



Real Estate Reports

Property:
5101 Overhill Dr
Los Angeles, CA 90043
APN: 5009-007-022

Data deemed reliable, but not guaranteed. LPS Data Services 2009.
Copyright 2009 AgentPro247.com LoanPro247.com TitlePro247.com



Property Details

Peak Capital Investment Llc,
5101 Overhill Dr, Los Angeles, CA 90043

APN: 5009-007-022
Los Angeles County

Owner Information

Primary Owner: **PEAK CAPITAL INVESTMENT LLC,**

Secondary Owner:

Mail Address: **9061 BOLSA AVE STE 205 WESTMINSTER CA 92683**

Site Address: **5101 OVERHILL DR LOS ANGELES CA 90043**

Assessor Parcel Number: **5009-007-022**

Census Tract: **7031.00**

Tract Number: **12584**

Lot Number: **1**

Legal description: **Lot: 1 Tract No: 12584 Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 25/25603 TR#:12584 TRACT NO 12584 LOT (EX OF ST) COM S 26 22'55" E 225 FT FROM NE COR OF LOT 1 TH SE AND FOLLOWING BDRY LINE OF SD LOT TO A PT S City/Muni/Twp: REGION/CLUSTER: 25/25603**

Sale Information

Sale Date: **01/13/2014**

Document #: **14-0034418**

Sale Amount: **\$2,500,000**

Seller: **THE BEDFORD GROUP; FR VENTURES LLC**

Sale Type:

Cost/SF:

Assessment & Tax Information

Assessed Value: **\$2,431,475**

Land Value: **\$2,431,475**

Imp. Value:

Homeowner Exemption:

% Improvement:

Tax Amount: **\$31,734.70**

Tax Status: **Delinquent: 2014**

Tax Year: **2014**

Tax Rate Area: **1-548**

Tax Account ID:

Property Characteristics

Bedrooms:

Year Built:

Pool:

Bathrooms:

Square Feet:

Lot Size: **1.87 AC**

Partial Baths:

Number of Units: **0**

No of Stories:

Total Rooms:

Garage:

Fire Place:

Property Type: **Commercial Vacant Land**

Building Style:

Owner Exclusions:

Use Code: **Commercial-Vacant Land**

Zoning: **LCC3YY**



Transaction History

Peak Capital Investment Llc,
5101 Overhill Dr, Los Angeles, CA 90043

APN: 5009-007-022
Los Angeles County

Mortgage Record

Recording Date: **01/13/2014** Document #: **14-0034419 BK-PG -**
Loan Amount: **\$500,000** Loan Type: **Seller Take-back**
TD Due Date: Type of Financing:
Interest Rate: **0.00%**
Lender Name: **FR VENTURES LLC**
Lender Type: **Seller**
Borrowers Name: **PEAK CAPITAL INVESTMENT LLC**
Vesting:

Prior Transfer

Recording Date: **01/13/2014** Document #: **14-0034418 BK-PG -**
Price: **\$2,500,000** Document Type: **Grant Deed**
First TD: **\$500,000** Type of Sale: **Sales Price Rounded From Tax**
Mortgage Doc #: **14-0034419** Interest Rate:
Lender Name: **FR VENTURES LLC**
Buyer Name: **PEAK CAPITAL INVESTMENT LLC**
Buyer Vesting:
Seller Name: **THE BEDFORD GROUP; FR VENTURES LLC**
Legal description: **Lot: 1 Tract No: 12584 Map Ref: MB254 PG7**

Prior Transfer

Recording Date: **07/11/2003** Document #: **03-1980693 BK-PG -**
Price: **N/A** Document Type: **Corporation Deed**
First TD: **N/A** Type of Sale: **Price Not Disclosed**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **FR VENTURES LLC**
Buyer Vesting:
Seller Name: **THE BEDFORD GROUP**
Legal description: **Lot: 1 Tract No: 12584 Map Ref: MB254 PG7**
City/Muni/Twp: **UNINCORPORATED**

Mortgage Record

Recording Date: **02/12/2003** Document #: **03-0422990 BK-PG -**
Loan Amount: **\$1,500,000** Loan Type: **Seller Take-back**
TD Due Date: Type of Financing:
Interest Rate: **0.00%**
Lender Name: **ALFRED H KING SR**

Lender Type: **Seller**
Borrowers Name: **THE BEDFORD GROUP; FR VENTURES LLC**
Vesting:

Prior Transfer

Recording Date: **02/12/2003** Document #: **03-0422989 BK-PG -**
Price: **N/A** Document Type: **Grant Deed**
First TD: **\$1,500,000** Type of Sale: **Price Not Disclosed**
Mortgage Doc #: **03-0422990** Interest Rate:
Lender Name: **ALFRED H KING SR**
Buyer Name: **THE BEDFORD GROUP; FR VENTURES LLC**
Buyer Vesting:
Seller Name: **KING SR, ALFRED H**
Legal description: **Lot: 1 Tract No: 12584 Map Ref: MB254 PG7**

Prior Transfer

Recording Date: **01/15/2003** Document #: **03-0129543 BK-PG -**
Price: **N/A** Document Type: **Quit Claim Deed**
First TD: **N/A** Type of Sale: **Non-Arms Length Transfer**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **KING SR, ALFRED H**
Buyer Vesting:
Seller Name: **A H K DEVELOPMENT INC**
Legal description: **Lot: 1 Tract No: 12584 Map Ref: MB254 PG7**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **05/06/1999** Document #: **99-0822004 BK-PG -**
Price: **N/A** Document Type: **Gift Deed**
First TD: **N/A** Type of Sale:
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **KING SR, ALFRED H; KING JR, ALFRED H**
Buyer Vesting:
Seller Name: **KING SR, ALFRED H**
Legal description:
Abbreviated Description: **TRACT NO 12584 LOT (EX OF ST) COM S 26[22'55" E 225 FT FROM NE COR OF LOT 1 TH SE AND FOLLOWING BDRY**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **03/08/1999** Document #: **99-0375155 BK-PG -**
Price: **N/A** Document Type: **Gift Deed**
First TD: **N/A** Type of Sale:
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **KING SR, ALFRED H**

Buyer Vesting:

Seller Name: **K B S DEVELOPMENT INC**

Legal description:

Abbreviated Description: **TRACT NO 12584 LOT (EX OF ST) COM S 26[22'55 E 225 FT FROM NE COR OF LOT 1 TH
SE AND FOLLOWING BDRY**

City/Muni/Twp: **LOS ANGELES**



Comparables

Area Sales Analysis

No Comparable Sales Found



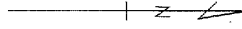
Assessor Map

[Click here to get the map in PDF](#)

[Click here to get the map in TIF](#)

5009 7
SCALE 1" = 100'

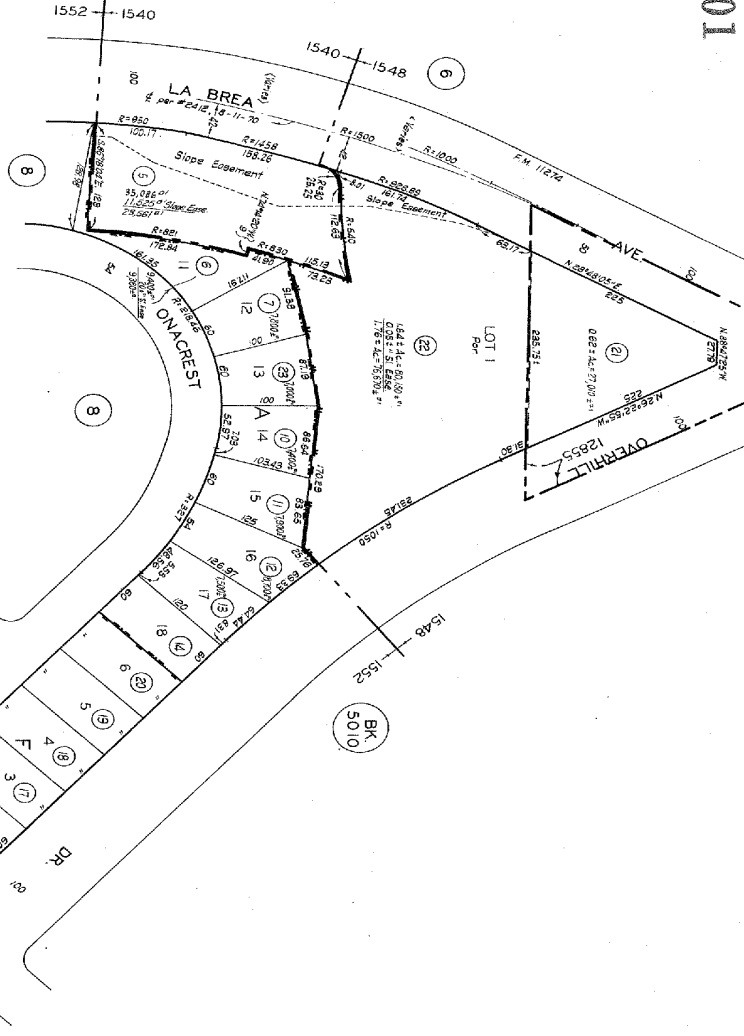
2001



NO. 975 FOR PREV ASSMT SEE
5009 - 7

CODE
1540
1548
1552
12585

THAT PORTION OF RANCHO CIENEGA OPASO DE
LA TUERA OWNED BY A. J. HUTCHINSON AND
E. J. BALDWIN
R.F. 532
TRACT NO. 12237 M.B. 229-31-34
TRACT NO. 12361 M.B. 235-10-11
TRACT NO. 12584 M.B. 254-7



7/27/2005
01/11/06

ASSASSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.