



Beds	N/A	Full Baths	N/A	Half Baths	N/A	MLS List Price	\$1,300,000	Sale Date	04/21/2022
Bldg Sq Ft	N/A	Lot Sq Ft	8,276	MLS Yr Built	1979	Type	RETAIL TRD		

OWNER INFORMATION

Owner Name	International Institute Of Solutions Corp	Tax Billing Zip	92808
Mail Owner Name	International Institute Of Solutions Corp	Tax Billing Zip+4	2332
Tax Billing Address	1011 S Rexford Ln	Owner Occupied	No
Tax Billing City & State	Anaheim, CA		

COMMUNITY INSIGHTS

Median Home Value	\$538,154	School District	JURUPA UNIFIED
Median Home Value Rating	8 / 10	Family Friendly Score	47 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	34 / 100	Walkable Score	43 / 100
Total Incidents (1 yr)	171	Q1 Home Price Forecast	\$547,345
Standardized Test Rank	13 / 100	Last 2 Yr Home Appreciation	14%

LOCATION INFORMATION

Zip Code	92509	Comm College District Code	Riverside City
Carrier Route	C041	Census Tract	402.01
Zoning	C-1/C-P	Within 250 Feet of Multiple Flood Zone	Yes (X, X500I)
School District	Jurupa		

TAX INFORMATION

APN	181-042-008	Tax Area	028108
Alternate APN	181-042-008	Lot	16
% Improved	61%	Water Tax Dist	Western
Legal Description	.19 ACRES M/L IN POR LOTS 15 & 16 MB 039/050 MAYFAIR SQUARE		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$499,800	\$391,359	\$383,686
Assessed Value - Land	\$193,800	\$69,427	\$68,066
Assessed Value - Improved	\$306,000	\$321,932	\$315,620
YOY Assessed Change (\$)	\$108,441	\$7,673	
YOY Assessed Change (%)	27.71%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$4,326		
2022	\$4,356	\$30	0.68%
2023	\$5,513	\$1,158	26.58%

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	\$8.54
Nw Mosquito & Vector Cont Dist	\$1.50
Jurupa Park & Rec Maint	\$15.00
Mwd Standby West	\$9.22
Total Of Special Assessments	\$34.26

CHARACTERISTICS

County Land Use	Retail - General	Stories	1
Universal Land Use	Retail Trade	Heat Type	None
Lot Frontage	60	Cooling Type	None
Lot Depth	137	Year Built	1979
Lot Acres	0.19	Effective Year Built	1979

Lot Area	8,276	# of Buildings	1
Gross Area	MLS: 1,500		

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

LISTING INFORMATION			
MLS Listing Number	PW24018698	MLS Original List Price	\$1,300,000
MLS Status	Active	MLS Listing Agent	Ecotabev-Beverly Cota
MLS Area	252 - RIVERSIDE	MLS Listing Broker	FIRST TEAM REAL ESTATE
MLS Status Change Date	01/29/2024	MLS Source	CRM
MLS Current List Price	\$1,300,000		

MLS Listing #	Pw21049960	Pw19141649	Pw19141603	Cc249823	I262491
MLS Status	Closed	Closed	Canceled	Closed	Expired
MLS Listing Date	03/08/2021	06/16/2019	06/15/2019	01/18/2006	11/06/2001
MLS Listing Price	\$850,000	\$139,000	\$450,000	\$399,000	\$191,900
MLS Orig Listing Price	\$899,000	\$139,000	\$450,000		
MLS Close Date	05/06/2022	10/30/2019		03/28/2006	
MLS Listing Close Price	\$830,000	\$80,000		\$310,000	
MLS Source	CRM				

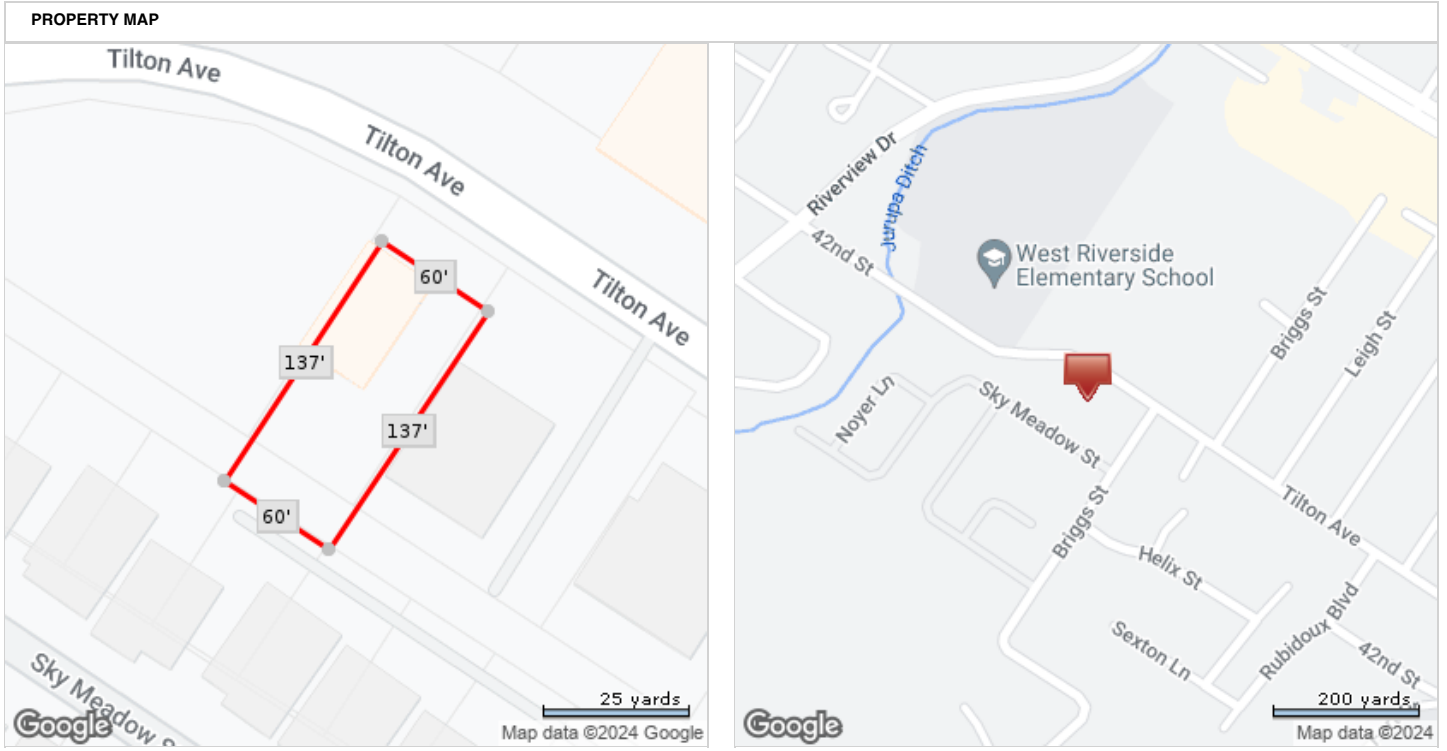
MLS Listing #		I238435
MLS Status		Expired
MLS Listing Date		02/27/2001
MLS Listing Price		\$191,000
MLS Orig Listing Price		
MLS Close Date		
MLS Listing Close Price		
MLS Source		

LAST MARKET SALE & SALES HISTORY			
Recording Date	05/06/2022	Sale Type	Full
Sale Date	04/21/2022	Deed Type	Grant Deed
Sale Price	\$830,000	Owner Name	International Institute Of Solutions Corp
Document Number	213471	Seller	Denholtz M & B 2003 Trust

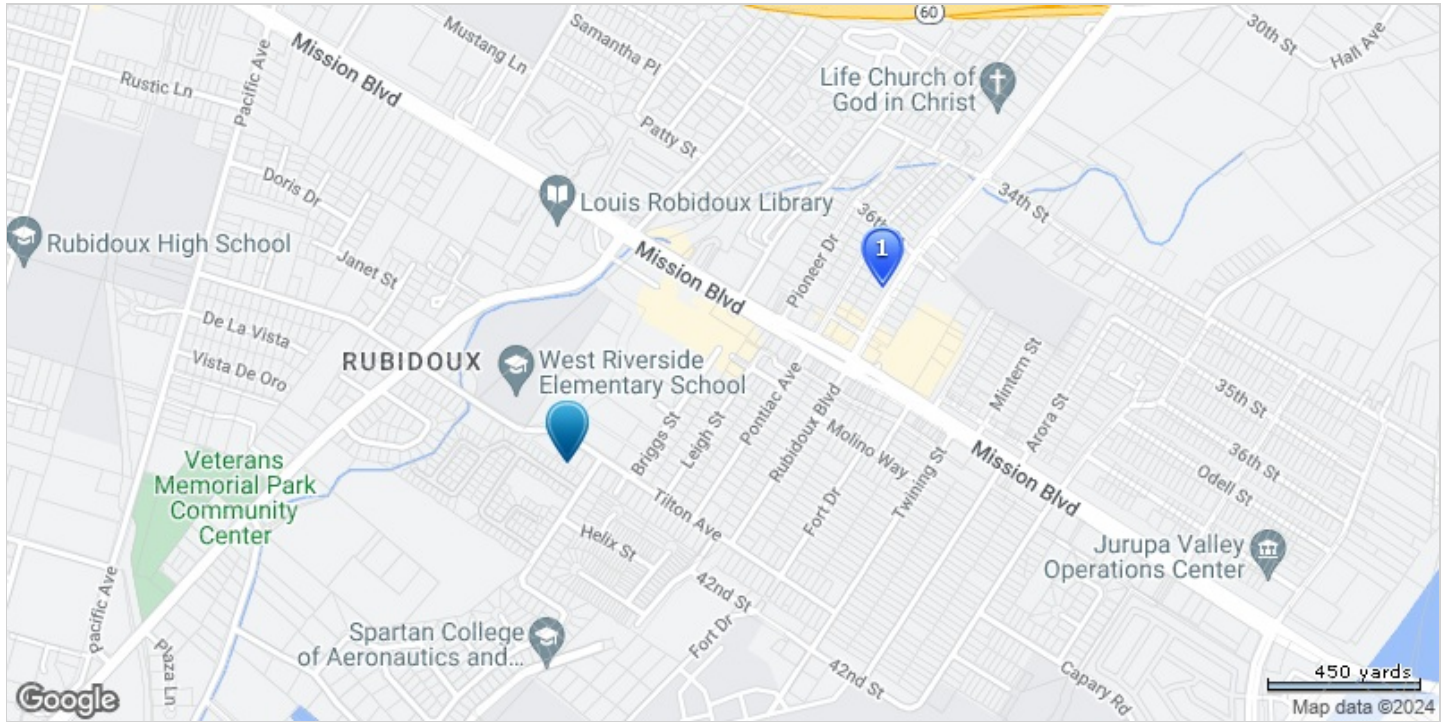
Recording Date	05/06/2022	12/14/2007	12/05/2007	07/05/2006	05/24/2005
Sale Date	04/21/2022	12/12/2007	12/03/2007	03/28/2006	05/12/2005
Sale Price	\$830,000			\$310,000	
Nominal		Y	Y		Y
Buyer Name	International Institute Of Sol	Denholtz M J & B A 2003 Trust	Pearl Communities LL C	Fidelity Family Holding	Vandenheuev Family Trust
Seller Name	Denholtz M & B 2003 Trust	Pearl Communities LL C	Fidelity Family Holdings	Heuvel V Family Trust	Vandenheuev Family Trust
Document Number	213471	748854	728661	487723	410485
Document Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed	Grant Deed

Recording Date		12/15/1997
Sale Date		12/04/1997
Sale Price		
Nominal		
Buyer Name		Vandenheuev Trust
Seller Name		Heuvel John V & Laverne P
Document Number		458361
Document Type		Grant Deed

MORTGAGE HISTORY			
Mortgage Date		05/06/2022	02/05/1985
Mortgage Amount		\$27,388	\$80,000
Mortgage Lender		* Other Institutional Lenders	





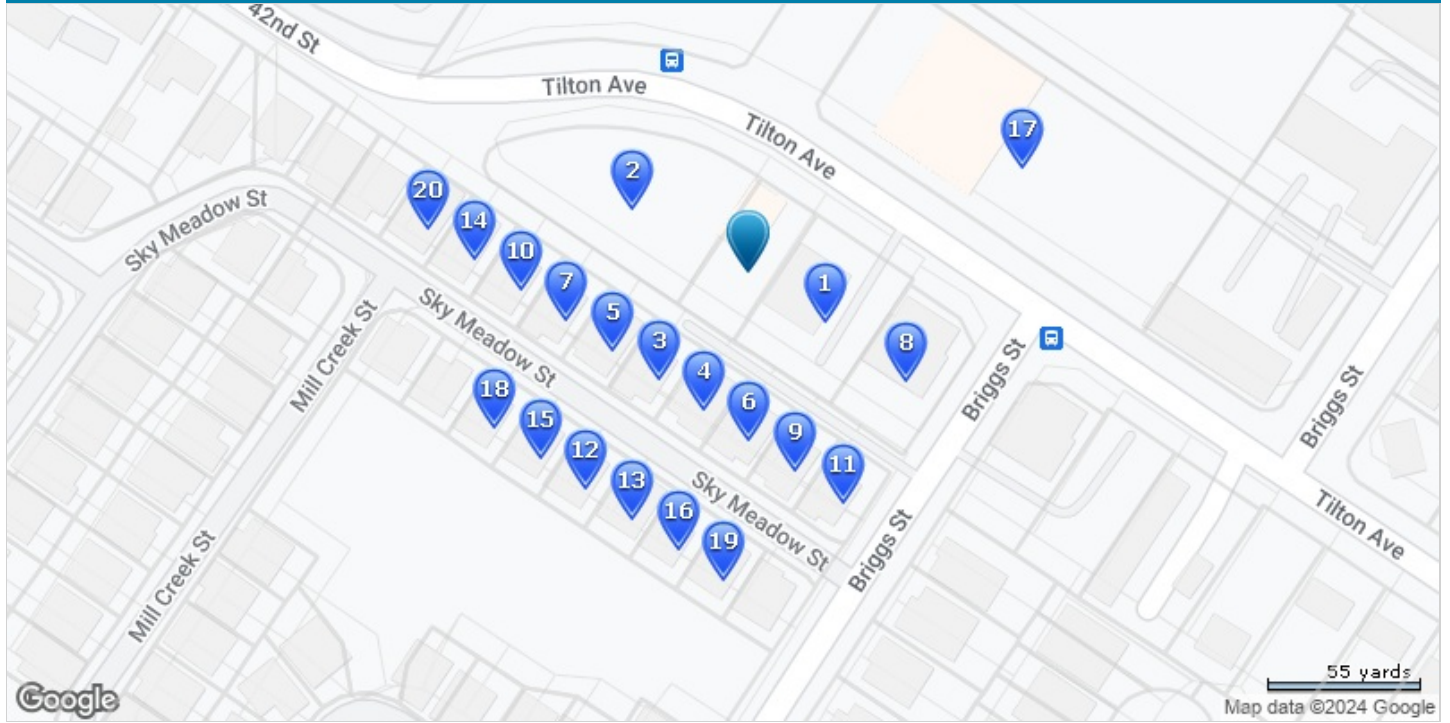
*Lot Dimensions are Estimated











SEARCH CRITERIA			
Number of Comparables	1	Site Influence	No Preference
Sort Method	Distance From Subject (Closest)	Date Type	Recording Date
Pool	No Preference	Search Period	05/13/2023 - 02/13/2024
Distance from Subject	.5 miles	Lot Area	7,035 - 9,517 Sq Ft
Distressed Sales	Include All Tax Sales	Land Use	Same As Subject
Geographic Boundary	No Preference		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$830,000	\$300,000	\$300,000	\$300,000	\$300,000
Price Per Sq Ft		\$382.65	\$382.65	\$382.65	\$382.65
Building Sq Ft		784	784	784	784
Lot Sq Ft	8,276	7,405	7,405	7,405	7,405
Bedrooms		2	2	2	2
Total Baths		1	1	1	1
Stories	1	1	1	1	1
Year Built	1979	1946	1946	1946	1946
Distance (miles)		0.50	0.50	0.50	0.50
Days on Market	15	24	24	24	24





	Subject Property	Comparable 1
		
Address	5754 Tilton Ave	3673 Rubidoux Blvd
City	Riverside	Riverside
Zip	92509	92509
County	Riverside	Riverside
School District	Jurupa	Jurupa
Distance (miles)		0.50
APN	181-042-008	179-122-019
County Land Use	Retail - General	Retail - General
Universal Land Use	Retail Trade	Tax: Retail Trade MLS: Residential (NEC)
Annual Tax	\$5,513	\$3,659
Recording Date	05/06/2022	08/15/2023
Sale Date	04/21/2022	Tax: 08/04/2023 MLS: 08/11/2023
Sale Price	\$830,000	\$300,000
Price Per Sq Ft		\$382.65
Building Sq Ft		784
Year Built	1979	1946
Stories	1	1
Bedrooms		2
Bathrooms (Total)		1
Bathrooms (Full)		1
Roof Material		Wood Shake
Heat Type	None	Central
Cooling Type	None	Central
Lot Frontage	60	60
Lot Depth	137	120
Lot Sq Ft	8,276	7,405
Lot Acres	0.19	0.17
MLS Listing #	PW24018698	PW23109123











NEIGHBORS				
	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
				
Owner Name	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	NELSON HOUSE FOUNDATI ON	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	XUE CHUANBIN
Owner Name 2				
Address	5754 Tilton Ave	5750 Tilton Ave		5779 Sky Meadow St
Recording Date	05/06/2022	01/22/2002	12/13/2019	01/28/2011
Sale Date	04/21/2022	12/04/2001	Tax: 12/06/2019 MLS: 05/06/2022	01/28/2011
Sale Price	\$830,000	\$110,000	\$100,000	\$103,000
Price Per Sq Ft				\$85.48
Total Assessment		\$156,164	\$346,800	\$136,409
Style				
Year Built	1979	1975		1981
Effective Year Built	1979			1982
Stories	1	1		1
Building Sq Ft				Tax: 1,205 MLS: 1,230
Total Rooms				
Bedrooms				3
Bathrooms (Total)				2
Fireplaces				1
Garage Capacity				MLS: 2
Universal Land Use	Retail Trade	Retail Trade	Commercial Lot	SFR
Lot Acres	0.19	0.33	0.52	0.09
Lot Sq Ft	8,276	14,375	22,651	3,920
Subdivision	MAYFAIR SQUARE	MAYFAIR SQUARE	MAYFAIR SQUARE	
Distance (miles)		0.02	0.02	0.02




	Subject Property	Neighbor 4	Neighbor 5	Neighbor 6
				
Owner Name	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	ACOSTA JUAN	MORALES CASIMIRO R	ROJAS FRANCISCO
Owner Name 2				
Address	5754 Tilton Ave	5771 Sky Meadow St	5785 Sky Meadow St	5763 Sky Meadow St
Recording Date	05/06/2022	09/01/2016	05/27/2011	06/07/1994
Sale Date	04/21/2022	Tax: 07/17/2016 MLS: 08/31/2016	Tax: 04/15/2011 MLS: 05/27/2011	
Sale Price	\$830,000	\$249,000	\$110,000	\$78,000
Price Per Sq Ft		\$225.34	\$99.55	\$64.73
Total Assessment		\$277,758	\$135,444	\$127,386
Style				Contemporary
Year Built	1979	1981	1981	1981
Effective Year Built	1979	1982	1982	1982
Stories	1	1	1	1
Building Sq Ft		1,105	1,105	1,205
Total Rooms			6	6
Bedrooms		3	3	3
Bathrooms (Total)		2	2	2
Fireplaces		1	1	1
Garage Capacity		MLS: 2	MLS: 2	
Universal Land Use	Retail Trade	SFR	SFR	SFR
Lot Acres	0.19	0.09	0.09	0.08
Lot Sq Ft	8,276	3,920	3,920	3,485
Subdivision	MAYFAIR SQUARE			
Distance (miles)		0.03	0.03	0.03

	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
				
Owner Name	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	PEREZ CECILIO	PSHL INV	VALENCIA GERARDO
Owner Name 2		Perez Delia		Valencia Estela
Address	5754 Tilton Ave	5793 Sky Meadow St	5748 Tilton Ave	5755 Sky Meadow St
Recording Date	05/06/2022	05/11/2000	09/03/2019	07/19/2002
Sale Date	04/21/2022	05/09/2000	08/12/2019	Tax: 06/05/2002 MLS: 07/19/2002
Sale Price	\$830,000		\$2,080,000	\$127,000
Price Per Sq Ft				\$99.45
Total Assessment		\$110,767	\$2,171,314	\$176,765
Style				
Year Built	1979	1981	1981	1981
Effective Year Built	1979	1982	1981	1982
Stories	1	1	2	1
Building Sq Ft		1,205		1,277
Total Rooms				
Bedrooms		3		Tax: 4 MLS: 3
Bathrooms (Total)		2		2
Fireplaces		1		1
Garage Capacity				
Universal Land Use	Retail Trade	SFR	Apartment	SFR
Lot Acres	0.19	0.09	0.23	0.08
Lot Sq Ft	8,276	3,920	10,019	3,485
Subdivision	MAYFAIR SQUARE		MAYFAIR SQUARE	
Distance (miles)		0.03	0.03	0.04

	Subject Property	Neighbor 10	Neighbor 11	Neighbor 12
				
Owner Name	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	CASTANEDA JOSE ANTONI O	HOUNG MEGAN & CONNIE	GALINDO CRISTIAN S
Owner Name 2			Jmc Inv Corp	Valverde Karen G
Address	5754 Tilton Ave	5801 Sky Meadow St	5747 Sky Meadow St	5778 Sky Meadow St
Recording Date	05/06/2022	11/07/1995	03/21/2018	06/23/2023
Sale Date	04/21/2022		Tax: 03/07/2018 MLS: 03/21/2018	Tax: 05/22/2023 MLS: 06/23/2023
Sale Price	\$830,000	\$69,000	\$265,000	\$495,000
Price Per Sq Ft		\$57.26	\$239.82	\$410.79
Total Assessment		\$148,934	\$289,810	\$418,200
Style				Ranch
Year Built	1979	1981	1981	1981
Effective Year Built	1979	1982	1982	1982
Stories	1	1	1	1
Building Sq Ft		1,205	1,105	1,205
Total Rooms			6	6
Bedrooms		3	3	3
Bathrooms (Total)		2	2	2
Fireplaces		1	1	1
Garage Capacity			2	MLS: 2
Universal Land Use	Retail Trade	SFR	SFR	SFR
Lot Acres	0.19	0.09	0.09	0.08
Lot Sq Ft	8,276	3,920	3,920	3,485
Subdivision	MAYFAIR SQUARE			
Distance (miles)		0.04	0.04	0.05

	Subject Property	Neighbor 13	Neighbor 14	Neighbor 15
				
Owner Name	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	ENRIQUE & MONIQUE LIVIN G TRUST	CARRILLO EVERADO	HILL JANET ARLENE
Owner Name 2			Andrade Luis A Carrillo	
Address	5754 Tilton Ave	5770 Sky Meadow St	5809 Sky Meadow St	5784 Sky Meadow St
Recording Date	05/06/2022	06/06/2012	05/31/2016	06/21/2013
Sale Date	04/21/2022	Tax: 05/16/2012 MLS: 06/06/2012	Tax: 02/03/2016 MLS: 03/17/2016	Tax: 04/22/2013 MLS: 10/19/2012
Sale Price	\$830,000	\$110,000	\$240,000	\$160,000
Price Per Sq Ft		\$86.14	\$217.19	\$125.29
Total Assessment		\$132,789	\$273,073	\$189,364
Style				Contemporary
Year Built	1979	1980	1981	1981
Effective Year Built	1979	1981	1982	1982
Stories	1	1	1	1
Building Sq Ft		1,277	1,105	1,277
Total Rooms				7
Bedrooms		4	3	4
Bathrooms (Total)		2	2	2
Fireplaces		1	1	1
Garage Capacity		MLS: 2	MLS: 1	MLS: 2
Universal Land Use	Retail Trade	SFR	SFR	SFR
Lot Acres	0.19	0.08	0.09	0.08
Lot Sq Ft	8,276	3,485	3,920	3,485
Subdivision	MAYFAIR SQUARE			
Distance (miles)		0.05	0.05	0.05

	Subject Property 	Neighbor 16 	Neighbor 17 	Neighbor 18 
Owner Name	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	CUEVAS BENJAMIN R	HOUSING AUTHORITY COUNTY OF RIVERSIDE	BARBER KEVIN W
Owner Name 2				Hernandez-Barber Mariaelena
Address	5754 Tilton Ave	5762 Sky Meadow St	5757 Tilton Ave	5792 Sky Meadow St
Recording Date	05/06/2022	10/14/2004	06/24/2005	07/23/2020
Sale Date	04/21/2022	Tax: 10/04/2004 MLS: 10/13/2004	06/22/2005	Tax: 06/18/2020 MLS: 07/23/2020
Sale Price	\$830,000	\$240,000	\$950,000	\$345,000
Price Per Sq Ft		\$217.19		\$312.22
Total Assessment		\$361,198		\$358,938
Style				Conventional
Year Built	1979	1980		1981
Effective Year Built	1979	1981		1982
Stories	1	1		1
Building Sq Ft		1,105		1,105
Total Rooms				5
Bedrooms		3		3
Bathrooms (Total)		2		2
Fireplaces		1		1
Garage Capacity		MLS: 2		2
Universal Land Use	Retail Trade	SFR	Office Building	SFR
Lot Acres	0.19	0.08	1.18	0.08
Lot Sq Ft	8,276	3,485	51,401	3,485
Subdivision	MAYFAIR SQUARE		MAYFAIR SQUARE	
Distance (miles)		0.05	0.05	0.05

	Subject Property	Neighbor 19	Neighbor 20
			
Owner Name	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	SANCHEZ ARTURO	BARCENAS MARTIN
Owner Name 2		Sanchez Maria	
Address	5754 Tilton Ave	5754 Sky Meadow St	5817 Sky Meadow St
Recording Date	05/06/2022	02/21/1997	07/01/2004
Sale Date	04/21/2022		Tax: 05/18/2004 MLS: 07/01/2004
Sale Price	\$830,000		\$215,000
Price Per Sq Ft			\$178.42
Total Assessment		\$113,742	\$288,035
Style		Contemporary	Contemporary
Year Built	1979	1980	1981
Effective Year Built	1979	1981	1982
Stories	1	1	1
Building Sq Ft		1,205	1,205
Total Rooms		5	6
Bedrooms		3	3
Bathrooms (Total)		2	2
Fireplaces		1	1
Garage Capacity			MLS: 2
Universal Land Use	Retail Trade	SFR	SFR
Lot Acres	0.19	0.08	0.09
Lot Sq Ft	8,276	3,485	3,920
Subdivision	MAYFAIR SQUARE		
Distance (miles)		0.05	0.06

POPULATION

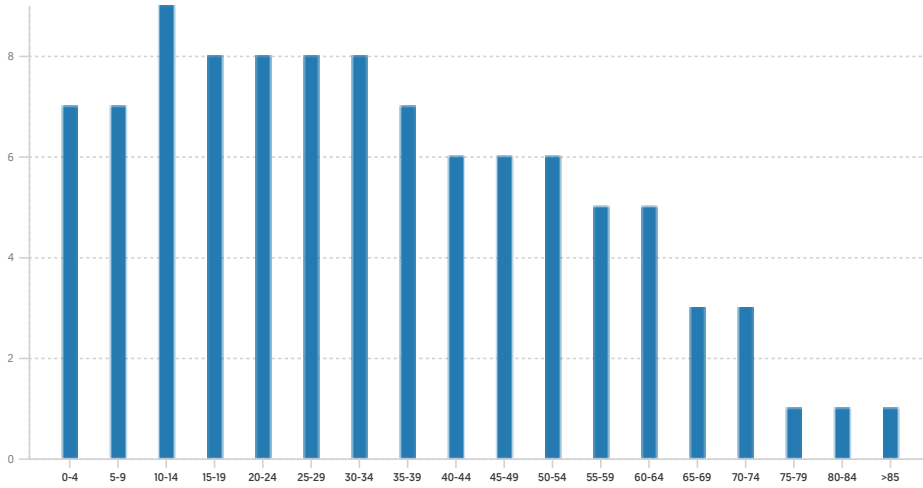
SUMMARY

Estimated Population	80,036
Population Growth (since 2010)	5.7%
Population Density (ppl / mile)	2,546
Median Age	31.8

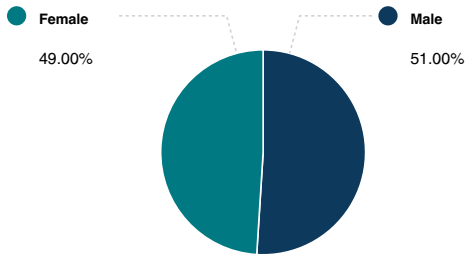
HOUSEHOLD

Number of Households	18,749
Household Size (ppl)	4
Households w/ Children	22,221

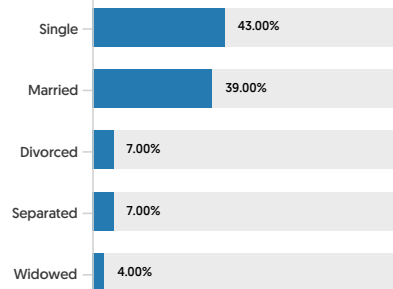
AGE



GENDER



MARITAL STATUS



HOUSING

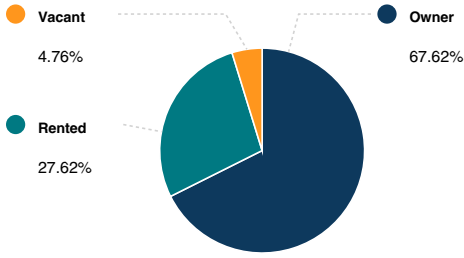
SUMMARY

Median Home Sale Price	\$391,900
Median Year Built	1978

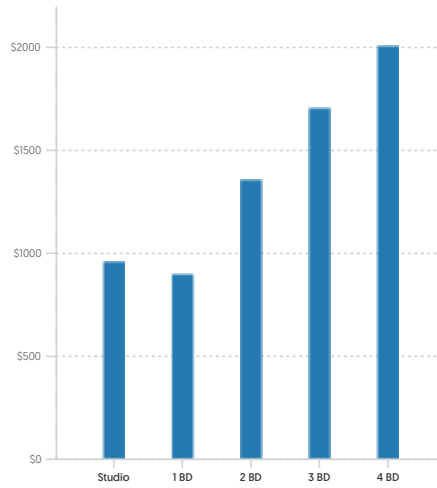
STABILITY

Annual Residential Turnover	6.87%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

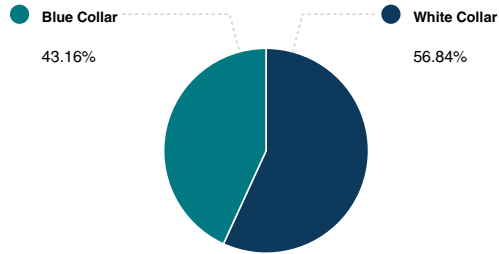


QUALITY OF LIFE

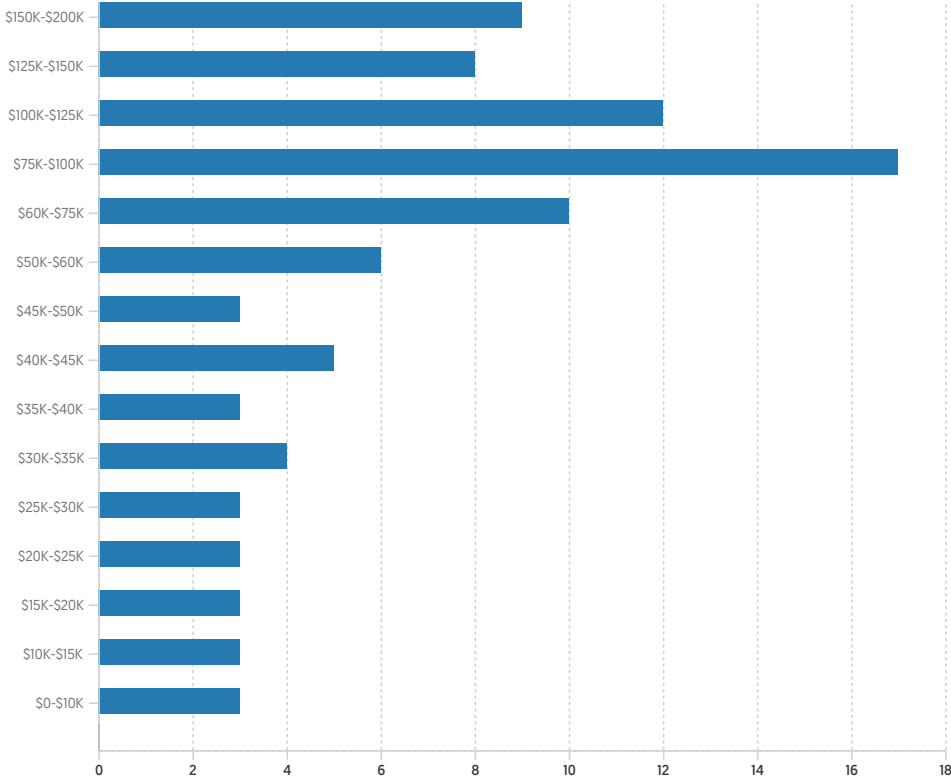
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	440
Construction	5,600
Manufacturing	4,033
Transportation and Communications	3,886
Wholesale Trade	1,385
Retail Trade	4,542
Finance, Insurance and Real Estate	1,704
Services	9,839
Public Administration	811

WORKFORCE



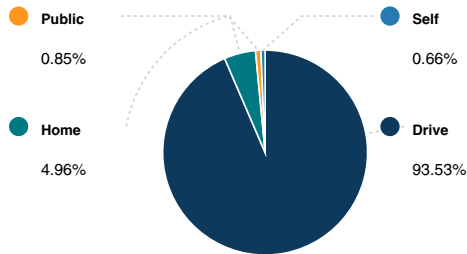
HOUSEHOLD INCOME



Average Household Income **\$81,747**

Average Per Capita Income **\$24,713**

COMMUTE METHOD



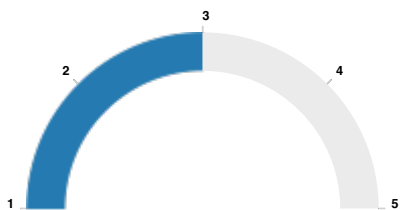
Median Travel Time **32 min**

WEATHER

January High Temp (avg °F)	67.6
January Low Temp (avg °F)	42.8
July High Temp (avg °F)	93.6
July Low Temp (avg °F)	61.7
Annual Precipitation (inches)	10.34

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	5,378
Some High School	14,426
High School Graduate	14,545
Some College	9,937
Associate Degree	3,205
Bachelor's Degree	7,715
Graduate Degree	1,984

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
West Riverside Elementary	0.15	K-6th	608	24	2/10
Ina Arbuckle Elementary	0.68	K-6th	441	23	2/10
Pacific Avenue Academy Of Music	0.7	K-6th	306	21	4/10

Community Rating (2)

West Riverside Elementary	
Ina Arbuckle Elementary	5
Pacific Avenue Academy Of Music	5

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Mission Middle	0.64	7th-8th	696	22	3/10
Rubidoux High	0.77	9th-12th	1,524	22	5/10

Community Rating (2)

Mission Middle	
Rubidoux High	5

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.
 (2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.
 (3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

EATING - DRINKING

	Address	Phone #	Distance	Description
Francisco Garcia	5793 Sky Meadow St	(909) 272-0999	0.03	Mexican Restaurant
Mister Taco	5702 Mission Blvd	(951) 961-8764	0.3	Mexican Restaurant
Golden Donahoo's Chicken	5749 Mission Blvd	(951) 684-3545	0.32	Chicken Restaurant
R&S Concessions	5741 Mission Blvd Spc 40	(951) 660-6836	0.33	Concessionaire
Tam S Burgers	5639 Mission Blvd	(951) 682-4172	0.38	Fast-Food Restaurant, Independent
Riviera Family Restaurant	5633 Mission Blvd	(951) 274-9509	0.39	Family Restaurants
Los Compadres	5598 Mission Blvd	(951) 779-6224	0.4	Mexican Restaurant
Tacos Los Compadres	5598 Mission Blvd	(951) 779-6224	0.4	Mexican Restaurant
Keriko Pollos Y Tacos	5623 Mission Blvd	(951) 289-9928	0.41	Mexican Restaurant
Blue Diamond	5572 Mission Blvd	(951) 823-0020	0.44	Cafe

SHOPPING

	Address	Phone #	Distance	Description
La Noria Market	5704 Mission Blvd	(951) 682-5793	0.23	Grocery Stores, Independent
Hp Home Center	5690 Mission Blvd	(951) 530-8659	0.27	Home Centers
Circle K Stores Inc.	5804 Mission Blvd	(951) 682-0912	0.29	Convenience Stores, Chain
High Vibes Glass Works	5582 Mission Blvd	(951) 823-0808	0.42	Glass
Stater Bros. Markets	5571 Mission Blvd	(951) 686-1506	0.51	Supermarkets, Chain
Mendez Manufactured Housing Service	5873 Rebecca St	(951) 203-4087	0.63	Mobile Home Dealers
Tony K Market	6104 Mission Blvd	(951) 369-0108	0.72	Grocery Stores, Independent
La Michoacana Market	3558 Arora St	(951) 276-2260	0.76	Grocery Stores
Jose A Sanchez	3854 Opal St	(951) 369-1264	0.92	Fruit And Vegetable Markets