



Date: 12/21/2020
Property: 5164 CLARK ST, LYNWOOD,
CA 90262-5441
APN: 6186-034-028
County: LOS ANGELES

Subject Property Location

Property Address 5164 CLARK ST
 City, State & Zip LYNWOOD, CA 90262-5441
 County LOS ANGELES COUNTY
 Mailing Address 10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697
 Map Reference Thomas Bros Pg-Grid

Report Date: 12/21/2020
 Order ID: R25043393

Property Use Single Family Residential
 Parcel Number 6186-034-028
 Census Tract 5418.02

Legal Description

Lot	81
Section/Block	/
Tract No	13337
Abbrev. Description	TRACT NO 13337 LOT 81

Current Ownership Information

Owner Name(s)	TRINITY REDEVELOPMENT INC	Sale Price	\$390,000
		Sale Date	08/04/2020
Vesting		Recording Date	08/17/2020
		Recorder Doc #	20-0951444
		Book/Page	

Latest Full Sale Information

Owner Name(s)	TRINITY REDEVELOPMENT INC,	Sale Price	\$390,000
		Sale Date	08/04/2020
Vesting		Recording Date	08/17/2020
		Recorder Doc #	20-0951444
		Book/Page	

Financing Details at Time of Purchase

1	Loan Amount	\$363,295	Origination Lender Name	PIVOTAL CAPITAL GROUP II LLC
	Loan Type	Commercial Loan	Recording Doc #	20-0951445

Loan Officer Insights

No details available

Lien History


Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	08/17/2020	PIVOTAL CAPITAL GROUP II LLC	\$363,295	YES

Property Characteristics

	Bedrooms	2	Year Built	1949	Living Area (SF)	1,260
	Bathrooms/Partial	1	Garage/No. of Cars		Price (\$/SF)	\$310/SF
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	5,098/.12
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	Floor/Wall
	Foundation Type		Style		A/C	
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Residential			Zoning	LYR1*

Assessment & Taxes

	Assessment Year	2020	Tax Year	2020	Tax Exemption	
	Total Taxable Value	\$465,000	Tax Amount	\$6,307	Tax Rate Area	6-071
	Land Value	\$372,200	Tax Account ID			


	Improvement Value	\$92,800	Tax Status	No Delinquency Found	
	Improvement Ratio	19.96%	Delinquent Tax Year		
	Total Value			Market Improvement Value	
	Market Land Value			Market Value Year	

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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	08/17/2020	\$390,000	\$310	1,260	0	2	1	1949	5,098/.12		
1		5167 CLARK ST	11/04/2020	\$520,000	\$616	844	0	2	1	1941	5,349/.12		0.03
2		5126 CLARK ST	12/07/2020	\$510,000	\$545	936	0	2	1	1947	7,027/.16		0.07
3		4621 OLANDA ST	08/28/2020	\$530,000	\$291	1,821	0	4	2	1947	5,334/.12		0.2
4		4307 CARLIN AVE UNIT 11	11/18/2020	\$490,000	\$386	1,268	0	3	3	2015	1,498/.03		0.24
5		12607 S WRIGHT RD	10/02/2020	\$569,000	\$382	1,488	0	3	2	1957	7,576/.17		0.29
6		11841 WILSON AVE	07/10/2020	\$460,000	\$447	1,028	0	3	2	1937	9,475/.22		0.31
7		5421 FERTILE ST	07/24/2020	\$560,000	\$371	1,508	0	3	2	1939	7,141/.16	Pool (yes) - P	0.32
8		12637 S MANETTE PL	07/31/2020	\$460,000	\$279	1,650	0	3	2	1959	5,633/.13		0.34
9		4264 AGNES AVE	11/12/2020	\$495,000	\$372	1,332	0	3	2	1965	2,561/.06		0.36
10		4252 AGNES AVE	09/11/2020	\$468,000	\$404	1,159	0	3	2	1965	2,527/.06		0.38
11		12907 S WILLIAMS AVE	09/01/2020	\$440,000	\$547	804	0	2	1	1924	6,088/.14		0.4
12		4204 AGNES AVE	09/23/2020	\$498,000	\$262	1,900	0	3	3	1983	2,474/.06		0.46
13		11827 HARRIS AVE	11/25/2020	\$510,000	\$411	1,240	0	3	2	1983	3,840/.09		0.51
14		11666 ELM ST	11/09/2020	\$520,000	\$607	856	0	2	1	1939	6,062/.14		0.52
15		2216 N LOCUST AVE	08/10/2020	\$420,000	\$173	2,424	0	5	3	1947	6,045/.14		0.56
16		4221 FERNWOOD AVE	07/31/2020	\$520,000	\$378	1,377	0	3	1	1939	5,057/.12		0.61
17		12813 S HARRIS AVE	11/17/2020	\$505,000	\$363	1,390	0	3	3	1930	4,823/.11		0.66
18		4241 E SAUNDERS ST	11/12/2020	\$465,000	\$637	730	0	2	1	1941	6,914/.16		0.67
19		14624 S FRAILEY AVE	07/10/2020	\$420,000	\$235	1,789	0	3	2	1947	5,824/.13		0.7
20		1808 E KILLEN PL	09/24/2020	\$480,000	\$533	900	0	2	1	1947	6,222/.14		0.71

Page 1 of 1

Area Sales Analysis

Total Area Sales/ Count	\$12,648,000/ 20	Median # of Baths	2	Median Lot Size (SF/AC)	5,338 /.12
Price Range - 2 years	\$330,000 - \$1,060,000	Median # of Bedrooms	3	Median Year Built	1947
Age Range	5 - 96	Median Living Area (SF)	1,285	Median Value	\$490,000
Median Age	73	Median Price (\$/SF)	\$372/SF		

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 91730-7697
 Map Reference


Report Date: 12/21/2020
 Order ID: R25043395

Property Use Single Family Residential
 Parcel Number 6186-034-028

Transaction Summary							
Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	08/26/2020	Release	Release of Mortgage	\$356,000	20-1005661	PENA,NORMA A	
2	08/17/2020	Mortgage	Commercial Loan	\$363,295	20-0951445	TRINITY REDEVELOPMENT INC	
3	08/17/2020	Deed	Grant Deed	\$390,000	20-0951444	TRINITY REDEVELOPMENT INC	PENA, NORMA A
4	09/25/2019	Assignment	Assignment of Mortgage	\$356,000	19-1007099	PENA,NORMA A	
5	12/01/2014	Release	Substitution of Trustee and Full Reconveyance	\$44,500	14-1287586	PENA,NORMA A	
6	09/29/2006	Release	Release of Mortgage	\$50,000	06-2180366	CAROLYN L CAIN SMITH	
7	09/27/2006	Release	Release of Mortgage	\$247,000	06-2151451	CAROLYN L CAIN SMITH	
8	09/08/2006	Mortgage	Stand Alone Second	\$44,500	06-2005242	PENA, NORMA A	
9	09/08/2006	Mortgage	Unknown Loan Type	\$356,000	06-2005241	PENA, NORMA A	
10	09/08/2006	Deed	Grant Deed	\$445,000	06-2005240	PENA, NORMA A	CAIN SMITH, CAROLYN L
11	09/08/2006	Deed	Intra-family Transfer or Dissolution		06-2005239	PENA, NORMA A	CASTILLO, DOROTEO CASILLAS
12	06/21/2006	Release	Release of Mortgage	\$230,000	06-1364242	CAROLYN L CAIN SMITH	
13	06/01/2006	Mortgage	Credit Line	\$50,000	06-1198972	CAIN SMITH, CAROLYN L	
14	06/01/2006	Mortgage	Stand Alone First	\$247,000	06-1198971	CAIN SMITH, CAROLYN L	
15	08/30/2005	Release	Substitution of Trustee and Full Reconveyance	\$181,500	05-2085158	CAROLYN L CAIN SMITH	
16	07/07/2005	Mortgage	Stand Alone First	\$230,000	05-1594138	CAIN SMITH, CAROLYN L	
17	12/02/2003	Mortgage	Unknown Loan Type	\$181,500	03-3626347	SMITH, CAROLYN L CAIN	
18	11/27/2002	Mortgage	Unknown Loan Type	\$7,556	02-2895280	CAIN SMITH, CAROLYN L	
19	07/10/2001	Mortgage	Credit Line	\$5,500	01-1185040	SMITH, CAROLYN L CAIN	
20	05/19/1997	Mortgage	Stand Alone Second	\$34,900	97-0749627	CAIN SMITH, CAROLYN L	
21	06/07/1996	Mortgage	FHA	\$134,250		CAIN SMITH, CAROLYN L	
22	06/07/1996	Deed	Grant Deed	\$126,500	96-0899781	CAIN SMITH, CAROLYN L	HUD
23	01/03/1996	Deed	Grant Deed		96-0008367	HUD	FLEET MTG CORP; FLEET REAL ESTATE FUNDING CORP
24	09/19/1995	Deed	Trustee's Deed (Certificate of Title)	\$148,491	95-1522544	FLEET MTG CORP	TAMAYO, ROSALBA; INTER MOUNTAIN MTG
25	06/28/1995	Deed	Gift Deed		95-1032682	HILL, JAMES; TANGENT ENTERPRISES	TAMAYO, ROSALBA

Transaction Details

Mortgage Release

	Transaction ID	1	Recorder Doc Number	20-1005661	Loan Amount	\$356,000
	Effective Date	08/21/2020	Document Type	Release	Origination Doc #	06-2005241
	Borrower(s) Name	PENA,NORMA A	Document Description	Release of Mortgage	Origination Recording Date	09/08/2006
	Current Lender	FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE, OR SUCCESSOR TRUSTEE, OR SUBSTITUTE TRUSTEE	Recording Date	08/26/2020	Original Lender	UNIVERSAL SAVINGS BANK FA


Mortgage


	Transaction ID	2	Recorder Doc Number	20-0951445	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$363,295	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	08/17/2020	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	3	Recorder Doc Number	20-0951444	Partial Interest Transferred	
	Sale Date	08/04/2020	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$390,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/17/2020	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	PENA, NORMA A	Seller 1 Entity	Married Woman	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LYNWOOD
	Legal Recorder's Map Ref	MB 282 PG 46-49	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		/// 13337		Title Company Name	USA NATIONAL TITLE COMPANY

Transaction Details (cont.) (2)

Mortgage Assignment						
	Transaction ID	4	Recorder Doc Number	19-1007099	Original Loan Amount	\$356,000
	Effective Date	09/10/2019	Document Type	Assignment	Origination Doc #	06-2005241
	Borrower(s) Name	PENA,NORMA A	Document Description	Assignment of Mortgage	Origination Recording Date	09/08/2006
			Recording Date	09/25/2019	Original Lender	UNIVERSAL SAVINGS BANK FA
Assignor Name	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION		Assignee Name	NEW PENN FINANCIAL, LLC; NEWREZ LLC; NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING; SHELLPOINT MORTGAGE SERVICING		


Mortgage Release						
	Transaction ID	5	Recorder Doc Number	14-1287586	Loan Amount	\$44,500
	Effective Date	11/25/2014	Document Type	Release	Origination Doc #	06-2005242
	Borrower(s) Name	PENA,NORMA A	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	09/08/2006
	Current Lender	MERS, INC. AS NOMINEE FOR UNIVERSAL SAVINGS BANK, F.A., ITS SUCCESSORS AND ASSIGNS	Recording Date	12/01/2014	Original Lender	UNIVERSAL SAVINGS BANK FA

Mortgage Release						
	Transaction ID	6	Recorder Doc Number	06-2180366	Loan Amount	\$50,000
	Effective Date		Document Type	Release	Origination Doc #	06-1198972
	Borrower(s) Name	CAROLYN L CAIN SMITH	Document Description	Release of Mortgage	Origination Recording Date	06/01/2006
	Current Lender	GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO AS TRUSTEE	Recording Date	09/29/2006	Original Lender	WORLD SAVINGS BANK FSB


Mortgage Release						
	Transaction ID	7	Recorder Doc Number	06-2151451	Loan Amount	\$247,000
	Effective Date		Document Type	Release	Origination Doc #	06-1198971
	Borrower(s) Name	CAROLYN L CAIN SMITH	Document Description	Release of Mortgage	Origination Recording Date	06/01/2006
	Current Lender	GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO AS TRUSTEE	Recording Date	09/27/2006	Original Lender	WORLD SAVINGS BANK FSB

Transaction Details (cont.) (3)

Mortgage

	Transaction ID	8	Recorder Doc Number	06-2005242	Recorder Book/Page	
	Mortgage Date	08/16/2006	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$44,500	Document Description	Stand Alone Second	1st Periodic Floor Rate	
	Loan Type	Stand Alone Second	Recording Date	09/08/2006	1st Periodic Cap Rate	
	Origination Lender Name	UNIVERSAL SAVINGS BANK FA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	09/01/2036	IO Period	
	Borrower 1	PENA, NORMA A	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Married Woman as her sole and separate property				

Mortgage

	Transaction ID	9	Recorder Doc Number	06-2005241	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	Semi-Annual
	Loan Amount	\$356,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	2.25%
	Loan Type	Unknown Loan Type	Recording Date	09/08/2006	1st Periodic Cap Rate	12.12%
	Origination Lender Name	UNIVERSAL SAVINGS BANK FA	Origination Interest Rate	7.12%	Lifetime Cap Rate	12.12%
	Origination Lender Type	Bank	First Rate Change Date	09/01/2011	Change Index	2.25%
	Type Financing	Fixed To Adjustable	Maturity Date	09/01/2036	IO Period	
	Borrower 1	PENA, NORMA A	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	LIBOR6MO
	Vesting	Married Woman as her sole and separate property				

Transaction Details (cont.) (4)


Transfer

	Transaction ID	10	Recorder Doc Number	06-2005240	Partial Interest Transferred	
	Sale Date	08/17/2006	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$445,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	09/08/2006	Property Use	
	Buyer 1	PENA, NORMA A	Buyer 1 Entity	Married Woman	Buyer Vesting	Married Woman as her sole and separate property
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	5164 CLARK ST, LYNWOOD, CA 90262-5441
	Seller 1	CAIN SMITH, CAROLYN L	Seller 1 Entity	Single woman	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LYNWOOD
	Legal Recorder's Map Ref	MB282 PG46-49	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/// 13337			Title Company Name	UNITED TITLE COMPANY

Transfer


	Transaction ID	11	Recorder Doc Number	06-2005239	Partial Interest Transferred	
	Sale Date	08/16/2006	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	09/08/2006	Property Use	
	Buyer 1	PENA, NORMA A	Buyer 1 Entity	Married Woman	Buyer Vesting	Married Woman as her sole and separate property
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	5164 CLARK ST, LYNWOOD, CA 90262-5441
	Seller 1	CASTILLO, DOROTEO CASILLAS	Seller 1 Entity	Married Person	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LYNWOOD
	Legal Recorder's Map Ref	MB282 PG46-49	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/// 13337			Title Company Name	UNITED TITLE COMPANY

Mortgage Release


	Transaction ID	12	Recorder Doc Number	06-1364242	Loan Amount	\$230,000
	Effective Date		Document Type	Release	Origination Doc #	05-1594138
	Borrower(s) Name	CAROLYN L CAIN SMITH	Document Description	Release of Mortgage	Origination Recording Date	07/07/2005
	Current Lender	GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO AS TRUSTEE	Recording Date	06/21/2006	Original Lender	WORLD SAVINGS BANK FSB

Transaction Details (cont.) (5)


Mortgage

	Transaction ID	13	Recorder Doc Number	06-1198972	Recorder Book/Page	
	Mortgage Date	05/23/2006	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$50,000	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	06/01/2006	1st Periodic Cap Rate	
	Origination Lender Name	WORLD SAVINGS BANK FSB	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	06/15/2036	IO Period	
	Borrower 1	CAIN SMITH, CAROLYN L	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage


	Transaction ID	14	Recorder Doc Number	06-1198971	Recorder Book/Page	
	Mortgage Date	05/23/2006	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$247,000	Document Description	Stand Alone First	1st Periodic Floor Rate	
	Loan Type	Stand Alone First	Recording Date	06/01/2006	1st Periodic Cap Rate	
	Origination Lender Name	WORLD SAVINGS BANK FSB	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Fixed To Adjustable	Maturity Date	06/19/2036	IO Period	
	Borrower 1	CAIN SMITH, CAROLYN L	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage Release

	Transaction ID	15	Recorder Doc Number	05-2085158	Loan Amount	\$181,500
	Effective Date		Document Type	Release	Origination Doc #	03-3626347
	Borrower(s) Name	CAROLYN L CAIN SMITH	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	12/02/2003
	Current Lender	CHASE HOME FINANCE LLC SBM CHASE MANHATTAN MORTGAGE COERPORATION	Recording Date	08/30/2005	Original Lender	CHASE MANHATTAN MORTGAGE CORP

Transaction Details (cont.) (6)

Mortgage

	Transaction ID	16	Recorder Doc Number	05-1594138	Recorder Book/Page	
	Mortgage Date	06/27/2005	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$230,000	Document Description	Stand Alone First	1st Periodic Floor Rate	
	Loan Type	Stand Alone First	Recording Date	07/07/2005	1st Periodic Cap Rate	
	Origination Lender Name	WORLD SAVINGS BANK FSB	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Fixed To Adjustable	Maturity Date	07/15/2035	IO Period	
	Borrower 1	CAIN SMITH, CAROLYN L	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					


Mortgage


	Transaction ID	17	Recorder Doc Number	03-3626347	Recorder Book/Page	
	Mortgage Date	11/20/2003	Document Type	Mortgage	Rate Change Freq	Semi-Annual
	Loan Amount	\$181,500	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	12/02/2003	1st Periodic Cap Rate	
	Origination Lender Name	CHASE MANHATTAN MORTGAGE CORP	Origination Interest Rate	6.99%	Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	6.62%
	Type Financing	Fixed To Adjustable	Maturity Date	12/01/2033	IO Period	
	Borrower 1	SMITH, CAROLYN L CAIN	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	LIBOR
	Vesting					


Mortgage

	Transaction ID	18	Recorder Doc Number	02-2895280	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$7,556	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	11/27/2002	1st Periodic Cap Rate	
	Origination Lender Name	BENEFICIAL CALIFORNIA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	11/22/2009	IO Period	
	Borrower 1	CAIN SMITH, CAROLYN L	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (7)

Mortgage						
	Transaction ID	19	Recorder Doc Number	01-1185040	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$5,500	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	07/10/2001	1st Periodic Cap Rate	
	Origination Lender Name	BENEFICIAL CALIFORNIA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	SMITH, CAROLYN L CAIN	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage						
	Transaction ID	20	Recorder Doc Number	97-0749627	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$34,900	Document Description	Stand Alone Second	1st Periodic Floor Rate	
	Loan Type	Stand Alone Second	Recording Date	05/19/1997	1st Periodic Cap Rate	
	Origination Lender Name	UNICOR FUNDING	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	05/02/2017	IO Period	
	Borrower 1	CAIN SMITH, CAROLYN L	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage						
	Transaction ID	21	Recorder Doc Number		Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$134,250	Document Description	FHA	1st Periodic Floor Rate	
	Loan Type	FHA	Recording Date	06/07/1996	1st Periodic Cap Rate	
	Origination Lender Name	UNION MTG CORP	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date	06/01/2026	IO Period	
	Borrower 1	CAIN SMITH, CAROLYN L	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (8)

Transfer

	Transaction ID	22	Recorder Doc Number	96-0899781	Partial Interest Transferred	
	Sale Date	04/15/1996	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$126,500	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	06/07/1996	Property Use	
	Buyer 1	CAIN SMITH, CAROLYN L	Buyer 1 Entity	Single woman	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	5164 CLARK ST, LYNWOOD, CA 90262-5441
	Seller 1	HUD	Seller 1 Entity	Government	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LYNWOOD
	Legal Recorder's Map Ref	MB282 PG46-49	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/// 13337			Title Company Name	CALIFORNIA COUNTIES TITLE CO

Transfer

	Transaction ID	23	Recorder Doc Number	96-0008367	Partial Interest Transferred	
	Sale Date	12/07/1995	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	01/03/1996	Property Use	
	Buyer 1	HUD	Buyer 1 Entity	Government	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	1615 W OLYMPIC BLVD, LOS ANGELES, CA 90015
	Seller 1	FLEET MTG CORP	Seller 1 Entity	Company or Corporation	Seller Mailing Address	
	Seller 2	FLEET REAL ESTATE FUNDING CORP	Seller 2 Entity	f/k/a (formerly known as)	Legal City/ Muni/ Township	LYNWOOD
	Legal Recorder's Map Ref	MB282 PG46&49	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/// 13337			Title Company Name	FIRST SOUTHWESTERN TITLE CO

Transaction Details (cont.) (9)






Transfer

	Transaction ID	24	Recorder Doc Number	95-1522544	Partial Interest Transferred	
	Sale Date	09/14/1995	Document Type	Deed	Type of Transaction	Forced Sale
	Sale Price	\$148,491	Document Description	Trustee's Deed (Certificate of Title)	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	09/19/1995	Property Use	
	Buyer 1	FLEET MTG CORP	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	11200 W PARKLAND AVE, MILWAUKEE, WI 53224-3127
	Seller 1	TAMAYO, ROSALBA	Seller 1 Entity	Trustor or Debtor	Seller Mailing Address	11200 W PARKLAND AVE, MILWAUKEE, WI 53224-3127
	Seller 2	INTER MOUNTAIN MTG	Seller 2 Entity	Beneficiary or Creditor	Legal City/ Muni/ Township	LYNWOOD
	Legal Recorder's Map Ref	MB282 PG46-49	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/// 13337			Title Company Name	FIRST SOUTHWESTERN TITLE

Transfer

	Transaction ID	25	Recorder Doc Number	95-1032682	Partial Interest Transferred	75
	Sale Date	06/27/1995	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Gift Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	06/28/1995	Property Use	
	Buyer 1	HILL, JAMES	Buyer 1 Entity		Buyer Vesting	
	Buyer 2	TANGENT ENTERPRISES	Buyer 2 Entity	Company or Corporation	Buyer Mailing Address	5164 CLARK ST, LYNWOOD, CA 90262-5441
	Seller 1	TAMAYO, ROSALBA	Seller 1 Entity	Single woman	Seller Mailing Address	5164 CLARK ST, LYNWOOD, CA 90262-5441
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LYNWOOD
	Legal Recorder's Map Ref	MB282 PG46-49	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/// 13337			Title Company Name	

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

Subject Property Location

Property Address 5164 CLARK ST
 City, State & Zip LYNWOOD, CA 90262-5441
 County LOS ANGELES COUNTY
 Mailing Address 10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697
 Map Reference

Report Date: 12/21/2020
 Order ID: R25043396

Property Use Single Family Residential
 Parcel Number 6186-034-028

Nearby Neighbor # 1					
Address	5164 CLARK ST, LYNWOOD, CA 90262			APN	6186-034-028
Owner	TRINITY REDEVELOPMENT INC,			Lot Size (SF/AC)	5,098/.12
Bedrooms	2	Year Built	1949	Living Area (SF)	1,260
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor # 2					
Address	5170 CLARK ST, LYNWOOD, CA 90262			APN	6186-034-027
Owner	MOLINA ANGEL & MARTHA E			Lot Size (SF/AC)	5,128/.12
Bedrooms	2	Year Built	1947	Living Area (SF)	1,352
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor # 3					
Address	12304 MILLRACE AVE, LYNWOOD, CA 90262			APN	6186-034-029
Owner	LOPEZ MARIANO & ZAIDA			Lot Size (SF/AC)	6,832/.16
Bedrooms	5	Year Built	1948	Living Area (SF)	1,939
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor # 4					
Address	12314 MILLRACE AVE, LYNWOOD, CA 90262			APN	6186-034-025
Owner	SANTIAGO JUAN; SANCHEZ ELURDES			Lot Size (SF/AC)	9,837/.23
Bedrooms	3	Year Built	1950	Living Area (SF)	1,197
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor # 5					
Address	5200 CLARK ST, LYNWOOD, CA 90262			APN	6186-034-026
Owner	GOMEZ MARTHA D			Lot Size (SF/AC)	5,206/.12
Bedrooms	2	Year Built	1947	Living Area (SF)	946
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor # 6					
Address	12318 MILLRACE AVE, LYNWOOD, CA 90262			APN	6186-034-032
Owner	OJEDA DEMETRIO AND MARIA TRS; DEMETRIO AND MARIA OJEDA TRUST			Lot Size (SF/AC)	8,247/.19
Bedrooms	4	Year Built	1949	Living Area (SF)	1,410
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor # 7					
Address	5204 CLARK ST, LYNWOOD, CA 90262			APN	6186-034-001
Owner	MORENO JOSE			Lot Size (SF/AC)	6,163/.14
Bedrooms	3	Year Built	1954	Living Area (SF)	1,449
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #8

Address	5161 CLARK ST, LYNWOOD, CA 90262			APN	6186-037-024
Owner	LOPEZ CESAR & ELVIA			Lot Size (SF/AC)	5,436/.12
Bedrooms	2	Year Built	1941	Living Area (SF)	1,212
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #9

Address	5167 CLARK ST, LYNWOOD, CA 90262			APN	6186-037-023
Owner	ESPY, MICHAEL; MERIDETH, RHONDA			Lot Size (SF/AC)	5,349/.12
Bedrooms	2	Year Built	1941	Living Area (SF)	844
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #10

Address	4601 PELLEUR ST, LYNWOOD, CA 90262			APN	6186-034-008
Owner	PENA JOAQUIN P			Lot Size (SF/AC)	6,633/.15
Bedrooms	4	Year Built	1954	Living Area (SF)	1,791
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor #11

Address	5157 CLARK ST, LYNWOOD, CA 90262			APN	6186-037-025
Owner	DE LA MADRID DANIEL			Lot Size (SF/AC)	5,460/.13
Bedrooms	2	Year Built	1941	Living Area (SF)	987
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #12

Address	12324 MILLRACE AVE, LYNWOOD, CA 90262			APN	6186-034-024
Owner	SANCHEZ AGUILAR JUAN C; RAMOS JEANETT			Lot Size (SF/AC)	6,356/.15
Bedrooms	4	Year Built	1947	Living Area (SF)	2,236
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor #13

Address	5173 CLARK ST, LYNWOOD, CA 90262			APN	6186-037-022
Owner	LOPEZ, CARLOS; LOPEZ, ANABEL			Lot Size (SF/AC)	5,344/.12
Bedrooms	2	Year Built	1941	Living Area (SF)	838
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #14

Address	5148 CLARK ST, LYNWOOD, CA 90262			APN	6186-035-001
Owner	AGUAYO JOEL A & SONIA L			Lot Size (SF/AC)	5,782/.13
Bedrooms	3	Year Built	1947	Living Area (SF)	1,738
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #15

Address	5151 CLARK ST, LYNWOOD, CA 90262			APN	6186-037-026
Owner	OBESO JESUS & JUANA			Lot Size (SF/AC)	5,439/.12
Bedrooms	2	Year Built	1940	Living Area (SF)	837
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Subject Property Location

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 City, State & Zip LYNWOOD, CA 90262-5441
 County LOS ANGELES COUNTY
 Mailing Address 10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697
 Map Reference

Report Date: 12/21/2020
 Order ID: R25043397

Property Use Single Family Residential
 Parcel Number 6186-034-028



Click here to get the map in PDF



Click here to get the map in TIFF



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