
Property Profile

Cover Page

Subject Property:

**Site Address**

1438 DAVIES DR ,
BEVERLY HILLS, CA, 90210

**Mail Address**

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

Prepared By:

**Dennis Murphy**

Dennis Murphy, Cpa

T: 626-794-0288

E: dmmurphy@ix.netcom.com



Document Contents

- Property Overview Page
- Property History Page
- Property Comparables
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Property Overview

1438 DAVIES DR, BEVERLY HILLS, CA, 90210- 2028

Owner and Geographic Information



Primary Owner:		Secondary Owner:	
EMVEST MORTGAGE FUND LLC,			
Mail Address:		630 N ROSEMEAD BLVD STE 100 PASADENA CA 91107	
Site Address:		1438 DAVIES DR BEVERLY HILLS CA 90210	
APN : 4357-009-016	Lot Number :	Census Tract : 2612.00	Page Grid : 592-B5
Housing Tract Number:		Phone:	
6774			
Legal Description : Tract No: 6774 Abbreviated Description: CITY:REGION/CLUSTER: 07/07151 *TR=6774*LOT COM SE ON A CURVE CONCAVE TO NE(R=64.11 FT)22 FT FROM NW TERMINUS OF A CURVE CONCAVE TO NE(R=64.11 FT)WITH A City/Muni/Twp: REGION/CLUSTER: 07/07151			

Property Details



Bedrooms : 2	Year Built : 1957	Square Feet : 1,787 SF
Bathrooms : 2	Garage :	Lot Size : 13,800 SF
Total Rooms :	Fireplace :	Number of Units : 1
Zoning : LARE40	Pool :	Use Code : Single Family Residential

Sale & Loan



Transfer Date : 05/20/2008	Seller : GROTJAHN, CHRISTOPHER	
Transfer Value : \$314,056	Document # : 08-0892111	Cost/Sq Feet : \$175
First Loan Amt : N/A	Lender :	

Assessment & Taxes



Assessed Value : \$732,233	Percent Improvement : 4.35%	Homeowner Exemption : H
Land Value : \$700,397	Tax Amount : \$8,791.72	Tax Rate Area : 0-067
Improvement Value : \$31,836	2006	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

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Property History

1438 DAVIES DR, BEVERLY HILLS, CA, 90210- 2028

Prior Transfer

Recording Date	05/20/2008	Document #	08-0892111 BK-PG -
Price	\$314,056	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	GROTJAHN, CHRISTOPHER
Legal Description : Lot: 10 Tract No: 6774 Map Ref: MB70 PG44-48 City/Muni/Twp: LOS ANGELES			

Mortgage Record

Recording Date	08/03/2006	Document #	06-1719864 BK-PG -
Loan Amount:	\$475,000	Loan Type	Unknown
TD Due Date		Type of Financing	
Lender Name	EMVEST MORTGAGE FUND LLC	Buyer Vesting	N/A
Lender Type	*N	Vesting	
Borrowers Name	GROTJAHN,CHRISTOPHER		

Mortgage Record

Recording Date	07/07/2005	Document #	05-1592370 BK-PG -
Loan Amount:	\$169,950	Loan Type	Credit Line (Revolving)
TD Due Date	06/30/2035	Type of Financing	
Lender Name	NATIONAL CITY BANK	Buyer Vesting	N/A
Lender Type	Bank	Vesting	
Borrowers Name	GROTJAHN,CHRISTOPHER		

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Mortgage Record

Recording Date	11/10/2004	Document #	04-2918854 BK-PG -
Loan Amount:	\$195,000	Loan Type	Credit Line (Revolving)
TD Due Date		Type of Financing	VAR
Lender Name	PAUL FINANCIAL LLC	Buyer Vesting	N/A
Lender Type	Lending institution	Vesting	
Borrowers Name	GROTJAHN,CHRISTOPHER		

Mortgage Record

Recording Date	10/15/2004	Document #	04-2650444 BK-PG -
Loan Amount:	\$850,000	Loan Type	New Conventional
TD Due Date	11/01/2034 IR:5.37%	Type of Financing	ADJ
Lender Name	PAUL FINANCIAL LLC	Buyer Vesting	N/A
Lender Type	Lending institution	Vesting	
Borrowers Name	GROTJAHN,CHRISTOPHER		

Prior Transfer

Recording Date	06/03/2004	Document #	2004-1421067 BK-PG -
Price	\$890,008	Document Type	N/A
First TD	N/A	Type of Sale	Qualified Sale
Mortgage Doc #		Interest Rate	
Lender Name	N/A	Buyer Vesting	N/A
Buyer Name	GROTJAHN, CHRISTOPHER	Seller Name	N/A
Legal Description : Tract No: 6774 Abbreviated Description: *TR=6774*LOT COM SE ON A CURVE CONCAVE TO NE(R=64.11 FT)22 FT FROM NW TERMINUS OF A CURVE CONCAVE TO NE(R=64.11 FT)WITH ACity/Muni/Twp: REGION/CLUSTER: 07/07151			

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Prior Transfer

Recording Date	12/05/2001	Document #	01-2314814 BK-PG -
Price	\$700,000 Multiple Parcels Involved in this transaction	Document Type	Grant Deed
First TD	N/A	Type of Sale	Full-Computed from Transfer Tax
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	Married Man as his sole and separate property
Buyer Name	TIBBITTS, RAY	Seller Name	CORLETT, RICHARD D; CORLETT, PATRICIA A
Legal Description : Lot: 10 Tract No: 6774 Map Ref: MB70 PG44-47 City/Muni/Twp: LOS ANGELES			

Prior Transfer

Recording Date	05/08/2000	Document #	00-0698473 BK-PG -
Price	N/A Multiple Parcels Involved in this transaction	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	N/A
Buyer Name	CORLETT, PATRICIA A	Seller Name	CORLETT, PATRICIA A; GREENE FAMILY TRUST 1986,
Legal Description : Lot: 10 Tract No: 6774 Map Ref: MB70 PG44-47 City/Muni/Twp: LOS ANGELES			

Prior Transfer

Recording Date	05/08/2000	Document #	00-0698472 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	N/A
Buyer Name	CORLETT, PATRICIA A	Seller Name	CORLETT, PATRICIA A; GREENE FAMILY TRUST,
Legal Description : Abbreviated Description: *TR=6774*LOT COM SE ON A CURVE CONCAVE TO NE(R=64.11 FT)22 FT FROM NW TERMINUS OF A CURVE CONCAVE TO City/Muni/Twp: LOS ANGELES			

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Prior Transfer

Recording Date	05/08/2000	Document #	00-0698469 BK-PG -
Price	N/A Multiple Parcels Involved in this transaction	Document Type	Intrafamily Transfer or Dissolution
First TD	N/A	Type of Sale	Transfer Tax on doc. indicated as EXEMPT
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	Trust
Buyer Name	CORLETT, RICHARD D; CORLETT, PATRICIA A	Seller Name	CORLETT, PATRICIA A
Legal Description : Lot: 10 Tract No: 6774 Map Ref: MB70 PG44-47 City/Muni/Twp: LOS ANGELES			

Prior Transfer

Recording Date	03/28/2000	Document #	00-0462049 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	Family Trust
Buyer Name	CORLETT, PATRICIA A; GREEN FAMILY TRUST,	Seller Name	, GREENE, HELEN O TRS GREEN TRUST
Legal Description : Lot: 10 Abbreviated Description: *TR=6774*LOT COM SE ON A CURVE CONCAVE TO NE (R=64.11 FT)22 FT FROM NW TERMINUS OF A CURVE CONCAVE TO City/Muni/Twp: BEVERLY HILLS			

Prior Transfer

Recording Date	06/12/1997	Document #	97-0877462 BK-PG -
Price	N/A	Document Type	Intrafamily Transfer or Dissolution
First TD	N/A	Type of Sale	
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	Trust
Buyer Name	GREENE IV, JOHN LYNDE; GREENE, HELEN ODELL	Seller Name	, GREENE, JOHN L AND HELEN O
Legal Description : Lot: 10 Abbreviated Description: *TR=6774*LOT COM SE ON A CURVE CONCAVE TO NE (R=64.11 FT)22 FT FROM NW TERMINUS OF A CURVE CONCAVE TO City/Muni/Twp: LOS ANGELES			

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Prior Transfer

Recording Date	06/12/1997	Document #	97-0877461 BK-PG -
Price	N/A	Document Type	Intrafamily Transfer or Dissolution
First TD	N/A	Type of Sale	
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	Trust
Buyer Name	GREENE IV, JOHN LYNDE; GREENE, HELEN ODELL	Seller Name	, GREENE, JOHN L AND HELEN O
Legal Description : Lot: 10 Abbreviated Description: *TR=6774*LOT COM SE ON A CURVE CONCAVE TO NE (R=64.11 FT)22 FT FROM NW TERMINUS OF A CURVE CONCAVE TO City/Muni/Twp: LOS ANGELES			

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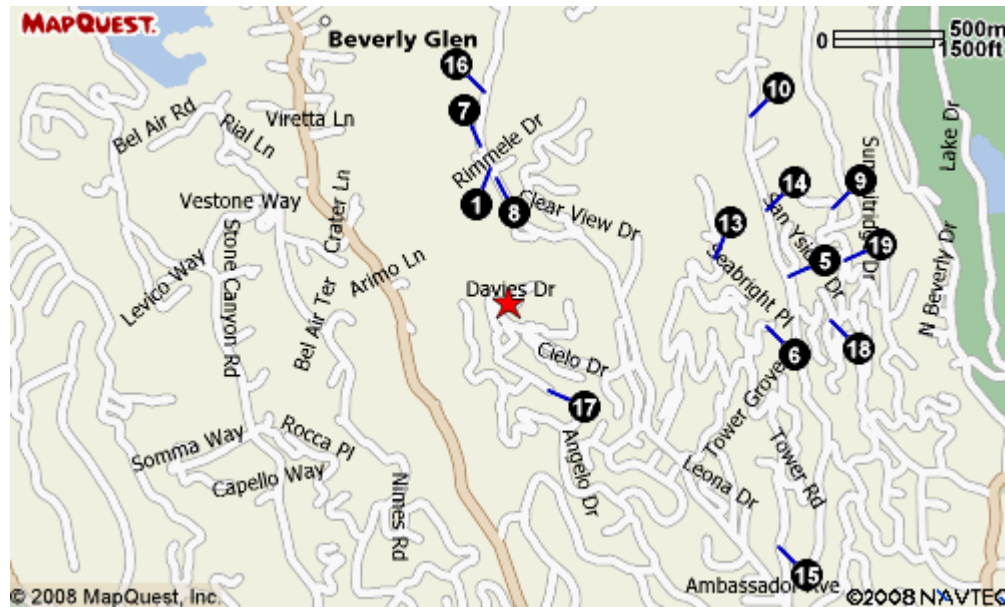
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Comparable Sales Data

1438 DAVIES DR, BEVERLY HILLS, CA, 90210- 2028



**EMVEST MORTGAGE FUND LLC,
1438 DAVIES DR, BEVERLY HILLS 90210-2028
APN: 4357-009-016 LOS ANGELES COUNTY**

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	1727 BENEDICT CANYON DR	09/23/2008	\$875,000	\$563	1,553	/3/2	1926	8,999 SF		.21Mi.
Site Address		BEVERLY HILLS, CA 90210-2004		APN		4357-002-004				
Doc Type		Grant Deed		Document #		08-1708418				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		BEER, STEVEN BRADLEY ; ADAM, GASTON VAN DUYSE; HAHN, STUART		Seller Name		BATTJES JR, DONALD ; THE ROBERT OLSEN TRUST				
Loan Amount		\$513,519		Lender Name		JPMORGAN CHASE BANK NA				
Legal: Lot : 39 Tract No : 6601 MapRef : MB93 PG97 City/Muni/Twp : LOS ANGELES										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2	9855 YOAKUM DR	09/16/2008	\$768,500	\$532	1,443	/2/2	1965	8,377 SF		1.16Mi.
Site Address		BEVERLY HILLS, CA 90210-1437		APN		4383-004-004				
Doc Type		Grant Deed		Document #		08-1664907				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		BECHER, TAMARA ; WILKINSON, JEANNIE		Seller Name		KOPCHA, MICHAEL JAMES ; KOPCHA FAMILY TRUST; TRUST A; TRUST B				
Loan Amount		\$738,871		Lender Name		METROCITI MORTGAGE LLC				
Legal: Lot : 4 Block : 4 Tract No : 4311 MapRef : MB68 PG92 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3	10052 WESTWANDA DR	09/03/2008	\$1,215,000	\$469	2,590	/3/3	1988	4,704 SF		1.02Mi.
Site Address		BEVERLY HILLS, CA 90210-1429		APN		4383-020-014				
Doc Type		Grant Deed		Document #		08-1584416				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		113 LLC		Seller Name		RUFUS ISAACS, ALEXANDER ; RUFUS ISAACS, MARJORIE; THE ALEXANDER & MARJORIE RUFUS ISAACS TR				
Loan Amount		\$1,000,000		Lender Name		CHICAGO TITLE CO				
Legal: Lot : 14 Block : 10 Tract No : 4311 MapRef : MB89 PG62-69 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4	9831 YOAKUM DR	08/26/2008	\$689,000	\$494	1,394	/2/3	1982	7,410 SF		1.17Mi.
Site Address		BEVERLY HILLS, CA 90210-1437		APN		4383-004-013				
Doc Type		Grant Deed		Document #		08-1536567				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		ZARRABIZADEH, PAYAM		Seller Name		PLEDGED PROPERTY II LLC				
Loan Amount		\$499,000		Lender Name		ING BANK FSB				
Legal: Lot : 16 Block : 4 Tract No : 4311 MapRef : MB68 PG92 City/Muni/Twp : LOS ANGELES										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
5	1438 SAN YSIDRO DR	07/24/2008	\$1,425,000	\$769	1,851	/2/3	1939	6,138 SF		.74Mi.
Site Address		BEVERLY HILLS, CA 90210-2109		APN		4355-005-017				
Doc Type		Grant Deed		Document #		08-1322142				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		AZOFF, IRVING ; AZOFF, ROCHELLE; THE AZOFF FAMILY TRUST OF 1997; AZOFF, JENNIFER			Seller Name		KATLEMAN, MARILYN			
Loan Amount		\$926,250		Lender Name		BANK OF AMERICA NA				
Legal: Lot : 7 Tract No : 8080 MapRef : MB112 PG9-12 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
6	9892 BEVERLY GROVE DR	07/11/2008	\$3,800,000	\$1,155	3,290	/4/3	1962	13,068 SF	Yes	.63Mi.
Site Address		BEVERLY HILLS, CA 90210-2120		APN		4356-023-014				
Doc Type		Grant Deed		Document #		08-1235404				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		FRANKEL, OLIVER L			Seller Name		MADISON TYLER LLC			
Loan Amount		\$2,350,000		Lender Name		FIRST REPUBLIC BANK				
Legal: Lot : 5 Tract No : 6073 MapRef : MB63 PG12&13 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
7	1824 BENEDICT CANYON DR	07/09/2008	\$985,000	\$611	1,610	/3/2	1937	9,148 SF	Yes	.32Mi.
Site Address		BEVERLY HILLS, CA 90210-2007		APN		4356-001-002				
Doc Type		Grant Deed		Document #		08-1214850				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		COHEN, BRIAN D			Seller Name		PRO VALUE PROPERTIES INC			
Loan Amount		\$729,750		Lender Name		WELLS FARGO BANK NA				
Legal: Lot : 87 Tract No : 6601 MapRef : MB93 PG97&98 City/Muni/Twp : LOS ANGELES										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
8	1707 BENEDICT CANYON DR	06/26/2008	\$940,000	\$425	2,211	/3/2	1931	8,999 SF		.20Mi.
Site Address		BEVERLY HILLS, CA 90210-2004		APN		4357-002-001				
Doc Type		Grant Deed		Document #		08-1138479				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		ROSCISZEWSKI, ANNA K		Seller Name		PRYS, MARCELLA ; FRENCH, NAMING R DENNIS				
Loan Amount		\$752,000		Lender Name		POLAM FCU				
Legal: Lot : 36 Tract No : 6601 MapRef : MB93 PG97&98 City/Muni/Twp : BEVERLY HILLS										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
9	1644 FERRARI DR	05/23/2008	\$1,775,000	\$594	2,988	/5/3	1963	19,768 SF	Yes	.86Mi.
Site Address		BEVERLY HILLS, CA 90210-1602		APN		4355-002-055				
Doc Type		Grant Deed		Document #		08-0917177				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		BREWER, HYE C ; DHAWAN, JAGJIT RAJ K		Seller Name		SABA, SHAHRAM				
Loan Amount		\$1,000,000		Lender Name		BANK OF AMERICA NA				
Legal: Lot : B MapRef : PM LA1488 MB17 PG24 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
10	1801 SAN YSIDRO DR	05/22/2008	\$1,600,000	\$743	2,152	/3/2	1954	13,408 SF	Yes	.77Mi.
Site Address		BEVERLY HILLS, CA 90210-1518		APN		4356-009-007				
Doc Type		Grant Deed		Document #		08-0908880				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		LODGE, LEE ANTHONY ; CLIFF, JOANNE		Seller Name		SMITH, SAUL R ; SMITH, SUSAN B ; SAUL & SUSAN SMITH FAMILY TRUST				
Loan Amount		\$1,100,000		Lender Name		UNION BANK OF CALIFORNIA NA				
Legal: Lot : 51 Tract No : 18064 MapRef : MB473 PG27-30 City/Muni/Twp : LOS ANGELES										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
11	1705 ANGELO DR	05/09/2008	\$3,000,000	\$707	4,241	/3/6	1956	15,577 SF	Yes	1.02Mi.
Site Address		BEVERLY HILLS, CA 90210-2721		APN		4348-020-021				
Doc Type		Grant Deed		Document #		08-0824211				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		MALLICK, THEODORA		Seller Name		BLOCH JR, HERBERT R ; THE HERBERT R BLOCH JR TRUST; BLOCH, JEAN F; THE JEAN F BLOCH TRUST				
Loan Amount		\$2,000,000		Lender Name		UNION BANK OF CALIFORNIA NA				
Legal: Lot : 7 Tract No : 8928 MapRef : MB125 PG31-34 City/Muni/Twp : BEVERLY HILLS										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
12	1709 ANGELO DR	05/01/2008	\$4,062,500	\$714	5,688	/6/6	1928	12,811 SF	Yes	1.01Mi.
Site Address		BEVERLY HILLS, CA 90210-2721		APN		4348-020-020				
Doc Type		Grant Deed		Document #		08-0765377				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		WINTER, TERENCE ; ROTHMAN, RACHEL		Seller Name		STERN, LEONARD B ; STERN, GLORIA STROOCK; LEONARD B & GLORIA STROOCK STERN 1982 TR				
Loan Amount		N/A		Lender Name						
Legal: Lot : 6 Tract No : 8938 MapRef : MB125 PG31-34 City/Muni/Twp : BEVERLY HILLS										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
13	1553 TOWER GROVE DR	04/29/2008	\$3,200,000	\$986	3,243	/3/5	1959	15,037 SF	Yes	.57Mi.
Site Address		BEVERLY HILLS, CA 90210-2141		APN		4356-015-020				
Doc Type		Grant Deed		Document #		08-0745368				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		MICELLI, PETER JOSEPH ; LANG, JENNIFER		Seller Name		GORELIK, MATTHEW J ; GORELIK, JASMINE A				
Loan Amount		\$2,240,000		Lender Name		CITY NATIONAL BANK				
Legal: Lot : 31 Tract No : 23859 MapRef : MB630 PG24-26 City/Muni/Twp : LOS ANGELES										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
14	1603 SAN YSIDRO DR	03/28/2008	\$1,375,000	\$614	2,239	/3/3	1953	11,130 SF		.70Mi.
Site Address		BEVERLY HILLS, CA 90210-2112		APN		4356-017-011				
Doc Type		Grant Deed		Document #		08-0536981				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		LEWIS, PHILLIP JORDAN ; LEWIS, AMANDA COHEN		Seller Name		FRIEDMAN, SARA ; BERNARD & SARA FRIEDMAN REVOCABLE TRUST				
Loan Amount		\$1,100,000		Lender Name		CITIMORTGAGE INC				
Legal: Lot : 6 Tract No : 17247 MapRef : MB463 PG47&49 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
15	1112 TOWER RD	03/17/2008	\$7,200,000	N/A		//		18,709 SF	Yes	.97Mi.
Site Address		BEVERLY HILLS, CA 90210-2131		APN		4348-016-030				
Doc Type		Grant Deed		Document #		08-0451691				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		LABONTE, DAVID L ; LABONTE, KIMBERLY A		Seller Name		CASSINGHAM, CURT D				
Loan Amount		\$5,000,000		Lender Name		UNION BANK OF CALIFORNIA NA				
Legal: Lot : 3 Tract No : 13760 MapRef : MB330 PG25 City/Muni/Twp : BEVERLY HILLS										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
16	1909 BENEDICT CANYON DR	03/07/2008	\$1,180,000	\$436	2,702	/4/2	1948	16,988 SF		.45Mi.
Site Address		BEVERLY HILLS, CA 90210-1401		APN		4383-015-019				
Doc Type		Grant Deed		Document #		08-0398285				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		DAMON, MARK ; DAMON, MARGARET		Seller Name		BRECHER, IRVING				
Loan Amount		\$944,000		Lender Name		WACHOVIA MORTGAGE FSB				
Legal: Lot : 1 Block : 6 Tract No : 4311 MapRef : MB89 PG62 City/Muni/Twp : LOS ANGELES										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
17	10101 ANGELO VIEW DR	02/14/2008	\$60,000	\$13	4,401	/4/4	1959	103,978.13 SF	Yes	.24Mi.
Site Address		BEVERLY HILLS, CA 90210-2038		APN		4357-016-022				
Doc Type		Grant Deed		Document #		08-0272375				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		FRANKLIN, JEFF		Seller Name		WERTHEIMER, JACQUES A ; WERTHEIMER, LYNNE B ANDERSON; JACQUES A & LYNNE B ANDERSON WERTHEIMER				
Loan Amount		N/A		Lender Name						
Legal: Lot : 3 Tract No : 22144 MapRef : MB624 PG39-41 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
18	1400 CLARIDGE DR	01/30/2008	\$1,775,000	\$784	2,263	/2/2	1956	5,388 SF		.86Mi.
Site Address		BEVERLY HILLS, CA 90210-2214		APN		4355-005-035				
Doc Type		Grant Deed		Document #		08-0180378				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		DE MONSERAT, MARSANA		Seller Name		BUDMAN, ROBERT J ; BUDMAN, COURTLAN A				
Loan Amount		\$800,000		Lender Name						
Legal: Lot : 64 Tract No : 8080 MapRef : MB112 PG9-12 City/Muni/Twp : LOS ANGELES										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
19	1501 SUMMITRIDGE DR	01/25/2008	\$4,500,000	\$1,949	2,308	/2/3	1937	168,142.25 SF	Yes	.89Mi.
Site Address		BEVERLY HILLS, CA 90210-1604		APN		4355-005-036				
Doc Type		Grant Deed		Document #		08-0155005				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		WALSH, JOSEPH FIDLER ; THE WALSH LIVING TRUST		Seller Name		FRUMKES, EDWARD E				
Loan Amount		N/A		Lender Name						
Legal: Lot : 15 Tract No : 7996 MapRef : MB186 PG4-7 City/Muni/Twp : LOS ANGELES										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
20	1002 HARTFORD WAY	01/23/2008	\$7,455,000	\$1,131	6,586	/5/6	1971	22,499 SF	Yes	1.25Mi.
Site Address		BEVERLY HILLS, CA 90210-2822		APN		4348-010-008				
Doc Type		Grant Deed		Document #		08-0121117				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		BROUKHIM, BEHROOZ ; BROUKHIM, ANGEL; TOOBI, DANIEL		Seller Name		LUSHING, GERALD MALCOLM ; LUSHING, GLORIA; THE GERALD & GLORIA LUSHING TR OF 1982				
Loan Amount		\$4,500,000		Lender Name		UNION BANK OF CALIFORNIA NA				
Legal: Lot : 1 Tract No : 16301 MapRef : MB557 PG34&35 City/Muni/Twp : BEVERLY HILLS										

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Area Sales Analysis

Total Area Sales	20	Median # of Bedrooms	3
Median Lot Size	12,940 SF	Median # of Baths	3
Median Living Area	2,286 SF	Median Year Built	1956
Price Range - 2 Yrs	\$60,000 to \$7,455,000	Age Range	20 years to 82 years
Median Value	\$1,512,500	Median Age	52 years

Sort By:

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Summary Comparables

**EMVEST MORTGAGE FUND LLC,
1438 DAVIES DR, BEVERLY HILLS 90210-2028
APN: 4357-009-016 LOS ANGELES COUNTY**

Year Built : 1957 Square Feet : 1,787 SF Lot : 13,800 SF Bld/Area : 1787SF Pool : RM/BR/Bth : /2/2

#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1)	1727 BENEDICT CANYON DR	09/23/2008	\$875,000	\$563	1,553	/3/2	1926	8,999		.21Mi.
2)	9855 YOAKUM DR	09/16/2008	\$768,500	\$532	1,443	/2/2	1965	8,377		1.16Mi.
3)	10052 WESTWANDA DR	09/03/2008	\$1,215,000	\$469	2,590	/3/3	1988	4,704		1.02Mi.
4)	9831 YOAKUM DR	08/26/2008	\$689,000	\$494	1,394	/2/3	1982	7,410		1.17Mi.
5)	1438 SAN YSIDRO DR	07/24/2008	\$1,425,000	\$769	1,851	/2/3	1939	6,138		.74Mi.
6)	9892 BEVERLY GROVE DR	07/11/2008	\$3,800,000	\$1,155	3,290	/4/3	1962	13,068	Yes	.63Mi.
7)	1824 BENEDICT CANYON DR	07/09/2008	\$985,000	\$611	1,610	/3/2	1937	9,148	Yes	.32Mi.
8)	1707 BENEDICT CANYON DR	06/26/2008	\$940,000	\$425	2,211	/3/2	1931	8,999		.20Mi.
9)	1644 FERRARI DR	05/23/2008	\$1,775,000	\$594	2,988	/5/3	1963	19,768	Yes	.86Mi.
10)	1801 SAN YSIDRO DR	05/22/2008	\$1,600,000	\$743	2,152	/3/2	1954	13,408	Yes	.77Mi.
11)	1705 ANGELO DR	05/09/2008	\$3,000,000	\$707	4,241	/3/6	1956	15,577	Yes	1.02Mi.
12)	1709 ANGELO DR	05/01/2008	\$4,062,500	\$714	5,688	/6/6	1928	12,811	Yes	1.01Mi.
13)	1553 TOWER GROVE DR	04/29/2008	\$3,200,000	\$986	3,243	/3/5	1959	15,037	Yes	.57Mi.
14)	1603 SAN YSIDRO DR	03/28/2008	\$1,375,000	\$614	2,239	/3/3	1953	11,130		.70Mi.
15)	1112 TOWER RD	03/17/2008	\$7,200,000	N/A		//		18,709	Yes	.97Mi.
16)	1909 BENEDICT CANYON DR	03/07/2008	\$1,180,000	\$436	2,702	/4/2	1948	16,988		.45Mi.
17)	10101 ANGELO VIEW DR	02/14/2008	\$60,000	\$13	4,401	/4/4	1959	103,978.13	Yes	.24Mi.
18)	1400 CLARIDGE DR	01/30/2008	\$1,775,000	\$784	2,263	/2/2	1956	5,388		.86Mi.
19)	1501 SUMMITRIDGE DR	01/25/2008	\$4,500,000	\$1,949	2,308	/2/3	1937	168,142.25	Yes	.89Mi.
20)	1002 HARTFORD WAY	01/23/2008	\$7,455,000	\$1,131	6,586	/5/6	1971	22,499	Yes	1.25Mi.

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Neighborhood Demographics

1438 DAVIES DR, BEVERLY HILLS, CA, 90210- 2028


Population

Area	2000	2008	2013	Growth Rate	Growth Centile
 ZIP 90210	23,068	24,254	24,982	0.6 %	39.0 %
National	281,421,906	309,299,265	328,770,749	1.2 %	


Household

Area	2000	2008	2013	Household Growth Rate	Average Household Size
 ZIP 90210	9,300	9,517	9,737	0.3 %	2.5
National	105,480,101	116,384,754	123,932,585	1.2 %	2.6


Family

Area	2000	2008	Family Growth Rate
 ZIP 90210	6,036	6,162	0.3 %
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 90210	4.6 %	5.7 %	6.4 %	5.5 %	3.5 %	21.6 %	32.4 %	16.7 %	3.6 %
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 90210	46.6	46.9 %	53.1 %
National	36.8	49.1 %	50.9 %


Household Income

Area	% <\$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
 ZIP 90210	8.4 %	8.7 %	17.4 %	12.7 %	52.8 %
National	21.1 %	24.4 %	34.8 %	11.6 %	8.0 %

Median Household Income

Area	2008	2013	Per Capita Income
 ZIP 90210	\$162,385.00	\$202,431.00	\$94,619.00
National	\$54,749.00	\$64,042.00	\$28,151.00

Household Income Centile

Area	National	State
 ZIP 90210	100.0 %	99.0 %
National		

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Public Schools Report


1438 DAVIES DR, BEVERLY HILLS, CA, 90210- 2028

Public School Statistics

Warner Avenue Elementary School							1.87Mi. from subject property
615 Holmby Ave. Los Angeles, CA 90024-2535 310-475-5893							
<ul style="list-style-type: none"> • Grade KG - Grade 5 • Student Teacher Ratio: 1:19.8 • Full Time Equivalent Administrators: 34 							
Grade Membership							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total	
120	94	114	101	94	90	613	
API Score: 							
1		5				10	

Community Magnet Charter Elementary School							1.87Mi. from subject property
11301 Bellagio Rd. Los Angeles, CA 90049-1705 310-476-2281							
<ul style="list-style-type: none"> • Grade KG - Grade 5 • Student Teacher Ratio: 1:20.6 • Full Time Equivalent Administrators: 25 							
Grade Membership							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total	
59	60	80	80	84	69	432	
API Score: 							
1		5				10	

Ralph Waldo Emerson Middle School				2.99Mi. from subject property
1650 Selby Ave. Los Angeles, CA 90024-5716 310-475-8417				
<ul style="list-style-type: none"> • Grade 6 - Grade 8 • Student Teacher Ratio: 1:23.9 • Full Time Equivalent Administrators: 73 				
Grade Membership				
GR - 6	GR - 7	GR - 8	Total	
427	507	495	1,429	
API Score: 				
1	5			10

Beverly Hills High School				2.76Mi. from subject property
241 Moreno Dr. Beverly Hills, CA 90212-3639 310-229-3685				
<ul style="list-style-type: none"> • Grade 9 - Grade 12 • Student Teacher Ratio: 1:23.6 • Full Time Equivalent Administrators: 116 				
Grade Membership				
GR - 9	GR - 10	GR - 11	GR - 12	Total
587	636	642	500	2,365
API Score: 				
1	5			10

About School Report

<p>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.</p> <p>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.</p>
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Private Schools Report

1438 DAVIES DR, BEVERLY HILLS, CA, 90210- 2028

Private School Statistics

MARYMOUNT HIGH SCHOOL LOS ANGELES		1.50Mi. from subject property			
10643 SUNSET BLVD LOS ANGELES, CA 90077- 310-472-1205 Gender: All-female		<ul style="list-style-type: none"> • Grade 9 - Grade 12 • Roman Catholic • Student Teacher Ratio: 1:8.45 • Full Time Equivalent Administrators: 42 			
Grade Membership					
GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total
96	96	94	90	75	355

THE JOHN THOMAS DYE SCHOOL		1.71Mi. from subject property						
11414 CHALON ROAD LOS ANGELES, CA 90049- 310-476-2811 Gender: Coed		<ul style="list-style-type: none"> • Prekindergarten - Grade 6 • Nonsectarian • Student Teacher Ratio: 1:11.67 • Full Time Equivalent Administrators: 27 						
Grade Membership								
PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	Total
30	38	42	44	47	48	48	48	345

SINAI AKIBA ACADEMY		2.13Mi. from subject property							
10400 WILSHIRE BOULEVARD LOS ANGELES, CA 90024- 310-475-6401 Gender: Coed		<ul style="list-style-type: none"> • Prekindergarten - Grade 8 • Jewish • Student Teacher Ratio: 1:13.93 • Full Time Equivalent Administrators: 35.3 							
Grade Membership									
PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
22	63	65	68	58	57	58	51	35	513

UCLA NEUROPSYCHIATRIC HOSPITAL		2.31Mi. from subject property
760 WESTWOOD PLAZA LOS ANGELES, CA 90024- 310-825-0159 Gender: Coed	<ul style="list-style-type: none"> • Grade Un - Grade Un • Nonsectarian • Student Teacher Ratio: 1:4 • Full Time Equivalent Administrators: 2.5 	
Grade Membership		
		Total
		10

LINDEN CENTER SCHOOL/NORTH								2.48Mi. from subject property
505 N. RODEO BEVERLY HILLS, CA 90210- 310-271-4293 Gender: Coed	<ul style="list-style-type: none"> • Grade 6 - Grade 12 • Nonsectarian • Student Teacher Ratio: 1:10 • Full Time Equivalent Administrators: 5 							
Grade Membership								
GR - 6	GR - 7	GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total	
1	4	14	14	18	5	1	50	

GOOD SHEPHERD CATHOLIC SCHOOL								2.67Mi. from subject property
148 SOUTH LINDEN DRIVE BEVERLY HILLS, CA 90212- 310-275-8601 Gender: Coed	<ul style="list-style-type: none"> • Kindergarten - Grade 8 • Roman Catholic • Student Teacher Ratio: 1:25.22 • Full Time Equivalent Administrators: 10.6 							
Grade Membership								
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
23	30	31	33	32	33	32	30	268

THE DOHENY SCHOOL								2.67Mi. from subject property
968 NO DOHENY DR WEST HOLLYWOOD, CA 90069- 310-275-3004 Gender: Coed	<ul style="list-style-type: none"> • Prekindergarten - Kindergarten • Nonsectarian • Student Teacher Ratio: 1:2 • Full Time Equivalent Administrators: 1 							
Grade Membership								
	PK			KDGN				Total
	22			2				24

BRENTWOOD SCHOOL													2.90Mi. from subject property	
100 SO BARRINGTON PLACE LOS ANGELES, CA 90049- 310-476-9633 Gender: Coed	<ul style="list-style-type: none"> • Kindergarten - Grade 12 • Nonsectarian • Student Teacher Ratio: 1:9.59 • Full Time Equivalent Administrators: 88 													
Grade Membership														
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total	
40	40	40	4	40	40	40	100	100	100	100	100	100	844	

ST MICHAEL ALL ANGELS PARISH D								3.16Mi. from subject property
3646 COLDWATER CYN AVE STUDIO CITY, CA 91604- 818-985-3717 Gender: Coed				<ul style="list-style-type: none"> • Kindergarten - Grade 8 • Episcopal • Student Teacher Ratio: 1:12.06 • Full Time Equivalent Administrators: 17 				
Grade Membership								
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
20	23	22	23	24	24	31	18	205

PACIFIC HILLS SCHOOL								3.19Mi. from subject property
8628 HOLLOWAY DR LOS ANGELES, CA 90069- 310-276-3068 Gender: Coed				<ul style="list-style-type: none"> • Grade 6 - Grade 12 • Nonsectarian • Student Teacher Ratio: 1:9.51 • Full Time Equivalent Administrators: 20.5 				
Grade Membership								
GR - 6	GR - 7	GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total	
9	23	33	33	37	52	21	195	

ST MARTIN OF TOURS ELEM SCHOOL								3.25Mi. from subject property
11955 SUNSET BOULEVARD LOS ANGELES, CA 90049- 310-472-7419 Gender: Coed				<ul style="list-style-type: none"> • Kindergarten - Grade 8 • Roman Catholic • Student Teacher Ratio: 1:23.3 • Full Time Equivalent Administrators: 11.5 				
Grade Membership								
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
29	28	32	31	32	33	34	26	268

LINDEN CENTER SCHOOL WEST								3.31Mi. from subject property
10931 SANTA MONICA BLVD. LOS ANGELES, CA 90036- 310-477-6199 Gender: Coed				<ul style="list-style-type: none"> • Kindergarten - Grade 7 • Nonsectarian • Student Teacher Ratio: 1:10.25 • Full Time Equivalent Administrators: 4 				
Grade Membership								
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
2	7	6	6	7	5	4	4	41

TEMPLE EMANUEL COMMUNITY DAY SCHOOL								3.36Mi. from subject property
8844 BURTON WAY BEVERLY HILLS, CA 90211- 310-288-3737 Gender: Coed				<ul style="list-style-type: none"> • Kindergarten - Grade 8 • Jewish • Student Teacher Ratio: 1:10.32 • Full Time Equivalent Administrators: 32.4 				
Grade Membership								
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
59	48	40	45	40	30	32	19	334

MAIMONIDES ACADEMY										3.53Mi. from subject property
310 N HUNTLEY LOS ANGELES, CA 90048- 213-939-4471 Gender: Coed					<ul style="list-style-type: none"> • Prekindergarten - Grade 8 • Jewish • Student Teacher Ratio: 1:9.54 • Full Time Equivalent Administrators: 28.6 					
Grade Membership										
PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total	
102	45	39	33	41	24	25	21	15	375	

YESHIVA UNIVERSITY HIGH SCHOOL							3.55Mi. from subject property
9760 WEST PICO BOULEVARD LOS ANGELES, CA 90035- 310-553-1575 Gender: Coed				<ul style="list-style-type: none"> • Grade 9 - Grade 12 • Jewish • Student Teacher Ratio: 1:4.89 • Full Time Equivalent Administrators: 74.6 			
Grade Membership							
GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total		
96	96	100	94	75	365		

About School Report

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.

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Crime Report

1438 DAVIES DR, BEVERLY HILLS, CA, 90210- 2028

City Crime Stats

FBI Crime Index for BEVERLY HILLS	
Murder :	1
Forcible Rape:	10
Robbery:	58
Aggravated Assault:	65
Burglary:	314
Motor Vehicle Theft:	38
Larceny - Theft:	700
Arson:	5
Total Crimes:	1,191

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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