

Situs : 80 ELM ST

Map ID: U023-021-000

Class: General Office

Card: 1 of 1

Printed: October 27, 2021

CURRENT OWNER		GENERAL INFORMATION	
UNICOM ENTERPRISES INC	UNICOM PLAZA SUIT 310	Living Units	1
15535 SAN FERNANDO MISSION BLVD	MISSION HILLS CA 91345	Neighborhood	302
		Alternate Id	G33
		Vol / Pg	7787/0072
		Cycle	23
		Zoning	COM
		Class	COMMERCIAL

Property Notes
IDG PROFESSIONAL BLDG,
15 OFFICES- 34924 SF GLA
ALL UNOCC, ROT EXT FR



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 3.0000			310,460
Residual 1	AC 2.5800			23,040

Total Acres: 5.58
Spot: _____
Location: _____

Assessment Information				
	Assessed	Appraised	Cost	Prior
Land	333,500	333,500	333,500	318,700
Building	885,700	885,700	885,700	820,400
Total	1,219,200	1,219,200	1,219,200	1,109,800

Manual Override Reason: _____
Base Date of Value: 10/24/2021
Effective Date of Value: Y
Value Flag: COST APPROACH
Gross Building: _____

Entrance Information			
Date	ID	Entry Code	Source
11/16/16	RD	Unoccupied	Other
04/12/16	RD	Entry Gained	Owner
12/10/15	RSD	Not At Home	Other
08/02/13	WCM	Review Only	Other
06/13/07	RD	Not At Home	

Permit Information			
Date Issued	Number	Price	Purpose
			% Complete

Sales/Ownership History		
Transfer Date	Price	Type
12/26/06	1,000,000	Land + Bldg
01/01/99		

Deed Reference		
Deed Reference	Deed Type	Grantee
7787/0072		UNICOM ENTERPRISES INC IDG REALTY INC

Inspection Witnessed By _____

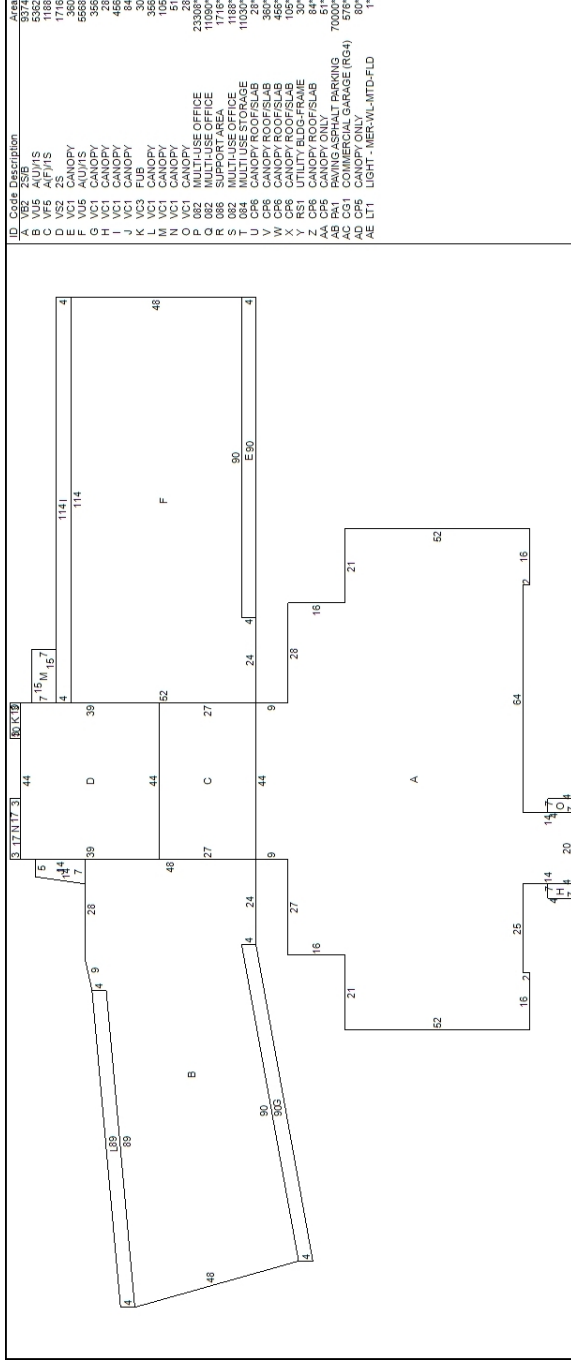
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Additional Property Photos

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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjst	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Model % Income	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S 001 No Income Contribution	0	17		90			0	0	160,538			57,540	57,540	102,998
24	S 001 Multi Use Office	0	34,873	5.50	90	172,621	7	0	160,538				1,765	1,765	102,998
25	S 001 Multi Use Storage	0	4,412	2.00		8,824	5	0	8,383						6,618

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	48,332
Replace, Cost New Less Depr	814,190
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	814,190
Final Building Value	
Value per SF	16.85

Notes - Building 1 of 1

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Income Summary (Includes all Buildings on Parcel)

Total Net Income	109,616
Capitalization Rate	0.095000
Sub total	1,153,850
Residual Land Value	
Final Income Value	1,153,850
Total Gross Rent Area	48,315
Total Gross Building Area	48,332