording Doc #	2020-0326608


Loan Officer Insights

No details available



Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	09/02/2020	PIVOTAL CAPITAL GROUP II LLC	\$271,795	YES

Property Characteristics

	Bedrooms		Year Built	1975	Living Area (SF)	1,840
	Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage/2	Price (\$/SF)	\$179/SF
	Total Rooms		Stories/Floors	1 Story	Lot Size (SF/AC)	7,597/.17
	Construction Type	Frame	No. of Units		Fireplace	One Fireplace
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type	Built-up	Basement Type/Area		Heat Type	Central
	Foundation Type		Style	Modern	A/C	Central
	Property Type	Residential	View	View (type not specified)	Elevator	
	Land Use	Single Family Residential			Zoning	

Assessment & Taxes

	Assessment Year	2020	Tax Year	2020	Tax Exemption	
	Total Taxable Value	\$211,011	Tax Amount	\$2,929	Tax Rate Area	7-228
	Land Value	\$39,811	Tax Account ID			
	Improvement Value	\$171,200	Tax Status	No Delinquency Found		
	Improvement Ratio	81.13%	Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

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Subject Property Location





















 Property Address 703 BERNARD WAY
 City, State & Zip SAN BERNARDINO, CA 92404-2411

Report Date: 11/23/2020

Order ID: R22606568

County: SAN BERNARDINO

Comparable Sales 20 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	09/02/2020	\$330,000	\$179	1,840	0		2	1975	7,597/.17		
1		3517 VALENCIA AVE	06/17/2020	\$751,000	\$168	4,471	10	3	4	1940	33,600/.77	Pool (yes) - P	0.03
2		579 FAIRMONT DR	05/29/2020	\$415,000	\$221	1,882	5	2	1	1950	8,550/.2	Pool (yes) - P	0.39
3		3395 BROADMOOR BLVD	09/01/2020	\$425,000	\$163	2,611	7	3	4	1946	11,250/.26		0.39
4		3572 BROADMOOR BLVD	08/25/2020	\$385,000	\$273	1,412	5	3	2	1953	9,825/.23		0.4
5		505 FAIRMONT DR	11/10/2020	\$433,000	\$236	1,831	6	3	2	1955	8,000/.18		0.41
6		809 AVERY ST	09/23/2020	\$425,000	\$247	1,724	5	3	2	1964	10,140/.23		0.41
7		3616 DEL REY DR	06/17/2020	\$320,000	\$290	1,105	6	3	2	1957	6,750/.15		0.43
8		3378 DEL REY DR	08/27/2020	\$325,000	\$345	943	5	3	1	1954	7,245/.17		0.44
9		3876 VALENCIA AVE	10/01/2020	\$410,000	\$188	2,184	7	3	2	1957	10,000/.23	Pool (yes) - P	0.45
10		3358 DEL REY DR	10/15/2020	\$326,000	\$345	946	5	3	1	1954	7,245/.17		0.45
11		271 E 35TH ST	10/22/2020	\$360,000	\$217	1,656	6	3	2	1950	7,755/.18		0.47
12		782 NORTH RD	07/30/2020	\$377,000	\$224	1,685	6	3	2	1958	7,790/.18		0.49
13		641 E 39TH ST	10/06/2020	\$465,000	\$210	2,213	7	3	3	1958	9,016/.21	Pool (yes) - P	0.51
14		3550 N GOLDEN AVE	07/20/2020	\$307,500	\$261	1,176	5	3	2	1955	6,540/.15		0.52
15		3570 N GOLDEN AVE	09/04/2020	\$345,000	\$293	1,176	5	2	2	1955	6,540/.15		0.52
16		3587 LEROY ST	07/17/2020	\$353,000	\$254	1,391	6	3	2	1950	6,600/.15		0.52
17		3305 DEL REY DR	10/30/2020	\$266,000	\$281	947	5	3	1	1954	7,388/.17		0.52
18		3595 LEROY ST	07/27/2020	\$400,000	\$286	1,399	6	3	1	1950	8,640/.2		0.52
19		3816 DEL REY DR	10/20/2020	\$360,000	\$273	1,321	7	3	2	1958	6,300/.14		0.54
20		371 AVERY ST	06/17/2020	\$400,000	\$194	2,062	6	3	2	1954	7,200/.17		0.55

Area Sales Analysis

Total Area Sales/ Count	\$9,586,500/ 20	Median # of Baths	2	Median Lot Size (SF/AC)	8,925 /.2
Price Range - 2 years	\$268,500 - \$751,000	Median # of Bedrooms	3	Median Year Built	1954
Age Range	51 - 90	Median Living Area (SF)	1,724	Median Value	\$410,000
Median Age	66	Median Price (\$/SF)	\$212/SF		

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Subject Property Location

Property Address	703 BERNARD WAY	Report Date: 11/23/2020
City, State & Zip	SAN BERNARDINO, CA 92404-2411	Order ID: R22606569
County	SAN BERNARDINO COUNTY	Property Use
Mailing Address	10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697	Parcel Number
Map Reference		Single Family Residential 0153-172-32-0000

Legal Description

Lot	5
Section/Block	/4
Tract No	2586
Abbrev. Description	PTN LOT 5 BLK 4 ARROWHEAD JUNCTION TR BEG AT NW COR LOT 1 TR 2586 TH S 89 DEG 58 MIN 00 SECONDS W ALG S LI BERNARD WAY 30.00

Current Ownership Information

Owner Name(s)	TRINITY REDEVELOPMENT INC	Sale Price	\$330,000
		Sale Date	08/28/2020
		Recording Date	09/02/2020
Vesting		Recorder Doc #	2020-0326607
		Book/Page	

Loan Officer Insights

No details available

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	09/02/2020	Mortgage	Commercial Loan	\$271,795	2020-0326608	TRINITY REDEVELOPMENT INC	
2	09/02/2020	Deed	Grant Deed	\$330,000	2020-0326607	TRINITY REDEVELOPMENT INC	GROSSMAN, KATHLEEN A; THE GROSSMAN LIVING TRUST
3		Deed					

Transaction Details

Mortgage

	Transaction ID	1	Recorder Doc Number	2020-0326608	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$271,795	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	09/02/2020	1st Periodic Cap Rate	
	Origination Lender Name	PIVOTAL CAPITAL GROUP II LLC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	TRINITY REDEVELOPMENT INC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transfer

	Transaction ID	2	Recorder Doc Number	2020-0326607	Partial Interest Transferred	
	Sale Date	08/28/2020	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$330,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	09/02/2020	Property Use	Single Family Residential
	Buyer 1	TRINITY REDEVELOPMENT INC	Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697
	Seller 1	GROSSMAN, KATHLEEN A	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	THE GROSSMAN LIVING TRUST	Seller 2 Entity	Living Trust	Legal City/ Muni/ Township	SAN BERNARDINO
	Legal Recorder's Map Ref	MB 12 PG 11	Legal Subdivision	ARROWHEAD JUNCTION TRACT	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		PORTION LOT5/ / /		Title Company Name	LAWYERS TITLE

Transaction Details (cont.) (2)

Transfer

	Transaction ID	3	Recorder Doc Number		Partial Interest Transferred	
	Sale Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date		Property Use	Single Family Residential
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	SAN BERNARDINO
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	PTN LOT 5 BLK 4 ARROWHEAD JUNCTION TR BEG AT NW COR LOT 1 TR 2586 TH S 89 DEG 58 MIN 00 SECONDS W ALG S LI BERNARD WAY 30.00/ / / 2586			Title Company Name	

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

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Subject Property Location

Report Date: 11/23/2020

Property Address	703 BERNARD WAY	Order ID: R22606570
City, State & Zip	SAN BERNARDINO, CA 92404-2411	
County	SAN BERNARDINO COUNTY	Property Use
Mailing Address	10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697	Parcel Number
Map Reference		Single Family Residential 0153-172-32-0000

Nearby Neighbor # 1

Address	703 BERNARD WAY, SAN BERNARDINO, CA 92404		APN	0153-172-32-0000
Owner	TRINITY REDEVELOPMENT INC,		Lot Size (SF/AC)	7,597/.17
Bedrooms	0	Year Built	1975	Living Area (SF)
Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage/2	Phones

Nearby Neighbor # 2

Address	761 BERNARD WAY, SAN BERNARDINO, CA 92404		APN	0153-172-11-0000
Owner	CHAMBERLAIN SABRINA; STROMAN TRENTON D		Lot Size (SF/AC)	12,320/.28
Bedrooms	4	Year Built	1946	Living Area (SF)
Bathrooms/Partial	2/1	Garage/No. of Cars	Attached Garage/1	Phones

Nearby Neighbor # 3

Address	3535 VALENCIA AVE, SAN BERNARDINO, CA 92404		APN	0153-172-33-0000
Owner	KLEIN CAROL TRUST		Lot Size (SF/AC)	32,100/.74
Bedrooms	3	Year Built	1953	Living Area (SF)
Bathrooms/Partial	4	Garage/No. of Cars	Detached Garage/2	Phones

Nearby Neighbor # 4

Address	748 BERNARD WAY, SAN BERNARDINO, CA 92404		APN	0153-171-23-0000
Owner	REINHARD PAUL MARTIN & KAREN LOUISE		Lot Size (SF/AC)	11,010/.25
Bedrooms	3	Year Built	1951	Living Area (SF)
Bathrooms/Partial	3	Garage/No. of Cars	Attached Garage/1	Phones

Nearby Neighbor # 5

Address	777 BERNARD WAY, SAN BERNARDINO, CA 92404		APN	0153-172-12-0000
Owner	RILEY, DEANDRA; RILEY, ANTHONY M		Lot Size (SF/AC)	12,320/.28
Bedrooms	5	Year Built	1940	Living Area (SF)
Bathrooms/Partial	3	Garage/No. of Cars	Attached Garage/2	Phones

Nearby Neighbor # 6

Address	3517 VALENCIA AVE, SAN BERNARDINO, CA 92404		APN	0153-172-27-0000
Owner	MARTINEZ, ROBERT; MARTINEZ, LIDIA		Lot Size (SF/AC)	33,600/.77
Bedrooms	3	Year Built	1940	Living Area (SF)
Bathrooms/Partial	4	Garage/No. of Cars	Attached Garage/2	Phones

Nearby Neighbor # 7					
Address	3549 VALENCIA AVE, SAN BERNARDINO, CA 92404			APN	0153-171-08-0000
Owner	OLAVI, SHERWIN; OLAVI, ARWIN			Lot Size (SF/AC)	22,000/.51
Bedrooms	3	Year Built	1939	Living Area (SF)	2,959
Bathrooms/Partial	2	Garage/No. of Cars	Detached Garage/2	Phones	

Nearby Neighbor # 8					
Address	760 BERNARD WAY, SAN BERNARDINO, CA 92404			APN	0153-171-07-0000
Owner	FOX FRANCES E			Lot Size (SF/AC)	16,000/.37
Bedrooms	2	Year Built	1951	Living Area (SF)	2,158
Bathrooms/Partial	2	Garage/No. of Cars	Detached Garage/2	Phones	

Nearby Neighbor # 9					
Address	3505 VALENCIA AVE, SAN BERNARDINO, CA 92404			APN	0153-172-28-0000
Owner	MEYER CAROLINA R FAMILY LIV TR (5/5)			Lot Size (SF/AC)	26,400/.61
Bedrooms	3	Year Built	1955	Living Area (SF)	3,108
Bathrooms/Partial	3	Garage/No. of Cars	Detached Garage/2	Phones	

Nearby Neighbor # 10					
Address	776 BERNARD WAY, SAN BERNARDINO, CA 92404			APN	0153-171-06-0000
Owner	MORRIS JAMES P & THERESA D			Lot Size (SF/AC)	16,000/.37
Bedrooms	3	Year Built	1940	Living Area (SF)	2,460
Bathrooms/Partial	3	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor # 11					
Address	793 BERNARD WAY, SAN BERNARDINO, CA 92404			APN	0153-172-13-0000
Owner	STOLL CLAUDIA KAY TRUST (08/22/03)			Lot Size (SF/AC)	15,400/.35
Bedrooms	3	Year Built	1941	Living Area (SF)	1,934
Bathrooms/Partial	2/1	Garage/No. of Cars	Detached Garage/1	Phones	

Nearby Neighbor # 12					
Address	3469 VALENCIA AVE, SAN BERNARDINO, CA 92404			APN	0153-172-34-0000
Owner	REALEGENO OSWALD A & KARLA M			Lot Size (SF/AC)	48,003/1.1
Bedrooms	8	Year Built	1912	Living Area (SF)	3,555
Bathrooms/Partial	4	Garage/No. of Cars	Detached Garage/3	Phones	

Nearby Neighbor # 13					
Address	792 BERNARD WAY, SAN BERNARDINO, CA 92404			APN	0153-171-05-0000
Owner	GOGO SURVIVORS TRUST (01/30/13)			Lot Size (SF/AC)	16,000/.37
Bedrooms	2	Year Built	1955	Living Area (SF)	1,878
Bathrooms/Partial	2/1	Garage/No. of Cars	Carport/2	Phones	

Nearby Neighbor # 14

Address	3479 VALENCIA AVE, SAN BERNARDINO, CA 92404		APN	0153-172-31-0000	
Owner	HERNANDEZ LARRY & LOVEY		Lot Size (SF/AC)	32,100/.74	
Bedrooms	5	Year Built	1939	Living Area (SF)	3,797
Bathrooms/Partial	3/1	Garage/No. of Cars	Detached Garage/1	Phones	

Nearby Neighbor # 15

Address	747 GLENDENNING WAY, SAN BERNARDINO, CA 92404		APN	0153-171-22-0000	
Owner	SNYDER JOSEPH G & JANE E		Lot Size (SF/AC)	22,000/.51	
Bedrooms	4	Year Built	1979	Living Area (SF)	3,024
Bathrooms/Partial	3	Garage/No. of Cars	Attached Garage/2	Phones	

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Subject Property Location

Report Date: 11/23/2020

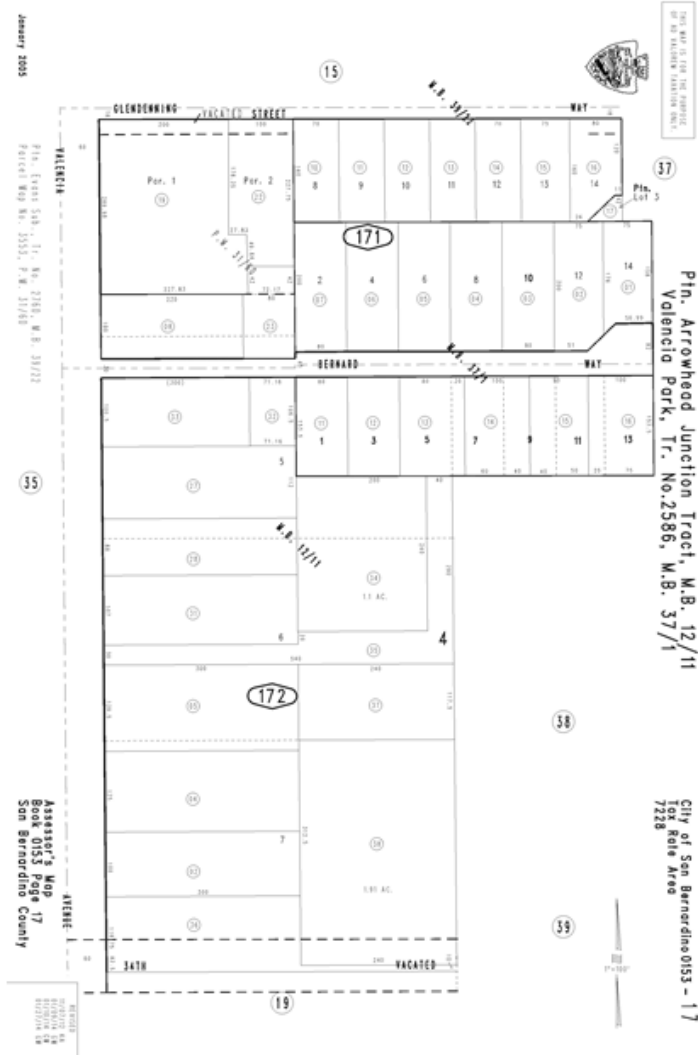
Property Address	703 BERNARD WAY	Order ID:	R22606571
City, State & Zip	SAN BERNARDINO, CA 92404-2411		
County	SAN BERNARDINO COUNTY	Property Use	Single Family Residential
Mailing Address	10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697	Parcel Number	0153-172-32-0000
Map Reference			



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