



Property Report for:

5020 Woodman Ave, Sherman Oaks, CA 91423

General

1. Overview

Location

Property address **5020 Woodman Ave
Sherman Oaks, CA 91423**

Alternate address(es) **5014 Woodman Ave
5016 Woodman Ave
5030 Woodman Ave
Other [alternate addresses](#)**

County **Los Angeles**

Lat/long **34.16211,-118.43087**

Parcel ID **2359024031**

Legal Description

TRACT # 19777 LOTS 20,21 AND LOT 22

Owner

Name **[Ajr Investment Partnership LP](#)
C/O [Avi Rojany](#)**

Address **10100 Santa Monica Blvd
#300
Los Angeles, CA 90067**

Purchase date **06/15/2007**

Purchase price **\$0**

Neighborhood

Neighborhood **Sherman Oaks**

School district **Los Angeles Unified School District**

Municipality **Los Angeles**

Assessor map **[Click to view](#)**

Index map **[Click to view](#)**

Building Details

Design type	Construction type	Sqft	Built	Last altered	Bedrooms	Bathrooms	Units
Five or More Apartments or Units; Four Stories and Less	Non-fireproof - wood or wood/steel frame	22,491	1961	2005	43	35	18
Five or More Apartments or Units; Four Stories and Less	Non-fireproof - wood or wood/steel frame	22,443	1961	2005	45	37	19

Property Tax

Tax year **2019-2020**

Land value **\$947,249**

Building value **\$2,094,121**

Market value **\$3,045,820**

Property tax **\$36,429**

Land

Property class **Five or More Apartments or Units - 4 Stories or Less (0500)**

Zoning **R3**

Lot sqft (calculated) **36,564**

Weed hazard **No**

Buildings

Total building sqft **44,934**

Buildings on lot **2**

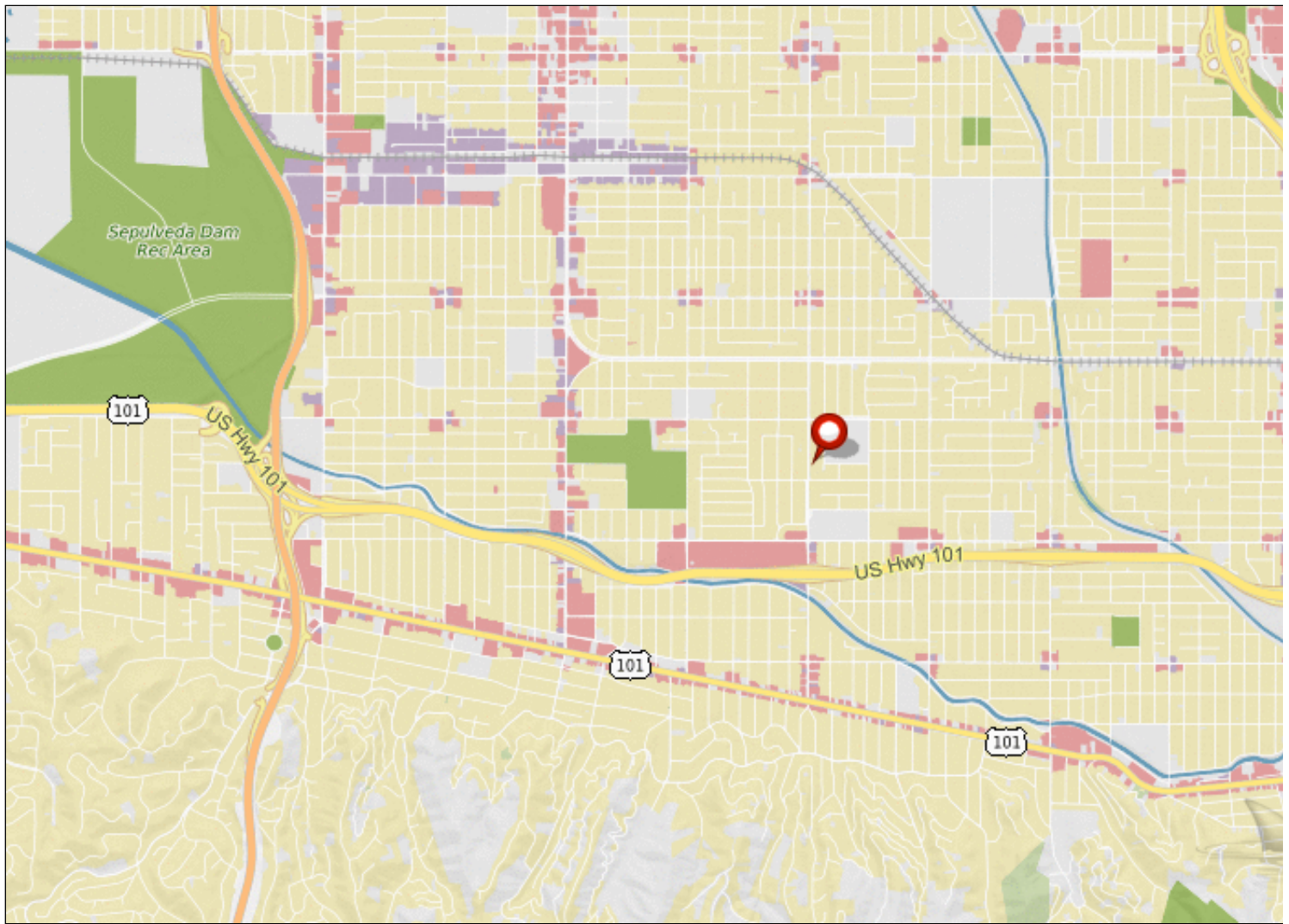
2. Photos



[Upload photos for this property](#)

3. Maps

- Default**
- Aerial



4. Valuation Model

Our database has 13 properties that meet the following criteria:

[Browse more recently sold properties in the neighborhood.](#)

- Sold within the last 18 months
- In the 91423 zip code
- Property class Five or More Apartments or Units - 4 Stories or Less
- Sale price over \$25,000

Price

The median price of these properties is \$5,050,000 (half of these properties sold for higher prices, half sold for lower prices). 20% of the properties sold for \$1,490,000 or less, and 20% sold for \$9,000,000 or more.



Price per Square Foot

The median price per square foot of these properties is \$403 (half of these properties sold for higher prices, half sold for lower prices). 20% of

the properties sold for \$306 or less, and 20% sold for \$803 or more.



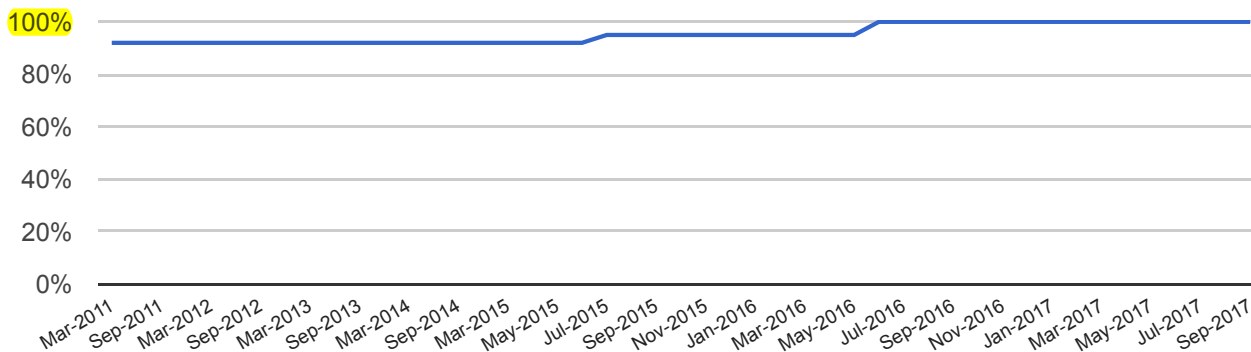
At a median price per square foot of \$403, this property (44,934 sqft) would sell for **\$18,125,045**.

Below is a sample of the 13 properties following the criteria defined above:

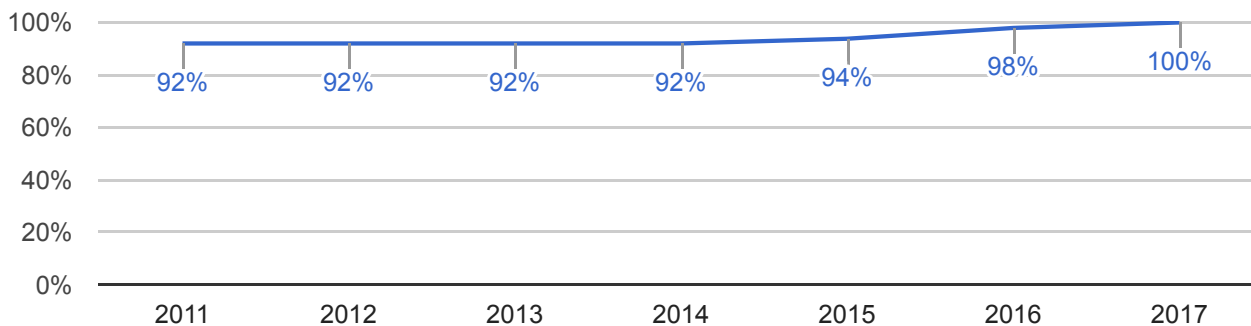
Address	Sale price	Sale date	Price/sqft	Sqft
4417 Hazeltine Ave	\$9,000,000	8/15/2019	\$398	22,585
13804 Moorpark St	\$1,270,000	7/16/2019	\$529	2,400
14225 Riverside Dr	\$1,355,000	4/10/2019	\$369	3,677
4341 Ventura Canyon Ave	\$7,000,000	3/19/2019	\$431	16,260
4535 Hazeltine Ave, unit 6	\$1,490,000	1/15/2019	\$306	4,870
13424 Moorpark St	\$1,950,000	12/21/2018	\$334	5,847
4520 Colbath Ave	\$7,200,000	11/30/2018	\$803	8,968
4510 Colbath Ave	\$7,200,000	11/30/2018	\$803	8,968
4860 Hazeltine Ave	\$5,050,000	11/21/2018	\$714	7,068

5. Occupancy Rates History

Occupancy rate trends (Monthly)



Occupancy rate trends (Yearly)



Neighborhood

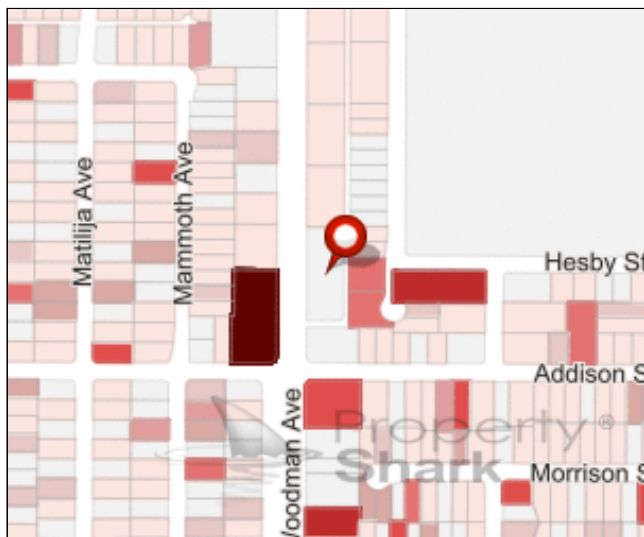
1. Neighborhood Price History

All sales of property class 'Five or More Apartments or Units - 4 Stories or Less', in the 91423 zip code were analyzed. For each year, median values (sale price and property size) were calculated, together with the value of the subject property (44,934 sqft), if it were to be sold at median \$/sqft.

Year	# of sales	Median price	Median sqft	Median price/sqft	Value at median price/sqft
2019	5	\$1,490,000	4,870	\$398	\$17,905,955
2018	8	\$5,050,000	8,968	\$714	\$32,104,796
2017	7	\$2,410,000	7,400	\$312	\$14,012,147
2016	8	\$1,570,000	7,068	\$340	\$15,295,869
2015	6	\$2,800,000	7,668	\$271	\$12,164,050
2014	5	\$2,100,000	7,130	\$302	\$13,585,706
2013	9	\$5,700,000	6,859	\$1,058	\$47,535,969
2012	7	\$2,200,000	5,288	\$416	\$18,694,175
2011	5	\$1,715,000	9,811	\$198	\$8,896,144
2010	3	\$3,550,035	18,240	\$195	\$8,745,465
2009	3	\$1,840,018	5,068	\$331	\$14,870,390
2008	1	\$850,000	3,585	\$237	\$10,653,808
2005	2	\$1,265,012	7,104	\$178	\$8,001,415
2004	4	\$1,150,011	7,772	\$149	\$6,704,891
2003	2	\$1,175,000	5,495	\$214	\$9,608,271
2002	1	\$8,000,080	38,772	\$206	\$9,271,526
2000	1	\$403,500	9,996	\$40	\$1,813,830
1995	1	\$23,500	9,920	\$2	\$106,446
1993	1	\$725,000	5,567	\$130	\$5,851,832
1992	1	\$200,000	14,704	\$14	\$611,181
1990	1	\$775,000	6,617	\$117	\$5,262,785
1989	3	\$383,318	9,128	\$13	\$598,971
1988	3	\$335,000	7,420	\$13	\$575,301

2. Sales & Values Maps

Date of Last Sale



This map shows the most recent sales around the subject property, with darker colors indicating more recent sales.

- First half of 2019
- Second half of 2018
- First half of 2018
- Second half of 2017
- First half of 2017
- All 2016
- 2014 - 2015
- < 2014
- no data

The map is based only on valid sales with a recorded price over \$1000.


 Sale age: 12 years

Price per Square Foot



On this color-coded map, view the price paid per square foot around the subject property.

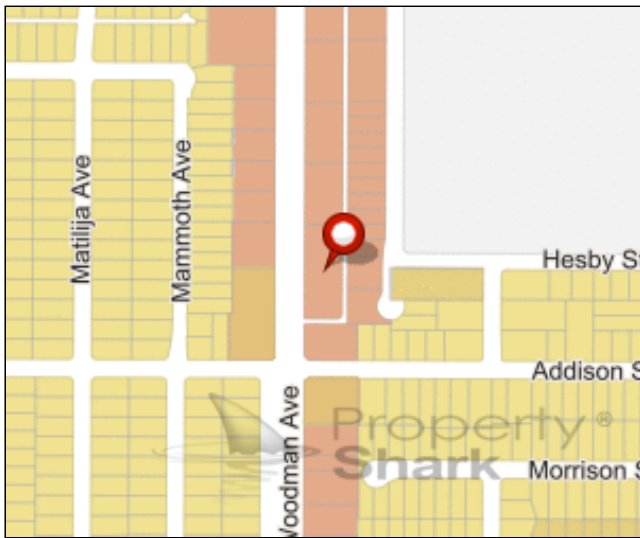
- Below \$100
- \$100 - \$250
- \$250 - \$400
- \$400 - \$550
- \$550 - \$700
- \$700 - \$850
- \$850 - \$1000
- Above \$1000
- No data

 Multiple properties on the same parcel. Color coordinates with the price ranges above.

Note: The map displays Price Per Square Foot (\$/sqft) for properties sold in the last 5 years.

3. Land Use

On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.

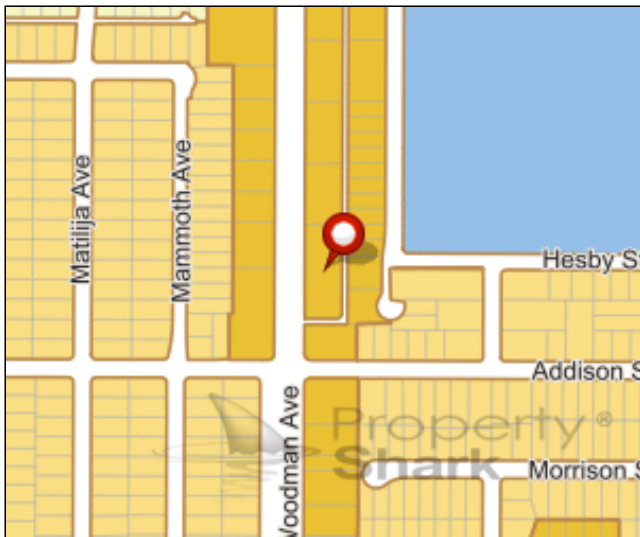


- | | |
|----------------------------------|--------------------------------|
| Single family | Public services/Facilitie |
| Condominium/Coop units | Education |
| Other residential | Cemeteries and other religious |
| Apartments/Multi-Family | Hospitals/Care facilitie |
| Office | Other institutional |
| Retail | Entertainment/Recreati |
| Hotel/Motel/Other accommodation | Agricultural |
| Restaurants | Parks |
| Manufacturing/Storage facilities | Mixed use |
| Other industrial | Vacant land |
| | Other |
| | Unknown |

Land use: **Five or More Apartments or Units - 4 Stories or Less (0500)**

4. Zoning

Properties can be classified by zoning and building class. Los Angeles County is divided into four basic zoning districts: residential (R), commercial (C), agricultural(A) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use.



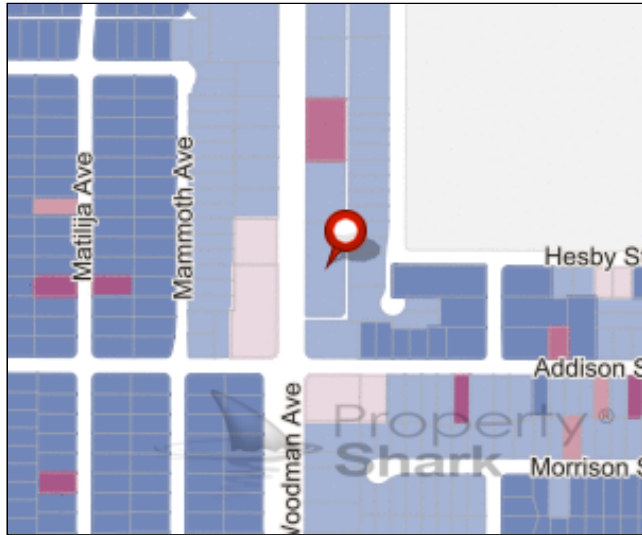
- Major zoning groups:
- Multiple family
 - Single family
 - Other residential
 - Commercial
 - Offices
 - Industrial/manufacturing
 - Public facilities
 - Open space
 - Agricultural
 - Mixed use
 - Planned development
 - Special zones
 - Parking
 - Planned development - overlay
 - No zoning data available

Zoning: **Multiple Dwelling (R3)**

For more information about zoning districts click [here](#).

5. Urban Landscape Maps

Year Built

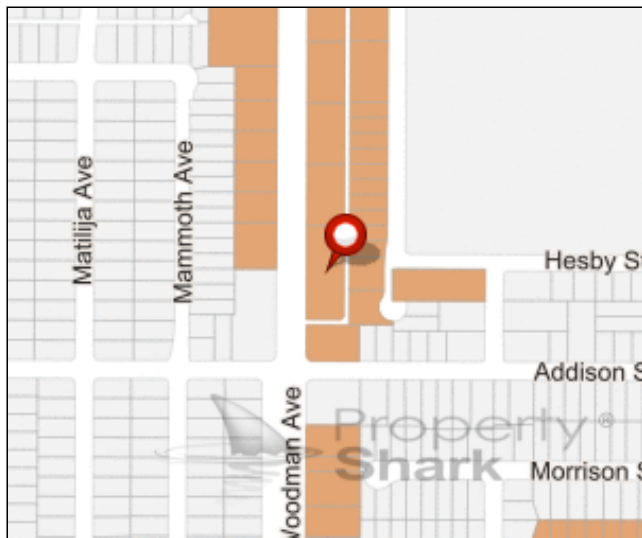


On this map, view the year each property was built.

- 2015 and later
- 2010 - 2014
- 2000 - 2009
- 1990 - 1999
- 1970 - 1989
- 1950 - 1969
- 1900 - 1949
- older than 1900

* Year built: 1961

Building Stories

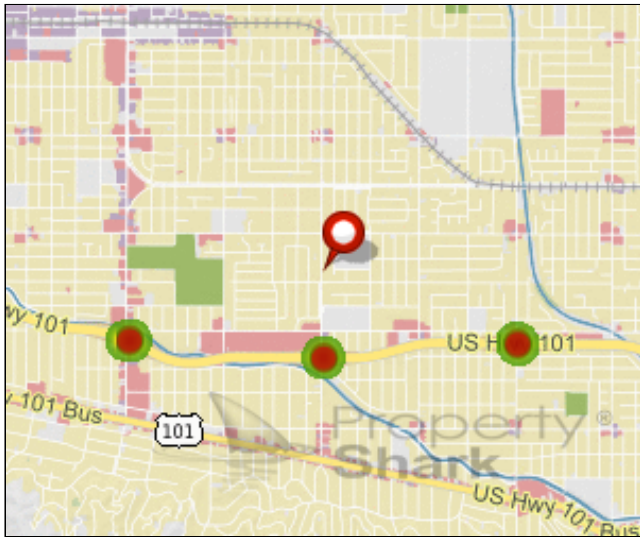


On this map, view the number of stories per building.

- 10 & Up stories
- 7 to 9 Stories
- 5 to 6 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- No data

* Stories: 4 or less

6. Traffic Map



Map represents the traffic volumes for the count locations on the California state highway system. Annual average daily traffic in a location is represented by the total volume of the year divided by 365 days.

Average daily traffic

- 240001 - 500000
- 170001 - 240000
- 100001 - 170000
- 55001 - 100000
- 20001 - 55000
- 1 - 20000

7. Neighbors

Odd Addresses

Address	Property class	Square footage	Purchase date	Purchase price	Price/sqft
4933 Woodman Ave	Single Family Residence (0100)	2,987	6/19/2012		
4937 Woodman Ave	Single Family Residence (0100)	1,538	1/24/2008		
4943 Woodman Ave	Single Family Residence (0100)	1,646	3/27/1997		
4951 Woodman Ave	Single Family Residence (0100)	2,643	4/1/1999	\$271,000	\$103
4955 Woodman Ave	Single Family Residence With Pool (0101)	1,888	5/21/2012		
5039 Woodman Ave	Five or More Apartments or Units - 4 Stories or Less With Pool (0501)	22,026	8/7/2003		
5051 Woodman Ave	Five or More Apartments or Units - 4 Stories or Less (0500)	9,811	8/30/2011		
5061 Woodman Ave	Five or More Apartments or Units - 4 Stories or Less (0500)	9,811			
5105 Woodman Ave	Five or More Apartments or Units - 4 Stories or Less (0500)	9,811	3/17/2015	\$2,862,500	\$292
5117 Woodman Ave	Five or More Apartments or Units - 4 Stories or Less (0500)	9,811	2/15/2011	\$1,410,014	\$144

Even Addresses

Address	Property class	Square footage	Purchase date	Purchase price	Price/sqft
4912 Woodman Ave	Five or More Apartments or Units - 4 Stories or Less With Pool (0501)	10,200	9/21/2018	\$3,289,000	\$322

9/16/2019		5020 Woodman Ave PropertyShark			
4930 Woodman Ave	Five or More Apartments or Units - 4 Stories or Less (0500)	12,364	12/1/2017		
4934 Woodman Ave	Five or More Apartments or Units - 4 Stories or Less (0500)	5,314	11/29/2004		
4940 Woodman Ave	Five or More Apartments or Units - 4 Stories or Less With Pool (0501)	7,356			
5000 Woodman Ave	Five or More Apartments or Units - 4 Stories or Less With Pool (0501)	19,472	2/7/2019		
5050 Woodman Ave	Five or More Apartments or Units - 4 Stories or Less With Pool (0501)	28,572	8/29/2012	\$4,430,000	\$155
5100 Woodman Ave	Five or More Apartments or Units - 4 Stories or Less (0500)	49,443	7/9/2012	\$3,350,000	\$68
5130 Woodman Ave	Five or More Apartments or Units - 4 Stories or Less With Pool (0501)	21,790	11/1/2007	\$4,036,000	\$185
5150 Woodman Ave	Five or More Apartments or Units - 4 Stories or Less With Pool (0501)	21,790	12/30/2010	\$4,000,040	\$184
13632 Moorpark St	Service Shop/Radio & TV Repair/Refrigeration Service/Paint Shop/Electric Repair/Laundry - One story (2400)	4,855	7/23/2004	\$350,003	\$72

8. Demographics By Zip Code

Demographic data shown in this section was gathered from the 2014 American Community Survey and refers to zip code **91423**.

Population Demographics

Total population	32,130
Female population	51.5%
Male population	48.5%
Median age	38.1
Male median age	38.7
Female median age	37.8

Education

No highschool	1.7%
Some highschool or college	37.3%
Bachelors degree	36.7%

Other

Citizens	90.4%
Citizens born in US	75.8%
English speakers	96.7%

Journey to Work

Work in a metropolitan area	99.6%
Work in a micropolitan area	0.2%
Work at home	8.6%
Go to work by car	85.8%
Go to work after 10 am	16.7%

Economic/Employment

Average household income	\$118,482
White collar	94.3%
Blue collar	5.7%

Housing

Family households	49.2%
Households with kids	23.4%
Housing units	15,739
Occupied housing units	14,746
Owner occupied units	39.8%
Average number of people per household	2.17
Median year structure built	1965
Houses with mortgages	80.8%

Wealth

Median value for units with a mortgage	\$765,500
Median value for units without a mortgage	\$789,100
Median gross rent	\$1,484
Median housing costs per month	\$1,696
Population in poverty	8.6%

Ownership

1. Real Owners

Take advantage of the Real Owners feature for a limited period of time, with no extra charge. Our dedicated team has been manually researching owner names for LLC-owned properties in Los Angeles. They dig through documents to save you time whenever you need to reach the right person. We are monitoring deeds every day in order to find the new owners and display the updates immediately.




Avi Rojany - Trustee

[Get Phone Numbers](#)

2. Registered Owner

Ajr Investment Partnership LP

C/O Avi Rojany
 10100 Santa Monica Blvd #300
 Los Angeles, CA 90067
 Source: Assessment Roll
 Last recorded: **05/02/2019**

-  [Phone lookup](#)
-  [See who is behind the LLC](#)
-  [Add to address book](#)

3. Building Contacts

Contacts from Building Permits

Registration date	Role	Name	Address	Phone number
08/12/2013	Applicant	Mikhail Kozin		
08/12/2013	Owner	Ajr Investment Partnership LP	Los Angeles CA 90025	
08/12/2013	Contractor	Michael'S Plumbing	1411 N Fairfax Ave #4 Los Angeles, CA	
04/25/2013	Applicant	Aharon Meir Abargil		
04/25/2013	Contractor	Switch On Electric Co	4745 Saloma Ave Sherman Oaks, CA	
02/25/2013	Applicant	Danny		
02/25/2013	Contractor	Bella Casa Development Corp	1522 W 130 St Gardena, CA	(310) 890-9300
02/25/2013	Applicant	Danny Yehuda Rojany		







See our dedicated [Permit section](#) for details on all filed permits.

Phone Records of Residents

Name	Unit	First seen	Phone number
Alejandro & Uli Garcia	13	2014	(818) 290-3041
Jose Ruano	5	2017	(818) 290-3129
Jose Ruano		2017	(818) 290-3129
Lopez Cortez		2015	(747) 998-5113
Mitchell Carp	15	2011	(818) 981-9601
Noelia Carter	6	2012	(818) 906-0742
Patricia E & Er Julinek	2	1995	(818) 907-1141
Patricia E & Ja Julinek	2	1995	(818) 907-1141
Rajany Avi	4	2016	(818) 783-4038
Rajany Avi		2016	(818) 783-4038
Sam & Joshua Nehoray	17	2008	(818) 285-8718
Sam Nehoray	17	2008	(818) 986-5965 (818) 285-8718
Zully & Christi Rodriguez	7	2011	(747) 264-0335
Zully Rodriguez	7	2011	(747) 264-0335

4. Title Documents

[Export to Excel](#)

Date	Type	Party 1	Party 2	Doc image
1/22/2019	Notice	← ← [click inside the pink box to take you to the Notice document] → →		
8/20/2018	Notice	Ajr Investment Partnership Lp Los Angeles City Housing and Community Investment		
7/29/2008	Agreement	Ajr Investment Partnership Lp Los Angeles City	Ajr Investment Partnership Lp Los Angeles City	
7/23/2008	Covenant and agreement	Rojany Avi	Los Angeles City	
5/30/2008	Lease	Ajr Investment Partnership L P	Web Service Company LLC	
6/15/2007	Deed	Rojany Avirojany Trustee Rojany Janis Anne Trustee Rojany Trust of 1983	Ajr Investment Partnership 11425 Rochester Ave 25 Los Angeles, CA 90025	

Permits

1. Permits

Issued	Permit	Type	Work type	Value	Expires	Status
8/12/2013	130423000015657	Plumbing	Apartment		12/31/2014	No plan check
	Repipe 25FT, 2" gal to copper					
4/25/2013	130412000010782	Electrical	Apartment		2/28/2015	No plan check
	Add smoke detector and relocate one smoke detector					
3/4/2013	130412000005535	Electrical	Apartment		2/28/2015	No plan check
	Relocate smoke alarm					
2/25/2013	130442000002023	HVAC	Apartment		7/31/2014	No plan check
	Install a/c and kitchen hood.					
2/25/2013	130412000004743	Electrical	Apartment		7/31/2014	No plan check
	Change outlets to gfi's in kitchen.					
2/25/2013	130442000002024	HVAC	Apartment		7/31/2014	No plan check
	Install a/c and kitchen hood.					
2/25/2013	130162000003629	Bldg-alter/repair	Apartment	\$3,000		No plan check
	Partial re-roof with class a or B material weighing less than 6 pound					
2/25/2013	130412000004742	Electrical	Apartment		7/31/2014	No plan check
	Change outlets to gfi's in kitchen.					
2/25/2013	130162000003632	Bldg-alter/repair	Apartment	\$501		No plan check
	Repair stucco.					
2/22/2013	130421000003806	Plumbing	Apartment		12/31/2014	No plan check

19 earthquake valve						
2/22/2013	130423000003807	Plumbing	Apartment		12/31/2014	No plan check
19 earthquake valve						
2/8/2013	130423000002934	Plumbing	Apartment		12/31/2014	No plan check
Gas line to the stove						
2/8/2013	130423000002935	Plumbing	Apartment		12/31/2014	No plan check
Expansion tank						
2/8/2013	130423000002936	Plumbing	Apartment		12/31/2014	No plan check
Water heater & expansion tank						
1/29/2013	130423000001692	Plumbing	Apartment		12/31/2014	No plan check
Water heater						

PropertyShark updates the permit information monthly.

2. Inspections

Date	Type	Permit
8/16/2013	Final	130423000015657
8/8/2013	Sgsov-seismic gas s/o valve	110162000004932
8/8/2013	Final	110162000004932
4/12/2013	Inspection	080422000024125
4/9/2013	Final	130412000004743
4/9/2013	Final	130162000000966
4/9/2013	Final	130442000002023
4/9/2013	Smoke detectors	130162000000966
3/27/2013	Rough	130412000005535
3/27/2013	Final	130412000005535
3/20/2013	Final	130421000003806
3/15/2013	Final	130162000003632
2/27/2013	Interior/exterior lathing	130162000003632
2/21/2013	Special/order compliance	110162000004932
2/13/2013	Final	130423000002936

PropertyShark updates the inspections information monthly.

3. Complaints

Received	Complaint	Description	Priority	Inspection	Agency	Due date
11/30/2012	299836	Construction in progress without permits or inspections	Medium	12/3/2012	South Valley	12/31/2012

4. Certificates of Occupancy

Issued date	Permit	Certificate	Description
8/21/2013	040162000008178	109590	Convert rec room to 1 bedroom dwelling unit
8/21/2013	040162000008176	109591	Convert rec room to 1 bedroom dwelling unit

Risk

1. Building Safety

Zoning Information

Alquist-priolo fault zone
Council district
Community redevelopment area
District map
Flood hazard zone
Hillside grading area
Hillside ordinance area
Planning area & community name

No
South Valley
No
No
Sherman Oaks
No
4
No

Geographical Information

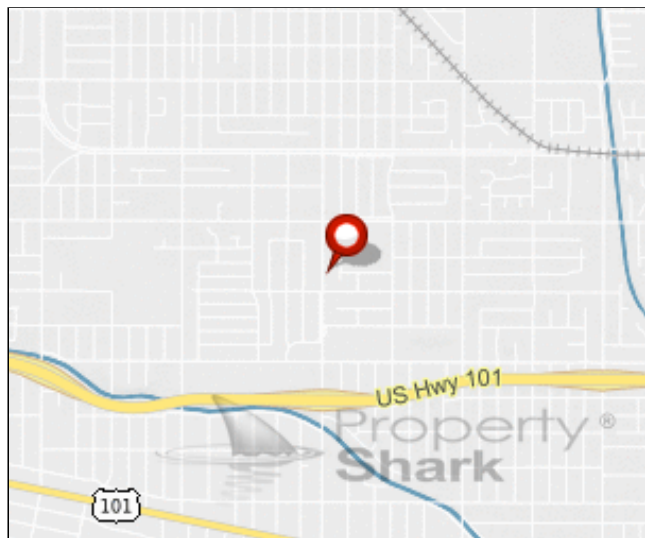
Building and safety branch office **VN**
Compacted filled ground **CFG-1500**
Census **1246.00**
Environmentally sensitive area **No**
Energy zone **9**
Seismic gas shut off valve installed **5020 N Woodman Ave 1-69**
Earthquake-induced liquefaction area **Yes**
Near source zone distance (Km) **5.1**
Parcel area (sqft) **5,697**
Parcel map exempt **No**
Thomas brothers map grid **562-C3**

City Documents

City planning **CPC-2007-3036-RIO; CPC-2008-3125-CA**
Ordinance **ORD-116924; ORD-183144; ORD-86540; ORD-183145; YES**
Zoning info file **ZI-2358 River Improvement Overlay District**

2. FEMA Flood Zones

Use this map to determine if the property is in a flood zone.



- Moderate to low risk areas
 - X
 - 0.2% PCT
- High risk areas
 - A
 - AE
 - AH
 - AO
- High risk-coastal areas
 - V
 - VE
- ANI, D, UNDES *
- Floodway
- * Undetermined flood hazard (possible flooding)

FEMA Flood Zoning

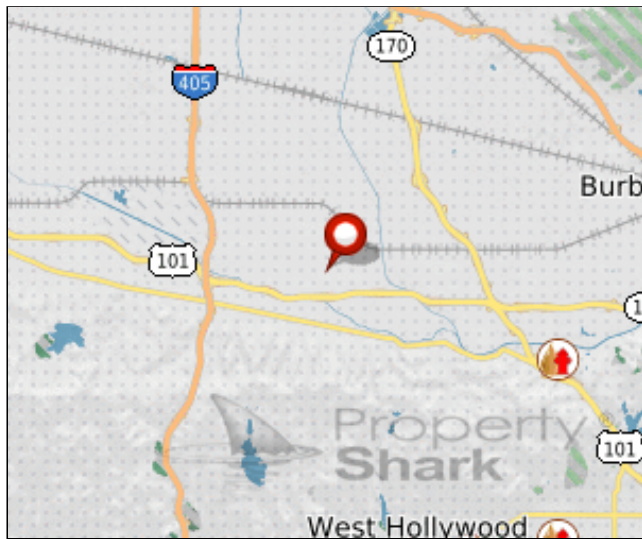
FEMA flood zone	X - Low Risk Area
Costal barrier resources system area (COBRA)	Out
FEMA floodway	Out
FEMA special flood hazard area	Out

For more information about FEMA flood zones map click [here](#).

Map Details

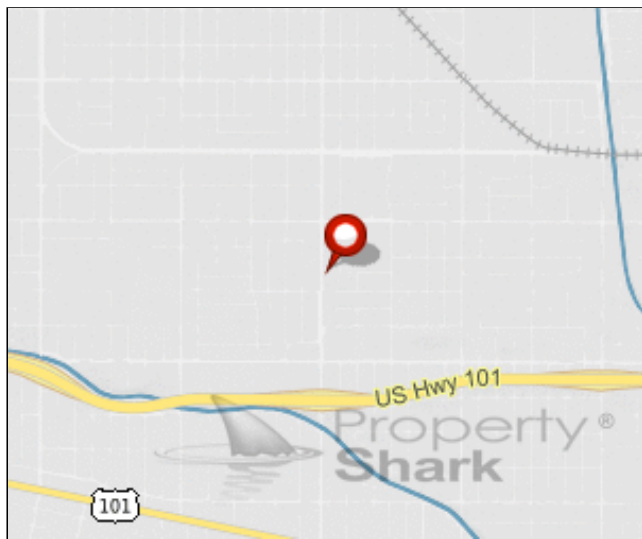
Map panel ID	06037C1320F effective from 09/26/2008
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3. Fire Hazard Zones



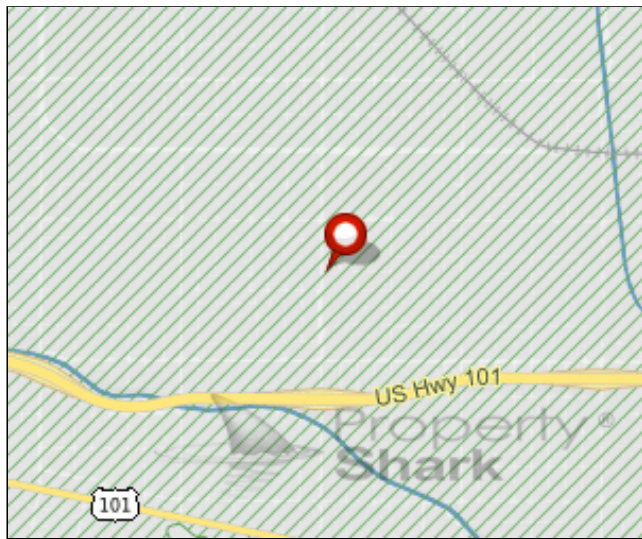
- Fire hazard class
 - Very high
 - High
 - Moderate
- Responsibility area
 - SRA - State responsibility area
 - FRA - Federal responsibility area
 - LRA - Local responsibility area
- Historical fire areas
 - 1980-1990
 - 1990-2000
 - 2000-2010
 - 2010-2014
- State and local fire protection facilities
- Hydrants

4. Faults and Tsunami Inundation Zones



- Earth quake fault zones
- Tsunami inundation zone
- Fault line type
 - Accurate located faults
 - Approximately located faults
 - Inferred faults
 - Aerial photo lineament
 - Concealed faults

5. Landslides and Liquefaction



- Landslide hazard zones
- Liquefaction hazard zones
- Unevaluated zones

Taxes

1. Tax Bill

Estimated current tax bill for 07/01/2019 to 06/30/2020	\$41,596
Estimated property tax bill for 07/01/2019 to 06/30/2020	\$36,429

2. Key Values in Calculating the Bill

Assessed market value	\$3,045,820
Exemption value	\$0
Taxable value	\$3,045,820
Special assessments	\$5,166

3. Base Year Values

Proposition 13 establishes a base year value for real estate and limits increases in the taxable value. It limits annual increases in the base year value of real property to no more than 2%, except: *change in ownership, new construction, new construction partially completed on the lien date (January 1) or decline-in-value.*

	Base year	Base value
Land	1984	\$612,500

Improvement	1984	\$1,396,749
Market value		\$2,009,249

4. Property Tax Calculation

The California Constitution mandates that all property is subject to taxation unless otherwise exempted by state or federal law. [Proposition 13](#), enacted in 1978, forms the basis for the current property tax laws. Both real and personal property are generally subject to ad valorem taxation; that is, they are taxed in proportion to their value. Taxes which constitute a lien on real property are referred to as secured. Almost all real property taxes are secured. Most personal property taxes are unsecured. Some taxes on personal property may also be secured to the real property of the assessee, upon request and subject to certain conditions.

Assessed Market Value

Assessed value is calculated based on market value using a base year value. A property's original base value is its 1975-1976 market value and can be adjusted each year by no more than 2% to account for inflation. However, if there has been a change in ownership or completed new construction, the new assessed value will be the market value of the property as of the date that it changed ownership or was newly constructed.

Land value		\$947,249
Improvement value	+	\$2,094,121
Personal property value	+	\$4,450
Assessed value	=	\$3,045,820

Exemptions and Taxable Value

Taxable value represents the assessed value less any tax exemptions that apply. The State of California Constitution provides a variety of full and partial [exemptions](#) such as homeowners, veterans, disabled veterans, that may lower the property's tax bill. Exemptions are subject to rigid filing deadlines.

This property does not benefit from any exemption, therefore the taxable value is equal to the assessed value.

Property Tax

Base tax is calculated by multiplying the property's taxable value by all the [tax rates](#) applicable to it and is an estimate of what an owner not benefiting from any exemptions, special assessments or penalties would pay.

Notice that we used **2018-2019** tax rates since the **2019-2020** rates are not yet available.

Tax description	Assessed value		Tax rate		Tax amount
City of Los Angeles	\$3,045,820	x	0.0231	=	\$703.80
Community College	\$3,045,820	x	0.0462	=	\$1,407.56
General	\$3,045,820	x	1.0000	=	\$30,458.20
Metropolitan Water District	\$3,045,820	x	0.0035	=	\$106.60
Unified Schools	\$3,045,820	x	0.1232	=	\$3,753.24
Base tax	\$3,045,820	x	1.1960	=	\$36,429

Current tax is an estimate of what an owner pays including [special taxes/direct assessments](#) and penalties.

Base tax		\$36,429
Special assessments	+	\$5,166
Current tax	=	\$41,596

2019-2020 Estimated Market Value and Tax Bill

Estimated market values are based on current assessment values and they represent the 2% increase regulated in California's property tax law.

Estimated land value		\$966,194
Estimated improvement value	+	\$2,136,003
Estimated market value	=	\$3,102,197

The estimated tax bill is calculated based on the assessed value without adding exemptions. If no changes are made to the way Los Angeles computes property taxes, we estimate that the 2019-2020 tax bill will be as follows:

Tax description	Assessed value	Tax rate	Tax amount
Estimated property tax	\$3,102,197	x 1.1960	= \$37,104

Actual taxes might differ from the figures displayed here due to various abatements and financial assistance programs or to non ad-valorem taxes levied as [special taxes/direct assessments](#).

For more information please visit the web pages of [California State Board of Equalization](#), Los Angeles County's [Assessor](#) and [Treasurer-Tax Collector](#) or look up this property's current [valuation](#) and [tax situation](#).

5. Special Assessments And Penalties

Abatements, financial assistance programs and non-ad valorem taxes levied as [special taxes/direct assessments](#) are applicable for this property.

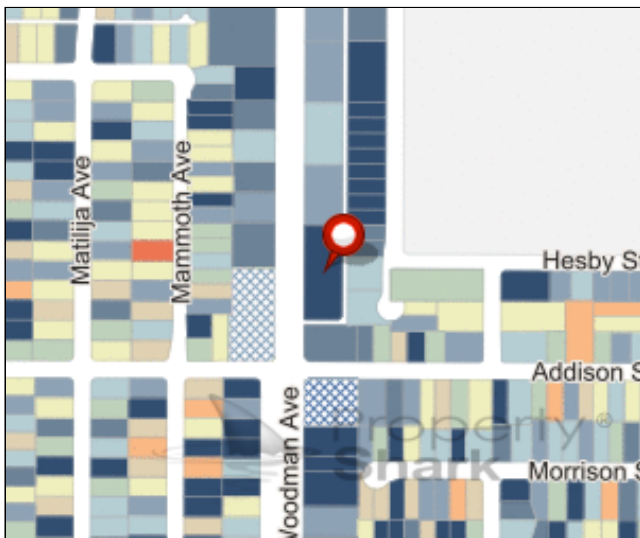
Code	Description	Bill description	Tax levied	Phone number
06181	Greater L.A. county vector contrl district	Laco vectr CNTRL	\$13	
00194	Health license fees	Health lic fees	\$697	(626) 430-5628
18850	Los angeles city landscape & lighting dist#96-1	Lacity park dist	\$395	(213) 847-4722
18851	Los angeles city light maintenance	City LT maint	\$747	(213) 847-1363
03071	Los angeles county flood control	Flood control	\$325	(626) 458-5165
00170	Los angeles county trauma/emerg SRVS	Trauma/emerg SRV	\$1,905	(866) 587-2862
18869	Los angeles- stormwater pollution abatement	LA stormwater	\$259	(213) 485-2422
03692	Regional park & open space district	County park dist	\$150	(833) 265-2600
03694	Regional park & open space district	Prposd measure a	\$674	(833) 265-2600

6. Assessment History

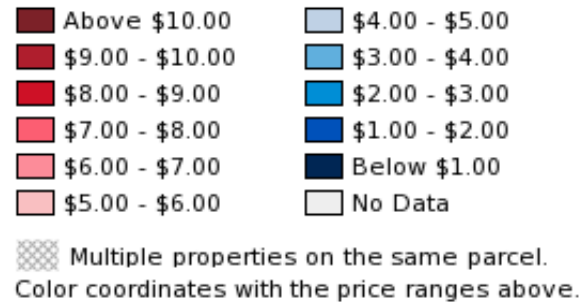
Year	Property class	Assessment value	Total tax rate	Property tax
2018-2019	Five or More Apartments or Units - 4 Stories or Less	\$2,986,186	1.196	\$35,716
2017-2018	Five or More Apartments or Units - 4 Stories or Less	\$2,917,964	1.193	\$34,812
2016-2017	Five or More Apartments or Units - 4 Stories or Less	\$2,860,837	1.1918	\$34,097
2015-2016	Five or More Apartments or Units - 4	\$2,817,933	1.192	\$33,590

	Stories or Less			
2014-2015	Five or More Apartments or Units - 4 Stories or Less	\$2,762,822	1.2187	\$33,669
2013-2014	Five or More Apartments or Units	\$2,750,357	1.2242	\$33,671
2012-2013	Five or More Apartments or Units	\$2,696,516	1.2655	\$34,126
2011-2012	Five or More Apartments or Units	\$2,643,731	1.2458	\$32,937
2010-2011	Five or More Apartments or Units	\$2,624,006	1.2699	\$33,321
2009-2010	Five or More Apartments or Units	\$2,630,230	1.2204	\$32,100
2008-2009	Five or More Apartments or Units	\$2,578,745	1.189738	\$30,680

7. Tax per Square Foot



This map shows property tax in correlation with square footage of the property.



Property tax	\$36,429
Tax year	2019-2020
Square feet	44,934
Tax per sqft	\$1

Disclaimer

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All data comes from government sources. No attempt has been made to validate it. No attempt has been made to validate the accuracy of the programming of this web site. Do not rely on this report to support investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was acquired.

1/22/2019 Notice

Title documents



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20190060711



Pages:
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California

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RECORDING REQUEST
OFFICIAL GOVERNMENT BUSINESS
Government Code § 6103

City of Los Angeles

WHEN RECORDED MAIL TO:

Los Angeles Housing+ Community
Investment Department
Landlord Declarations
P.O. Box 57398
Los Angeles, CA 90057-0398



Space above is for Recorder's use only

Notice of Constraints to Landlords and Successors in Interest

To all persons claiming an interest in real property located at 5020-5030 N Woodman, Los Angeles, California 91423 and more particularly described as:

TR 19777, Lots 20, 21, 22, in the City of Los Angeles, County of Los Angeles, State of California, per map recorded in Book 652 page 39/40 of Maps, in the office of the Los Angeles County Recorder.

THE CITY OF LOS ANGELES hereby gives notice that certain restrictions as described in this Notice of Constraints will apply to the future use of that property and the terms under which it may be rented or offered for rent as a housing accommodation.

A *Notice of Intent to Withdraw Units from Rental Housing Use* (Notice of Intent) for this property was filed with the City of Los Angeles Housing Department; pursuant to Los Angeles Municipal Code (LAMC) Section 151.23A, on August 28, 2018. The accommodations that are the subject of the Notice of Intent for this property are deemed withdrawn from the rental housing market 120 days after August 28, 2018, unless the date was extended pursuant to the provisions of LAMC Section 151.23B up to one year after August 28, 2018. The following restrictions, as described in the LAMC, arise from the filing of the Notice of Intent:

SEC. 151.24. ELLIS ACT PROVISIONS - NOTIFICATION TO DEPARTMENT OF INTENT TO RE-RENT UNIT.

A. If a landlord desires to offer for rent or lease a rental unit that was the subject of a Notice of Intent to Withdraw pursuant to the provisions of Subsection A. of Section 151.23, the landlord must file with the Department a Notice of Intention to Re-Rent Withdrawn Accommodations on a form prescribed by the Department. This Notice must contain the following information:

1. The names and mailing addresses of all owners of the property;
2. A statement that said owners intend to re-rent the accommodations;
3. The addresses of those accommodations.

B. Except as provided in Section 151.27 of this Article, the landlord shall not offer for rent or lease any unit from which a tenant or lessee was displaced for a period of thirty days following the filing of the Notice of Intention to Re-Rent Withdrawn Accommodations with the Department.

C. If a landlord offers for rent or lease a rental unit which was the subject of a Notice of Intent to Withdraw pursuant to the provisions of Subsection A. of Section 151.23, irrespective of whether a Notice of Intention to Re-Rent Withdrawn Accommodations has been filed with the Department, and the landlord later wishes to recommence the withdrawal of the rental unit, the landlord must file a new Notice of Intent to Withdraw and comply with all requirements pursuant to Sections 151.09 G. and 151.23 through 151.28 of this Code.

SEC. 151.25. ELLIS ACT PROVISIONS - CIVIL PENALTIES FOR OFFERING UNITS FOR RENT WITHIN TWO YEARS OF WITHDRAWAL.

If a rental unit that was the subject of a Notice of Intent to Withdraw pursuant to the provisions of Subsection A. of Section 151.23 is offered for rent or lease within two years of the date of withdrawal of the rental unit from the rental market:

A. The landlord shall be liable to any tenant or lessee who was displaced from the property for actual and exemplary damages. Any action by a tenant or lessee pursuant to this section shall be brought within three years of withdrawal of the rental unit from rent or lease. Nothing in this section precludes a tenant from pursuing any alternative remedy available under the law; and

B. The City may institute a civil proceeding against any landlord who has again offered a rental unit for rent or lease subject to this section, for exemplary damages for displacement of tenants or lessees. Any action by the City pursuant to this section shall be brought within three years of the withdrawal of the rental unit from rent or lease.

SEC. 151.26. ELLIS ACT PROVISIONS - REGULATION OF PROPERTY ON RE-OFFER FOR RENT OR LEASE AFTER WITHDRAWAL.

If a landlord desires to offer for rent or lease a rental unit which was the subject of a Notice of Intent to Withdraw pursuant to the provisions of Subsection A. of Section 151.23, the following regulations apply:

A. If a rental unit that was removed from rental housing use pursuant to the provisions of Section 151.23 is offered for rent or lease during either:

1. the five-year period after the Notice of Intent to Withdraw the accommodations is filed with the Department pursuant to Section 151.23, whether or not the Notice of Intent is rescinded or the withdrawal of the accommodations is completed pursuant to the Notice of Intent; or

2. the five-year period after the accommodations are withdrawn;

then the accommodations shall be offered and rented or leased at the lawful rent in effect at the time any Notice of Intent to Withdraw the accommodations was filed with the Department, plus annual adjustments available under Section 151.06 of this article.

B. Subsection A. of this section shall prevail over any conflicting provision of law authorizing the landlord to establish the rental rate upon the initial hiring of the rental unit.

SEC. 151.27. ELLIS ACT PROVISIONS - RE-RENTAL RIGHTS OF DISPLACED TENANTS.

If a landlord desires to offer for rent or lease a rental unit that was the subject of a Notice of Intent to Withdraw pursuant to the provisions of Subsection A. of Section 151.23, the following regulations apply:

A. A landlord who offers accommodations for rent or lease within two years from the date of withdrawal shall first offer to rent or lease each unit to the tenant or tenants displaced from that unit by the withdrawal, provided that the tenant or tenants advised the landlord in writing within 30 days of displacement of his or her desire to consider an offer to renew the tenancy, and provided the landlord with an address to which that offer is to be directed. That tenant or tenants may advise the landlord at any time during the period of eligibility of a change of address to which an offer is to be directed.

If a landlord again offers accommodations for rent or lease pursuant to the provisions of this subsection, and the tenant or lessee has advised the landlord pursuant to this subsection of a desire to consider an offer to renew the tenancy, then the landlord shall offer to reinstitute a rental agreement or lease on terms permitted by law to that displaced tenant or lessee.

A landlord who re-offers rental or lease accommodations to a previously displaced tenant pursuant to the provisions of this subsection shall deposit the offer in the United States mail, by registered or certified mail with postage prepaid, addressed to the displaced tenant or tenants at the address furnished to the landlord as provided in this subsection, and shall describe the terms of the offer. The displaced tenant or tenants shall have 30 days from the deposit of the offer in the mail to accept the offer by personal delivery of that acceptance or by deposit of the acceptance in the United States mail by registered or certified mail with postage prepaid.

B. A landlord who offers accommodations for rent or lease not exceeding ten years from the date of withdrawal shall first offer to rent or lease each unit to the tenant or tenants displaced from that accommodation by the withdrawal, provided that the tenant or tenants requests the offer in writing within 30 days after the landlord has notified the Department of an intention to offer the accommodations again for residential rent or lease pursuant to the requirements of Section 151.24. The landlord shall be liable to any tenant or tenants who were displaced by that action for failure to comply with this subsection, for punitive damages in an amount that does not exceed the contract rent for six months.

SEC. 151.28. ELLIS ACT PROVISIONS - RENTAL OF REPLACEMENT UNITS.

A. Replacement Units Subject to the Rent Stabilization Ordinance. If a building containing a rental unit that was the subject of a Notice of Intent to Withdraw pursuant to the provisions of Subsection A. of Section 151.23 is demolished and rental units are constructed on the same property and offered for rent or lease within five years of the date the rental unit that was the subject of the Notice of Intent to Withdraw was withdrawn from rent or lease, the owner may establish the initial rental rate for the newly constructed rental units. The provisions of the Rent Stabilization Ordinance, Section 151.00, et seq., and other provisions of this chapter shall apply to the newly constructed rental units.

SEC. 151.23. ELLIS ACT PROVISIONS - REQUIRED NOTICE.

D. Annual Property Status Reports. For no less than seven (7) years following the date of delivery to the Department of the Notice of Intent to Withdraw, or until such time as the Department advises the landlord that they have complied with all reporting requirements set forth in this section, whichever occurs first, the landlord shall file with the Department an Annual Property Status Report, under penalty of perjury and on the form and in the manner prescribed by the Department, providing the following information to the extent applicable:

1. the status related to the demolition of any withdrawn rental units;
2. the status related to the development of any withdrawn rental units; and
3. confirmation that any newly constructed rental units have been registered with the Department in conformance with Section 151.05 and are being operated in compliance with the Rent Stabilization Ordinance.

Citations to particular City of Los Angeles Municipal Code sections are to those in effect on the date of recording.

All the above restrictions apply to the withdrawing landlord and to any successor in interest including, but not limited to, the holder of a security interest or purchaser at a forced sale upon the foreclosure of a security interest, upon sale of the property pursuant to a power of sale contained in a deed of trust or similar instrument, or upon sale under a statutory or other involuntary lien.

This Notice of Constraints is filed in order to preserve the rights of the City of Los Angeles and the rights of all affected past, present, and future tenants of this property. This Notice of Constraints shall not be deemed an admission that the landlord has lawfully withdrawn this property from rent or lease. This Notice of Constraints shall not be construed in such a way as to limit any rights of the City of Los Angeles or of any past, present or future tenants to make any claims against the landlord or successors in interest.

APN: 2359-024-031

Executed on August 28, 2018, at Los Angeles, California.

Property Address:

**5020-5030 N Woodman
Los Angeles, CA 91423**

**LOS ANGELES HOUSING+COMMUNITY
INVESTMENT DEPARTMENT
Rushmore D. Cervantes, General Manager**

Property Owner of Record:

AJR Investment Partnership, L.P.

By: **MATT CABRERA**
Management Analyst
Landlord Declarations Section

Ellis # LD054528

For: 
ANNA ORTEGA
Director, Rent Stabilization