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## Property Profile

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### Cover Page

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#### Subject Property:



#### Site Address

31869 SEA LEVEL DR,  
MALIBU, CA, 90265



#### Mail Address

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#### 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

31869 SEA LEVEL DR, MALIBU, CA, 90265- 2636

### Owner and Geographic Information



<b>Primary Owner:</b>		<b>Secondary Owner:</b>	
MARTINEZ, SAM M			
<b>Mail Address:</b>			
<b>Site Address:</b>		31869 SEA LEVEL DR MALIBU CA 90265	
<b>APN :</b> 4470-026-009	<b>Lot Number :</b> 51	<b>Census Tract :</b> 8004.04	<b>Page Grid :</b> 626-G7
<b>Housing Tract Number:</b>	10630	<b>Phone:</b>	
<b>Legal Description :</b> Lot: 51 Tract No: 10630 Abbreviated Description: CITY:REGION/CLUSTER: 07/07184 TRACT # 10630 LOT COM NE ON NW LINE OF LOT 51 20 FT FROM MOST W COR OF SD LOT TH NE ON SD NW LINE 48 FT TH S 66 44'34" E TO City/Muni/Twp: REGION/CLUSTER: 07/07184			

### Property Details



<b>Bedrooms :</b> 2	<b>Year Built :</b> 2000	<b>Square Feet :</b> 1,891 SF
<b>Bathrooms :</b> 3	<b>Garage :</b>	<b>Lot Size :</b> 3,250 SF
<b>Total Rooms :</b>	<b>Fireplace :</b>	<b>Number of Units :</b> 1
<b>Zoning :</b> LCR1*	<b>Pool :</b>	<b>Use Code :</b> Single Family Residential

### Sale & Loan



<b>Transfer Date :</b> 06/23/2006	<b>Seller :</b> MARTINEZ, SAM M; MARTINEZ, BRANDY	
<b>Transfer Value :</b> N/A	<b>Document # :</b> 06-1380867	<b>Cost/Sq Feet :</b> N/A
<b>First Loan Amt :</b> \$585,000	<b>Lender :</b> EMVEST MORTGAGE FUND LLC	

### Assessment & Taxes



<b>Assessed Value :</b> \$1,976,760	<b>Percent Improvement :</b> 21.05%	<b>Homeowner Exemption :</b>
<b>Land Value :</b> \$1,560,600	<b>Tax Amount :</b> \$22,409.20	<b>Tax Rate Area :</b> 10-853
<b>Improvement Value :</b> \$416,160	<b>Tax Status :</b> Current	<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

31869 SEA LEVEL DR, MALIBU, CA, 90265- 2636

### Prior Transfer

<b>Recording Date</b>	06/23/2006	<b>Document #</b>	06-1380867 BK-PG -
<b>Price</b>	N/A	<b>Document Type</b>	Intrafamily Transfer or Dissolution
<b>First TD</b>	\$585,000	<b>Type of Sale</b>	Non-Arms Length Transfer
<b>Mortgage Doc #</b>	06-1380868	<b>Interest Rate</b>	
<b>Lender Name</b>	EMVEST MORTGAGE FUND LLC	<b>Buyer Vesting</b>	Married Man as his sole and separate property
<b>Buyer Name</b>	MARTINEZ, SAM M	<b>Seller Name</b>	MARTINEZ, SAM M; MARTINEZ, BRANDY
<b>Legal Description</b> : Lot: 51 Tract No: 10630 Map Ref: MB181 PG6-11 City/Muni/Twp: MALIBU			

### Mortgage Record

<b>Recording Date</b>	03/01/2006	<b>Document #</b>	06-0445475 BK-PG -
<b>Loan Amount:</b>	\$200,000	<b>Loan Type</b>	Credit Line (Revolving)
<b>TD Due Date</b>		<b>Type of Financing</b>	VAR
<b>Lender Name</b>	AMERICAN MORTGAGE NETWORK INC	<b>Buyer Vesting</b>	Joint Tenancy
<b>Lender Type</b>	Mortgage company	<b>Vesting</b>	Joint Tenancy
<b>Borrowers Name</b>	MARTINEZ,SAM M; MARTINEZ,BRANDY		

### Prior Transfer

<b>Recording Date</b>	09/30/2005	<b>Document #</b>	05-2361467 BK-PG -
<b>Price</b>	N/A	<b>Document Type</b>	Intrafamily Transfer or Dissolution
<b>First TD</b>	\$1,742,000	<b>Type of Sale</b>	Non-Arms Length Transfer
<b>Mortgage Doc #</b>	05-2361468	<b>Interest Rate</b>	2.75%
<b>Lender Name</b>	COUNTRYWIDE HOME LOANS INC	<b>Buyer Vesting</b>	Joint Tenancy
<b>Buyer Name</b>	MARTINEZ, SAM M; MARTINEZ, BRANDY	<b>Seller Name</b>	MARTINEZ, SAM M; MARTINEZ, BRANDY J
<b>Legal Description</b> : Lot: 51 Tract No: 10630 Map Ref: MB181 PG6-11 City/Muni/Twp: MALIBU			

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### Prior Transfer

<b>Recording Date</b>	02/09/2005	<b>Document #</b>	<a href="#">05-0301242 BK-PG -</a>
<b>Price</b>	\$1,900,000	<b>Document Type</b>	Grant Deed
<b>First TD</b>	\$1,330,000	<b>Type of Sale</b>	Full-Computed from Transfer Tax
<b>Mortgage Doc #</b>	<a href="#">05-0301243</a>	<b>Interest Rate</b>	5.25%
<b>Lender Name</b>	SECURED BANKERS MORTGAGE CO	<b>Buyer Vesting</b>	Joint Tenancy
<b>Buyer Name</b>	MARTINEZ, SAM M; MARTINEZ, BRANDY J	<b>Seller Name</b>	DREC 0439 LLC,
<b>Legal Description</b> : Lot: 51 Tract No: 10630 Map Ref: MB181 PG6-11 City/Muni/Twp: MALIBU			

### Prior Transfer

<b>Recording Date</b>	10/29/2004	<b>Document #</b>	<a href="#">04-2802979 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>	Price as "0", "None", "No Consideration"
<b>Mortgage Doc #</b>		<b>Interest Rate</b>	
<b>Lender Name</b>		<b>Buyer Vesting</b>	N/A
<b>Buyer Name</b>	DREC 0439 LLC,	<b>Seller Name</b>	MORGAN, JOHN A; MORGAN, SHERRY A; MORGAN FAMILY TRUST
<b>Legal Description</b> : Lot: 51 Tract No: 10630 Map Ref: MB181 PG6-11 City/Muni/Twp: MALIBU			

### Mortgage Record

<b>Recording Date</b>	10/31/2003	<b>Document #</b>	<a href="#">03-3274368 BK-PG -</a>
<b>Loan Amount:</b>	\$642,000	<b>Loan Type</b>	Unknown
<b>TD Due Date</b>	11/01/2033	<b>Type of Financing</b>	
<b>Lender Name</b>	WELLS FARGO HOME MORTGAGE INC	<b>Buyer Vesting</b>	Family Trust
<b>Lender Type</b>	Mortgage company	<b>Vesting</b>	Family Trust
<b>Borrowers Name</b>	MORGAN,JOHN A; MORGAN,SHERRY A		

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### Prior Transfer

<b>Recording Date</b>	03/11/2003	<b>Document #</b>	<u>03-0698000 BK-PG -</u>
<b>Price</b>	\$1,150,000	<b>Document Type</b>	Grant Deed
<b>First TD</b>	\$650,000	<b>Type of Sale</b>	Full-Computed from Transfer Tax
<b>Mortgage Doc #</b>	<u>03-0698001</u>	<b>Interest Rate</b>	
<b>Lender Name</b>	WELLS FARGO HOME MORTGAGE INC	<b>Buyer Vesting</b>	Family Trust
<b>Buyer Name</b>	MORGAN, JOHN A; MORGAN, SHERRY A	<b>Seller Name</b>	REICH, JAMES M; REICH, DIANE; THE JAMES MICHAEL & DIANE LAILA REICH RE
<b>Legal Description</b> : Lot: 51 Tract No: 10630 Map Ref: MB181 PG6-11 City/Muni/Twp: MALIBU			

### Prior Transfer

<b>Recording Date</b>	01/17/2002	<b>Document #</b>	<u>02-0131014 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>	Revocable Trust
<b>Buyer Name</b>	REICH, JAMES M; REICH, DIANE	<b>Seller Name</b>	REICH, JAMES M; REICH, DIANE
<b>Legal Description</b> : Lot: 51 Tract No: 10630 Map Ref: MB181 PG6-11 City/Muni/Twp: MALIBU			

### Prior Transfer

<b>Recording Date</b>	01/17/2002	<b>Document #</b>	<u>02-0131013 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>	Community Property(Marital Community)
<b>Buyer Name</b>	REICH, JAMES M; REICH, DIANE	<b>Seller Name</b>	REICH, JAMES M; REICH, DIANE
<b>Legal Description</b> : Lot: 51 Tract No: 10630 Map Ref: MB181 PG6-11 City/Muni/Twp: MALIBU			

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### Mortgage Record

<b>Recording Date</b>	12/11/2001	<b>Document #</b>	<u>01-2366629 BK-PG -</u>
<b>Loan Amount:</b>	\$185,000	<b>Loan Type</b>	Credit Line (Revolving)
<b>TD Due Date</b>		<b>Type of Financing</b>	VAR
<b>Lender Name</b>	FIRST BANK & TRUST	<b>Buyer Vesting</b>	Joint Tenancy
<b>Lender Type</b>	Bank	<b>Vesting</b>	Joint Tenancy
<b>Borrowers Name</b>	REICH,JAMES M; REICH,DIANE		

### Mortgage Record

<b>Recording Date</b>	06/21/2001	<b>Document #</b>	<u>01-1069991 BK-PG -</u>
<b>Loan Amount:</b>	\$400,000	<b>Loan Type</b>	Unknown
<b>TD Due Date</b>	07/01/2031 IR:7%	<b>Type of Financing</b>	FIX
<b>Lender Name</b>	FIRST NATIONWIDE MTG CORP	<b>Buyer Vesting</b>	N/A
<b>Lender Type</b>	Mortgage company	<b>Vesting</b>	
<b>Borrowers Name</b>	REICH,JAMES M; REICH,DIANE		

### Mortgage Record

<b>Recording Date</b>	08/12/1999	<b>Document #</b>	<u>99-1515746 BK-PG -</u>
<b>Loan Amount:</b>	\$406,000	<b>Loan Type</b>	Building or Construction Loan
<b>TD Due Date</b>	IR:8.12%	<b>Type of Financing</b>	ADJ
<b>Lender Name</b>	INDYMAC MTG HOLDINGS INC	<b>Buyer Vesting</b>	Joint Tenancy
<b>Lender Type</b>	Mortgage company	<b>Vesting</b>	Joint Tenancy
<b>Borrowers Name</b>	REICH,JAMES M; REICH,DIANE		

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## Comparable Sales Data

31869 SEA LEVEL DR, MALIBU, CA, 90265- 2636



**MARTINEZ, SAM M**  
**31869 SEA LEVEL DR, MALIBU 90265-2636**  
**APN: 4470-026-009 LOS ANGELES COUNTY**

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	31777 BROAD BEACH RD	08/14/2008	\$1,800,000	\$1,256	1,433	/2/2	1981	7,693 SF		.13Mi.
<b>Site Address</b>		MALIBU, CA 90265-2618		<b>APN</b>		4470-020-020				
<b>Doc Type</b>		Grant Deed		<b>Document #</b>		08-1464388				
<b>Price Code</b>		F		<b>Land Use</b>		Single Family Residential				
<b>Buyer Name</b>		LEAVIN, MARGO H ; SWANN, MARIA T		<b>Seller Name</b>		MAHON, MARGARET JEAN STREET ; STREET, DAVID REID; THE BETTY JEAN STREET REVOCABLE TRUST; BIAVA, JAMES E; STREET, ALBERT REID				
<b>Loan Amount</b>		\$1,000,000		<b>Lender Name</b>		ASTORIA FEDERAL MORTGAGE CORP				
<b>Legal:</b>		<b>Lot :</b> 33	<b>Tract No :</b> 20658	<b>MapRef :</b> MB579 PG9&10	<b>City/Muni/Twp :</b> MALIBU					

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2	31658 BROAD BEACH RD	06/20/2008	\$5,500,000	\$1,818	3,024	/3/2	1981	6,368 SF		.24Mi.
<b>Site Address</b>		MALIBU, CA 90265-2617	<b>APN</b>		4470-024-053					
<b>Doc Type</b>		Grant Deed	<b>Document #</b>		08-1101536					
<b>Price Code</b>		F	<b>Land Use</b>		Single Family Residential					
<b>Buyer Name</b>		LLK INVESTMENTS LLC	<b>Seller Name</b>		GRUSHOW, BARBARA ; GRUSHOW, SANDY; GRUSHOW 1997 TRUST					
<b>Loan Amount</b>		\$3,240,000	<b>Lender Name</b>		COMMERCEWEST BANK					
<b>Legal:</b> Lot : 18&93 Tract No : 10630 MapRef : MB181 PG6-11 City/Muni/Twp : MALIBU										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3	31762 COTTONTAIL LN	04/21/2008	\$1,700,000	\$1,049	1,620	/4/2	1979	8,464 SF		.18Mi.
<b>Site Address</b>		MALIBU, CA 90265-2624	<b>APN</b>		4470-020-027					
<b>Doc Type</b>		Grant Deed	<b>Document #</b>		08-0690412					
<b>Price Code</b>		F	<b>Land Use</b>		Single Family Residential					
<b>Buyer Name</b>		THIESSEN, DONALD BARRY ; THIESSEN, LISA ANNETTE	<b>Seller Name</b>		MAHON, MARGARET JEAN STREET ; STREET, DAVID REED; THE BETTY JEAN STREET REVOCABLE TRUST					
<b>Loan Amount</b>		\$1,275,000	<b>Lender Name</b>		KINECTA FCU					
<b>Legal:</b> Lot : 40 Tract No : 20658 MapRef : MB579 PG9&10 City/Muni/Twp : MALIBU										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4	31820 SEAFIELD DR	09/07/2007	\$7,609,500	\$1,454	5,230	/6/5	1982	10,446 SF		.05Mi.
<b>Site Address</b>		MALIBU, CA 90265-2637	<b>APN</b>		4470-026-023					
<b>Doc Type</b>		Grant Deed	<b>Document #</b>		07-2077694					
<b>Price Code</b>		F	<b>Land Use</b>		Single Family Residential					
<b>Buyer Name</b>		MALIBUJMS LLC	<b>Seller Name</b>		HELLER, KENNETH D					
<b>Loan Amount</b>		\$3,000,000	<b>Lender Name</b>		THE PRIVATE BANK OF CALIFORNIA					
<b>Legal:</b> Lot : 61-63 Tract No : 10630 MapRef : MB181 PG6-11 Abbreviated Description : PORTION LOTS61&62 City/Muni/Twp : MALIBU										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
5	31470 BROAD BEACH RD	09/05/2007	\$4,560,000	\$1,356	3,362	/3/4	1991	6,961 SF		.53Mi.
<b>Site Address</b>		MALIBU, CA 90265-2669	<b>APN</b>		4470-017-058					
<b>Doc Type</b>		Grant Deed	<b>Document #</b>		07-2060956					
<b>Price Code</b>		F	<b>Land Use</b>		Single Family Residential					
<b>Buyer Name</b>		MATEEN, SHERVIN ; SHERVIN MATEEN FAMILY TRUST	<b>Seller Name</b>		MACOFSKY, CLAIRE ; MACOFSKY FAMILY TRUST; MACOFSKY, STEVEN IRA					
<b>Loan Amount</b>		N/A	<b>Lender Name</b>							
<b>Legal:</b> Lot : 36 Tract No : 25166 MapRef : MB695 PG29-31 City/Muni/Twp : MALIBU										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
6	5805 FOXVIEW DR	08/01/2007	\$3,600,000	\$547	6,579	/8/8	1991	37,026 SF		1.15Mi.
<b>Site Address</b>		MALIBU, CA 90265-2648	<b>APN</b>		4470-004-023					
<b>Doc Type</b>		Grant Deed	<b>Document #</b>		07-1813352					
<b>Price Code</b>		F	<b>Land Use</b>		Single Family Residential					
<b>Buyer Name</b>		AZER, MAHER A A ; AZER FAMILY TRUST	<b>Seller Name</b>		REYES, ATMAN ; REYES, ATMAN R					
<b>Loan Amount</b>		\$2,500,000	<b>Lender Name</b>		JPMORGAN CHASE BANK NA					
<b>Legal:</b> Lot : 12 MapRef : RS76 PG20&21 City/Muni/Twp : MALIBU										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
7	31770 BROAD BEACH RD	07/27/2007	\$6,740,000	\$4,526	1,489	/2/2	1933	8,956 SF	Yes	.15Mi.
<b>Site Address</b>		MALIBU, CA 90265-2619	<b>APN</b>		4470-025-041					
<b>Doc Type</b>		Grant Deed	<b>Document #</b>		07-1774261					
<b>Price Code</b>		F	<b>Land Use</b>		Single Family Residential					
<b>Buyer Name</b>		SHAPIRO, RICHARD	<b>Seller Name</b>		BIRD, CAROL ; ROBERTSON, JOHN R					
<b>Loan Amount</b>		N/A	<b>Lender Name</b>							
<b>Legal:</b> Lot : 2 MapRef : PM3909 MB48 PG56										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
8	31944 PACIFIC COAST HWY	05/25/2007	\$2,100,000	\$787	2,666	/3/3	1964	12,868 SF		.08Mi.
	<b>Site Address</b>	MALIBU, CA 90265-2506		<b>APN</b>	4473-012-016					
	<b>Doc Type</b>	Grant Deed		<b>Document #</b>	07-1276133					
	<b>Price Code</b>	F		<b>Land Use</b>	Single Family Residential					
	<b>Buyer Name</b>	FERGUSON, EDGAR SCOTT ; FERGUSON, DEBORAH		<b>Seller Name</b>	OMELVENY, JOHN P ; THE PETERSON TRUST					
	<b>Loan Amount</b>	\$1,470,000		<b>Lender Name</b>	UNION BANK OF CALIFORNIA NA					
	<b>Legal:</b>	MapRef : PAT1 PG407 Abbreviated Description : PORTION RANCHO TOPANGA MALIBU SEQUIT City/Muni/Twp : MALIBU								

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
9	31347 PACIFIC COAST HWY	03/23/2007	\$2,100,000	\$1,215	1,728	/2/2	1958	43,995.77 SF		.87Mi.
	<b>Site Address</b>	MALIBU, CA 90265-2640		<b>APN</b>	4470-009-047					
	<b>Doc Type</b>	Grant Deed		<b>Document #</b>	07-0663499					
	<b>Price Code</b>	F		<b>Land Use</b>	Single Family Residential					
	<b>Buyer Name</b>	BOHNETT, MARSHA		<b>Seller Name</b>	MACK, ROBERT W ; MACK, KRISTIN L					
	<b>Loan Amount</b>	N/A		<b>Lender Name</b>						
	<b>Legal:</b>	Lot : 12 Tract No : 12071 MapRef : MB248 PG49&50 City/Muni/Twp : MALIBU								

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
10	32234 PACIFIC COAST HWY	02/27/2007	\$6,465,000	\$2,149	3,008	/3/2	1954	22,647 SF	Yes	.34Mi.
	<b>Site Address</b>	MALIBU, CA 90265-2528		<b>APN</b>	4473-014-003					
	<b>Doc Type</b>	Grant Deed		<b>Document #</b>	07-0418829					
	<b>Price Code</b>	F		<b>Land Use</b>	Single Family Residential					
	<b>Buyer Name</b>	ZEFF, RICHARD A ; ZEFF, HELEN C		<b>Seller Name</b>	ROSCHE, CHERI ; ALAN L GLEITSMAN 1996 TRUST					
	<b>Loan Amount</b>	\$2,600,000		<b>Lender Name</b>	LUTHER BURBANK SAVINGS					
	<b>Legal:</b>	MapRef : PAT1 PG407 Abbreviated Description : PORTION RANCHO TOPANGA MALIBU SEQUIT City/Muni/Twp : MALIBU								

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
11	31512 ANACAPA VIEW DR	02/27/2007	\$3,150,000	\$391	8,044	/5/6	1987	179,467.9 SF	Yes	.86Mi.
<b>Site Address</b>	MALIBU, CA 90265-2604		<b>APN</b>	4470-007-006						
<b>Doc Type</b>	Grant Deed		<b>Document #</b>	07-0417947						
<b>Price Code</b>	F		<b>Land Use</b>	Single Family Residential						
<b>Buyer Name</b>	LI, NATHAN Y ; LI, JULIE Z		<b>Seller Name</b>	STONE, HOWARD H ; HOWARD H STONE REVOCABLE TRUST						
<b>Loan Amount</b>	\$2,150,000		<b>Lender Name</b>	HOWARD H STONE REVOCABLE TRUST						
<b>Legal:</b>	<b>MapRef :</b> PAT1 PG407		<b>Abbreviated Description :</b> PORTION RANCHO TOPANGA MALIBU							
<b>SEQUIT</b>	<b>City/Muni/Twp :</b> MALIBU									

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**Area Sales Analysis**

Total Area Sales	11	Median # of Bedrooms	3
Median Lot Size	10,446 SF	Median # of Baths	2
Median Living Area	3,008 SF	Median Year Built	1981
Price Range - 2 Yrs	\$1,700,000 to \$7,609,500	Age Range	17 years to 75 years
Median Value	\$3,600,000	Median Age	27 years

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## Summary Comparables

**MARTINEZ, SAM M**  
**31869 SEA LEVEL DR, MALIBU 90265-2636**  
**APN: 4470-026-009 LOS ANGELES COUNTY**

**Year Built : 2000    Square Feet : 1,891 SF    Lot : 3,250 SF    Bld/Area : 1891SF    Pool :    RM/BR/Bth : /2/3**

#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1)	31777 BROAD BEACH RD	08/14/2008	\$1,800,000	\$1,256	1,433	/2/2	1981	7,693		.13Mi.
2)	31658 BROAD BEACH RD	06/20/2008	\$5,500,000	\$1,818	3,024	/3/2	1981	6,368		.24Mi.
3)	31762 COTTONTAIL LN	04/21/2008	\$1,700,000	\$1,049	1,620	/4/2	1979	8,464		.18Mi.
4)	31820 SEAFIELD DR	09/07/2007	\$7,609,500	\$1,454	5,230	/6/5	1982	10,446		.05Mi.
5)	31470 BROAD BEACH RD	09/05/2007	\$4,560,000	\$1,356	3,362	/3/4	1991	6,961		.53Mi.
6)	5805 FOXVIEW DR	08/01/2007	\$3,600,000	\$547	6,579	/8/8	1991	37,026		1.15Mi.
7)	31770 BROAD BEACH RD	07/27/2007	\$6,740,000	\$4,526	1,489	/2/2	1933	8,956	Yes	.15Mi.
8)	31944 PACIFIC COAST HWY	05/25/2007	\$2,100,000	\$787	2,666	/3/3	1964	12,868		.08Mi.
9)	31347 PACIFIC COAST HWY	03/23/2007	\$2,100,000	\$1,215	1,728	/2/2	1958	43,995.77		.87Mi.
10)	32234 PACIFIC COAST HWY	02/27/2007	\$6,465,000	\$2,149	3,008	/3/2	1954	22,647	Yes	.34Mi.
11)	31512 ANACAPA VIEW DR	02/27/2007	\$3,150,000	\$391	8,044	/5/6	1987	179,467.9	Yes	.86Mi.

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## Neighborhood Demographics

31869 SEA LEVEL DR, MALIBU, CA, 90265- 2636


### Population

Area	2000	2008	2013	Growth Rate	Growth Centile
 ZIP 90265	18,015	19,861	20,835	1.2 %	62.0 %
National	281,421,906	309,299,265	328,770,749	1.2 %	


### Household

Area	2000	2008	2013	Household Growth Rate	Average Household Size
 ZIP 90265	7,246	7,777	8,116	0.9 %	2.4
National	105,480,101	116,384,754	123,932,585	1.2 %	2.6


### Family

Area	2000	2008	Family Growth Rate
 ZIP 90265	4,623	4,983	0.9 %
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 90265	4.2 %	4.9 %	6.0 %	8.7 %	6.2 %	21.6 %	33.8 %	12.8 %	1.7 %
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 90265	43.8	49.5 %	50.5 %
National	36.8	49.1 %	50.9 %

### Household Income

Area	% <\$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
 ZIP 90265	7.8 %	8.6 %	21.9 %	13.7 %	48.0 %
National	21.1 %	24.4 %	34.8 %	11.6 %	8.0 %

### Median Household Income

Area	2008	2013	Per Capita Income
 ZIP 90265	\$142,296.00	\$174,170.00	\$86,377.00
National	\$54,749.00	\$64,042.00	\$28,151.00

### Household Income Centile

Area	National	State
 ZIP 90265	99.0 %	98.0 %
National		

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## Public Schools Report


31869 SEA LEVEL DR, MALIBU, CA, 90265- 2636

### Public School Statistics

<b>Juan Cabrillo Elementary School</b>						2.39Mi. from subject property
30237 Morning View Dr. Malibu, CA 90265-3616 310-457-0360						
<ul style="list-style-type: none"> <li>• Grade KG - Grade 5</li> <li>• Student Teacher Ratio: 1:14.8</li> <li>• Full Time Equivalent Administrators: 23</li> </ul>						
<b>Grade Membership</b>						
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
44	40	46	52	48	52	282
<b>API Score:</b> <span style="display: inline-block; width: 100%; height: 10px; background: linear-gradient(to right, red 90%, yellow 90%);"></span>						
1		5			10	

<b>Point Dume Elementary School</b>						4.29Mi. from subject property
6955 Fernhill Dr. Malibu, CA 90265-4238 310-457-9370						
<ul style="list-style-type: none"> <li>• Grade KG - Grade 5</li> <li>• Student Teacher Ratio: 1:19.7</li> <li>• Full Time Equivalent Administrators: 18</li> </ul>						
<b>Grade Membership</b>						
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
48	48	47	50	49	43	285
<b>API Score:</b> <span style="display: inline-block; width: 100%; height: 10px; background-color: red;"></span>						
1		5			10	

<b>Lindero Canyon Middle School</b>				9.51Mi. from subject property
5844 North Larboard Ln. Agoura, CA 91301-1423 818-889-2134				
<ul style="list-style-type: none"> <li>• Grade 6 - Grade 8</li> <li>• Student Teacher Ratio: 1:23.1</li> <li>• Full Time Equivalent Administrators: 53</li> </ul>				
<b>Grade Membership</b>				
GR - 6	GR - 7	GR - 8	Total	
375	356	363	1,094	
<b>API Score:</b> 				
1	5			10

<b>Malibu High School</b>								2.41Mi. from subject property
30215 Morning View Dr. Malibu, CA 90265-3616 310-457-6801								
<ul style="list-style-type: none"> <li>• Grade 6 - Grade 12</li> <li>• Student Teacher Ratio: 1:21.1</li> <li>• Full Time Equivalent Administrators: 73</li> </ul>								
<b>Grade Membership</b>								
GR - 6	GR - 7	GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total	
161	174	173	219	197	202	168	1,294	
<b>API Score:</b> 								
1	5						10	

**About School Report**

<p><b>Public Schools</b>                  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><b>API Index</b>                  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

31869 SEA LEVEL DR, MALIBU, CA, 90265- 2636

### Private School Statistics

ST JUDE THE APOSTLE SCHOOL										7.40Mi. from subject property
32036 LINDERO CANYON RD WESTLAKE VILLA, CA 91361- 818-889-9483 Gender: Coed					<ul style="list-style-type: none"> <li>• Kindergarten - Grade 8</li> <li>• Roman Catholic</li> <li>• Student Teacher Ratio: 1:23.53</li> <li>• Full Time Equivalent Administrators: 12.9</li> </ul>					
<b>Grade Membership</b>										
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total		
35	35	35	35	35	35	35	25	303		

WESTMINSTER PRESBY PRE-SCHOOL										8.02Mi. from subject property
32111 WATERGATE RD THOUSAND OAKS, CA 91361- 818-889-1493 Gender: Coed					<ul style="list-style-type: none"> <li>• Prekindergarten - Kindergarten</li> <li>• Presbyterian</li> <li>• Student Teacher Ratio: 1:26.46</li> <li>• Full Time Equivalent Administrators: 1.6</li> </ul>					
<b>Grade Membership</b>										
	PK			KDGN				Total		
	350			43				393		

CARDEN CONEJO ELEMENTARY SCHOOL										8.13Mi. from subject property
975 EVENSTAR AVE WESTLAKE VILLA, CA 91361- 805-497-7005 Gender: Coed					<ul style="list-style-type: none"> <li>• Prekindergarten - Grade 8</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:9.73</li> <li>• Full Time Equivalent Administrators: 21.4</li> </ul>					
<b>Grade Membership</b>										
PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total	
65	30	39	30	32	22	20	17	13	273	

<b>MERITOR ACADEMY CHRNS WORLD</b>						8.26Mi. from subject property
917 HAMPSHIRE RD WESTLAKE VILLA, CA 91361- 805-495-0851 Gender: Coed			<ul style="list-style-type: none"> <li>• Prekindergarten - Grade 3</li> <li>• Nonsectarian</li> <li>• Student Teacher Ratio: 1:8.55</li> <li>• Full Time Equivalent Administrators: 9.1</li> </ul>			
<b>Grade Membership</b>						
PK	KDGN	GR - 1	GR - 2	GR - 3	Total	
108	51	11	8	8	186	

<b>GROWING PLACE PRESCHOOL</b>			8.26Mi. from subject property
1049 WESTLAKE BLVD WESTLAKE VILLA, CA 91361- 805-497-7064 Gender: Coed		<ul style="list-style-type: none"> <li>• Prekindergarten - Kindergarten</li> <li>• Methodist</li> <li>• Student Teacher Ratio: 1:3.47</li> <li>• Full Time Equivalent Administrators: 10.4</li> </ul>	
<b>Grade Membership</b>			
PK	KDGN		Total
160	36		196

<b>ABRAHAM J HESCHEL DAY SCH WEST</b>							9.10Mi. from subject property
29646 AGOURA RD AGOURA, CA 91301- 818-707-2365 Gender: Coed			<ul style="list-style-type: none"> <li>• Kindergarten - Grade 5</li> <li>• Jewish</li> <li>• Student Teacher Ratio: 1:8.53</li> <li>• Full Time Equivalent Administrators: 15</li> </ul>				
<b>Grade Membership</b>							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total	
48	21	24	16	13	6	128	

## 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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