
Property Profile

Cover Page

Subject Property:

**Site Address**

1216 88TH AVE ,
OAKLAND, CA, 94621

**Mail Address**

630 N ROSEMEAD BLVD STE 100 ,
PASADENA, CA, 91107

Prepared By:

**Dennis Murphy**

Dennis Murphy, Cpa

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Property Overview

1216 88TH AVE, OAKLAND, CA, 94621- 1116

Owner and Geographic Information



Primary Owner: EMVEST MORTGAGE FUND LLC,		Secondary Owner:	
Mail Address:		630 N ROSEMEAD BLVD STE 100 PASADENA CA 91107	
Site Address:		1216 88TH AVE OAKLAND CA 94621	
APN : 042 -4272-018	Lot Number :	Census Tract : 4095.00	Page Grid : 670-H4
Housing Tract Number:		Phone:	
Legal Description :			

Property Details



Bedrooms : 2	Year Built : 1983	Square Feet : 840 SF
Bathrooms : 2	Garage :	Lot Size : 2,712 SF
Total Rooms : 4	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Manufactured, Modular, Pre-Fabricated Homes

Sale & Loan



Transfer Date : 06/25/2007	Seller : HERNANDEZ, JORGE FRANCISCO; HERNANDEZ, MARTHA A	
Transfer Value : \$257,986	Document # : 2007235462	Cost/Sq Feet : \$307
First Loan Amt : N/A	Lender :	

Assessment & Taxes



Assessed Value : \$205,391	Percent Improvement : 70%	Homeowner Exemption : H
Land Value : \$61,617	Tax Amount : \$3,414.10	Tax Rate Area : 17-032
Improvement Value : \$143,774	2006	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

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Property History

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Prior Transfer

Recording Date	06/25/2007	Document #	<u>2007235462 BK-PG -</u>
Price	\$257,986	Document Type	Trustee's Deed
First TD	N/A	Type of Sale	Full Amount on Deed
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	N/A
Buyer Name	EMVEST MORTGAGE FUND LLC,	Seller Name	HERNANDEZ, JORGE FRANCISCO; HERNANDEZ, MARTHA A
Legal Description : Lot: 18 Block: 7 Tract No: 2 Map Ref: MB21 PG2			

Mortgage Record

Recording Date	09/07/2006	Document #	<u>2006340341 BK-PG -</u>
Loan Amount:	\$230,000	Loan Type	Unknown
TD Due Date		Type of Financing	
Lender Name	EMVES MORTGAGE FUND LLC	Buyer Vesting	Joint Tenancy
Lender Type	*N	Vesting	Joint Tenancy
Borrowers Name	HERNANDEZ,JORGE FRANCISCO; HERNANDEZ,MARTHA A		

Mortgage Record

Recording Date	04/08/2004	Document #	<u>2004148164 BK-PG -</u>
Loan Amount:	\$187,500	Loan Type	Unknown
TD Due Date	05/01/2034 IR:8.49%	Type of Financing	ADJ
Lender Name	ENCORE CREDIT CORP	Buyer Vesting	Joint Tenancy
Lender Type	Mortgage company	Vesting	Joint Tenancy
Borrowers Name	HERNANDEZ,JORGE FRANCISCO; HERNANDEZ,MARTHA A		

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Mortgage Record

Recording Date	11/14/2003	Document #	2003675126 BK-PG -
Loan Amount:	\$150,500	Loan Type	Unknown
TD Due Date	11/01/2033 IR:7.87%	Type of Financing	ADJ
Lender Name	AMERICAS WHOLESAL LENDER	Buyer Vesting	Joint Tenancy
Lender Type	Lending institution	Vesting	Joint Tenancy
Borrowers Name	HERNANDEZ,JORGE FRANCISCO; HERNANDEZ,MARTHA A		

Prior Transfer

Recording Date	03/07/2003	Document #	2003133051 BK-PG -
Price	N/A	Document Type	Intrafamily Transfer or Dissolution
First TD	N/A	Type of Sale	Non-Arms Length Transfer
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	Joint Tenancy
Buyer Name	HERNANDEZ, JORGE FRANCISCO; HERNANDEZ, MARTHA A	Seller Name	MARTINEZ, REFUGIO
Legal Description : Lot: 18 Block: 7 Tract No: 2 Map Ref: MB21 PG2 City/Muni/Twp: OAKLAND			

Mortgage Record

Recording Date	01/07/2002	Document #	2002005871 BK-PG -
Loan Amount:	\$121,450	Loan Type	Unknown
TD Due Date	01/01/2032	Type of Financing	
Lender Name	ACCUBANC MTG CORP	Buyer Vesting	N/A
Lender Type	Mortgage company	Vesting	
Borrowers Name	MARTINEZ,REFUGIO		

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Prior Transfer

Recording Date	05/16/2000	Document #	2000144892 BK-PG -
Price	\$115,000	Document Type	Grant Deed
First TD	\$92,000	Type of Sale	Full-Computed from Transfer Tax
Mortgage Doc #		Interest Rate	
Lender Name	AMERICAS WHOLESAL E LNDR	Buyer Vesting	N/A
Buyer Name	MARTINEZ, REFUGIO	Seller Name	, RUELAS RAFAEL A & ESPERANZA
Legal Description : Lot: 18 Block: 7 Map Ref: MB21 PG2 City/Muni/Twp: OAKLAND			

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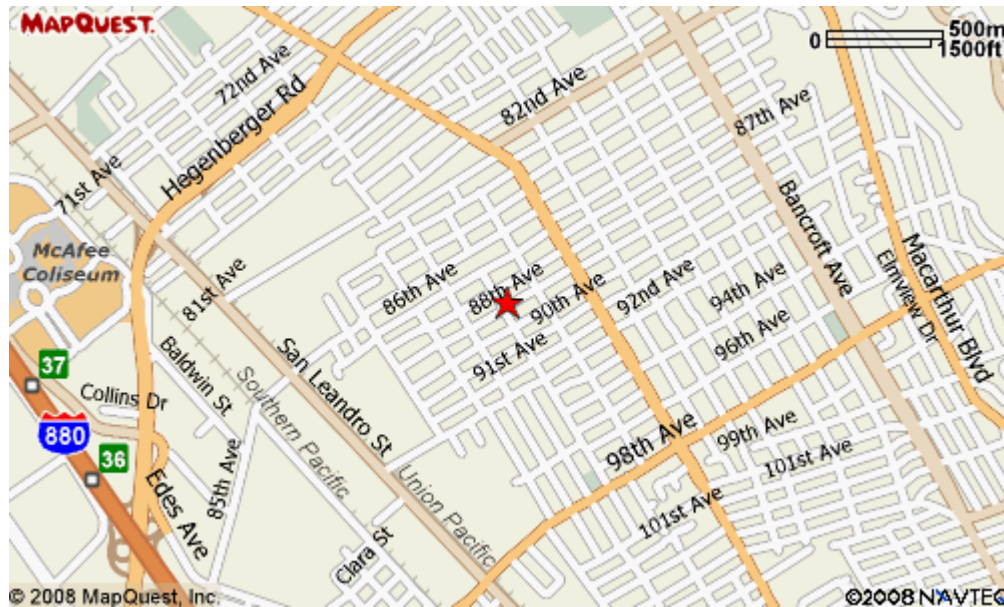
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Comparable Sales Data

1216 88TH AVE, OAKLAND, CA, 94621- 1116



**EMVEST MORTGAGE FUND LLC,
1216 88TH AVE, OAKLAND 94621-1116
APN: 042 -4272-018 ALAMEDA COUNTY**

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	1440 65TH AVE	08/08/2007	\$560,000	\$597	938	5/3/2	1988	2,904 SF		1.26Mi.
Site Address		OAKLAND, CA 94621-3804		APN		039 -3245-045				
Doc Type		Grant Deed		Document #		2007293344				
Price Code		F		Land Use		Manufactured, Modular, Pre-Fabricated Homes				
Buyer Name		FLORES, JUAN		Seller Name		ZLOBINKSY, ARKADY				
Loan Amount		\$448,000		Lender Name		GREENPOINT MORTGAGE FUNDING INC				
Legal: Lot : 79 Block : 3245 Subdivision : LOMA VISTA TRACT MapRef : MB21 PG24 City/Muni/Twp : OAKLAND										

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Area Sales Analysis

Total Area Sales	1	Median # of Bedrooms	3
Median Lot Size	2,904 SF	Median # of Baths	2
Median Living Area	938 SF	Median Year Built	1988
Price Range - 2 Yrs	\$560,000 to \$560,000	Age Range	20 years to 20 years
Median Value	\$560,000	Median Age	20 years

Sort By:

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Summary Comparables

**EMVEST MORTGAGE FUND LLC,
1216 88TH AVE, OAKLAND 94621-1116
APN: 042 -4272-018 ALAMEDA COUNTY**

Year Built : 1983 Square Feet : 840 SF Lot : 2,712 SF Bld/Area : 840SF Pool : RM/BR/Bth : 4/2/2

#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1)	1440 65TH AVE	08/08/2007	\$560,000	\$597	938	5/3/2	1988	2,904		1.26Mi.

Area Sales Analysis

Total Area Sales	1	Median # of Bedrooms	3
Median Lot Size	2,904 SF	Median # of Baths	2
Median Living Area	938 SF	Median Year Built	1988
Price Range - 2 Yrs	\$560,000 to \$560,000	Age Range	20 years to 20 years
Median Value	\$560,000	Median Age	20 years

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Neighborhood Demographics

1216 88TH AVE, OAKLAND, CA, 94621- 1116


Population

Area	2000	2008	2013	Growth Rate	Growth Centile
 ZIP 94621	30,797	31,713	32,067	0.4 %	24.0 %
National	281,421,906	309,299,265	328,770,749	1.2 %	


Household

Area	2000	2008	2013	Household Growth Rate	Average Household Size
 ZIP 94621	8,690	8,715	8,735		3.6
National	105,480,101	116,384,754	123,932,585	1.2 %	2.6


Family

Area	2000	2008	Family Growth Rate
 ZIP 94621	6,513	6,525	
National	71,787,347	78,006,259	1.0 %


Age Distribution

Area	0-4	5-9	10-14	15-19	20-24	25-44	45-64	65-84	85+
 ZIP 94621	10.2 %	9.1 %	9.1 %	9.5 %	8.7 %	29.4 %	17.0 %	6.1 %	1.0 %
National	6.9 %	6.5 %	6.7 %	7.1 %	7.0 %	27.4 %	25.8 %	10.7 %	1.9 %


Median Age

Area	2008	Male Ratio	Female Ratio
 ZIP 94621	27.0	49.0 %	51.0 %
National	36.8	49.1 %	50.9 %


Household Income

Area	% <\$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
 ZIP 94621	34.8 %	28.1 %	28.4 %	5.5 %	3.2 %
National	21.1 %	24.4 %	34.8 %	11.6 %	8.0 %

Median Household Income

Area	2008	2013	Per Capita Income
 ZIP 94621	\$37,627.00	\$45,873.00	\$13,663.00
National	\$54,749.00	\$64,042.00	\$28,151.00

Household Income Centile

Area	National	State
 ZIP 94621	26.0 %	18.0 %
National		

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Public Schools Report

1216 88TH AVE, OAKLAND, CA, 94621- 1116

Public School Statistics

New Highland Academy						.18Mi. from subject property
8521 A St. Oakland, CA 94621-1619 510-879-1260						
<ul style="list-style-type: none"> • Grade KG - Grade 5 • Student Teacher Ratio: 1:16.7 • Full Time Equivalent Administrators: 23 						
Grade Membership						
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
58	58	60	61	50	47	334
API Score: 						
1			5		10	

Rise Community						.18Mi. from subject property
8521 A St. Oakland, CA 94621-1619 510-879-2487						
<ul style="list-style-type: none"> • Grade KG - Grade 5 • Student Teacher Ratio: 1:24.2 • Full Time Equivalent Administrators: 11 						
Grade Membership						
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
60	60	41	47	33	25	266
API Score: 						
1			5		10	

Madison Middle School				1.50Mi. from subject property
400 Capistrano Dr. Oakland, CA 94603-3520 510-879-2150				
<ul style="list-style-type: none"> • Grade 6 - Grade 8 • Student Teacher Ratio: 1:16.4 • Full Time Equivalent Administrators: 22 				
Grade Membership				
GR - 6	GR - 7	GR - 8	Total	
98	132	97	327	
API Score:				
1	5		10	

LPS College Park				.96Mi. from subject property
8601 Hillside St. San Francisco, CA 94605-3935 510-633-0750				
<ul style="list-style-type: none"> • Grade 9 - Grade 10 • Student Teacher Ratio: 1:39 • Full Time Equivalent Administrators: 7 				
Grade Membership				
GR - 9	GR - 10		Total	
104	91		195	
API Score:				
1	5		10	

About School Report

Public Schools

The Public School report lists schools within the district boundary of the subject property. For confirmation on schools within this district, please contact Student Services office of your assigned district.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.

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Private Schools Report

1216 88TH AVE, OAKLAND, CA, 94621- 1116

Private School Statistics

V I P CHILDREN'S CENTER		.30Mi. from subject property	
1510 90TH AVENUE OAKLAND, CA 94603- 510-562-1448 Gender: Coed		<ul style="list-style-type: none"> • Prekindergarten - Kindergarten • Christian (no specific denomination) • Student Teacher Ratio: 1:6.61 • Full Time Equivalent Administrators: 2.9 	
Grade Membership			
PK	KDGN	Total	
9	10	28	

ILE OMODE ELEMENTARY SCHOOL		.32Mi. from subject property			
8924 HOLLY ST OAKLAND, CA 94621- 510-632-8230 Gender: Coed		<ul style="list-style-type: none"> • Prekindergarten - Grade 3 • Other • Student Teacher Ratio: 1:4.34 • Full Time Equivalent Administrators: 4.4 			
Grade Membership					
PK	KDGN	GR - 1	GR - 2	GR - 3	Total
18	11	2	2	4	37

ST LOUIS BERTRAND SCHOOL		.75Mi. from subject property						
1445 101ST AVENUE OAKLAND, CA 94603- 510-568-1067 Gender: Coed		<ul style="list-style-type: none"> • Kindergarten - Grade 8 • Roman Catholic • Student Teacher Ratio: 1:29.65 • Full Time Equivalent Administrators: 9.4 						
Grade Membership								
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
25	25	25	31	27	33	40	35	278

BISHOP O DOWD HIGH SCHOOL						1.28Mi. from subject property
9500 STEARNS AVENUE OAKLAND, CA 94605-4799 510-577-9100 Gender: Coed			<ul style="list-style-type: none"> • Grade 9 - Grade 12 • Roman Catholic • Student Teacher Ratio: 1:18.63 • Full Time Equivalent Administrators: 58.9 			
Grade Membership						
GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total	
294	294	283	269	251	1097	

ST BERNARD SCHOOL								1.42Mi. from subject property
1630 62ND AVENUE OAKLAND, CA 94606- 510-632-6323 Gender: Coed				<ul style="list-style-type: none"> • Kindergarten - Grade 8 • Roman Catholic • Student Teacher Ratio: 1:20.47 • Full Time Equivalent Administrators: 9.6 				
Grade Membership								
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
27	28	24	18	27	18	14	23	197

OPERATION KICK-OFF								1.50Mi. from subject property
6118 E. 14TH ST. OAKLAND, CA 94621- 510-568-3333 Gender: Coed				<ul style="list-style-type: none"> • Kindergarten - Grade 7 • Other • Student Teacher Ratio: 1:22.14 • Full Time Equivalent Administrators: 7 				
Grade Membership								
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
35	31	25	21	14	9	6	14	155

SPECTRUM CENTER		1.64Mi. from subject property
6325 CAMDEN ST OAKLAND, CA 94605- 510-278-6615 Gender: Coed		<ul style="list-style-type: none"> • Grade Un - Grade Un • Nonsectarian • Student Teacher Ratio: 1:7.5 • Full Time Equivalent Administrators: 8
Grade Membership		Total
		60

ST CYRIL SCHOOL								1.73Mi. from subject property
3200 62ND OAKLAND, CA 94605- 510-638-9445 Gender: Coed				<ul style="list-style-type: none"> • Kindergarten - Grade 8 • Roman Catholic • Student Teacher Ratio: 1:22.3 • Full Time Equivalent Administrators: 7.6 				
Grade Membership								
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
22	25	19	21	16	21	13	16	170

ST LEANDER YEAR ROUND SCHOOL										2.02Mi. from subject property
451 DAVIS STREET SAN LEANDRO, CA 94577- 510-351-4144 Gender: Coed					<ul style="list-style-type: none"> • Prekindergarten - Grade 8 • Roman Catholic • Student Teacher Ratio: 1:25.27 • Full Time Equivalent Administrators: 11 					
Grade Membership										
PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total	
27	29	31	34	35	30	30	30	30	305	

SEQUOYAH COMMUNITY SCHOOL			2.09Mi. from subject property
4292 KELLER AV OAKLAND, CA 94605- 510-632-3481 Gender: Coed		<ul style="list-style-type: none"> • Prekindergarten - Kindergarten • Assembly of God • Student Teacher Ratio: 1:10 • Full Time Equivalent Administrators: 2 	
Grade Membership			
PK	KDGN	Total	
120	20	140	

About School Report

<p>Private Schools As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.</p>

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Crime Report

1216 88TH AVE, OAKLAND, CA, 94621- 1116

City Crime Stats

FBI Crime Index for OAKLAND	
Murder :	93
Forcible Rape:	306
Robbery:	2,672
Aggravated Assault:	2,621
Burglary:	5,783
Motor Vehicle Theft:	9,017
Larceny - Theft:	8,227
Arson:	266
Total Crimes:	28,985

FBI Uniform Crime Reports (UCR)

Whenever available, actual crime rates are reported using data obtained from the FBI Uniform Crime Reports. The major sources of the data represented in these reports are the individual local enforcement agencies. There are approximately 16,800 city, county and state law enforcement agencies that contributing to these reports. The data is reported by cities and towns police departments. Unincorporated areas and rural areas that are not under city police departments are reported through other enforcement agencies such as Sheriffs, County Police or State Police departments.

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