

PROPERTY PROFILE

Subject Property:



Site Address
4462 W 59TH ST
LOS ANGELES, CA 90043-3439



Mail Address
1424 4TH ST STE 225
SANTA MONICA, CA 90401-2340



Prepared For:

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Provided By

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PROPERTY OVERVIEW

4462 W 59TH ST, LOS ANGELES, CA 90043-3439

Owner and Geographic Information



Primary Owner:

59TH STREET APARTMENTS LLC

Site Address:

4462 W 59TH ST, LOS ANGELES, CA 90043-3439

APN:

4019-010-001

Housing Tract Number:

9344

Legal Description:

Lot Code:

13

Tract Number:

9344

Legal Brief Description:

LOT:13 TR#:9344 TRACT # 9344 LOT 13

Secondary Owner:

Mail Address:

1424 4TH ST STE 225, SANTA MONICA, CA 90401-2340

Lot Number:

13

Page / Grid:

Property Details

 Bedrooms:	10	 Year Built:	1949	Square Feet:	6,642
 Bathrooms:	8	 Garage:		Lot Size:	7,182 SF
 Total Rooms:		 Fireplace:		Number of Units:	8
 Zoning:	LCR3YY	 Pool:		Use Code:	Apartment house (5+ units)

Sale Information

**Transfer Date:** 06/30/2015**Transfer Value:** \$0.00**Cost/Sq Feet:****Seller:** CONSOLIDATED APARTMENTS LLC,**Document#:** [15-0780290](#)

Assessment and Taxes

**Assessed Value:** \$846,174.00**Land Value:** \$386,323.00**Improvement Value:** \$459,851.00**Market Improvement Value:****Market Value:****County Tax Site URL:** <https://vcheck.ttc.lacounty.gov/>**Percent Improvement:** 54.34%**Tax Amount:** \$14,741.20**Tax Status:** Current**Market Land Value:****Homeowner Exemption:****Tax Rate Area:** 1-372**Tax Account ID:****Tax Year:** 2024

PROPERTY HISTORY

4462 W 59TH ST, LOS ANGELES, CA 90043-3439

Release Record - 07/28/2015

Recording Date:	07/28/2015	Document#:	15-0917147
Price:		Document Type:	Release of Mortgage
TD Due Date:		Type of Financing:	
Lender Name:		Borrowers Name:	CONSOLIDATED APARTMENTS, LLC
Lender Type:			
Vesting:			
Legal Description:			

Mortgage Record - 06/30/2015

Recording Date:	06/30/2015	Document#:	15-0780291
Loan Amount:	\$780,000.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	GREYSTONE SERVICING CORPORATION INC	Borrowers Name:	59TH STREET APARTMENTS LLC
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	13	
	Tract Number:	9344	
	Map Ref:	MB148 PG30-33	

Prior Transfer - 06/30/2015

Recording Date:	06/30/2015	Document#:	15-0780290
Price:	\$0.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Price as "0", "None", "No Consideration"
First TD Doc:	15-0780291		
Lender Name:		Buyer Vesting:	
Buyer Name:	59TH STREET APARTMENTS LLC		
Seller Name:	CONSOLIDATED APARTMENTS LLC		
Legal Description:	Lot Number:	13	
	Tract Number:	9344	
	Map Ref:	MB148 PG30-33	

Mortgage Record - 05/23/2013

Recording Date:	05/23/2013	Document#:	13-0779244
Loan Amount:	\$552,000.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	OPUS BANK	Borrowers Name:	CONSOLIDATED APARTMENTS LLC
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	13	
	Tract Number:	9344	
	Map Ref:	0	

Release Record - 10/02/2012

Recording Date:	10/02/2012	Document#:	12-1484249
Price:		Document Type:	Release of Mortgage
TD Due Date:		Type of Financing:	
Lender Name:		Borrowers Name:	RALPH TALLEY
Lender Type:			
Vesting:			
Legal Description:			

PROPERTY HISTORY

4462 W 59TH ST, LOS ANGELES, CA 90043-3439

Mortgage Record - 08/30/2012

Recording Date:	08/30/2012	Document#:	12-1303971
Loan Amount:	\$455,000.00	Loan Type:	Building or Construction Loan
TD Due Date:		Type of Financing:	
Lender Name:	K O I CORPORATION	Borrowers Name:	CONSOLIDATED APARTMENTS LLC
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	13	
	Tract Number:	9344	
	Map Ref:	MB148 PG30-33	

Prior Transfer - 08/30/2012

Recording Date:	08/30/2012	Document#:	12-1303970
Price:	\$700,000.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Full-Computed from Transfer Tax
First TD Doc:	12-1303971		
Lender Name:		Buyer Vesting:	
Buyer Name:	CONSOLIDATED APARTMENTS LLC		
Seller Name:	TALLEY, RALPH; TALLEY, MILDRED L		
Legal Description:	Lot Number:	13	
	Tract Number:	9344	
	Map Ref:	MB148 PG30-33	

Prior Transfer - 09/05/2003

Recording Date:	09/05/2003	Document#:	03-2593917
Price:	\$0.00	Document Type:	Intra-family Transfer or Dissolution
First TD:		Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Lender Name:		Buyer Vesting:	RT
Buyer Name:	TALLEY, RALPH; TALLEY, MILDRED L		
Seller Name:	TALLEY, RALPH; TALLEY, MILDRED L		
Legal Description:	Lot Number:	13	
	Tract Number:	9344	
	Map Ref:	MB148 PG30-33	
	City / Muni / Twp:	LOS ANGELES	

PROPERTY HISTORY

4462 W 59TH ST, LOS ANGELES, CA 90043-3439

Mortgage Record - 09/17/1999

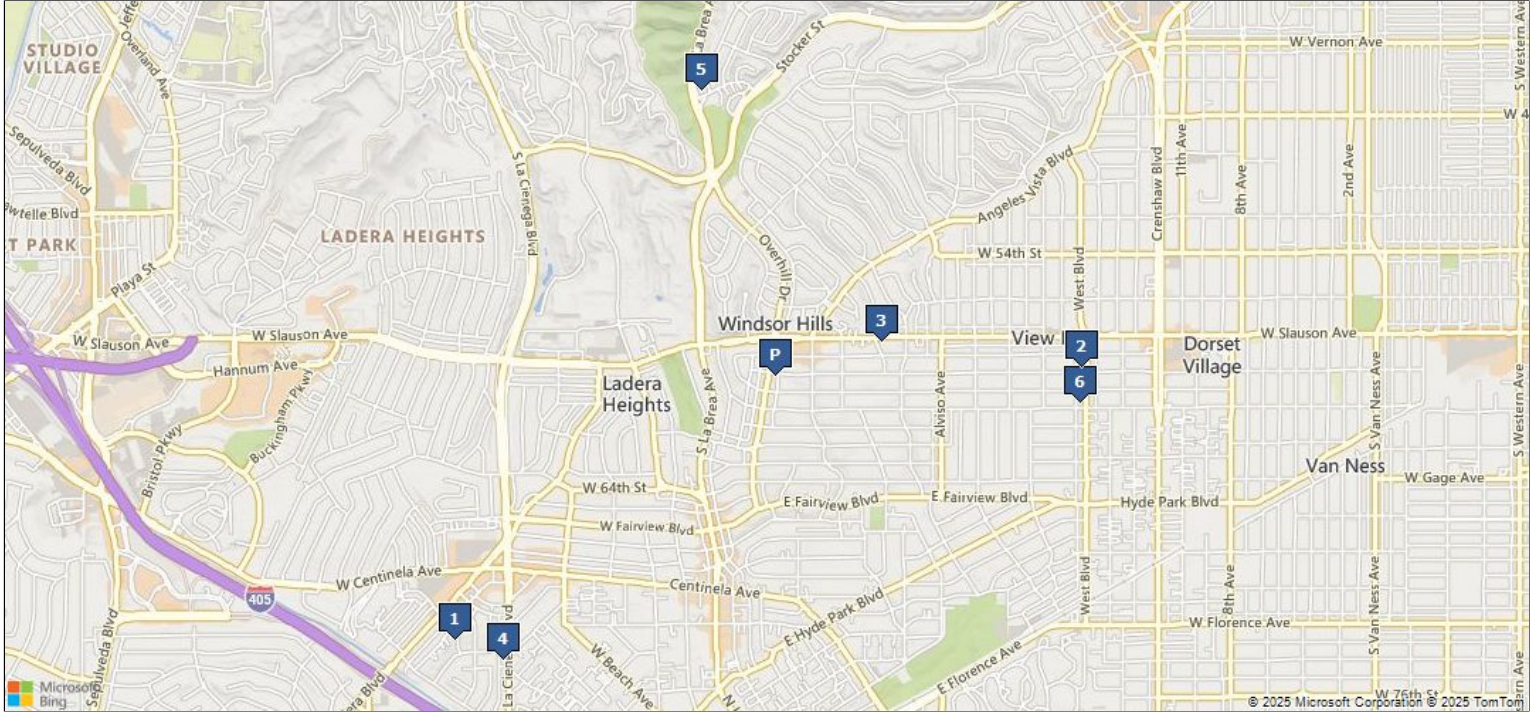
Recording Date:	09/17/1999	Document#:	99-1774435
Loan Amount:	\$281,250.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	CITY FIRST BANK NA	Borrowers Name:	TALLEY, RALPH; TALLEY, MILDRED L
Lender Type:			
Vesting:	JT		
Legal Description:	Legal Brief Description:	TRACT # 9344 LOT 13	

Prior Transfer - 09/17/1999

Recording Date:	09/17/1999	Document#:	99-1774434
Price:	\$375,000.00	Document Type:	Individual Deed
First TD:		Type of Sale:	Full-Computed from Transfer Tax
First TD Doc:	99-1774435		
Lender Name:			
Buyer Name:	TALLEY, RALPH; TALLEY, MILDRED L	Buyer Vesting:	JT
Seller Name:	JOYCE NEMBHARD TRUST, NEMBHARD, ROY L AND JOYCE TRS ROY L AND		
Legal Description:	Legal Brief Description:	TRACT # 9344 LOT 13	

Prior Transfer - 07/07/1998

Recording Date:	07/07/1998	Document#:	98-1136220
Price:	\$0.00	Document Type:	Intra-family Transfer or Dissolution
First TD:		Type of Sale:	
Lender Name:			
Buyer Name:	NEMBHARD, ROY L; NEMBHARD, JOYCE	Buyer Vesting:	LV
Seller Name:	JOYCE NEMBHARD TRUST, NEMBHARD, ROY L AND JOYCE TRS ROY L AND		
Legal Description:	Legal Brief Description:	TRACT # 9344 LOT 13	



- | | |
|------------------------|---------------------------|
| 1: 7021 RAMSGATE PL | 2: 3601 W 59TH ST |
| 3: 4140 W SLAUSON AVE | 4: 7045 S LA CIENEGA BLVD |
| 5: 4717 DON LORENZO DR | 6: 3617 W 60TH ST |

Area Sales Analysis

Total Area Sales:	6	Median # of Bedrooms:	3
Median Lot Size:	7,963	Median # of Baths:	6.5
Median Living Area:	5,972.5	Median Year Built:	1953
Price Range - 2 Yrs:	\$1,000,000.00 to \$4,650,000.00	Age Range:	61 to 75
Median Value:	\$1,450,000.00	Median Age:	72

COMPARABLE SALES DATA

4462 W 59TH ST, LOS ANGELES, CA 90043-3439

59TH STREET APARTMENTS LLC - APN: 4019-010-001 - LOS ANGELES COUNTY

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	7021 RAMSGATE PL	07/15/2025	\$1,325,000.00	\$333.00	3972	0/7/6	1953	6386		1.44

Site Address:	LOS ANGELES, CA 90045-2226	APN:	4103-021-014
Doc Type:	Grant Deed	Document #:	25-0473619
Price Code:	R	Use Code:	Apartment house (5+ units)
Buyer Name:	3J ST THERESA25 LLC	Seller Name:	GARRY B CORGIAT LIVING TRUST
Loan Amount:		Lender Name:	
Legal:	Lot Number: 116		
	Tract Number: 11569		
	Map Ref: MB 303 PG 17-20		
	City/Muni/Twp: LOS ANGELES		

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2	3601 W 59TH ST	06/24/2025	\$1,500,000.00	\$191.00	7831	0/13/12	1953	8904		1.06

Site Address:	LOS ANGELES, CA 90043-2951	APN:	4004-007-001
Doc Type:	Grant Deed	Document #:	25-0418619
Price Code:	R	Use Code:	Apartment house (5+ units)
Buyer Name:	3601 59TH LLC	Seller Name:	LEN RICK TOO LLC
Loan Amount:		Lender Name:	
Legal:	Lot Number: 17		
	Tract Number: 5279		
	Map Ref: MB 60 PG 28		
	City/Muni/Twp: LOS ANGELES		

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3	4140 W SLAUSON AVE	06/11/2025	\$1,000,000.00	\$243.00	4114	0/0/7	1950	6254		.39

Site Address:	LOS ANGELES, CA 90043-2826	APN:	4019-002-002
Doc Type:	Grant Deed	Document #:	25-0391596
Price Code:	R	Use Code:	Apartment house (5+ units)
Buyer Name:	SHELTER FIRST LLC	Seller Name:	KELLY, DESSIE R - DESSIE R KELLY FAMILY LIVING TRUST,
Loan Amount:		Lender Name:	
Legal:	Lot Number: 55 56		
	Tract Number: 5525		
	Map Ref: MB 60 PG 20 21		
	City/Muni/Twp: LOS ANGELES		

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4	7045 S LA CIENEGA BLVD	10/15/2024	\$1,400,000.00	\$377.00	3706	0/6/5	1953	7202		1.36

Site Address:	LOS ANGELES, CA 90045-2040	APN:	4103-014-005
Doc Type:	Grant Deed	Document #:	24-0700746
Price Code:	R	Use Code:	Apartment house (5+ units)
Buyer Name:	7045 S LA CIENEGA BLVD LLC	Seller Name:	LA CIENEGA ENTERPRISES LP
Loan Amount:		Lender Name:	
Legal:	Lot Number: 11		
	Tract Number: 14429		
	Map Ref: MB 336 PG 17-19		
	City/Muni/Twp: LOS ANGELES		

Comparable Sales Data

4462 W 59TH ST, LOS ANGELES, CA 90043-3439

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
5	4717 DON LORENZO DR	09/18/2024	\$4,650,000.00	\$163.00	28480	0/0/0	1963	18342	Yes	1.02

Site Address: LOS ANGELES, CA 90008-4157

Doc Type: Grant Deed

Price Code: R

Buyer Name: VITA ON DON LORENZO LLC

Loan Amount:

Legal: **Lot Number:** 68

Tract Number: 20870

Map Ref: MB 603 PG 97-99

City/Muni/Twp: LOS ANGELES

APN: 5028-020-017

Document #: 24-0633970

Use Code: Apartment house (5+ units)

Seller Name: LOGAN VENTURES OF CA DON LORENZO LLC

Lender Name:

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
6	3617 W 60TH ST	09/18/2024	\$1,675,000.00	\$177.00	9428	0/0/8	1964	8724		1.06

Site Address: LOS ANGELES, CA 90043-2996

Doc Type: Grant Deed

Price Code: R

Buyer Name: LAM, JULIANA L - JULIANA L LAM REVOCABLE LIVING TRUST,

Loan Amount:

Legal: **Lot Number:** 1

Tract Number: 5279

Map Ref: MB 60 PG 28

City/Muni/Twp: LOS ANGELES

APN: 4004-017-001

Document #: 24-0634276

Use Code: Apartment house (5+ units)

Seller Name: WATSON, HUBERT - THE HUBERT WATSON FAMILY LIVING TRUST,

Lender Name:

SUMMARY COMPARABLES

4462 W 59TH ST, LOS ANGELES, CA 90043-3439

59TH STREET APARTMENTS LLC - APN: 4019-010-001 - LOS ANGELES COUNTY

Year Built:		1949		Lot:	7,182 SF		Bld/Area:	6642		Pool:	RM/BR/Bth:		/10/8	
#	Address			Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.		
1	7021 RAMSGATE PL			07/15/2025	\$1,325,000.00	\$333.00	3972	0/7/6	1953	6386		1.44		
2	3601 W 59TH ST			06/24/2025	\$1,500,000.00	\$191.00	7831	0/13/12	1953	8904		1.06		
3	4140 W SLAUSON AVE			06/11/2025	\$1,000,000.00	\$243.00	4114	0/0/7	1950	6254		.39		
4	7045 S LA CIENEGA BLVD			10/15/2024	\$1,400,000.00	\$377.00	3706	0/6/5	1953	7202		1.36		
5	4717 DON LORENZO DR			09/18/2024	\$4,650,000.00	\$163.00	28480	0/0/0	1963	18342	Yes	1.02		
6	3617 W 60TH ST			09/18/2024	\$1,675,000.00	\$177.00	9428	0/0/8	1964	8724		1.06		

NEIGHBORHOOD OVERVIEW - NEARBY NEIGHBORS

4462 W 59TH ST, LOS ANGELES, CA 90043-3439

59TH STREET APARTMENTS LLC

4462 W 59TH ST, LOS ANGELES, CA 90043

APN: 4019-010-001

Bedrooms: 10

Bathrooms: 8

Square Feet: 6,642

Lot Size: 7,182 SF

Year Built: 1949

Garage:

JOHNSON, LEWIS T; ANN HAWK FAMILY TRUST,

5910 OVERHILL DR, LOS ANGELES, CA 90043

APN: 4019-010-002

Bedrooms: 12

Bathrooms: 6

Square Feet: 6,647

Lot Size: 7,151 SF

Year Built: 1953

Garage:

MORALES GUYTON C & CHRISTOPHER D

5912 OVERHILL DR, LOS ANGELES, CA 90043

APN: 4019-010-003

Bedrooms: 0

Bathrooms:

Square Feet: 6,508

Lot Size: 7,151 SF

Year Built: 1951

Garage:

WILSON LORETTA M

4454 W 59TH ST, LOS ANGELES, CA 90043

APN: 4019-010-014

Bedrooms: 2

Bathrooms: 1

Square Feet: 1,067

Lot Size: 6,650 SF

Year Built: 1941

Garage:

BOWMAN YOLANDA D; YOLANDA D BOWMAN TRUST

5850 OVERHILL DR, LOS ANGELES, CA 90043

APN: 4019-005-004

Bedrooms: 0

Bathrooms:

Square Feet: 5,310

Lot Size: 8,587 SF

Year Built: 1941

Garage:

SKELLY, MICHAEL A; REHAUT, MIRANDA ELIZABETH

4450 W 59TH ST, LOS ANGELES, CA 90043

APN: 4019-010-015

Bedrooms: 2

Bathrooms: 3

Square Feet: 1,317

Lot Size: 6,787 SF

Year Built: 1939

Garage:

TAYLOR ROBERT R AND JOYCE A TRS; TAYLOR FAMILY TRUST

5918 OVERHILL DR, LOS ANGELES, CA 90043

APN: 4019-010-004

Bedrooms: 0

Bathrooms:

Square Feet: 7,966

Lot Size: 7,151 SF

Year Built: 1958

Garage:

YOHANNES DANIEL YOHANNES A

5848 OVERHILL DR, LOS ANGELES, CA 90043

APN: 4019-005-003

Bedrooms: 10

Bathrooms: 6

Square Feet: 6,375

Lot Size: 8,656 SF

Year Built: 1955

Garage:

PORTER TANISHA & DANA

4453 W 59TH ST, LOS ANGELES, CA 90043

APN: 4019-005-010

Bedrooms: 4

Bathrooms: 2

Square Feet: 1,925

Lot Size: 9,256 SF

Year Built: 1938

Garage:

RANDOLPH ANTHONY

4444 W 59TH ST, LOS ANGELES, CA 90043

APN: 4019-010-016

Bedrooms: 3

Bathrooms: 2

Square Feet: 1,442

Lot Size: 6,787 SF

Year Built: 1936

Garage:

MITCHELL RICHIE E & D ANDREA C

4459 W 59TH PL, LOS ANGELES, CA 90043

APN: 4019-010-013

Bedrooms: 2

Bathrooms: 2

Square Feet: 1,848

Lot Size: 5,696 SF

Year Built: 1939

Garage:

JERR MAR INC

4467 W 59TH PL, LOS ANGELES, CA 90043

APN: 4019-010-005

Bedrooms: 10

Bathrooms: 8

Square Feet: 6,321

Lot Size: 7,110 SF

Year Built: 1948

Garage:

OVERHILL 59 LLC,

4500 W 59TH ST, LOS ANGELES, CA 90043

APN: 4019-011-005

Bedrooms: 6

Bathrooms: 6

Square Feet: 4,806

Lot Size: 6,036 SF

Year Built: 1942

Garage:

PEARLSON VICKI

4455 W 59TH PL, LOS ANGELES, CA 90043

APN: 4019-010-012

Bedrooms: 2

Bathrooms: 1

Square Feet: 1,418

Lot Size: 6,380 SF

Year Built: 1939

Garage:

WILLIAMS, KENNETH JOHN; WILLIAMS, BELINDA

5909 OVERHILL DR, LOS ANGELES, CA 90043

APN: 4019-011-004

Bedrooms: 8

Bathrooms: 4

Square Feet: 3,853

Lot Size: 6,052 SF

Year Built: 1947

Garage:

CHAPPLE REGINALD D

4445 W 59TH ST, LOS ANGELES, CA 90043

APN: 4019-005-009

Bedrooms: 3

Bathrooms: 2

Square Feet: 1,410

Lot Size: 6,719 SF

Year Built: 1939

Garage:

Public School Statistics

Windsor Hills Math/Science/Aerospace Magnet

.60 from subject property

5215 Overdale Dr.
Los Angeles, CA 90043-0043
(323) 293-6251

- Kindergarten - Grade 5
- Student Teacher Ratio: 1:20.2
- Full Time Equivalent Administrators : 41

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>Total</u>
63	140	135	129	144	136	747

API Score



Fifty-fourth Street Elementary

.73 from subject property

5501 S. Eileen Ave.
Los Angeles, CA 90043-0043
(323) 294-5275

- Kindergarten - Grade 5
- Student Teacher Ratio: 1:18
- Full Time Equivalent Administrators : 27

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>Total</u>
86	83	80	63	76	80	468

API Score



View Park Preparatory Accelerated Middle

1.01 from subject property

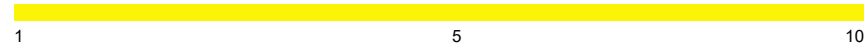
3717 W. 54th St.
Los Angeles, CA 90043-0043
(323) 931-5492

- Grade 6 - Grade 8
- Student Teacher Ratio: 1:23.3
- Full Time Equivalent Administrators : 15

Grade Membership

<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
89	101	78	268

API Score



Crenshaw Senior High

1.62 from subject property

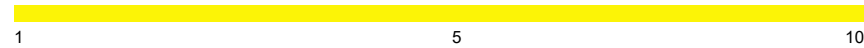
5010 11th Ave.
Los Angeles, CA 90043-0043
(323) 296-5370

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:24.1
- Full Time Equivalent Administrators : 146

Grade Membership

<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
798	578	548	390	2,314

API Score



PRIVATE SCHOOL REPORT

4462 W 59TH ST, LOS ANGELES, CA 90043-3439

Private School Statistics

SLAUSEN LEARNING CENTER 1

.60 from subject property

4000 W SLAUSON AVENUE
LOS ANGELES, CA 90043-2804
(323) 296-1178

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:5.2
- Full Time Equivalent Administrators : 4.6

- Gender: Coed
- Nonsectarian

Grade Membership

<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
10	5	6	3	24

CCDC OF LITTLE ANGELS

.90 from subject property

3808 W 54TH STREET
LOS ANGELES, CA 90043-2200
(323) 299-0189

- Kindergarten - Kindergarten
- Student Teacher Ratio: 1:12.0
- Full Time Equivalent Administrators : 1

- Gender: Coed
- Nonsectarian

Grade Membership

<u>KDGN</u>	<u>Total</u>
12	12

AF WILLIAMS CHRISTIAN ACADEMY

.92 from subject property

1437 CENTINELA AVENUE
INGLEWOOD, CA 90302-1141
(310) 674-8835

- Grade 1 - Grade 6
- Student Teacher Ratio: 1:16.7
- Full Time Equivalent Administrators : 3

- Gender: Coed
- Baptist

Grade Membership

<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>Total</u>
9	9	8	8	8	8	50

ACADEMY FOR EARLY LEARNING

.92 from subject property

1020 N PARK AVENUE
INGLEWOOD, CA 90302-2515
(310) 672-3777

- Prekindergarten - Kindergarten
- Student Teacher Ratio: 1:8.0
- Full Time Equivalent Administrators : 1

- Gender: Coed
- Nonsectarian

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>Total</u>
63	8	71

THE UNIVERSITY OF CHILDREN

.94 from subject property

1518 CENTINELA AVENUE
INGLEWOOD, CA 90302-1144
(310) 677-4406

- Kindergarten - Grade 3
- Student Teacher Ratio: 1:13.0
- Full Time Equivalent Administrators : 2

- Gender: Coed
- Nonsectarian

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>Total</u>
12	6	5	3	26

CRUSADERS CHRISTIAN PRESCHOOL

.95 from subject property

601 CENTINELA AVENUE
INGLEWOOD, CA 90302-2411
(310) 677-5829

- Prekindergarten - Kindergarten
- Student Teacher Ratio: 1:12.0
- Full Time Equivalent Administrators : 1

- Gender: Coed
- Christian (no specific denomination)

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>Total</u>
15	12	27

PRIVATE SCHOOL REPORT

4462 W 59TH ST, LOS ANGELES, CA 90043-3439

Private School Statistics

FROM THE HEART PRESCHOOL & ENRICHMENT CTR

.99 from subject property

1061 E HYDE PARK BLVD
INGLEWOOD, CA 90302-1801
(310) 677-2771

- Kindergarten - Kindergarten
- Student Teacher Ratio: 1:10.0
- Full Time Equivalent Administrators : 1

- Gender: Coed
- Nonsectarian

Grade Membership

<u>KDGN</u>	<u>Total</u>
10	10

IVIE LEAGUE CHRISTIAN PRESCHOOL

1.06 from subject property

PO BOX 43824 4416 W SLAUSON AVENUE
LOS ANGELES, CA 90043-0824
(323) 294-5437

- Prekindergarten - Kindergarten
- Student Teacher Ratio: 1:10.0
- Full Time Equivalent Administrators : 2

- Gender: Coed
- Christian (no specific denomination)

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>Total</u>
44	20	64

THE LEARNING ZONE

1.24 from subject property

901 E REDONDO BLVD
INGLEWOOD, CA 90302-1732
(310) 673-7570

- Prekindergarten - Kindergarten
- Student Teacher Ratio: 1:1.4
- Full Time Equivalent Administrators : 5

- Gender: Coed
- Nonsectarian

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>Total</u>
18	7	25

ST JOHN THE EVANGELIST SCHOOL

1.28 from subject property

6028 S VICTORIA AVENUE
LOS ANGELES, CA 90043-3908
(323) 751-8545

- Kindergarten - Grade 8
- Student Teacher Ratio: 1:25.1
- Full Time Equivalent Administrators : 9

- Gender: Coed
- Roman Catholic

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
19	17	15	20	20	26	29	38	42	226

ST JOHN CHRYSOSTOM SCHOOL

1.29 from subject property

530 E FLORENCE AVENUE
INGLEWOOD, CA 90301-1402
(310) 677-5868

- Kindergarten - Grade 8
- Student Teacher Ratio: 1:22.8
- Full Time Equivalent Administrators : 11.8

- Gender: Coed
- Roman Catholic

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
23	29	30	22	28	30	36	34	37	269

LADERA HEIGHTS PREP SCHOOL

1.29 from subject property

6901 KNOWLTON PLACE
LOS ANGELES, CA 90045-2010
(310) 337-0830

- Prekindergarten - Kindergarten
- Student Teacher Ratio: 1:7.0
- Full Time Equivalent Administrators : 1

- Gender: Coed
- Nonsectarian

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>Total</u>
15	7	22

PRIVATE SCHOOL REPORT

4462 W 59TH ST, LOS ANGELES, CA 90043-3439

Private School Statistics

ST MARY'S ACADEMY

1.37 from subject property

701 GRACE AVENUE
INGLEWOOD, CA 90301-1359
(310) 674-8470

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:15.5
- Full Time Equivalent Administrators : 24.3

- Gender: All-Female
- Roman Catholic

Grade Membership

<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
106	111	93	66	376

SLAUSON LEARNING CENTER 2

1.48 from subject property

260 N LOCUST STREET
INGLEWOOD, CA 90301-1204
(310) 412-0520

- Grade 3 - Grade 9
- Student Teacher Ratio: 1:10.0
- Full Time Equivalent Administrators : 6.4

- Gender: Coed
- Nonsectarian

Grade Membership

<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>GR - 9</u>	<u>Total</u>
4	4	8	9	13	13	13	64

CRENSHAW TOT ACADEMY

1.49 from subject property

5150 CRENSHAW BLVD
LOS ANGELES, CA 90043-1854
(323) 299-6705

- Prekindergarten - Grade 3
- Student Teacher Ratio: 1:3.7
- Full Time Equivalent Administrators : 4.1

- Gender: Coed
-

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>Total</u>
30	6	6	2	1	45

NEIGHBORHOOD DEMOGRAPHICS

4462 W 59TH ST, LOS ANGELES, CA 90043-3439

Population Demographics

Area	2011	2020	Growth Rate	Growth Centile
ZIP 90043-3439	44,042	46,358	5.3%	59.5%
National	306,603,772	326,569,308	6.5%	62.5%

Household Demographics

Area	2011	2020	Household Growth Rate	Average Household Size
ZIP 90043-3439	16,319	17,740	8.7%	2.6
National	114,761,359	122,354,219	6.6%	2.6

Family Demographics

Area	2011	2020	Family Growth Rate
ZIP 90043-3439	10,158	10,491	3.3%
National	76,507,230	79,849,830	4.4%

Age Distribution Demographics

Area	0-4	5-9	10-14	15-19	20-24	25-44	45-64	65-84	85+
ZIP 90043-3439	4.4%	5.3%	5.6%	5.6%	7.6%	27.2%	28.1%	14.5%	1.8%
National	6.0%	6.1%	6.5%	6.5%	6.7%	26.5%	25.6%	14.1%	2.0%

Gender Ratio

Area	2020	Male Ratio	Female Ratio
ZIP 90043-3439		48.5%	51.5%
National		49.2%	50.8%

Household Income Demographics

Area	% < \$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
ZIP 90043-3439	27.5%	18.8%	24.6%	14.1%	7.1%
National	18.4%	20.6%	30.0%	15.6%	7.1%

Median Household Income Demographics

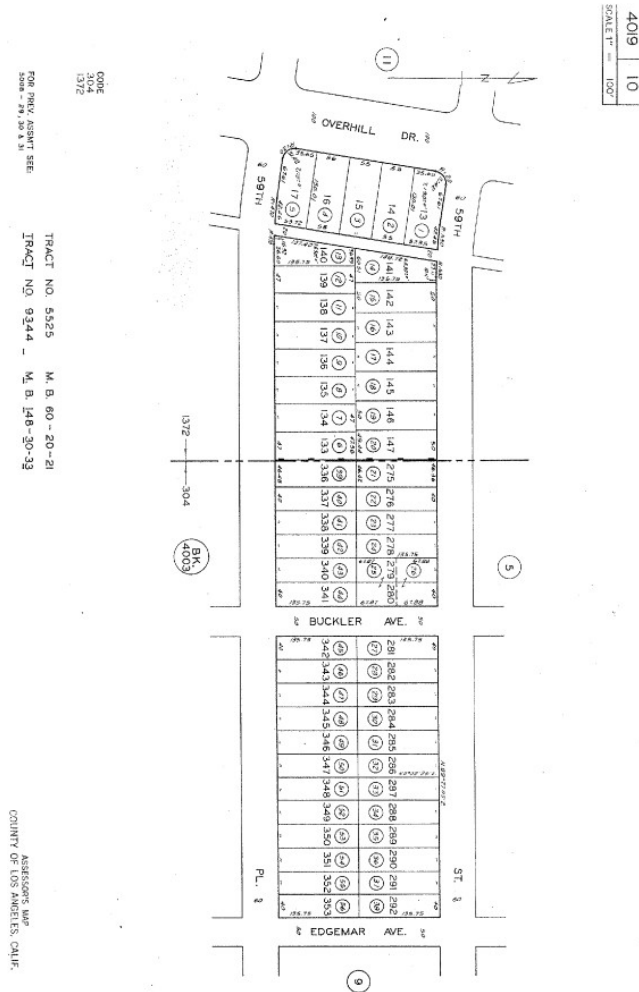
Area	2020	Per Capita Income
ZIP 90043-3439	\$56,285.00	\$29,775.10
National	\$64,994.00	\$34,299.49

Household Income Percentile Demographics

Area	National	State
ZIP 90043-3439	46.8%	28.3%

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