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## Property Profile

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### Cover Page

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#### Subject Property:

**Site Address**

1440 DAVIES DR ,  
BEVERLY HILLS, CA, 90210

**Mail Address**

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

#### Prepared By:

**Dennis Murphy**

Dennis Murphy, Cpa

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E: dmmurphy@ix.netcom.com



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#### Document Contents

- Property Overview Page
- Property History Page
- Property Comparables
- Neighborhood Demographics
- Public Schools Report
- Private Schools Report
- Crime Report
- Cyberhomes.com Content

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## Property Overview

1440 DAVIES DR, BEVERLY HILLS, CA, 90210- 2028

### Owner and Geographic Information



<b>Primary Owner:</b>	<b>Secondary Owner:</b>		
EMVEST MORTGAGE FUND LLC,			
<b>Mail Address:</b>	630 N ROSEMEAD BLVD STE 100 PASADENA CA 91107		
<b>Site Address:</b>	1440 DAVIES DR BEVERLY HILLS CA 90210		
<b>APN :</b> 4357-009-011	<b>Lot Number :</b> 10	<b>Census Tract :</b> 2612.00	<b>Page Grid :</b> 592-B5
<b>Housing Tract Number:</b>	6774	<b>Phone:</b>	
<b>Legal Description :</b> Lot: 10 Tract No: 6774 Abbreviated Description: CITY:REGION/CLUSTER: 07/07151 TRACT NO 6774 LOT COM AT NE COR OF LOT 10 TH N 79 35'50" W 158 FT TH S 10 24'10" W 42 FT TH S 61 30' W 32 FT TH S 28 30' E City/Muni/Twp: REGION/CLUSTER: 07/07151			

### Property Details



<b>Bedrooms :</b> 3	<b>Year Built :</b> 1965	<b>Square Feet :</b> 2,238 SF
<b>Bathrooms :</b> 2	<b>Garage :</b>	<b>Lot Size :</b> 17,446 SF
<b>Total Rooms :</b>	<b>Fireplace :</b>	<b>Number of Units :</b> 1
<b>Zoning :</b> LARE40	<b>Pool :</b>	<b>Use Code :</b> Single Family Residential

### Sale & Loan



<b>Transfer Date :</b> 05/20/2008	<b>Seller :</b> GROTJAHN, CHRISTOPHER	
<b>Transfer Value :</b> \$314,056	<b>Document # :</b> 08-0892110	<b>Cost/Sq Feet :</b> \$140
<b>First Loan Amt :</b> N/A	<b>Lender :</b>	

### Assessment & Taxes



<b>Assessed Value :</b> \$1,846,709	<b>Percent Improvement :</b> 30.2%	<b>Homeowner Exemption :</b>
<b>Land Value :</b> \$1,289,055	<b>Tax Amount :</b> \$24,112.40	<b>Tax Rate Area :</b> 0-067
<b>Improvement Value :</b> \$557,654	2006	<b>Tax Account ID :</b>
<b>Market Improvement Value :</b>	<b>Market Land Value :</b>	<b>Market Value :</b>

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## Property History

1440 DAVIES DR, BEVERLY HILLS, CA, 90210- 2028

### Prior Transfer

<b>Recording Date</b>	05/20/2008	<b>Document #</b>	<u>08-0892110 BK-PG -</u>
<b>Price</b>	\$314,056	<b>Document Type</b>	Trustee's Deed
<b>First TD</b>	N/A	<b>Type of Sale</b>	Full Amount on Deed
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	EMVEST MORTGAGE FUND LLC,	<b>Seller Name</b>	GROTJAHN, CHRISTOPHER
<b>Legal Description</b> : Lot: 10 Tract No: 6774 Map Ref: MB70 PG44-48 City/Muni/Twp: LOS ANGELES			

### Mortgage Record

<b>Recording Date</b>	08/03/2006	<b>Document #</b>	<u>06-1719865 BK-PG -</u>
<b>Loan Amount:</b>	\$475,000	<b>Loan Type</b>	Unknown
<b>TD Due Date</b>		<b>Type of Financing</b>	
<b>Lender Name</b>	EMVEST MORTGAGE FUND LLC	<b>Buyer Vesting</b>	N/A
<b>Lender Type</b>	*N	<b>Vesting</b>	
<b>Borrowers Name</b>	GROTJAHN,CHRISTOPHER		

### Mortgage Record

<b>Recording Date</b>	12/09/2005	<b>Document #</b>	<u>05-3023905 BK-PG -</u>
<b>Loan Amount:</b>	\$1,625,000	<b>Loan Type</b>	J
<b>TD Due Date</b>	01/01/2046 IR:6.37%	<b>Type of Financing</b>	ADJ
<b>Lender Name</b>	WASHINGTON MUTUAL BANK FA	<b>Buyer Vesting</b>	N/A
<b>Lender Type</b>	Bank	<b>Vesting</b>	
<b>Borrowers Name</b>	GROTJAHN,CHRISTOPHER		

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### Prior Transfer

<b>Recording Date</b>	12/22/2004	<b>Document #</b>	<u>04-3311610 BK-PG -</u>
<b>Price</b>	\$1,775,000	<b>Document Type</b>	Grant Deed
<b>First TD</b>	\$1,331,250	<b>Type of Sale</b>	Full-Computed from Transfer Tax
<b>Mortgage Doc #</b>	<u>04-3311611</u>	<b>Interest Rate</b>	4.37%
<b>Lender Name</b>	NO RED TAPE MORTGAGE	<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	GROTJAHN, CHRISTOPHER	<b>Seller Name</b>	SHAPIRO, ADAM
<b>Legal Description</b> : Lot: 10 Tract No: 6774 Map Ref: MB70 PG44-48 City/Muni/Twp: LOS ANGELES			

### Prior Transfer

<b>Recording Date</b>	03/09/2004	<b>Document #</b>	<u>04-0554471 BK-PG -</u>
<b>Price</b>	\$1,065,000	<b>Document Type</b>	Quit Claim Deed
<b>First TD</b>	\$798,750	<b>Type of Sale</b>	Price Unconfirmed
<b>Mortgage Doc #</b>	<u>04-0554472</u>	<b>Interest Rate</b>	5.62%
<b>Lender Name</b>	PLATINUM CAPITAL GROUP	<b>Buyer Vesting</b>	Married Man as his sole and separate property
<b>Buyer Name</b>	SHAPIRO, ADAM	<b>Seller Name</b>	PASTERNAK, DAVID J; WOOLLEY, CLIFF; CASE #03-2702
<b>Legal Description</b> : Lot: 10 Tract No: 6774 Map Ref: MB70 PG44-48 City/Muni/Twp: LOS ANGELES			

### Prior Transfer

<b>Recording Date</b>	03/09/2004	<b>Document #</b>	<u>04-0554470 BK-PG -</u>
<b>Price</b>	N/A	<b>Document Type</b>	Intrafamily Transfer or Dissolution
<b>First TD</b>	N/A	<b>Type of Sale</b>	Non-Arms Length Transfer
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	Married Man as his sole and separate property
<b>Buyer Name</b>	SHAPIRO, ADAM	<b>Seller Name</b>	SHAPIRO, ANGELIQUE
<b>Legal Description</b> : Lot: 10 Tract No: 6774 Map Ref: MB70 PG44-48 City/Muni/Twp: LOS ANGELES			

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### Prior Transfer

<b>Recording Date</b>	05/30/2001	<b>Document #</b>	<a href="#">01-0933009 BK-PG -</a>
<b>Price</b>	N/A	<b>Document Type</b>	Grant Deed
<b>First TD</b>	N/A	<b>Type of Sale</b>	
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	Married Man as his sole and separate property
<b>Buyer Name</b>	WOOLLEY, CLIFF	<b>Seller Name</b>	CORLETT, RICHARD D; CORLETT, PATRICIA A
<b>Legal Description</b> : Lot: 10 Tract No: 6774 Map Ref: MB70 PG44-48 City/Muni/Twp: LOS ANGELES			

### Prior Transfer

<b>Recording Date</b>	05/30/2001	<b>Document #</b>	<a href="#">01-0933008 BK-PG -</a>
<b>Price</b>	N/A	<b>Document Type</b>	Intrafamily Transfer or Dissolution
<b>First TD</b>	N/A	<b>Type of Sale</b>	Non-Arms Length Transfer
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	Married Man as his sole and separate property
<b>Buyer Name</b>	WOOLLEY, CLIFF	<b>Seller Name</b>	WOOLLEY, ZONDA
<b>Legal Description</b> : Lot: 10 Tract No: 6774 Map Ref: MB70 PG44-48 City/Muni/Twp: LOS ANGELES			

### Mortgage Record

<b>Recording Date</b>	05/30/2001	<b>Document #</b>	<a href="#">01-0933010 BK-PG -</a>
<b>Loan Amount:</b>	\$1,470,000	<b>Loan Type</b>	Unknown
<b>TD Due Date</b>	06/01/2031 IR:8.62%	<b>Type of Financing</b>	ADJ
<b>Lender Name</b>	DBA AMERICORP FUNDING	<b>Buyer Vesting</b>	Married Man as his sole and separate property
<b>Lender Type</b>	Other	<b>Vesting</b>	Married Man as his sole and separate property
<b>Borrowers Name</b>	WOOLLEY,CLIFF		

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### Prior Transfer

<b>Recording Date</b>	05/08/2000	<b>Document #</b>	<a href="#">00-0698471 BK-PG -</a>
<b>Price</b>	N/A	<b>Document Type</b>	Intrafamily Transfer or Dissolution
<b>First TD</b>	N/A	<b>Type of Sale</b>	Non-Arms Length Transfer
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	CORLETT, PATRICIA A	<b>Seller Name</b>	CORLETT, PATRICIA A; GREENE FAMILY TRUST,
<b>Legal Description</b> : Abbreviated Description: TRACT NO 6774 LOT COM AT NE COR OF LOT 10 TH N 79 35'50" W 158 FT TH S 10 24'10" W 42 FT TH S 61 30'City/Muni/Twp: BEVERLY HILLS			

### Prior Transfer

<b>Recording Date</b>	05/08/2000	<b>Document #</b>	<a href="#">00-0698470 BK-PG -</a>
<b>Price</b>	N/A	<b>Document Type</b>	Intrafamily Transfer or Dissolution
<b>First TD</b>	N/A	<b>Type of Sale</b>	Non-Arms Length Transfer
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	Trust
<b>Buyer Name</b>	CORLETT, RICHARD D; CORLETT, PATRICIA A	<b>Seller Name</b>	CORLETT, PATRICIA A
<b>Legal Description</b> : Abbreviated Description: TRACT NO 6774 LOT COM AT NE COR OF LOT 10 TH N 79 35'50" W 158 FT TH S 10 24'10" W 42 FT TH S 61 30'City/Muni/Twp: BEVERLY HILLS			

### Prior Transfer

<b>Recording Date</b>	03/28/2000	<b>Document #</b>	<a href="#">00-0462048 BK-PG -</a>
<b>Price</b>	N/A	<b>Document Type</b>	Intrafamily Transfer or Dissolution
<b>First TD</b>	N/A	<b>Type of Sale</b>	Non-Arms Length Transfer
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	Family Trust
<b>Buyer Name</b>	CORLETT, PATRICIA A; GREEN FAMILY TRUST,	<b>Seller Name</b>	, GREENE, HELEN O TRS GREEN TRUST
<b>Legal Description</b> : Abbreviated Description: TRACT NO 6774 LOT COM AT NE COR OF LOT 10 TH N 79 35'50" W 158 FT TH S 10 24'10" W 42 FT TH S 61 30'City/Muni/Twp: BEVERLY HILLS			

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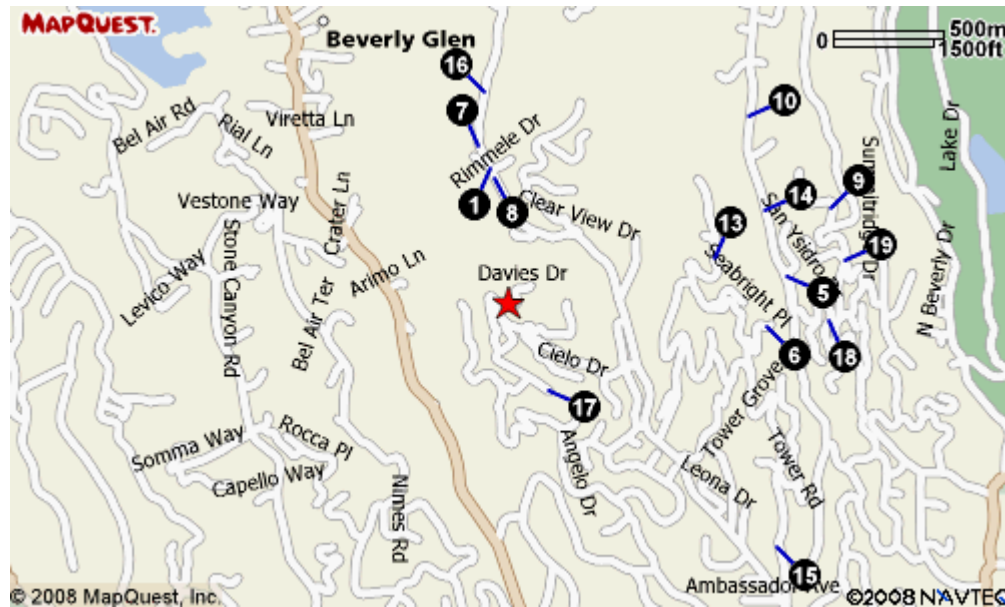
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### Comparable Sales Data

1440 DAVIES DR, BEVERLY HILLS, CA, 90210- 2028



**EMVEST MORTGAGE FUND LLC,  
1440 DAVIES DR, BEVERLY HILLS 90210-2028  
APN: 4357-009-011 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-2004		<b>APN</b>		4357-002-004				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-1708418				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		BEER, STEVEN BRADLEY ; ADAM, GASTON VAN DUYSSE; HAHN, STUART		<b>Seller Name</b>		BATTJES JR, DONALD ; THE ROBERT OLSEN TRUST				
<b>Loan Amount</b>		\$513,519		<b>Lender Name</b>		JPMORGAN CHASE BANK NA				
<b>Legal: Lot : 39 Tract No : 6601 MapRef : MB93 PG97 City/Muni/Twp : LOS ANGELES</b>										

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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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-1437		<b>APN</b>		4383-004-004				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-1664907				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		BECHER, TAMARA ; WILKINSON, JEANNIE		<b>Seller Name</b>		KOPCHA, MICHAEL JAMES ; KOPCHA FAMILY TRUST; TRUST A; TRUST B				
<b>Loan Amount</b>		\$738,871		<b>Lender Name</b>		METROCITI MORTGAGE LLC				
<b>Legal:</b> 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-1429		<b>APN</b>		4383-020-014				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-1584416				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		113 LLC		<b>Seller Name</b>		RUFUS ISAACS, ALEXANDER ; RUFUS ISAACS, MARJORIE; THE ALEXANDER & MARJORIE RUFUS ISAACS TR				
<b>Loan Amount</b>		\$1,000,000		<b>Lender Name</b>		CHICAGO TITLE CO				
<b>Legal:</b> 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-1437		<b>APN</b>		4383-004-013				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-1536567				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		ZARRABIZADEH, PAYAM		<b>Seller Name</b>		PLEDGED PROPERTY II LLC				
<b>Loan Amount</b>		\$499,000		<b>Lender Name</b>		ING BANK FSB				
<b>Legal:</b> 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-2109		<b>APN</b>		4355-005-017				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-1322142				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		AZOFF, IRVING ; AZOFF, ROCHELLE; THE AZOFF FAMILY TRUST OF 1997; AZOFF, JENNIFER			<b>Seller Name</b>		KATLEMAN, MARILYN			
<b>Loan Amount</b>		\$926,250		<b>Lender Name</b>		BANK OF AMERICA NA				
<b>Legal:</b> 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-2120		<b>APN</b>		4356-023-014				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-1235404				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		FRANKEL, OLIVER L			<b>Seller Name</b>		MADISON TYLER LLC			
<b>Loan Amount</b>		\$2,350,000		<b>Lender Name</b>		FIRST REPUBLIC BANK				
<b>Legal:</b> 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	.31Mi.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-2007		<b>APN</b>		4356-001-002				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-1214850				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		COHEN, BRIAN D			<b>Seller Name</b>		PRO VALUE PROPERTIES INC			
<b>Loan Amount</b>		\$729,750		<b>Lender Name</b>		WELLS FARGO BANK NA				
<b>Legal:</b> 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-2004		<b>APN</b>		4357-002-001				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-1138479				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		ROSCISZEWSKI, ANNA K		<b>Seller Name</b>		PRYS, MARCELLA ; FRENCH, NAMING R DENNIS				
<b>Loan Amount</b>		\$752,000		<b>Lender Name</b>		POLAM FCU				
<b>Legal:</b> 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-1602		<b>APN</b>		4355-002-055				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0917177				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		BREWER, HYE C ; DHAWAN, JAGJIT RAJ K		<b>Seller Name</b>		SABA, SHAHRAM				
<b>Loan Amount</b>		\$1,000,000		<b>Lender Name</b>		BANK OF AMERICA NA				
<b>Legal:</b> 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-1518		<b>APN</b>		4356-009-007				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0908880				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		LODGE, LEE ANTHONY ; CLIFF, JOANNE		<b>Seller Name</b>		SMITH, SAUL R ; SMITH, SUSAN B; SAUL & SUSAN SMITH FAMILY TRUST				
<b>Loan Amount</b>		\$1,100,000		<b>Lender Name</b>		UNION BANK OF CALIFORNIA NA				
<b>Legal:</b> 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-2721		<b>APN</b>		4348-020-021				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0824211				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		MALLICK, THEODORA		<b>Seller Name</b>		BLOCH JR, HERBERT R ; THE HERBERT R BLOCH JR TRUST; BLOCH, JEAN F; THE JEAN F BLOCH TRUST				
<b>Loan Amount</b>		\$2,000,000		<b>Lender Name</b>		UNION BANK OF CALIFORNIA NA				
<b>Legal:</b> 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	1.02Mi.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-2721		<b>APN</b>		4348-020-020				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0765377				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		WINTER, TERENCE ; ROTHMAN, RACHEL		<b>Seller Name</b>		STERN, LEONARD B ; STERN, GLORIA STROOCK; LEONARD B & GLORIA STROOCK STERN 1982 TR				
<b>Loan Amount</b>		N/A		<b>Lender Name</b>						
<b>Legal:</b> 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-2141		<b>APN</b>		4356-015-020				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0745368				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		MICELLI, PETER JOSEPH ; LANG, JENNIFER		<b>Seller Name</b>		GORELIK, MATTHEW J ; GORELIK, JASMINE A				
<b>Loan Amount</b>		\$2,240,000		<b>Lender Name</b>		CITY NATIONAL BANK				
<b>Legal:</b> 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-2112		<b>APN</b>		4356-017-011				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0536981				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		LEWIS, PHILLIP JORDAN ; LEWIS, AMANDA COHEN		<b>Seller Name</b>		FRIEDMAN, SARA ; BERNARD & SARA FRIEDMAN REVOCABLE TRUST				
<b>Loan Amount</b>		\$1,100,000		<b>Lender Name</b>		CITIMORTGAGE INC				
<b>Legal:</b> 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-2131		<b>APN</b>		4348-016-030				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0451691				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		LABONTE, DAVID L ; LABONTE, KIMBERLY A		<b>Seller Name</b>		CASSINGHAM, CURT D				
<b>Loan Amount</b>		\$5,000,000		<b>Lender Name</b>		UNION BANK OF CALIFORNIA NA				
<b>Legal:</b> 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		.44Mi.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-1401		<b>APN</b>		4383-015-019				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0398285				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		DAMON, MARK ; DAMON, MARGARET		<b>Seller Name</b>		BRECHER, IRVING				
<b>Loan Amount</b>		\$944,000		<b>Lender Name</b>		WACHOVIA MORTGAGE FSB				
<b>Legal:</b> 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-2038		<b>APN</b>		4357-016-022				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0272375				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		FRANKLIN, JEFF		<b>Seller Name</b>		WERTHEIMER, JACQUES A ; WERTHEIMER, LYNNE B ANDERSON; JACQUES A & LYNNE B ANDERSON WERTHEIMER				
<b>Loan Amount</b>		N/A		<b>Lender Name</b>						
<b>Legal:</b> 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-2214		<b>APN</b>		4355-005-035				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0180378				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		DE MONSERAT, MARSANA		<b>Seller Name</b>		BUDMAN, ROBERT J ; BUDMAN, COURTLAN A				
<b>Loan Amount</b>		\$800,000		<b>Lender Name</b>						
<b>Legal:</b> 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-1604		<b>APN</b>		4355-005-036				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0155005				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		WALSH, JOSEPH FIDLER ; THE WALSH LIVING TRUST		<b>Seller Name</b>		FRUMKES, EDWARD E				
<b>Loan Amount</b>		N/A		<b>Lender Name</b>						
<b>Legal:</b> 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.
<b>Site Address</b>		BEVERLY HILLS, CA 90210-2822		<b>APN</b>		4348-010-008				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-0121117				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		BROUKHIM, BEHROOZ ; BROUKHIM, ANGEL; TOOBI, DANIEL		<b>Seller Name</b>		LUSHING, GERALD MALCOLM ; LUSHING, GLORIA; THE GERALD & GLORIA LUSHING TR OF 1982				
<b>Loan Amount</b>		\$4,500,000		<b>Lender Name</b>		UNION BANK OF CALIFORNIA NA				
<b>Legal: Lot : 1 Tract No : 16301 MapRef : MB557 PG34&amp;35 City/Muni/Twp : BEVERLY HILLS</b>										

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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,  
1440 DAVIES DR, BEVERLY HILLS 90210-2028  
APN: 4357-009-011 LOS ANGELES COUNTY**

**Year Built : 1965 Square Feet : 2,238 SF Lot : 17,446 SF Bld/Area : 2238SF Pool : RM/BR/Bth : /3/2**

#	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	.31Mi.
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	1.02Mi.
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		.44Mi.
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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.

### Area Sales Analysis

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## Neighborhood Demographics

1440 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

1440 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"> <li>• Grade KG - Grade 5</li> <li>• Student Teacher Ratio: 1:19.8</li> <li>• Full Time Equivalent Administrators: 34</li> </ul>							
<b>Grade Membership</b>							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total	
120	94	114	101	94	90	613	
<b>API Score:</b> 							
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"> <li>• Grade KG - Grade 5</li> <li>• Student Teacher Ratio: 1:20.6</li> <li>• Full Time Equivalent Administrators: 25</li> </ul>							
<b>Grade Membership</b>							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total	
59	60	80	80	84	69	432	
<b>API Score:</b> 							
1		5				10	

<b>Ralph Waldo Emerson Middle School</b>				<b>3.00Mi. from subject property</b>
1650 Selby Ave. Los Angeles, CA 90024-5716 310-475-8417				
<ul style="list-style-type: none"> <li>• Grade 6 - Grade 8</li> <li>• Student Teacher Ratio: 1:23.9</li> <li>• Full Time Equivalent Administrators: 73</li> </ul>				
<b>Grade Membership</b>				
GR - 6	GR - 7	GR - 8	Total	
427	507	495	1,429	
<b>API Score:</b>				
1	5			10

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

1440 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"> <li>• Grade 9 - Grade 12</li> <li>• Roman Catholic</li> <li>• Student Teacher Ratio: 1:8.45</li> <li>• Full Time Equivalent Administrators: 42</li> </ul>			
<b>Grade Membership</b>					
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"> <li>• Prekindergarten - Grade 6</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:11.67</li> <li>• Full Time Equivalent Administrators: 27</li> </ul>						
<b>Grade Membership</b>								
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		2.14Mi. from subject property							
10400 WILSHIRE BOULEVARD LOS ANGELES, CA 90024- 310-475-6401 Gender: Coed		<ul style="list-style-type: none"> <li>• Prekindergarten - Grade 8</li> <li>• Jewish</li> <li>• Student Teacher Ratio: 1:13.93</li> <li>• Full Time Equivalent Administrators: 35.3</li> </ul>							
<b>Grade Membership</b>									
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

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

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

<b>GOOD SHEPHERD CATHOLIC SCHOOL</b>									2.67Mi. from subject property
148 SOUTH LINDEN DRIVE BEVERLY HILLS, CA 90212- 310-275-8601 Gender: Coed	<ul style="list-style-type: none"> <li>• Kindergarten - Grade 8</li> <li>• Roman Catholic</li> <li>• Student Teacher Ratio: 1:25.22</li> <li>• Full Time Equivalent Administrators: 10.6</li> </ul>								
<b>Grade Membership</b>									
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	

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

<b>BRENTWOOD SCHOOL</b>														2.90Mi. from subject property
100 SO BARRINGTON PLACE LOS ANGELES, CA 90049- 310-476-9633 Gender: Coed	<ul style="list-style-type: none"> <li>• Kindergarten - Grade 12</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:9.59</li> <li>• Full Time Equivalent Administrators: 88</li> </ul>													
<b>Grade Membership</b>														
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	

<b>ST MICHAEL ALL ANGELS PARISH D</b>								3.16Mi. from subject property
3646 COLDWATER CYN AVE STUDIO CITY, CA 91604- 818-985-3717 Gender: Coed				<ul style="list-style-type: none"> <li>• Kindergarten - Grade 8</li> <li>• Episcopal</li> <li>• Student Teacher Ratio: 1:12.06</li> <li>• Full Time Equivalent Administrators: 17</li> </ul>				
<b>Grade Membership</b>								
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

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

<b>ST MARTIN OF TOURS ELEM SCHOOL</b>								3.25Mi. from subject property
11955 SUNSET BOULEVARD LOS ANGELES, CA 90049- 310-472-7419 Gender: Coed				<ul style="list-style-type: none"> <li>• Kindergarten - Grade 8</li> <li>• Roman Catholic</li> <li>• Student Teacher Ratio: 1:23.3</li> <li>• Full Time Equivalent Administrators: 11.5</li> </ul>				
<b>Grade Membership</b>								
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

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

<b>TEMPLE EMANUEL COMMUNITY DAY SCHOOL</b>								3.36Mi. from subject property
8844 BURTON WAY BEVERLY HILLS, CA 90211- 310-288-3737 Gender: Coed				<ul style="list-style-type: none"> <li>• Kindergarten - Grade 8</li> <li>• Jewish</li> <li>• Student Teacher Ratio: 1:10.32</li> <li>• Full Time Equivalent Administrators: 32.4</li> </ul>				
<b>Grade Membership</b>								
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

<b>MAIMONIDES ACADEMY</b>										3.53Mi. from subject property
310 N HUNTLEY LOS ANGELES, CA 90048- 213-939-4471 Gender: Coed					<ul style="list-style-type: none"> <li>• Prekindergarten - Grade 8</li> <li>• Jewish</li> <li>• Student Teacher Ratio: 1:9.54</li> <li>• Full Time Equivalent Administrators: 28.6</li> </ul>					
<b>Grade Membership</b>										
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	

<b>YESHIVA UNIVERSITY HIGH SCHOOL</b>							3.55Mi. from subject property
9760 WEST PICO BOULEVARD LOS ANGELES, CA 90035- 310-553-1575 Gender: Coed				<ul style="list-style-type: none"> <li>• Grade 9 - Grade 12</li> <li>• Jewish</li> <li>• Student Teacher Ratio: 1:4.89</li> <li>• Full Time Equivalent Administrators: 74.6</li> </ul>			
<b>Grade Membership</b>							
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.

Courtesy of Chicago Title  
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## Crime Report

1440 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
<b>Total Crimes:</b>	<b>1,191</b>

### 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.

Courtesy of Chicago Title  
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