



Real Estate Reports

Property:
2450 Solar Dr
Los Angeles, CA 90046
APN: 5571-025-042

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Property Details

**Runyon Nkms Llc,
2450 Solar Dr, Los Angeles, CA 90046**

**APN: 5571-025-042
Los Angeles County**

Owner Information

Primary Owner: **RUNYON NKMS LLC,**

Secondary Owner:

Mail Address: **PO BOX 69465
WEST
HOLLYWOOD CA 90069**

Site Address: **2450 SOLAR DR
LOS ANGELES CA 90046**

Assessor Parcel Number: **5571-025-042**

Census Tract: **1941.01**

Housing Tract Number:

Lot Number: **A**

Legal description: **Lot: A Abbreviated Description: LOT:A CITY:REGION/CLUSTER: 09/09159 P.M 61-10-12 EX OF ST LOT A IMP1=SFR,1 UNIT,9811SF,YB:1995,05BD/07BA.City/Muni/Twp: REGION/CLUSTER: 09/09159**

Sale Information

Sale Date: **05/01/2015**

Document #: **15-0497298**

Sale Amount: **N/A**

Seller: **RUNYON NKMS
LLC**

Sale Type:

Cost/SF: **N/A**

Assessment & Tax Information

Assessed Value: **\$8,465,834**

Land Value: **\$6,425,874**

Imp. Value: **\$2,039,960**

Homeowner
Exemption:

% Improvement: **24.1%**

Tax Amount: **\$102,318.00**

Tax Status: **Current**

Tax Year: **2015**

Tax Rate Area: **0-067**

Tax Account ID:

Property Characteristics

Bedrooms: **5**

Year Built: **1995**

Pool: **P**

Bathrooms: **7**

Square Feet: **9,811 SF**

Lot Size: **16.16 AC**

Partial Baths:

Number of Units: **1**

No of Stories:

Total Rooms:

Garage:

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style:

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning: **LARE40**



Transaction History

Runyon Nkms Llc,
2450 Solar Dr, Los Angeles, CA 90046

APN: 5571-025-042
Los Angeles County

Prior Transfer

Recording Date: **05/01/2015**

Price: **N/A**

**Multiple Parcels Involved In
This Transaction**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **THE TRUST FOR PUBLIC LAND**

Buyer Vesting:

Seller Name: **RUNYON NKMS LLC**

Legal description: **Lot: A Map Ref: PM61 PG10-12**

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

Document #: **15-0497298 BK-PG -**

Document Type: **Agreement Of Sale**

Type of Sale: **Price As "0", "None", "No
Consideration"**

Interest Rate:

Mortgage Release

Recording Date: **06/16/2014**

Loan Amount: **\$2,405,000**

Original Lender: **RESOURCE MORTGAGE
BANKING LTD**

Borrowers Name: **TIMOTHY C DEVINE**

Origination Recording Date: **05/06/2004**

Current Lender: **T.D. SERVICE COMPANY, AS TRUSTEE, OR SUCCESSOR TRUSTEE, OR SUBSTITUTED
TRUSTEE**

Document #: **14-0621587 BK-PG -**

Document Type: **Release Of Mortgage**

Origination Doc #: **04-1136202 BK-PG -**

Effective Date:

Mortgage Release

Recording Date: **06/05/2014**

Loan Amount: **\$5,200,000**

Original Lender: **BET TRUST**

Borrowers Name: **FAF CANYON LLC**

Origination Recording Date: **12/11/2013**

Current Lender: **FRANK P. KAVANAUGH, TRUSTEE OF THE BET TRUST**

Document #: **14-0582050 BK-PG -**

Document Type: **Substitution Of Trustee And
Full Reconveyance**

Origination Doc #: **13-1751513 BK-PG -**

Effective Date:

Prior Transfer

Recording Date: **06/03/2014**

Price: **\$10,300,103**

**Multiple Parcels Involved In
This Transaction**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **RUNYON NKMS LLC**

Buyer Vesting:

Seller Name: **FAF CANYON LLC; FAF KNOLL LLC**

Legal description: **Lot: A Map Ref: PM2787 MB61 PG10-12**

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

Document #: **14-0571921 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Full Amount On Deed**

Interest Rate:

Mortgage Record

Recording Date: **06/03/2014**

Loan Amount: **\$6,695,000**

Document #: **14-0571922 BK-PG -**

Loan Type: **Building Or Construction**

Loan

TD Due Date:
Interest Rate:
Lender Name: **REVERE HIGH YIELD FUND LP**
Lender Type: **Not Known**
Borrowers Name: **RUNYON NKMS LLC**
Vesting:

Type of Financing:

Mortgage Record

Recording Date: **12/11/2013**
Loan Amount: **\$5,200,000**
TD Due Date:
Interest Rate:
Lender Name: **BET TRUST**
Lender Type: **Private Party**
Borrowers Name: **FAF CANYON LLC**
Vesting:

Document #: **13-1751513 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing:

Prior Transfer

Recording Date: **11/13/2013**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **FAF CANYON LLC**
Buyer Vesting:
Seller Name: **FORT ASHFORD FUNDS LLC**
Legal description: **Lot: A Map Ref: PM2787 MB61 PG10-12**
City/Muni/Twp: **LOS ANGELES**

Document #: **13-1609529 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Price As "0", "None", "No Consideration"**
Interest Rate:

Mortgage Release

Recording Date: **08/03/2012**
Loan Amount: **\$500,000**
Original Lender: **BANK OF AMERICA NA**
Borrowers Name: **SOLAR DRIVE LLC**
Origination Recording Date: **10/12/2004**
Current Lender: **BANK OF AMERICA N.A.**

Document #: **12-1150793 BK-PG -**
Document Type: **Substitution Of Trustee And Full Reconveyance**
Origination Doc #: **04-2610412 BK-PG -**
Effective Date:

Foreclosure Record

Recording Date: **03/08/2012**
Document Type: **Notice Of Rescission**
Original Foreclosure Document: **11-0492978**
Legal description:

Document #: **12-0369407 BK-PG -**

Mortgage Assignment

Recording Date: **01/27/2012**
Loan Amount: **\$2,405,000**
Original Lender: **RESOURCE MORTGAGE BANKING LTD**
Borrowers Name: **TIMOTHY C DEVINE**
Origination Recording Date: **05/06/2004**
Assignor Name: **TMST HOME LOANS INC. F/K/A THORNBURG MORTGAGE HOME LOANS INC.**

Document #: **12-0152222 BK-PG -**
Document Type: **Assignment Of Mortgage**
Origination Doc #: **04-1136202 BK-PG -**
Effective Date:
Assignee Name: **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST 2006-OH1 MORTGAGE PASS THROUGH CERTIFICATES**

SERIES 2004-2

Foreclosure Record

Recording Date: **12/22/2011**
Document Type: **Cancelled**

Document #: **BK-PG -**

Original Foreclosure Document:
Legal description:

Prior Transfer

Recording Date: **12/08/2011**
Price: **\$2,823,046**
**Multiple Parcels Involved In
This Transaction**

Document #: **11-1657762 BK-PG -**
Document Type: **Trustee's Deed (Certificate Of
Title)**

First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **FORT ASHFORD FUNDS LLC**
Buyer Vesting:
Seller Name: **DRIVE LLC**
Legal description: **Lot: 1 Tract No: 8888 Map Ref: MB132 PG55-58**
City/Muni/Twp: **LOS ANGELES**

Type of Sale: **Full Amount On Deed**
Interest Rate:

Foreclosure Record

Recording Date: **12/06/2011**
Document Type: **Postponed To Future Sale
Date**

Document #: **BK-PG -**

Auction Location: **Los Angeles (CA) - A,**
Auction Date/Time: **12/06/2011 10:30 A.M.**
Min. Bid Amount
Legal description:

Foreclosure Record

Recording Date: **11/17/2011**
Document Type: **Postponed To Future Sale
Date**

Document #: **BK-PG -**

Auction Location: **Los Angeles (CA) - A,**
Auction Date/Time: **11/17/2011 10:30 A.M.**
Min. Bid Amount
Legal description:

Foreclosure Record

Recording Date: **10/31/2011**
Document Type: **Postponed To Future Sale
Date**

Document #: **BK-PG -**

Auction Location: **Los Angeles (CA) - A,**
Auction Date/Time: **10/31/2011 10:30 A.M.**
Min. Bid Amount
Legal description:

Foreclosure Record

Recording Date: **10/14/2011**
Document Type: **Postponed To Future Sale
Date**

Document #: **BK-PG -**

Auction Location: **Los Angeles (CA) - A,**
Auction Date/Time: **10/14/2011 10:30 A.M.**
Min. Bid Amount

Legal description:

Foreclosure Record

Recording Date: **09/29/2011**

Document #: **BK-PG -**

Document Type: **Postponed To Future Sale Date**

Auction Location: **Los Angeles (CA) - A,**

Auction Date/Time: **09/29/2011 10:30 A.M.**

Min. Bid Amount

Legal description:

Foreclosure Record

Recording Date: **08/29/2011**

Document #: **BK-PG -**

Document Type: **Postponed To Future Sale Date**

Auction Location: **Los Angeles (CA) - A,**

Auction Date/Time: **08/29/2011 10:30 A.M.**

Min. Bid Amount

Legal description:

Foreclosure Record

Recording Date: **08/16/2011**

Document #: **11-0966958 BK-PG -**

Document Type: **Notice Of Sale (Aka Notice Of Trustee's Sale)**

Auction Location: **530 S GLENOAKS BLVD, BURBANK**

Auction Date/Time: **08/16/2011 11:30 A.M.**

Min. Bid Amount **\$2,710,595**

Legal description:

Foreclosure Record

Recording Date: **07/29/2011**

Document #: **11-0913141 BK-PG -**

Document Type: **Notice Of Sale (Aka Notice Of Trustee's Sale)**

Auction Location: **12720 NORWALK BLVD, NORWALK**

Auction Date/Time: **07/29/2011 10:30 A.M.**

Min. Bid Amount **\$2,715,504**

Legal description:

Foreclosure Record

Recording Date: **07/29/2011**

Document #: **BK-PG -**

Document Type: **Postponed To Future Sale Date**

Auction Location: **Los Angeles (CA) - A,**

Auction Date/Time: **07/29/2011 10:30 A.M.**

Min. Bid Amount

Legal description:

Foreclosure Record

Recording Date: **04/04/2011**

Document #: **11-0492978 BK-PG -**

Document Type: **Notice Of Default**

Case Number: **CA-11-420639-TC**

Beneficiary Name:

Trustor Names: **DEVINE, TIMOTHY C; GILIBERTI, SHAUNA**

Trustee Name: **QUALITY LOAN SERVICE CORP**

Mailing Address: **2141 5TH AVE, SAN DIEGO, CA 92101-**

Trustee Phone #: **619-645-7711**

TS#: **CA-11-420639-TC** Loan Doc #: **04-1136202**
 Loan Date: **05/06/2004** Loan Amount: **\$2,405,000**
 Contact Name: **DEUTSCHE BANK NATIONAL TRUST COMPANY**
 Attention: **QUALITY LOAN SERVICE CORP**
 Mailing Address: **2141 5TH AVE, SAN DIEGO, CA 92101-**
 Legal description: **Lot: 1**
 Abbreviated Description: **PARCEL A PCL MAP LA #2787 MB61 PG10-12 & LOT10 TR#**

Mortgage Assignment

Recording Date: **02/23/2011** Document #: **11-0285132 BK-PG -**
 Loan Amount: **N/A** Document Type: **Assignment Of Mortgage**
 Original Lender: **NOT PROVIDED** Origination Doc #: **06-0816975 BK-PG -**
 Borrowers Name: **GILIBERTI**
 Origination Recording Date: **04/13/2006** Effective Date:
 Assignor Name: **GRANDA HILLS CA, CALIFORNIA** Assignee Name: **RELIABLE LOAN SERVICING**

Foreclosure Record

Recording Date: **11/12/2010** Document #: **10-1628681 BK-PG -**
 Document Type: **Notice Of Rescission**
 Original Foreclosure Document: **09-1425550**
 Legal description:

Foreclosure Record

Recording Date: **11/10/2010** Document #: **10-1619624 BK-PG -**
 Document Type: **Notice Of Default** Case Number: **D2010-1176 CKE**
 Beneficiary Name:
 Trustor Names: **SOLAR DRIVE LLC**
 Trustee Name: **WITKIN & EISINGER LLC**
 Mailing Address: **530 S GLENOAKS BLVD# 207, BURBANK, CA 91502-**
 Trustee Phone #: **818-845-4000**
 TS#: **D2010-1176 CKE** Loan Doc #: **10-1409392**
 Loan Date: **10/04/2010** Loan Amount: **\$2,500,000**
 Contact Name: **FORT ASHFORD FUNDS LLC**
 Attention: **WITKIN & EISINGER LLC**
 Mailing Address: **530 S GLENOAKS BLVD# 207, BURBANK, CA 91502-**
 Legal description:

Mortgage Release

Recording Date: **10/04/2010** Document #: **10-1409387 BK-PG -**
 Loan Amount: **N/A** Document Type: **Substitution Of Trustee And Full Reconveyance**
 Original Lender: Origination Doc #: **05-1773417 BK-PG -**
 Borrowers Name: **GILIBERTI**
 Origination Recording Date: **07/27/2005** Effective Date:
 Current Lender: **ASHFORD COMPANIES, LLC, A DELAWARE LIMIKTED LIABILITY COMPANY AS TRUSTEE**

Prior Transfer

Recording Date: **10/04/2010** Document #: **10-1409389 BK-PG -**
 Price: **N/A** Document Type: **Grant Deed**
Multiple Parcels Involved In This Transaction
 First TD: **N/A** Type of Sale: **Price As "0", "None", "No Consideration"**
 Mortgage Doc #: Interest Rate:
 Lender Name:
 Buyer Name: **SOLAR DRIVE LLC**
 Buyer Vesting:
 Seller Name: **SOLAR DRIVE LLC**

Legal description: **Lot: A Map Ref: PM LA2787MB61PG10-12**
 City/Muni/Twp: **LOS ANGELES**

Mortgage Record

Recording Date: **10/04/2010** Document #: **10-1409392 BK-PG -**
 Loan Amount: **\$2,500,000** Loan Type: **Seller Take-Back**
 TD Due Date: Type of Financing:
 Interest Rate:
 Lender Name: **FORT ASHFORD FUNDS LLC**
 Lender Type: **Seller**
 Borrowers Name: **SOLAR DRIVE LLC**
 Vesting:

Prior Transfer

Recording Date: **10/04/2010** Document #: **10-1409390 BK-PG -**
 Price: **N/A** Document Type: **Grant Deed**
Multiple Parcels Involved In This Transaction
 First TD: **\$2,500,000** Type of Sale: **Price Not Disclosed**
 Mortgage Doc #: **10-1409392** Interest Rate:
 Lender Name: **FORT ASHFORD FUNDS LLC**
 Buyer Name: **SOLAR DRIVE LLC**
 Buyer Vesting:
 Seller Name: **FORT ASHFORD FUNDS LLC**
 Legal description: **Lot: 1 Tract No: 8888 Map Ref: PM LA2787MB61PG10-12**
 City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **08/27/2010** Document #: **10-1197642 BK-PG -**
 Price: **\$300,000** Document Type: **Trustee's Deed (Certificate Of Title)**
Multiple Parcels Involved In This Transaction
 First TD: **N/A** Type of Sale: **This Sale Only Conveys A Partial Interest**
 Mortgage Doc #:
 Lender Name:
 Buyer Name: **FORT ASHFORD FUNDS LLC**
 Buyer Vesting:
 Seller Name: **GILIBERTI, SHAUNA**
 Legal description: **Lot: 10 Tract No: 17187 Map Ref: MB627 PG17-19**
 City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **08/13/2010** Document #: **10-1128687 BK-PG -**
 Price: **N/A** Document Type: **Quit Claim Deed**
Multiple Parcels Involved In This Transaction
 First TD: **N/A** Type of Sale: **Non-Arms Length Transfer**
 Mortgage Doc #:
 Lender Name:
 Buyer Name: **TROY, GARY**
 Buyer Vesting:
 Seller Name: **BOWEN, DARNELL**
 Legal description: **Lot: 1 Tract No: 8888 Map Ref: MB132 PG55-58**
 City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **07/27/2010** Document #: **10-1023726 BK-PG -**
 Price: **N/A** Document Type: **Quit Claim Deed**
Multiple Parcels Involved In

This TransactionFirst TD: **N/A**Type of Sale: **This Sale Only Conveys A Partial Interest**

Mortgage Doc #:

Interest Rate:

Lender Name:

Buyer Name: **BOWEN, DARNELL**

Buyer Vesting:

Seller Name: **TROY, GARY**Legal description: **Lot: A Map Ref: PM61 PG10-12**City/Muni/Twp: **LOS ANGELES****Prior Transfer**Recording Date: **02/03/2010**Document #: **10-0156990 BK-PG -**Price: **N/A**Document Type: **Grant Deed****Multiple Parcels Involved In This Transaction**First TD: **N/A**Type of Sale: **Price As "0", "None", "No Consideration"**

Mortgage Doc #:

Interest Rate:

Lender Name:

Buyer Name: **DIVERSIFIED LAND ACQUISITIONS LLC**

Buyer Vesting:

Seller Name: **DCL CAPITAL FUNDING LP**Legal description: **Lot: A Map Ref: PM61 PG10-12**City/Muni/Twp: **LOS ANGELES****Prior Transfer**Recording Date: **01/13/2010**Document #: **10-0053915 BK-PG -**Price: **N/A**Document Type: **Grant Deed****Multiple Parcels Involved In This Transaction**First TD: **N/A**Type of Sale: **Price As "0", "None", "No Consideration"**

Mortgage Doc #:

Interest Rate:

Lender Name:

Buyer Name: **TROY, GARY**

Buyer Vesting:

Seller Name: **DIVERSIFIED LAND ACQUISITIONS LLC**Legal description: **Lot: A Map Ref: PM LA2787MB61PG10-12**City/Muni/Twp: **LOS ANGELES****Foreclosure Record**Recording Date: **10/29/2009**Document #: **09-1500099 BK-PG -**Document Type: **Notice Of Sale (Aka Notice Of Trustee's Sale)**Auction Location: **530 S GLENOAKS BLVD, BURBANK**Auction Date/Time: **10/29/2009 11:30 A.M.**Min. Bid Amount **\$2,599,383**

Legal description:

Foreclosure RecordRecording Date: **09/18/2009**Document #: **09-1425550 BK-PG -**Document Type: **Notice Of Default**Case Number: **CA-09-311829-BM**

Beneficiary Name:

Trustor Names: **DEVINE, TIMOTHY C; GILBERTI, SHAUNA**Trustee Name: **NOT GIVEN**

Mailing Address: , , -

Trustee Phone #:

TS#: **CA-09-311829-BM**Loan Doc #: **04-1136202**Loan Date: **05/06/2004**Loan Amount: **\$2,405,000**Contact Name: **CENLAR FSB**

Attention: **QUALITY LOAN SERVICE CORP**
 Mailing Address: **2141 5TH AVE, SAN DIEGO, CA 92101-**
 Legal description:

Prior Transfer

Recording Date: **02/18/2009** Document #: **09-0215515 BK-PG -**
 Price: **N/A** Document Type: **Redemption Deed**
Multiple Parcels Involved In
This Transaction
 First TD: **N/A** Type of Sale:
 Mortgage Doc #: Interest Rate:
 Lender Name:
 Buyer Name: **GILIBERTI, SHAUNA**
 Buyer Vesting:
 Seller Name: **WITKIN & EISINGER LLC**
 Legal description: **Lot: 1 Tract No: 8888 Map Ref: PM LA2787MB61PG10-12**
 City/Muni/Twp: **LOS ANGELES**

Foreclosure Record

Recording Date: **12/30/2008** Document #: **08-2117473 BK-PG -**
 Document Type: **Notice Of Sale (Aka Notice Of**
Trustee's Sale)
 Auction Location: **350 W MISSION BLVD, POMONA**
 Auction Date/Time: **12/30/2008 11:30 A.M.**
 Min. Bid Amount **\$475,000**
 Legal description:

Foreclosure Record

Recording Date: **12/02/2008** Document #: **08-1972767 BK-PG -**
 Document Type: **Notice Of Sale (Aka Notice Of**
Trustee's Sale)
 Auction Location: **350 W MISSION BLVD, POMONA**
 Auction Date/Time: **12/02/2008 11:30 A.M.**
 Min. Bid Amount **\$475,000**
 Legal description:

Prior Transfer

Recording Date: **11/30/2007** Document #: **07-2635021 BK-PG -**
 Price: **\$1,250,000** Document Type: **Trustee's Deed (Certificate Of**
Multiple Parcels Involved In **Title)**
This Transaction
 First TD: **N/A** Type of Sale: **Full Amount On Deed**
 Mortgage Doc #: Interest Rate:
 Lender Name:
 Buyer Name: **FORT ASHFORD FUNDS LLC; FORT ASHFORD FUND I LP; ASHFORD CAPITAL**
TRANSITION FUND I LP
 Buyer Vesting:
 Seller Name: **GILIBERTI, SHAUNA**
 Legal description: **Lot: 1&10 Tract No: 8888&17187 Map Ref: MB132 PG55-88**
 Abbreviated Description: **PARCEL A PCL MAP LA #2787**
 City/Muni/Twp: **LOS ANGELES**

Mortgage Assignment

Recording Date: **11/27/2007** Document #: **07-2608898 BK-PG -**
 Loan Amount: **N/A** Document Type: **Assignment Of Mortgage**
 Original Lender: **NEW REALM INVESTMENTS,**
INC. Origination Doc #: **06-0183990 BK-PG -**
 Borrowers Name: **GILIBERTI**
 Origination Recording Date: **01/25/2006** Effective Date:

Assignor Name: **THE DAYBEAK GROUP, INC.**Assignee Name: **DEL NET FINANCIAL CORPORATION , A CALIFORNIA CORPORATION****Foreclosure Record**Recording Date: **11/27/2007**Document #: **07-2466251 BK-PG -**Document Type: **Notice Of Sale (Aka Notice Of Trustee's Sale)**Auction Location: **530 S GLENOAKS BLVD, BURBANK**Auction Date/Time: **11/27/2007 11:30 A.M.**Min. Bid Amount **\$3,019,711**

Legal description:

Foreclosure RecordRecording Date: **11/26/2007**Document #: **07-2596136 BK-PG -**Document Type: **Notice Of Default**Case Number: **1023**

Beneficiary Name:

Trustor Names: **GILIBERTI, SHAUNA**Trustee Name: **THE CHELSEA CO**Mailing Address: **9 MORNINGSONG, IRVINE, CA 92603-**Trustee Phone #: **949-854-2475**TS#: **1023**Loan Doc #: **06-0183990**Loan Date: **01/25/2006**Loan Amount: **\$301,500**Contact Name: **THE CHELSEA CO**

Attention:

Mailing Address: **9 MORNINGSONG, IRVINE, CA 92603-**Legal description: **Lot: A**Abbreviated Description: **PORTION LOT1 TR#8888 MB132 PG55-58 & LOT10 TR#1718****Mortgage Assignment**Recording Date: **04/23/2007**Document #: **07-0973826 BK-PG -**Loan Amount: **N/A**Document Type: **Assignment Of Mortgage**Original Lender: **NOT PROVIDED**Origination Doc #: **06-0816975 BK-PG -**Borrowers Name: **GILIBERTI**

Origination Recording Date:

Effective Date:

Assignor Name: **GARY TROY**Assignee Name: **PAUL VELASQUEZ****Mortgage Record**Recording Date: **04/13/2006**Document #: **06-0816975 BK-PG -**Loan Amount: **\$160,000**Loan Type: **Unknown Loan Type**

TD Due Date:

Type of Financing:

Interest Rate:

Lender Name: **GARY TROY**Lender Type: **Private Party**Borrowers Name: **GILIBERTI, SHAUNA**

Vesting:

Mortgage RecordRecording Date: **03/16/2006**Document #: **06-0569425 BK-PG -**Loan Amount: **\$8,000,000**Loan Type: **Unknown Loan Type**

TD Due Date:

Type of Financing:

Interest Rate:

Lender Name: **TIMOTHY C DEVINE**Lender Type: **Private Party**Borrowers Name: **SOLAR DRIVE LLC**

Vesting:

Mortgage Record

Recording Date: **02/03/2006**
Loan Amount: **\$326,500**
TD Due Date:
Interest Rate:
Lender Name: **DAYBREAK GROUP INC**
Lender Type: **Other**
Borrowers Name: **GILIBERTI, SHAUNA**
Vesting:

Document #: **06-0262225 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing:

Mortgage Record

Recording Date: **01/25/2006**
Loan Amount: **\$301,500**
TD Due Date:
Interest Rate:
Lender Name: **DAYBREAK GROUP INC**
Lender Type: **Other**
Borrowers Name: **GILIBERTI, SHAUNA**
Vesting:

Document #: **06-0183990 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing:

Mortgage Record

Recording Date: **07/27/2005**
Loan Amount: **N/A**
TD Due Date:
Interest Rate:
Lender Name: **ASHFORD COMPANIES LLC**
Lender Type: **Other**
Borrowers Name: **GILIBERTI, SHAUNA**
Vesting:

Document #: **05-1773417 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing:

Mortgage Record

Recording Date: **07/27/2005**
Loan Amount: **\$2,500,000**
TD Due Date:
Interest Rate:
Lender Name: **ASHFORD TRANSITION FUND I LP**
Lender Type: **Not Known**
Borrowers Name: **GILIBERTI, SHAUNA**
Vesting:

Document #: **05-1773416 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing:

Mortgage Record

Recording Date: **10/12/2004**
Loan Amount: **\$500,000**
TD Due Date:
Interest Rate:
Lender Name: **BANK OF AMERICA NA**
Lender Type: **Bank**
Borrowers Name: **SOLAR DRIVE LLC; GILBERTI, SHAUNA**
Vesting:

Document #: **04-2610412 BK-PG -**
Loan Type: **Credit Line**
Type of Financing: **Variable**

Mortgage Record

Recording Date: **05/06/2004**
Loan Amount: **\$2,405,000**
TD Due Date: **06/01/2034**
Interest Rate: **5.62%**

Document #: **04-1136202 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing: **ARM**

Lender Name: **RESOURCE MORTGAGE BANKING LTD**Lender Type: **Not Known**Borrowers Name: **DEVINE, TIMOTHY C; GILIBERTI, SHAUNA**Vesting: **Tenants In Common**Fixed Step: **Rate Starts As FIXED.**Adjustable Rate Index: **Libor**Rate Change Frequency: **Semi-Annual**

Int Rate not <:

Maximum Interest Rate:

Prepayment Penalty Rider: **No**Change Index: **1.87%**

First Change Date:

Int Rate not >:

Interest Only Period:

Prepayment Penalty Term:

Prior TransferRecording Date: **05/06/2004**Price: **\$3,700,000**First TD: **\$2,405,000**Document #: **04-1136201 BK-PG -**Document Type: **Grant Deed**Type of Sale: **Full-Computed From Transfer
Tax**Interest Rate: **6.27%**Mortgage Doc #: **04-1136202**Lender Name: **RESOURCE MORTGAGE BANKING LTD**Buyer Name: **DEVINE, TIMOTHY C; GILIBERTI, SHAUNA**Buyer Vesting: **Tenants In Common**Seller Name: **TOUBES, ALEJANDRO N; TOUBES, VIVIANA N; THE TOUBES CHILDREN IRREVOCABLE
INTER VI; TOUBES, JACQUELINE I**Fixed Step: **Rate Starts As FIXED.**Adjustable Rate Index: **Libor**Rate Change Frequency: **Semi-Annual**

Int Rate not <:

Maximum Interest Rate:

Prepayment Penalty Rider: **No**Change Index: **1.87%**

First Change Date:

Int Rate not >:

Interest Only Period:

Prepayment Penalty Term:

Legal description: **Lot: 1 Tract No: 8888 Map Ref: MB132 PG55-58**Abbreviated Description: **PARCEL A PCL MAP LA #2787 MB61 PG10-12 & LOT10 TR#17187 MB627 PG17-19**City/Muni/Twp: **LOS ANGELES**



Comparables

Runyon Nkms Llc,
2450 Solar Dr, Los Angeles, CA 90046

APN: 5571-025-042
Los Angeles County

Quick View

No.	Address	Date	Price	S/SF	Bid/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	05/01/2015	N/A	N/A	9,811	/5/7	1995	16 SF	P	
1	2055 OUTPOST DR	04/01/2016	\$2,375,000	\$719	3,301	/3/3	1936	9,043 SF	Spa Only	.68 Mi.
2	2265 NICHOLS CANYON RD	03/31/2016	\$1,550,000	\$710	2,183	/2/2	1951	24,572 SF		.38 Mi.
3	7484 MULHOLLAND DR	03/30/2016	\$1,575,000	\$917	1,716	/2/2	1948	5,751 SF		.72 Mi.
4	2757 LA CUESTA DR	03/29/2016	\$1,235,000	\$654	1,887	/3/2	1962	4,821 SF		.52 Mi.
5	2730 OUTPOST DR	03/25/2016	\$1,745,000	\$628	2,775	/4/5	1937	8,801 SF		.48 Mi.
6	2061 OUTPOST DR	03/24/2016	\$1,750,000	\$752	2,325	/3/3	1930	8,278 SF		.67 Mi.
7	2753 LA CUESTA DR	03/23/2016	\$1,040,000	\$594	1,748	/4/3	1962	10,450 SF		.51 Mi.
8	7416 WOODROW WILSON DR	03/21/2016	\$1,926,000	\$794	2,425	/3/4	1947	19,670 SF	Yes	.68 Mi.
9	3060 VALEVISTA TRL	03/18/2016	\$1,360,000	\$763	1,782	/3/2	1990	4,921 SF		.73 Mi.
10	7177 PACIFIC VIEW DR	03/17/2016	\$1,815,000	\$906	2,003	/4/4	1942	4,236 SF		.66 Mi.
11	2041 OUTPOST DR	03/16/2016	\$2,000,000	\$682	2,932	/4/4	1930	9,352 SF		.70 Mi.
12	2016 CANTATA DR	03/08/2016	\$1,740,500	\$762	2,284	/4/3	1949	21,532 SF	Yes	.74 Mi.
13	2805 NICHOLS CANYON RD	03/08/2016	\$2,250,000	\$774	2,905	/3/3	1971	12,028 SF	Yes	.51 Mi.
14	7377 PYRAMID PL	03/07/2016	\$2,245,000	\$621	3,612	/3/2	1967	14,533 SF	Yes	.54 Mi.
15	7463 FRANKLIN AVE	03/07/2016	\$1,957,000	\$834	2,346	/3/4	1940	7,552 SF		.72 Mi.

Detailed View

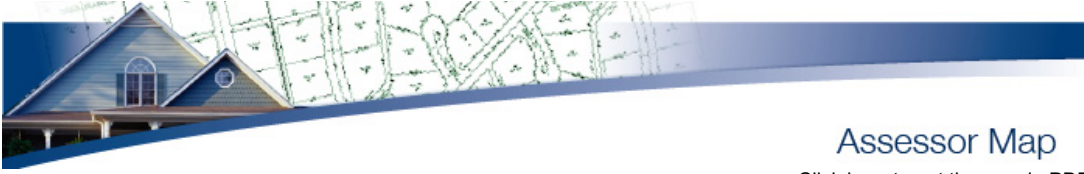
No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	05/01/2015	N/A	N/A	9,811	/5/7	1995	16 SF	P	
1	2055 OUTPOST DR LOS ANGELES, CA 90068-3725	04/01/2016	\$2,375,000	\$719	3,301	/3/3	1936	9,043 SF	Spa Only	.68 Mi.
APN: 5572-015-011 Document #: 16-0362159 Document Type: Grant Deed Price Code: R Property Type: Single Family Residential Properties Land Use: Single Family Residential Legal: Lot:8 Tract No:9408 MapRef:MB137 PG70-80 City/Muni/Twp:LOS ANGELES Buyer Name: BROUSSARD, STEPHEN BROUSSARD, CLAIRE Seller Name: IVSIC, LUDOVIC IVSIC, SUSAN										
2	2265 NICHOLS CANYON RD LOS ANGELES, CA 90046-1730	03/31/2016	\$1,550,000	\$710	2,183	/2/2	1951	24,572 SF		.38 Mi.
APN: 5569-014-052 Document #: 16-0350823 Document Type: Grant Deed Price Code: R Property Type: Single Family Residential Properties Land Use: Single Family Residential Legal: Lot:13 Tract No:11665 MapRef:MB238 PG3-9 City/Muni/Twp:LOS ANGELES Buyer Name: CESTER, CHRISTOPHER Seller Name: MADDEN, BENJAMIN L										
3	7484 MULHOLLAND DR LOS ANGELES, CA 90046-1306	03/30/2016	\$1,575,000	\$917	1,716	/2/2	1948	5,751 SF		.72 Mi.
APN: 5570-007-004 Document #: 16-0346279 Document Type: Grant Deed Price Code: R Property Type: Single Family Residential Properties Land Use: Single Family Residential Legal: Lot:190 Tract No:8628 MapRef:MB110 PG4-10 City/Muni/Twp:LOS ANGELES Buyer Name: BERTINI, WILLIAM D VAYOS, ANTHONY N Seller Name: GETTY, JOHN										
4	2757 LA CUESTA DR LOS ANGELES, CA 90046-1338	03/29/2016	\$1,235,000	\$654	1,887	/3/2	1962	4,821 SF		.52 Mi.
APN: 5570-002-033 Document #: 16-0341532 Document Type: Grant Deed Price Code: R Property Type: Single Family Residential Properties Land Use: Single Family Residential Legal: Lot:35 Tract No:8945 MapRef:MB122 PG92 City/Muni/Twp:LOS ANGELES Buyer Name: WEINER, JESSICA ALEXANDRIA WEINER, BARRY Seller Name: ALPERT, STUART										
5	2730 OUTPOST DR LOS ANGELES, CA 90068-2008	03/25/2016	\$1,745,000	\$628	2,775	/4/5	1937	8,801 SF		.48 Mi.
APN: 5572-033-018 Document #: 16-0331740 Document Type: Grant Deed Price Code: R Property Type: Single Family Residential Properties Land Use: Single Family Residential Legal: Lot:2 Tract No:10881 MapRef:MB191 PG49 City/Muni/Twp:LOS ANGELES Buyer Name: GILFORD, LISA GILFORD, ANDREW Seller Name: TASARA, CHRIS THE CHRIS TASARA LIVING TRUST										
6	2061 OUTPOST DR LOS ANGELES, CA 90068-3725	03/24/2016	\$1,750,000	\$752	2,325	/3/3	1930	8,278 SF		.67 Mi.
APN: 5572-015-012 Document #: 16-0321558 Document Type: Grant Deed Price Code: R Property Type: Single Family Residential Properties Land Use: Single Family Residential Legal: Lot:9 Tract No:9408 MapRef:MB137 PG70-80 City/Muni/Twp:LOS ANGELES Buyer Name: HEUSER, KENNETH EVAN HEUSER, STACEY RENEE Seller Name: BARRY, ELIZABETH										
7	2753 LA CUESTA DR LOS ANGELES, CA 90046-1338	03/23/2016	\$1,040,000	\$594	1,748	/4/3	1962	10,450 SF		.51 Mi.
APN: 5570-002-034 Document #: 16-0319909 Document Type: Grant Deed Price Code: R Property Type: Single Family Residential Properties Land Use: Single Family Residential Legal: Lot:35 Tract No:8945 MapRef:MB122 PG92-96 City/Muni/Twp:LOS ANGELES Buyer Name: KOONCE, KENNETH DAVIS, ROBERT K Seller Name: LARSON, CHARLES A THE CHARLES A LARSON LIVING TRUST										

8	7416 WOODROW WILSON DR LOS ANGELES, CA 90046-1323	03/21/2016	\$1,926,000	\$794	2,425	/3/4	1947	19,670 SF	Yes	.68 Mi.
APN: 2427-014-004 Document #: 16-0303389 Document Type:Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:1162 Tract No:1450 MapRef:MB21 PG166&167 City/Muni/Twp:LOS ANGELES										
Buyer Name: EDWARDS, GEORGE										
Seller Name: BORIS, MURIEL										
9	3060 VALEVISTA TRL LOS ANGELES, CA 90068-1725	03/18/2016	\$1,360,000	\$763	1,782	/3/2	1990	4,921 SF		.73 Mi.
APN: 2428-003-049 Document #: 16-0297630 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:835&836 Tract No:1450 MapRef:MB20 PG186 City/Muni/Twp:LOS ANGELES										
Buyer Name: CIONI, MICHAEL										
Seller Name: HESLING, JOHN ROSSET, SIMONA										
10	7177 PACIFIC VIEW DR LOS ANGELES, CA 90068-2039	03/17/2016	\$1,815,000	\$906	2,003	/4/4	1942	4,236 SF		.66 Mi.
APN: 2428-010-032 Document #: 16-0294692 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:1035&1036 Tract No:1450 MapRef:MB21 PG26&27 City/Muni/Twp:LOS ANGELES										
Buyer Name: SPEER, SCOTT										
Seller Name: TURGEMAN, MACHLUF TURGEMAN, MICHAL										
11	2041 OUTPOST DR LOS ANGELES, CA 90068-3725	03/16/2016	\$2,000,000	\$682	2,932	/4/4	1930	9,352 SF		.70 Mi.
APN: 5572-017-006 Document #: 16-0288447 Document Type:Trustee's Deed Price Code: D										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:6 Tract No:9408 MapRef:MB137 PG70-80 City/Muni/Twp:LOS ANGELES										
Buyer Name: JV REAL ESTATE PARTNERS INC										
Seller Name: BIG SUR CONSULTING LLC										
12	2016 CANTATA DR LOS ANGELES, CA 90068-2601	03/08/2016	\$1,740,500	\$762	2,284	/4/3	1949	21,532 SF	Yes	.74 Mi.
APN: 5549-012-014 Document #: 16-0253464 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:40 Tract No:9408 MapRef:MB137 PG70-80 City/Muni/Twp:LOS ANGELES										
Buyer Name: WILLIS, DAVID ROWLAND										
Seller Name: SUTTON PLACE FIDUCIARIES LLC THE DECEMBER 2005 IRREVOCABLE TRUST										
13	2805 NICHOLS CANYON RD LOS ANGELES, CA 90046-1308	03/08/2016	\$2,250,000	\$774	2,905	/3/3	1971	12,028 SF	Yes	.51 Mi.
APN: 5570-033-042 Document #: 16-0250561 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:A MapRef:PM2509 MB46 PG28 City/Muni/Twp:LOS ANGELES										
Buyer Name: MILES, GARY W										
Seller Name: KLAWANS, JEFFREY L KLAWANS, KAREN S										
14	7377 PYRAMID PL LOS ANGELES, CA 90046-1312	03/07/2016	\$2,245,000	\$621	3,612	/3/2	1967	14,533 SF	Yes	.54 Mi.
APN: 2427-016-015 Document #: 16-0244284 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:1160 Tract No:1450 MapRef:MB21 PG170&171 City/Muni/Twp:LOS ANGELES										
Buyer Name: GIZA LLC										
Seller Name: IMAHARA, GRANT MASARU										
15	7463 FRANKLIN AVE LOS ANGELES, CA 90046-2243	03/07/2016	\$1,957,000	\$834	2,346	/3/4	1940	7,552 SF		.72 Mi.
APN: 5572-027-017 Document #: 16-0244202 Document Type:Grant Deed Price Code: R										

Property Type: Single Family Residential Properties Land Use: Single Family Residential
Legal: Lot:1 Tract No:12016 MapRef:MB221 PG31 City/Muni/Twp:LOS ANGELES
Buyer Name: FRIEDLANDER, PETER ERIC
Seller Name: DUHL, BEN PENCHANSKY, RAINA

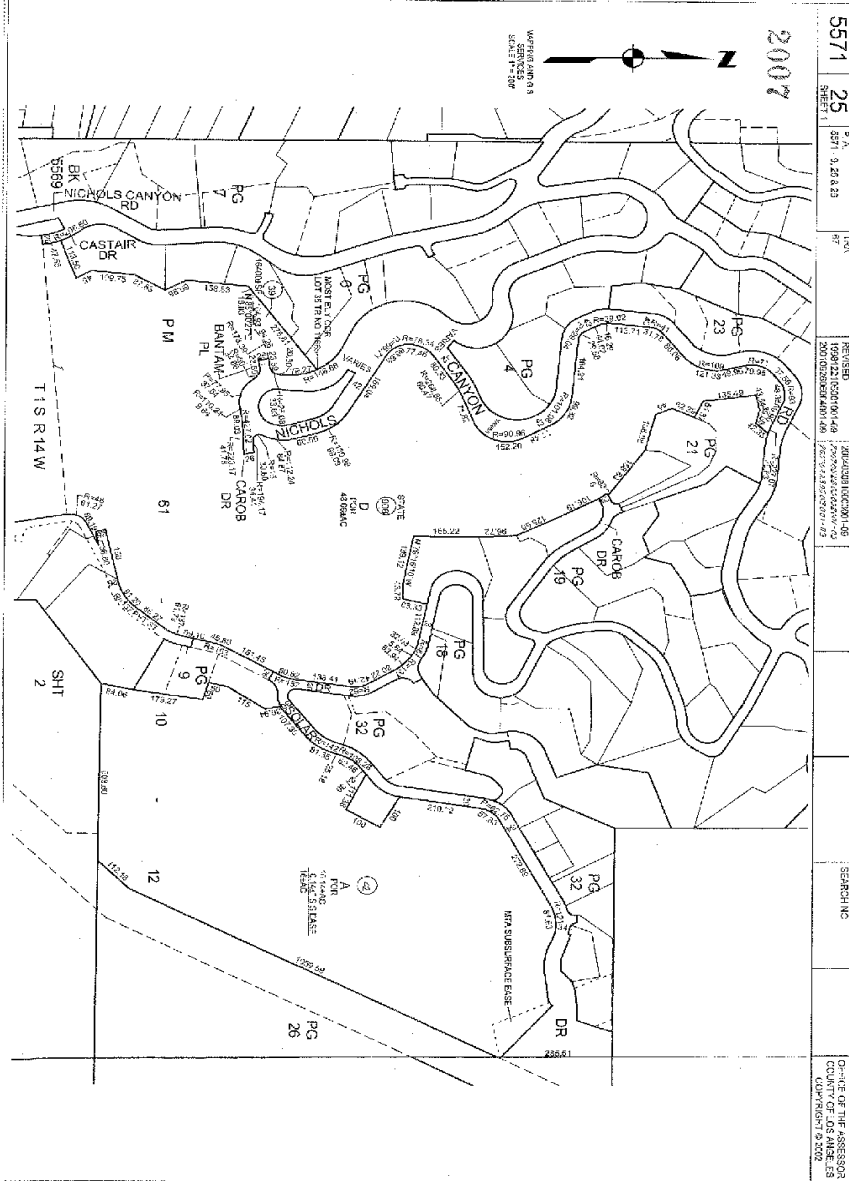
Area Sales Analysis

Total Area Sales: 15	Median # of Bedrooms: 3
Median Lot Size: 9,043 SF	Median # of Baths: 3
Median Living Area: 2,325 SF	Median Year Built: 1948
Price Range - 2 Yrs: \$1,040,000 To \$2,375,000	Age Range: 26 Years To 86 Years
Median Value: \$1,750,000	Median Age: 68 Years



Assessor Map

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





Neighbors

Runyon Nkms Llc,
2450 Solar Dr, Los Angeles, CA 90046

APN: 5571-025-042
Los Angeles County

RUNYON NKMS LLC,
2450 SOLAR DR
LOS ANGELES CA 90046
APN: 5571-025-042
Bedrooms: 5
Square Feet: 9,811 SF
Year Built: 1995

Bathrooms: 7
Lot Size: 16.16 AC
Garage:

MARENCIK EDDA; RIZZO VANESSA
2434 SOLAR DR
LOS ANGELES CA 90046
APN: 5571-032-017
Bedrooms: 2
Square Feet: 1,617 SF
Year Built: 1959

Bathrooms: 2
Lot Size: 10,043 SF
Garage:

DIAMONDS IN THE YARD TRUST,
2421 SOLAR DR
LOS ANGELES CA 90046
APN: 5571-032-015
Bedrooms: 3
Square Feet: 3,024 SF
Year Built: 1959

Bathrooms: 2
Lot Size: 26,909 SF
Garage:

CRAVEN WESLEY; CRAVEN FAMILY TRUST
2419 SOLAR DR
LOS ANGELES CA 90046
APN: 5571-032-014
Bedrooms: 3
Square Feet: 3,594 SF
Year Built: 1958

Bathrooms: 3
Lot Size: 18,025 SF
Garage:

HOMME O MICHAEL; JBH TRUST
2405 SOLAR DR
LOS ANGELES CA 90046
APN: 5571-032-016
Bedrooms: 4
Square Feet: 4,554 SF
Year Built: 1964

Bathrooms: 6
Lot Size: 15,602 SF
Garage:

NUNEZ, FABIAN; NUNEZ REVOCABLE TRUST,
2425 SOLAR DR
LOS ANGELES CA 90046
APN: 5571-032-001
Bedrooms: 2
Square Feet: 1,986 SF
Year Built: 1963

Bathrooms: 3
Lot Size: 17,958 SF
Garage:

ALPERT DAVID S & MIA E; PEANUT AND
POOKIE FAMILY TRUST
2366 ASTRAL DR
LOS ANGELES CA 90046
APN: 5571-009-011
Bedrooms: 4
Square Feet: 2,638 SF
Year Built: 1954

Bathrooms: 5
Lot Size: 13,470 SF
Garage:

RUBENSTEIN, WILLIAM B
2427 SOLAR DR
LOS ANGELES CA 90046
APN: 5571-032-002
Bedrooms: 4
Square Feet: 2,098 SF
Year Built: 1960

Bathrooms: 2
Lot Size: 10,018 SF
Garage:

2433 SOLAR DRIVE LLC
2433 SOLAR DR
LOS ANGELES CA 90046
APN: 5571-032-003
Bedrooms: 2
Square Feet: 1,452 SF
Year Built: 1961

Bathrooms: 2
Lot Size: 5,599 SF
Garage:

WEINSTEIN, WILLIAM R; DUBOFF, ALISON R
2443 SOLAR DR
LOS ANGELES CA 90046
APN: 5571-032-004
Bedrooms: 3
Square Feet: 2,060 SF
Year Built: 1962

Bathrooms: 2
Lot Size: 5,600 SF
Garage:

MILLER PAUL R CO TR; MILLER NAZAREY
FAMILY TRUST
2406 ASTRAL DR
LOS ANGELES CA 90046
APN: 5571-018-006
Bedrooms: 5
Square Feet: 4,001 SF
Year Built: 1987

Bathrooms: 5
Lot Size: 25,931 SF
Garage:

HIEBER DARREL J; DARREL J HIEBER TRUST
2400 ASTRAL DR
LOS ANGELES CA 90046
APN: 5571-018-007
Bedrooms: 3
Square Feet: 3,081 SF
Year Built: 1958

Bathrooms: 4
Lot Size: 7,536 SF
Garage:

BADAUY, SHELLEY MARIE
2447 SOLAR DR
LOS ANGELES CA 90046
APN: 5571-032-005
Bedrooms: 3
Square Feet: 2,023 SF
Year Built: 1964

Bathrooms: 2
Lot Size: 20,138 SF
Garage:

ANDERSON JULIE; DANTZLER AMY
2451 SOLAR DR
LOS ANGELES CA 90046
APN: 5571-032-006
Bedrooms: 2
Square Feet: 1,642 SF
Year Built: 1980

Bathrooms: 2
Lot Size: 11,939 SF
Garage:

PROSER CHARLES M & RACHEL L
2394 ASTRAL DR
LOS ANGELES CA 90046
APN: 5571-018-010
Bedrooms: 3
Square Feet: 2,116 SF

Bathrooms: 2
Lot Size: 24,889 SF

Year Built: 1957

Garage:

