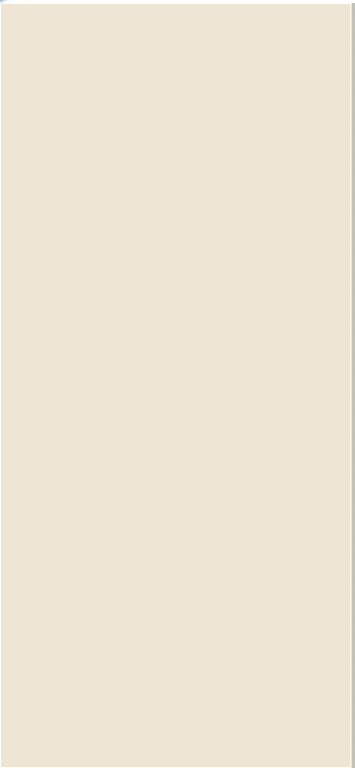




PROPERTY  
PROFILE



**Property:**  
7318 Alabama Ave  
Canoga Park, CA 91303  
APN: 2111-016-039

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## PROPERTY DETAILS

H & B Development Group Llc,  
7318 Alabama Ave, Canoga Park, CA 91303

APN: 2111-016-039  
Los Angeles County

### Owner Information

Primary Owner: **H & B DEVELOPMENT  
GROUP LLC,**

Secondary Owner:

Mail Address: **19725 SHERMAN WAY STE  
270  
WINNETKA CA 91306**

Site Address: **7318 ALABAMA AVE  
CANOGA PARK CA 91303**

Assessor Parcel Number: **2111-016-039**

Census Tract: **1345.22**

Housing Tract Number:

Lot Number: **9**

Page Grid: **530-B4**

Legal description: **Lot: 9 Block: 45 Abbreviated Description: LOT:9 BLK:45 CITY:REGION/CLUSTER:  
02/02411 OWENSMOUTH\*LOTS 8 AND LOT 9 BLK 45 City/Muni/Twp: REGION/CLUSTER:  
02/02411**

### Sale Information

Sale Date:

Document #:

Sale Amount: **N/A**

Seller:

Sale Type:

Cost/SF: **N/A**

### Assessment & Tax Information

Assessed Value: **\$2,044,013**

Land Value: **\$220,675**

Imp. Value: **\$1,823,338**

Homeowner  
Exemption:

% Improvement: **89.2%**

Tax Amount: **\$26,211.30**

Tax Status: **Current**

Tax Year: **2016**

Tax Rate Area: **8-852**

Tax Account ID:

### Property Characteristics

Bedrooms:

Year Built: **1985**

Pool:

Bathrooms:

Square Feet: **19,202 SF**

Lot Size: **15,000 SF**

Partial Baths:

Number of Units: **20**

No of Stories:

Total Rooms:

Garage:

Fire Place:

Property Type: **Apartments**

Building Style:

Owner  
Exclusions:

Use Code: **Apartment House (5+ Units)**

Zoning: **LAR3**



## TRANSACTION HISTORY

H & B Development Group Llc,  
7318 Alabama Ave, Canoga Park, CA 91303

APN: 2111-016-039  
Los Angeles County

### Prior Transfer

Recording Date: **01/28/2016**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **H & B DEVELOPMENT GROUP LLC**

Buyer Vesting:

Seller Name: **H & B DEVELOPMENT GROUP LLC; H & B DEVELOPMENT GROUP**

Legal description: **Lot: 8&9 Block: 45 Map Ref: MB19 PG36**

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

Document #: **16-0101217 BK-PG -**

Document Type: **Intra-family Transfer Or  
Dissolution**

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

Interest Rate:

### Mortgage Record

Recording Date: **01/28/2016**

Loan Amount: **\$1,500,000**

TD Due Date:

Interest Rate:

Lender Name: **LUTHER BURBANK SAVINGS**

Lender Type: **Lending Institution**

Borrowers Name: **H & B DEVELOPMENT GROUP LLC**

Vesting:

Document #: **16-0101218 BK-PG -**

Loan Type: **Commercial Loan**

Type of Financing:

## COMPARABLES

H & B Development Group Llc,  
7318 Alabama Ave, Canoga Park, CA 91303

APN: 2111-016-039  
Los Angeles County

### Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>		<b>01/28/2016</b>	<b>N/A</b>	<b>N/A</b>	<b>19,202</b>	<b>//</b>	<b>1985</b>	<b>15,000 SF</b>		
1	7424 ALABAMA AVE	04/04/2017	\$1,650,000	\$189	8,695	/17/11	1964	10,000 SF		.13 Mi.
2	7400 ALABAMA AVE	02/24/2017	\$5,195,454	\$1,639	3,168	/8/8	1963	7,499 SF		.09 Mi.
3	7428 ALABAMA AVE	12/02/2016	\$1,925,000	\$236	8,134	/13/13	1965	9,999 SF		.14 Mi.
4	7115 MILWOOD AVE	07/26/2016	\$8,500,000	\$285	29,772	//	1977	52,272 SF	Yes	.35 Mi.
5	20615 VANOWEN ST	04/26/2016	\$4,250,000	\$204	20,748	//	1988	14,754 SF		1.13 Mi.
6	20534 HARTLAND ST # 1	04/22/2016	\$975,000	\$192	5,060	/11/8	1957	7,025 SF		1.19 Mi.
7	6822 MILWOOD AVE	03/22/2016	\$1,187,000	\$100	11,860	/5/18	1964	13,711 SF	Yes	.67 Mi.
8	7319 VARIEL AVE	12/09/2015	\$1,095,000	\$201	5,429	/12/7	1957	8,639 SF		.31 Mi.

## Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>										
		01/28/2016	N/A	N/A	19,202	//	1985	15,000 SF		
1	<b>7424 ALABAMA AVE CANOGA PARK, CA 91303-1377</b>	04/04/2017	\$1,650,000	\$189	8,695	/17/11	1964	10,000 SF		.13 Mi.
APN: 2111-006-012 Document #: 17-0368811 Document Type: Grant Deed Price Code: R										
Property Type: Apartments Land Use: Apartment house (5+ units)										
Legal: Lot:3 Block:33 Subdivision:OWENSMOUTH TRACT MapRef:MB19 PG36&37 City/Muni/Twp:LOS ANGELES										
Buyer Name: 7424 ALABAMA GARDEN APARTMENTS LLC										
Seller Name: HASSAN, GENE M THE GENE M HASSAN REVOCABLE SURVIVORS TR										
2	<b>7400 ALABAMA AVE CANOGA PARK, CA 91303-1304</b>	02/24/2017	\$5,195,454	\$1,639	3,168	/8/8	1963	7,499 SF		.09 Mi.
APN: 2111-006-016 Document #: 17-0223112 Document Type: Grant Deed Price Code: R										
Property Type: Apartments Land Use: Apartment house (5+ units)										
Legal: Lot:4 Block:33 Subdivision:THE OWENSMOUTH TRACT MapRef:MB19 PG36 City/Muni/Twp:LOS ANGELES										
Buyer Name: 7400 ALABAMA LLC										
Seller Name: NISENBAUM, MICHAEL J THE NISENBAUM FAMILY TRUST										
3	<b>7428 ALABAMA AVE CANOGA PARK, CA 91303-1363</b>	12/02/2016	\$1,925,000	\$236	8,134	/13/13	1965	9,999 SF		.14 Mi.
APN: 2111-006-011 Document #: 16-1520982 Document Type: Grant Deed Price Code: R										
Property Type: Apartments Land Use: Apartment house (5+ units)										
Legal: Lot:3 Block:33 Subdivision:OWENSMOUTH TRACT MapRef:MB19 PG36&37 City/Muni/Twp:LOS ANGELES										
Buyer Name: 7428 ALABAMA LLC										
Seller Name: NISENBAUM, MICHAEL J THE NISENBAUM FAMILY TRUST										
4	<b>7115 MILWOOD AVE CANOGA PARK, CA 91303-2277</b>	07/26/2016	\$8,500,000	\$285	29,772	//	1977	52,272 SF	Yes	.35 Mi.
APN: 2112-028-022 Document #: 16-0872768 Document Type: Grant Deed Price Code: R										
Property Type: Apartments Land Use: Apartment house (5+ units)										
Legal: Lot:7-13 Block:65 Subdivision:OWENSMOUTH MapRef:MB19 PG37 City/Muni/Twp:LOS ANGELES										
Buyer Name: NISENBAUM, MICHAEL J NISENBAUM FAMILY TRUST										
Seller Name: LAST PROPERTY MANAGEMENT LLC										
5	<b>20615 VANOWEN ST WINNETKA, CA 91306-3800</b>	04/26/2016	\$4,250,000	\$204	20,748	//	1988	14,754 SF		1.13 Mi.
APN: 2137-030-038 Document #: 16-0466460 Document Type: Grant Deed Price Code: R										
Property Type: Apartments Land Use: Apartment house (5+ units)										
Legal: Lot:20&21 Tract No:23136 MapRef:MB615 PG48 City/Muni/Twp:LOS ANGELES										
Buyer Name: ARBA VANOWEN LLC										
Seller Name: VANOWEN CANOGA APARTMENTS LLC										
6	<b>20534 HARTLAND ST # 1 LOS ANGELES, CA 91306-</b>	04/22/2016	\$975,000	\$192	5,060	/11/8	1957	7,025 SF		1.19 Mi.
APN: 2137-030-008 Document #: 16-0459810 Document Type: Grant Deed Price Code: R										
Property Type: Apartments Land Use: Apartment house (5+ units)										
Legal: Lot:8 Tract No:23138 MapRef:MB615 PG48&49 City/Muni/Twp:LOS ANGELES										

Buyer Name: FIROUZBAKHT, MEHRZAD

Seller Name: THE ALAN REICH TRUST REICH, ALAN

**7 6822 MILWOOD AVE** **03/22/2016** **\$1,187,000** **\$100** **11,860** **/5/18** **1964** **13,711 SF** **Yes** **.67 Mi.**  
**CANOGA PARK, CA 91303-2835**

APN: 2138-022-012 Document #: 16-0307830 Document Type: Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:1 Tract No:28000 MapRef:MB714 PG87 City/Muni/Twp:LOS ANGELES

Buyer Name: GLEESON FAMILY TRUST GLEESON, LILLIAN A

Seller Name: AL HANSON FAMILY LIMITED PARTNERSHIP POLLOCK, ALAN

**8 7319 VAREL AVE** **12/09/2015** **\$1,095,000** **\$201** **5,429** **/12/7** **1957** **8,639 SF** **.31 Mi.**  
**CANOGA PARK, CA 91303-1605**

APN: 2112-021-010 Document #: 15-1547754 Document Type: Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:4 Tract No:13195 MapRef:MB612 PG97 City/Muni/Twp:LOS ANGELES

Buyer Name: FIROUZBAKHT, MEHRZAD

Seller Name: ISHIHARA, JAMES ISHIHARA, CHAU

## Area Sales Analysis

Total Area Sales: **8**

Median # of Bedrooms: **9.5**

Median Lot Size: **10,000 SF**

Median # of Baths: **8**

Median Living Area: **8,415 SF**

Median Year Built: **1964**

Price Range - 2 Yrs: **\$975,000 To \$8,500,000**

Age Range: **29 Years To 60 Years**

Median Value: **\$1,787,500**

Median Age: **53 Years**

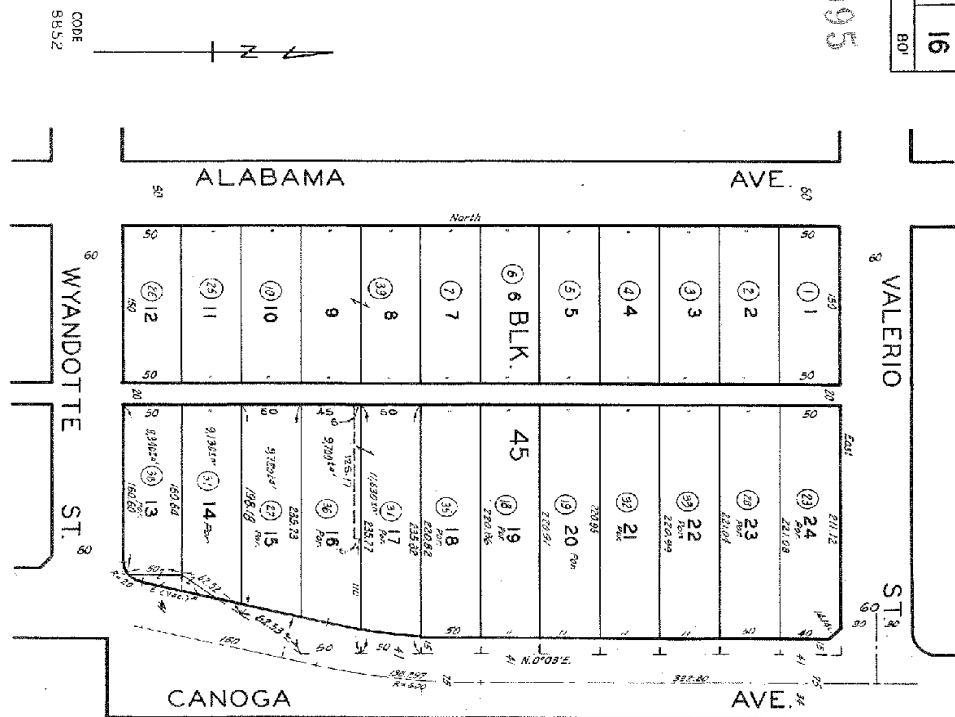
# ASSESSOR MAPS

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

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

2111 16  
 SCALE 1" = 80'

1995



CODE  
 98552

FOR PREV ASSWT. SEE: 240 - 8

OWENSMOUTH  
 M.B. 19-36

REVISED  
 3-11-84  
 5-21-85  
 6-17-85  
 8-28-85  
 11-12-85  
 1-13-86  
 3-10-86  
 5-19-86  
 7-22-86  
 9-15-86  
 11-17-86  
 1-19-87  
 3-23-87  
 5-17-87  
 7-20-87  
 9-13-87  
 11-15-87



# Neighbors

**H & B Development Group LLC,  
7318 Alabama Ave, Canoga Park, CA 91303**

**APN: 2111-016-039  
Los Angeles County**

**H & B DEVELOPMENT GROUP LLC,  
7318 ALABAMA AVE  
CANOGA PARK CA 91303**

APN: 2111-016-039

Bedrooms:	Bathrooms:
Square Feet: 19,202 SF	Lot Size: 15,000 SF
Year Built: 1985	Garage:

**MACIAS BAUDELIO  
7312 ALABAMA AVE  
CANOGA PARK CA 91303**

APN: 2111-016-010

Bedrooms: 4	Bathrooms: 2
Square Feet: 1,385 SF	Lot Size: 7,500 SF
Year Built: 1928	Garage:

**GERNS AMY L  
7328 ALABAMA AVE  
CANOGA PARK CA 91303**

APN: 2111-016-007

Bedrooms: 3	Bathrooms: 2
Square Feet: 1,644 SF	Lot Size: 7,499 SF
Year Built: 1936	Garage:

**WILLIAMS ELAINE; ELAINE WILLIAMS  
TRUST**

**7332 ALABAMA AVE  
CANOGA PARK CA 91303**

APN: 2111-016-006

Bedrooms:	Bathrooms:
Square Feet: 2,133 SF	Lot Size: 7,499 SF
Year Built: 1924	Garage:

**TOUFIGHI, PEGAH; HEYDAR, AHMAD  
7308 ALABAMA AVE  
CANOGA PARK CA 91303**

APN: 2111-016-025

Bedrooms: 3	Bathrooms: 2
Square Feet: 1,386 SF	Lot Size: 7,499 SF
Year Built: 1957	Garage:

**PALACIOS LEO & ESTELLA  
7338 ALABAMA AVE  
CANOGA PARK CA 91303**

APN: 2111-016-005

Bedrooms: 2	Bathrooms: 1
Square Feet: 887 SF	Lot Size: 7,500 SF
Year Built: 1952	Garage:

**TOUFIGHI, PEGAH; HEYDAR, AHMAD  
7302 ALABAMA AVE  
CANOGA PARK CA 91303**

APN: 2111-016-026

Bedrooms: 4	Bathrooms: 2
Square Feet: 2,375 SF	Lot Size: 7,524 SF
Year Built: 1921	Garage:

**DILLMANN, TODD PHILLIP; THE TODD P  
DILLMANN TRUST,**

**7323 CANOGA AVE  
CANOGA PARK CA 91303**

APN: 2111-016-031

Bedrooms:	Bathrooms:
Square Feet: 5,850 SF	Lot Size: 11,444 SF
Year Built: 1961	Garage:

**DILLMANN, TODD PHILLIP; THE TODD P  
DILLMANN TRUST,  
7319 CANOGA AVE  
CANOGA PARK CA 91303**

APN: 2111-016-036

Bedrooms:	Bathrooms:
Square Feet: 3,952 SF	Lot Size: 9,742 SF
Year Built: 1963	Garage:

**7315 CANOGA LLC  
7315 CANOGA AVE  
CANOGA PARK CA 91303**

APN: 2111-016-027

Bedrooms:	Bathrooms:
Square Feet: 3,100 SF	Lot Size: 9,793 SF
Year Built: 1982	Garage:

**JOHN A SHAW & TERRI L SHAW LIVING  
TRUST, ; SHAW, TERRI LYNN  
7319 ALABAMA AVE  
CANOGA PARK CA 91303**

APN: 2111-015-016

Bedrooms: 2	Bathrooms: 1
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**LACIO GUILLERMO & AIDA P  
7323 ALABAMA AVE  
CANOGA PARK CA 91303**

APN: 2111-015-017

Bedrooms: 3	Bathrooms: 1
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Square Feet: 1,104 SF  
Year Built: 1929

Lot Size: 7,500 SF  
Garage:

Square Feet: 912 SF  
Year Built: 1925

Lot Size: 7,499 SF  
Garage:

ROCK FUND CAPITAL LLC  
**7329 CANOGA AVE**  
**CANOGA PARK CA 91303**  
APN: 2111-016-035

Bedrooms:

Square Feet: 6,242 SF

Year Built: 1959

Bathrooms:  
Lot Size: 11,063 SF  
Garage:

MEDINA JUAN A; DE MEDINA HAYDEE M  
**7325 ALABAMA AVE**  
**CANOGA PARK CA 91303**  
APN: 2111-015-018

Bedrooms: 2

Square Feet: 1,184 SF

Year Built: 1939

Bathrooms: 1  
Lot Size: 7,500 SF  
Garage:

BRINKMAN JR, PAUL F  
**7313 ALABAMA AVE**  
**CANOGA PARK CA 91303**  
APN: 2111-015-015

Bedrooms: 1

Square Feet: 897 SF

Year Built: 1938

Bathrooms: 1  
Lot Size: 7,497 SF  
Garage:

