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Fidelity National Title®

Los Angeles County

**STEVE SCHLOEDER
BONANZA REALTY**

Property Address: *1300 THE STRAND # 301
HERMOSA BEACH, CA 90254*

Assessor's Parcel #: *4183-003-064*

Especially Prepared by
Fidelity National Title Company
and:

JIM & STEVE CAROLLO

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Property Information

Primary Owner : 1300 THE STRAND UNIT 301 LLC
Secondary Owner : N/A
Site Address : 1300 THE STRAND # 301
HERMOSA BEACH, CA 90254-3548
Mailing Address : 1725 VIA CORONEL
PALOS VERDES ESTATES, CA 90274-2013
Assessor Parcel Number : 4183-003-064
CountyName : Los Angeles
Tax Account ID :
Phone : N/A
Census Tract : 6210.04
Housing Tract Number : 52158
Lot Number : 1
Page Grid : 762-2G
Legal Description : Lot: 1 ; Tract No: 52158 ; Abbreviated Description: LOT:1 TR#:52158
TR=52158 LOT 1 PHASE 1 CONDO UNIT 301

Property Characteristics

Bedrooms : 0 **Year Built :** 1998 **Square Feet :** 439
Bathrooms : 0.0 **Garage :** N/A **Lot size :** 16845 SF
Partial Bath : 0 **Fireplace :** N/A **Number of Units :** 1
Total Rooms : 0 **Pool/Spa :** N **Use Code :** Hotel
Zoning : HBC2YY

Sale/Loan Information

Transfer Date : 10/24/2013 **Document # :** 13-1525496
Transfer Value : N/A **Cost/Sq Feet :** N/A
First Loan Amt : N/A **Lender :**

Assessment/Tax Information

Assessed Value : \$409,545 **Tax Amount :** \$4,618.22
Land Value : \$170,643 **Tax Status :** Current
Improvement Value : \$238,902 **Tax Rate Area :** 4-340
Percent Improvement : 58 % **Homeowner Exemption :** N

SUBJECT PROPERTY HISTORY

Prior Transfer

Recording Date: 10/24/2013 Document #: 13-1525496
Price: Document Type: Grant Deed
First TD: Type of Sale: ^
Lender Name:
Buyer Name: 1300 THE STRAND UNIT 301 LLC,
Buyer Vesting:
Sell Name: ANFUSO, RON J; ANFUSO, DAWN
City/Muni/Twp:
Legal: LOT:1 UNIT:OU301 CITY:HERMOSA BEACH SUBD:THE HERMOSA INN CONDOMINIUM TR#:52158 MAP REF:MB1227 PG70&71

Prior Transfer

Recording Date: 06/28/2013 Document #: 13-0962291
Price: \$360,000 Document Type: Grant Deed
First TD: Type of Sale: Full-Computed from Transfer Tax
Lender Name:
Buyer Name: ANFUSO, RON; ANFUSO, DAWN
Buyer Vesting: Tenants in Common
Sell Name: ABAD, ANDREA
City/Muni/Twp: PALOS VERDES ESTATES
Legal: LOT:1 CITY:HERMOSA BEACH TR#:52158 MAP REF:MB1227 PG70&71

Prior Transfer

Recording Date: 06/28/2013 Document #: 13-0962290
Price: Document Type: Intrafamily Transfer & Dissolution
First TD: Type of Sale: Non-Arms Length Transfer
Lender Name:
Buyer Name: ABAD, ANDREA
Buyer Vesting: Married Woman as her sole and separate property
Sell Name: HODGES, BRAD
City/Muni/Twp: HERMOSA BEACH
Legal: LOT:1 CITY:HERMOSA BEACH TR#:52158 MAP REF:MB1227 PG70&71

Prior Transfer

Recording Date: 05/11/2010 Document #: 10-0639440
Price: \$450,000 Document Type: Grant Deed
First TD: Type of Sale: Full-Computed from Transfer Tax
Lender Name:
Buyer Name: ABAD, ANDREA
Buyer Vesting:
Sell Name: VASQUEZ, GORDON G; VASQUEZ, KIMBERLY S
City/Muni/Twp: PALOS VERDES ESTATES
Legal: LOT:1 UNIT:OU301 CITY:HERMOSA BEACH TR#:52158 MAP REF:MB1227 PG70&71

Mortgage Record

Recording Date: 06/23/2006 Document #: 06-1381169
Loan Amount: \$310,000 Loan Type: Unknown
TD Due Date: 07/01/2036 Type of Financing: FIX
Lender Name: MOUNTAIN EXPRESS MORTGAGE LLC
Lender Type: N
Buyer Vesting: VASQUEZ,GORDON G; VASQUEZ,KIMBERLY S
Vesting: Joint Tenancy

Prior Transfer

Recording Date:	11/15/2002	Document #:	02-2760611
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:	\$162,500	Type of Sale:	Non-Arms Length Transfer
Lender Name:	WASHINGTON MUTUAL BANK FA		
Buyer Name:	VASQUEZ, GORDON G; VASQUEZ, KIMBERLY S		
Buyer Vesting:	Joint Tenancy		
Sell Name:	VASQUEZ, GORDON G; VASQUEZ, KIMBERLY S		
City/Muni/Twp:	EL SEGUNDO		
Legal:	LOT:1 UNIT:OU301 CITY:HERMOSA BEACH TR#:52158 MAP REF:MB1227 PG70&71		

**1300 THE STRAND # 301 # 301
HERMOSA BEACH, CA 90254-3548**



1. 1300 The Strand # 130	06/23/2022	\$900,000
2. 1300 The Strand # 319	04/22/2022	\$1,225,000
3. 1300 The Strand # 313	03/15/2022	\$1,300,000
4. 1300 The Strand # 318	04/29/2021	\$1,245,000
5. 1300 The Strand # 123	01/29/2021	\$705,000



Criteria Selected:

Searched by Radius: 1 Mile
 Date Range: 1/21/2021 to 7/15/2022
 Land Use: Same as Subject

Area Sales Analysis

	Low	Median	High
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	14,384	16,845	16,845
Living Area (SqFt):	439	440	473
Sale Price:	\$705,000	\$1,225,000	\$1,300,000
Year Built:	1998	1998	2001
Age:	21	24	24

Subject Property

Sale Date: 10/24/2013 **Year Built:** 1998 **Price:** N/A **Pool:** N
Lot Size: 16,845 SF **Square Feet:** 439 **\$/SF:** N/A **BR/Bth:** 0/0.0

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool	
1	1300 THE STRAND # 130 HERMOSA BEACH, CA 90254	06/23/2022	\$900,000	\$0	\$2,045	440	0	2001	14,384 SF	N/A	
Owner: BRARA, JASWINDER SINGH; BRARA,		Seller: ANGUS DAVIS INVESTMENTS LLC,									
APN: 4183-003-093		Document #: 22-0659332									
Legal: Tract No:52158 Legal Unit:OU-130 Map Ref:DOC 00-937270City/Muni/Twp:HERMOSA BEACH											
Land Use: Hotel		Located approximately 0.03 miles from subject property.									
2	1300 THE STRAND # 319 HERMOSA BEACH, CA 90254	04/22/2022	\$1,225,000	\$0	\$2,790	439	0	1998	16,845 SF	N/A	
Owner: GERSON, FRED M; GERSON, ROBEN I		Seller: TAYLOR II, FREDERIC LEE; FRED L TAYLOR									
APN: 4183-003-082		Document #: 22-0442681									
Legal: Lot:1 Tract No:52158 Legal Unit:0U319 Map Ref:DOC 98-259136City/Muni/Twp:HERMOSA BEACH											
Land Use: Hotel		Located approximately 0.00 miles from subject property.									
3	1300 THE STRAND # 313 HERMOSA BEACH, CA 90254	03/15/2022	\$1,300,000	\$0	\$2,961	439	0	1998	16,845 SF	N/A	
Owner: BROWN, ANDREW; BROWN, RANA		Seller: RAHAN, ROBERT C; THE RABAN FAMILY									
APN: 4183-003-076		Document #: 22-0295992									
Legal: Lot:1 Tract No:52158 Legal Unit:0U313 Map Ref:MB 1227 PG 70&71City/Muni/Twp:HERMODA BEACH											
Land Use: Hotel		Located approximately 0.00 miles from subject property.									
4	1300 THE STRAND # 318 HERMOSA BEACH, CA 90254	04/29/2021	\$1,245,000	\$0	\$2,632	473	0	1998	16,845 SF	N/A	
Owner: CARPENTER, DIXIE LEE; THE CARPENTER		Seller: NOLEN, FREDERICK JOSEPH; EREDEDEK									
APN: 4183-003-081		Document #: 21-0678505									
Legal: Lot:1 Tract No:52158 Legal Unit:00318 Map Ref:MB 1227 PG 70&71City/Muni/Twp:HERMOSA BEACH											
Land Use: Hotel		Located approximately 0.00 miles from subject property.									

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
5	1300 THE STRAND # 123 HERMOSA BEACH, CA 90254	01/29/2021	\$705,000	\$0	\$1,566	450	0	2001	14,384 SF	N/A
Owner: BESAW, JAMIE SEAN		Seller: LI, YONG JUAN								
APN: 4183-003-086		Document #: 21-0167405								
Legal: Lot:2 Tract No:52158 Legal Unit:OU123 Map Ref:MB 1227 PG 70&71 City/Muni/Twp:HERMOSA BEACH										
Land Use: Hotel		Located approximately 0.03 miles from subject property.								

AERIAL PHOTOS



**1300 THE STRAND # 301
HERMOSA BEACH, CA 90254-3548**

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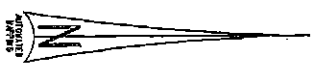
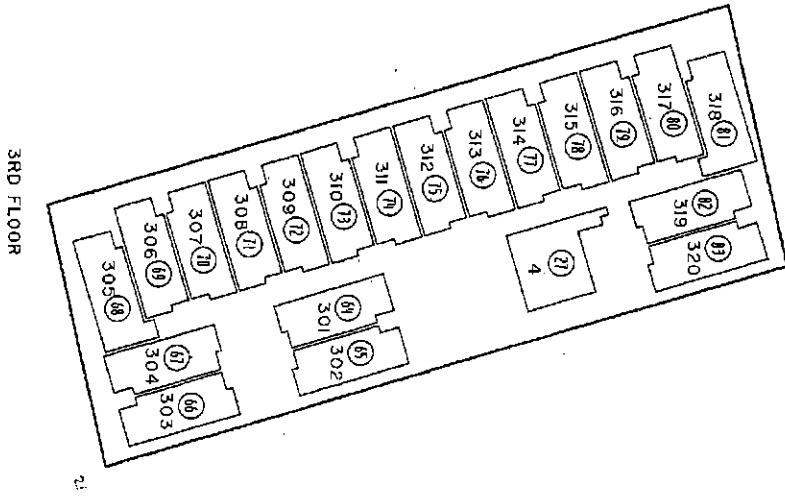
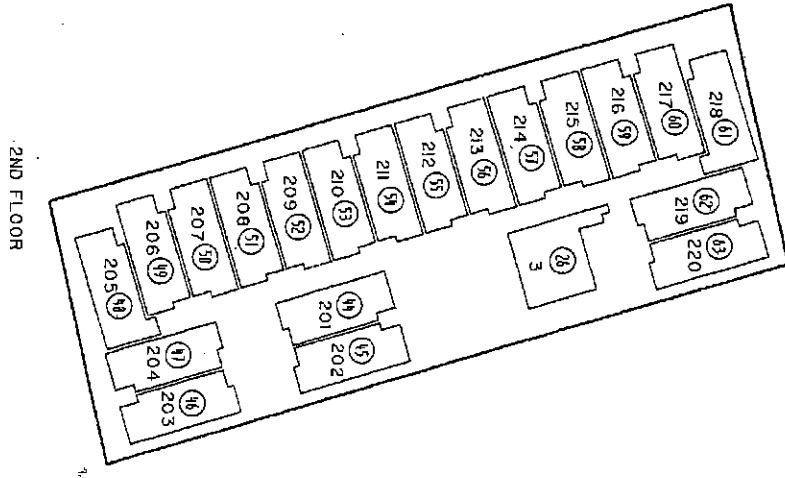
REVISED
2017/09/26/2021-27
2/10/23

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COUNTY OF LOS ANGELES
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SCALE 1" = 30'
SHEET 5

4183 3

2002



SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO 52158
FOR COMMON AREA SEE SHEET 1
SEE RECORDED CONDOMINIUM PLAN FOR ELEVATIONS OF UNITS