



**Date:** 09/09/2025  
**Property:** 11949 HAWTHORNE BLVD,  
HAWTHORNE, CA 90250-3015  
**APN:** 4044-018-007  
**County:** LOS ANGELES

Subject Property Location

Property Address	11949 HAWTHORNE BLVD	Report Date: 09/09/2025
City, State & Zip	HAWTHORNE, CA 90250-3015	Order ID: R195081729
County	LOS ANGELES COUNTY	
Mailing Address	3345 STATE ST UNIT 31019, SANTA BARBARA, CA 93130-7097	Property Use
Census Tract	6021.03	Parcel Number
Thomas Bros Pg-Grid		Latitude
		Longitude
		Retail Stores (Personal Services, Photography, Travel)
		4044-018-007
		33.924642
		-118.35316

Legal Description Details    Lot Number: 19,20    Block: S    Brief Description: HAWTHORNE LOT 19 AND N 20 FT OF LOT 20 BLK S

Current Ownership Information <i>*Source of Ownership data: Assessment Data</i>	
Primary Owner Name(s)	11965 HAWTHORNE LLC
Vesting	Company

Latest Full Sale Information			
Primary Owner Name(s)	RITTER III, WILLIAM H; UD WILLIAM H RITTER JR REVOCABLE TRUST,	Sale Price	\$1,013,500
		Sale Date	08/10/2022
		Recording Date	08/31/2022
Vesting	Revocable Trust	Recorder Doc #	22-0864254
		Book/Page	
Financing Details at Time of Purchase			
No financing details available			

Property Characteristics					
	Bedrooms		Year Built	1957	Living Area (SF)
	Bathrooms/Partial		Garage/No. of Cars		5,340
	Total Rooms		Stories/Floors	1 Story	Price (\$/SF)
	Construction Type	Tilt-up (pre-cast concrete)	No. of Units	1	\$190/SF
	Exterior Walls		No. of Buildings		Lot Size (SF/AC)
	Roof Material/Type		Basement Type/Area		12,241/.28
	Foundation Type		Style		Fireplace
	Property Type	Commercial	View		Pool
	Land Use	Retail Stores (Personal Services, Photography, Travel)			Heat Type
					A/C
					Elevator
					Zoning
					HAC21

Assessment & Taxes					
	Assessment Year	2024	Tax Year	2024	Tax Exemption
	Total Assessed Value	\$1,375,324	Tax Amount	\$20,460.09	Tax Rate Area
	Land Value	\$930,917	Tax Account ID		4-259
	Improvement Value	\$444,407	Tax Status	No Delinquency Found	
	Improvement Ratio	32.31%	Delinquent Tax Year		
	Total Value		Market Improvement Value		
	Market Land Value		Market Value Year		

Lien History				
Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	01/27/2023	FIRST REPUBLIC BANK	\$685,000	NO

Loan Officer Insights	
No details available	

Subject Property Location

Property Address11949 HAWTHORNE BLVD  
City, State & ZipHAWTHORNE, CA 90250-3015

Report Date: 09/09/2025  
Order ID: R195081730  
County: LOS ANGELES

Area Sales Analysis					
Total Area Sales/ Count	\$3,050,000/ 2	Median # of Baths	NaN	Median Lot Size (SF/AC)	11,010 /.25
Price Range - 2 years	\$600,000 - \$2,450,000	Median # of Bedrooms		Median Year Built	1972
Age Range	34 - 71	Median Living Area (SF)	5,995	Median Value	\$1,525,000
Median Age	53	Median Price (\$/SF)	\$238/SF		

Comparable Sales 2 Comps													
Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	08/31/2022	\$1,013,500	\$190	5,340				1957	12,241/.28		
1		12402 INGLEWOOD AVE	07/31/2025	\$2,450,000	\$361	6,787				1991	16,197/.37		0.56
2		13048 HAWTHORNE BLVD	04/15/2025	\$600,000	\$115	5,203				1954	5,823/.13		0.76

Subject Property Location

Property Address

City, State & Zip

County

Mailing Address

11949 HAWTHORNE BLVD

HAWTHORNE, CA 90250-3015

LOS ANGELES COUNTY

3345 STATE ST UNIT 31019, SANTA BARBARA, CA 93130-7097

Report Date: 09/09/2025

Order ID: R195081731





Property Use


Parcel Number

Retail Stores (Personal Services, Photography, Travel)




4044-018-007

Transaction Summary							
Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	11/16/2023	Assignment	Assignment of Multiple Loans		23-0794261	11965 HAWTHORNE LLC A CALIFORNIA LIMITED LIABILITY COMPANY	
2	01/27/2023	Mortgage	Commercial Loan	\$685,000	23-0057119	11965 HAWTHORNE LLC	
3	01/27/2023	Deed	Other		23-0057118	11965 HAWTHORNE LLC	11969 HAWTHORNE LLC
4	10/24/2022	Deed	Grant Deed		22-1011655	11965 HAWTHORNE LLC	RITTER III, WILLIAM H; WILLIAM H RITTER JR REVOCABLE TRUST; WILLIAM H RITTE JR REVOCABLE TRUST; WILLIAM H RITTER JR EXEMPT TRUST; RITTE III, WILLIAM H; RITTER III, WILLIAM H
5	08/31/2022	Deed	Grant Deed	\$1,013,500	22-0864254	RITTER III, WILLIAM H; UD WILLIAM H RITTER JR REVOCABLE TRUST	CARROLL, STEPHANIE L; RITTER, LINDSAY L; WILLIAM H RITTER JR EXEMPT TRUST
6	08/31/2022	Deed	Intra-family Transfer or Dissolution		22-0864253	RITTER III, WILLIAM H; WILLIAM H RITTER JR EXEMPT TRUST; RITTER III, WILLIAM H	RITTER III, WILLIAM H; WILLIAM H RITTER JR EXEMPT TRUST
7	08/31/2022	Deed	Intra-family Transfer or Dissolution		22-0864252	RITTER, LINDSAY L; WILLIAM H RITTER JR EXEMPT TRUST; RITTER, LINDSAY L	RITTER III, WILLIAM H; WILLIAM H RITTER JR EXEMPT TRUST
8	08/31/2022	Deed	Intra-family Transfer or Dissolution		22-0864251	CARROLL, STEPHANIE L; THE WILLIAM H RITTER JR EXEMPT TRUST	RITTER III, WILLIAM H; THE WILLIAM H RITTER JR EXEMPT TRUST
9	10/23/2018	Deed	Affidavit of Death of Trustee/Successor Trustee		18-1078181	RITTER III, WILLIAM H	RITTER, WILLIAM H; RITTER JR, WILLIAM H
10	01/21/1998	Deed	Gift Deed		98-0097621	RITTER JR, WILLIAM H; WILLIAM H RITTER JR EXEMPT TRUST	TRUST, RITTER, WILLIAM H TR WILLIAM H RITTER

Transaction History Legend			
	Transfer		Mortgage
	Foreclosure Activity		Mortgage Release
			Mortgage Assignment

Transaction Details						
Mortgage Assignment						
	Transaction ID	1	Recorder Doc Number	23-0794261	Original Loan Amount	
	Effective Date	11/08/2023	Document Type	Assignment	Origination Doc #	23-0057119
	Borrower(s) Name	11965 HAWTHORNE LLC A CALIFORNIA LIMITED LIABILITY COMPANY	Document Description	Assignment of Multiple Loans	Origination Recording Date	01/27/2023
			Recording Date	11/16/2023	Original Lender	FIRST REPUBLIC BANK
	Assignor Name	FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR FIRST REPUBLIC BANK SAN FRANCISCO CA	Assignee Name	JPMORGAN CHASE BANK NATIONAL ASSOCIATIONITS SUCCESSORS AND ASSIGNS		



## Transaction Details (cont.) (2)

Mortgage						
	Transaction ID	2	Recorder Doc Number	23-0057119	Recorder Book/Page	
	Mortgage Date	01/20/2023	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$685,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	01/27/2023	1st Periodic Cap Rate	
	Origination Lender Name	FIRST REPUBLIC BANK	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	11965 HAWTHORNE LLC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Transfer						
	Transaction ID	3	Recorder Doc Number	23-0057118	Partial Interest Transferred	
	Transfer Date	01/20/2023	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Other	Multiple APNs on Deed	2
	Recorder Book/Page		Recording Date	01/27/2023	Property Use	
	Buyer 1	11965 HAWTHORNE LLC	Buyer 1 Entity	Limited Liability Company	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	5189 VISTA BAHIA, SANTA BARBARA, CA 93111-1734
	Seller 1	11969 HAWTHORNE LLC	Seller 1 Entity	Limited Liability Company	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	HAWTHORNE
	Legal Recorder's Map Ref	MB 15 PG 110&111	Legal Subdivision	HAWTHORNE TOWN	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		PORTION LOTS20&21/ / /		Title Company Name	FIDELITY NATL TTL CO TORRANC
Transfer						
	Transaction ID	4	Recorder Doc Number	22-1011655	Partial Interest Transferred	
	Transfer Date	10/01/2022	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	10/24/2022	Property Use	
	Buyer 1	11965 HAWTHORNE LLC	Buyer 1 Entity	Limited Liability Company	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	3345 STATE ST UNIT 31019, SANTA BARBARA, CA 93130-7097
	Seller 1	RITTER III, WILLIAM H	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	WILLIAM H RITTER JR REVOCABLE TRUST	Seller 2 Entity	Revocable Trust	Legal City/ Muni/ Township	HAWTHORNE
	Legal Recorder's Map Ref	MB 15 PG 110&111	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		PORTION LOT20/ / /		Title Company Name	FIDELITY NATL TTL CO TORRANC

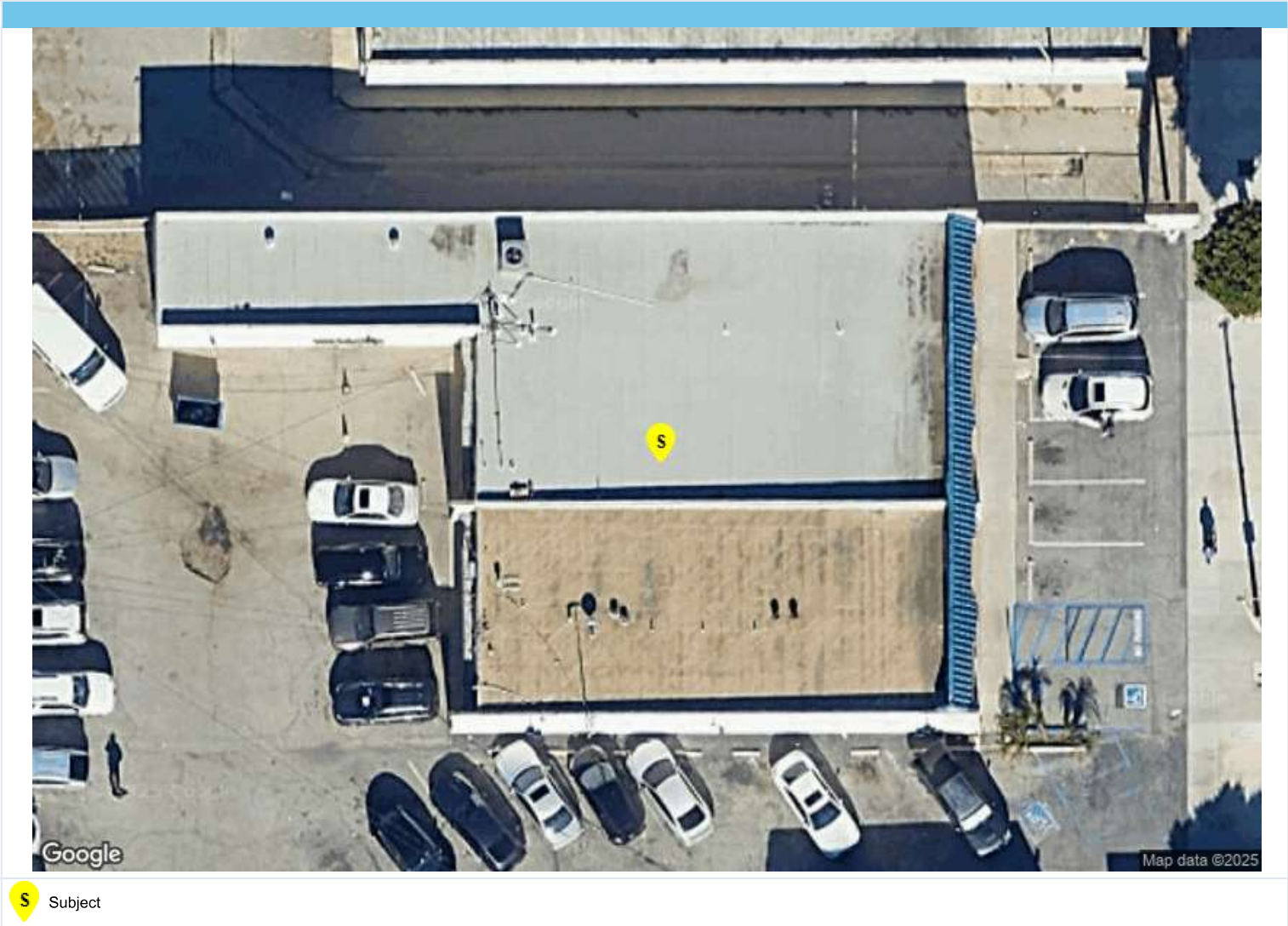
## Transaction Details (cont.) (3)

Transfer						
	Transaction ID	5	Recorder Doc Number	22-0864254	Partial Interest Transferred	
	Sale Date	08/10/2022	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$1,013,500	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/31/2022	Property Use	Retail Stores (Personal Services, Photography, Travel)
	Buyer 1	RITTER III, WILLIAM H	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Revocable Trust
	Buyer 2	UD WILLIAM H RITTER JR REVOCABLE TRUST	Buyer 2 Entity	Revocable Trust	Buyer Mailing Address	1168 PALOMINO RD, SANTA BARBARA, CA 93105-2147
	Seller 1	CARROLL, STEPHANIE L	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	RITTER, LINDSAY L	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	HAWTHORNE
	Legal Recorder's Map Ref	MB 15 PG 110&111	Legal Subdivision	TOWN OF HAWTHORNE	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		PORTION LOT20/ / /			Title Company Name
Transfer						
	Transaction ID	6	Recorder Doc Number	22-0864253	Partial Interest Transferred	
	Transfer Date	01/28/2022	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/31/2022	Property Use	
	Buyer 1	RITTER III, WILLIAM H	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Tenants in Common
	Buyer 2	WILLIAM H RITTER JR EXEMPT TRUST	Buyer 2 Entity	Guardian/Custodian	Buyer Mailing Address	3345 STATE ST, SANTA BARBARA, CA 93130-7001
	Seller 1	RITTER III, WILLIAM H	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	WILLIAM H RITTER JR EXEMPT TRUST	Seller 2 Entity	Revocable Trust	Legal City/ Muni/ Township	HAWTHORNE
	Legal Recorder's Map Ref	MB 15 PG 110&111	Legal Subdivision	HAWTHORNE TOWN	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		PORTION LOT20/ / /			Title Company Name
Transfer						
	Transaction ID	7	Recorder Doc Number	22-0864252	Partial Interest Transferred	
	Transfer Date	01/28/2022	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/31/2022	Property Use	
	Buyer 1	RITTER, LINDSAY L	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Tenants in Common
	Buyer 2	WILLIAM H RITTER JR EXEMPT TRUST	Buyer 2 Entity	Trust	Buyer Mailing Address	4220 CLARK LANE, REDONDO BEACH, CA 90278
	Seller 1	RITTER III, WILLIAM H	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	WILLIAM H RITTER JR EXEMPT TRUST	Seller 2 Entity	Revocable Trust	Legal City/ Muni/ Township	HAWTHORNE
	Legal Recorder's Map Ref	MB 15 PG 110B	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		PORTION LOT20/ / /			Title Company Name
Transfer						
	Transaction ID	8	Recorder Doc Number	22-0864251	Partial Interest Transferred	
	Transfer Date	01/28/2022	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/31/2022	Property Use	
	Buyer 1	CARROLL, STEPHANIE L	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Tenants in Common
	Buyer 2	THE WILLIAM H RITTER JR EXEMPT TRUST	Buyer 2 Entity	Trust	Buyer Mailing Address	4279 GATESHEAD ROAD, CARLSBAD, CA 92010
	Seller 1	RITTER III, WILLIAM H	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	THE WILLIAM H RITTER JR EXEMPT TRUST	Seller 2 Entity	Revocable Trust	Legal City/ Muni/ Township	HAWTHORNE
	Legal Recorder's Map Ref	MB 15 PG 110&111	Legal Subdivision	TOWN OF HAWTHORNE	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		PORTION LOT20/ / /			Title Company Name

**Transaction Details (cont.) (4)**

Transfer						
	Transaction ID	9	Recorder Doc Number	18-1078181	Partial Interest Transferred	
	Transfer Date	10/18/2018	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Affidavit of Death of Trustee/Successor Trustee	Multiple APNs on Deed	2
	Recorder Book/Page		Recording Date	10/23/2018	Property Use	
	Buyer 1	RITTER III, WILLIAM H	Buyer 1 Entity	Successor Trustee	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	1717 E PINE AVE APT 4, EL SEGUNDO, CA 90245-4406
	Seller 1	RITTER, WILLIAM H	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	RITTER JR, WILLIAM H	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	HAWTHORNE
	Legal Recorder's Map Ref	MB 15 PG 110&111	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		NORTH20FT LOT20/ / /		Title Company Name	NONE AVAILABLE
Transfer						
	Transaction ID	10	Recorder Doc Number	98-0097621	Partial Interest Transferred	
	Transfer Date	12/05/1997	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Gift Deed	Multiple APNs on Deed	2
	Recorder Book/Page		Recording Date	01/21/1998	Property Use	
	Buyer 1	RITTER JR, WILLIAM H	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Trust
	Buyer 2	WILLIAM H RITTER JR EXEMPT TRUST	Buyer 2 Entity	Minor, Ward or Client (Represented by Trustee)	Buyer Mailing Address	118 COTTONWOOD CIR, ROLLING HILLS ESTATES, CA 90274-3415
	Seller 1	TRUST, RITTER, WILLIAM H TR WILLIAM H RITTER	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	118 COTTONWOOD CIR, ROLLING HILLS ESTATES, CA 90274-3415
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	HAWTHORNE
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		HAWTHORNE LOT 19 AND N 20 FT OF LOT 20 BLK S / / /		Title Company Name	

Subject Property Location				Report Date: 09/09/2025	
Property Address	11949 HAWTHORNE BLVD			Order ID: R195081732	
	HAWTHORNE, CA 90250-3015				
County	LOS ANGELES COUNTY			Property Use	Retail Stores (Personal Services, Photography, Travel)
Mailing Address	3345 STATE ST UNIT 31019, SANTA BARBARA, CA 93130-7097			Parcel Number	4044-018-007
Owner Name	11965 HAWTHORNE LLC				



## Subject Property Location

**Property Address** 11949 HAWTHORNE BLVD  
**City, State & Zip** HAWTHORNE, CA 90250-3015  
**County** LOS ANGELES COUNTY  
**Mailing Address** 3345 STATE ST UNIT 31019, SANTA BARBARA, CA 93130-7097

Report Date: 09/09/2025

Order ID: R195081733

**Property Use**  
**Parcel Number**

Retail Stores (Personal Services,  
Photography, Travel)  
4044-018-007

## Subject Property

<b>Address</b>	11949 HAWTHORNE BLVD, HAWTHORNE, CA 90250			<b>APN</b>	4044-018-007
<b>Owner</b>	11965 HAWTHORNE LLC			<b>Lot Size (SF/AC)</b>	12,241/.28
<b>Bedrooms</b>	0	<b>Year Built</b>	1957	<b>Living Area (SF)</b>	5,340
<b>Bathrooms/Partial</b>		<b>Garage/No. of Cars</b>		<b>Phones</b>	

## Nearby Neighbor #1

<b>Address</b>	11969 HAWTHORNE BLVD, HAWTHORNE, CA 90250			<b>APN</b>	4044-018-008
<b>Owner</b>	11969 HAWTHORNE LLC			<b>Lot Size (SF/AC)</b>	13,992/.32
<b>Bedrooms</b>	0	<b>Year Built</b>	1957	<b>Living Area (SF)</b>	720
<b>Bathrooms/Partial</b>		<b>Garage/No. of Cars</b>		<b>Phones</b>	

## Nearby Neighbor #2

<b>Address</b>	11939 HAWTHORNE BLVD, HAWTHORNE, CA 90250			<b>APN</b>	4044-018-037
<b>Owner</b>	HERSHKOVICH MICHAEL AND BELA TRS; M AND B HERSHKOVICH TRUST			<b>Lot Size (SF/AC)</b>	26,223/.6
<b>Bedrooms</b>	0	<b>Year Built</b>	1954	<b>Living Area (SF)</b>	14,541
<b>Bathrooms/Partial</b>		<b>Garage/No. of Cars</b>		<b>Phones</b>	

## Nearby Neighbor #3

<b>Address</b>	11921 HAWTHORNE BLVD, HAWTHORNE, CA 90250			<b>APN</b>	4044-018-006
<b>Owner</b>	SANATAN DHARAM RAMAYAN MANDALI OF LOS ANGELES			<b>Lot Size (SF/AC)</b>	8,739/.2
<b>Bedrooms</b>	0	<b>Year Built</b>	1946	<b>Living Area (SF)</b>	2,525
<b>Bathrooms/Partial</b>		<b>Garage/No. of Cars</b>		<b>Phones</b>	

## Nearby Neighbor #4

<b>Address</b>	11983 HAWTHORNE BLVD, HAWTHORNE, CA 90250			<b>APN</b>	4044-018-038
<b>Owner</b>	PRINCE JACK AND AVIS TRS; PRINCE FAMILY TRUST			<b>Lot Size (SF/AC)</b>	33,244/.76
<b>Bedrooms</b>	0	<b>Year Built</b>	2007	<b>Living Area (SF)</b>	10,320
<b>Bathrooms/Partial</b>		<b>Garage/No. of Cars</b>		<b>Phones</b>	

## Nearby Neighbor #5

<b>Address</b>	11944 GREVILLEA AVE # 1, HAWTHORNE, CA 90250			<b>APN</b>	4044-018-039
<b>Owner</b>	STEFANSKI ANDREW F AND WANDA TRS; A AND W STEFANSKI TRUST			<b>Lot Size (SF/AC)</b>	31,902/.73
<b>Bedrooms</b>	42	<b>Year Built</b>	1960	<b>Living Area (SF)</b>	19,746
<b>Bathrooms/Partial</b>	36	<b>Garage/No. of Cars</b>		<b>Phones</b>	

## Nearby Neighbor #6

<b>Address</b>	11954 GREVILLEA AVE, HAWTHORNE, CA 90250			<b>APN</b>	4044-018-021
<b>Owner</b>	LINCIR TOM I & DIANE C			<b>Lot Size (SF/AC)</b>	19,812/.45
<b>Bedrooms</b>	20	<b>Year Built</b>	1960	<b>Living Area (SF)</b>	11,896
<b>Bathrooms/Partial</b>	18	<b>Garage/No. of Cars</b>		<b>Phones</b>	

## Nearby Neighbor #7

<b>Address</b>	11964 GREVILLEA AVE, HAWTHORNE, CA 90250			<b>APN</b>	4044-018-020
<b>Owner</b>	LINCIR TOM I & DIANE C			<b>Lot Size (SF/AC)</b>	19,817/.45
<b>Bedrooms</b>	20	<b>Year Built</b>	1960	<b>Living Area (SF)</b>	11,896
<b>Bathrooms/Partial</b>	18	<b>Garage/No. of Cars</b>		<b>Phones</b>	

## Nearby Neighbor #8

<b>Address</b>	4433 W 120TH ST, HAWTHORNE, CA 90250			<b>APN</b>	4044-018-001
<b>Owner</b>	ARRIBA APTS LLC			<b>Lot Size (SF/AC)</b>	5,820/.13
<b>Bedrooms</b>	0	<b>Year Built</b>	1984	<b>Living Area (SF)</b>	15,045
<b>Bathrooms/Partial</b>		<b>Garage/No. of Cars</b>		<b>Phones</b>	

Nearby Neighbor #9					
Address	11907 HAWTHORNE BLVD, HAWTHORNE, CA 90250			APN	4044-018-005
Owner	KIM YOUN JIN AND JUNG SIL TRS; TJC FAMILY TRUST			Lot Size (SF/AC)	12,117/.28
Bedrooms	0	Year Built	1963	Living Area (SF)	7,260
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #10					
Address	11903 HAWTHORNE BLVD, HAWTHORNE, CA 90250			APN	4044-018-004
Owner	DALESON CAPITAL LLC,			Lot Size (SF/AC)	5,375/.12
Bedrooms	0	Year Built	1962	Living Area (SF)	5,390
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #11					
Address	4439 W 120TH ST, HAWTHORNE, CA 90250			APN	4044-018-002
Owner	ARRIBA APTS LLC			Lot Size (SF/AC)	5,833/.13
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #12					
Address	4457 W 120TH ST, HAWTHORNE, CA 90250			APN	4044-018-041
Owner	DREAMWORK DEVELOPMENT LLC,			Lot Size (SF/AC)	5,350/.12
Bedrooms	4	Year Built	1958	Living Area (SF)	2,048
Bathrooms/Partial	4	Garage/No. of Cars		Phones	

Nearby Neighbor #13					
Address	11930 GREVILLEA AVE, HAWTHORNE, CA 90250			APN	4044-018-029
Owner	DULAC, GEORGETTE C; DULAC, STEPHEN P			Lot Size (SF/AC)	39,641/.91
Bedrooms	32	Year Built	1960	Living Area (SF)	13,268
Bathrooms/Partial	16	Garage/No. of Cars		Phones	

Nearby Neighbor #14					
Address	11946 HAWTHORNE BLVD, HAWTHORNE, CA 90250			APN	4047-030-003
Owner	SOLIMAN NABIL AND JANET TRS; SOLIMAN TRUST			Lot Size (SF/AC)	6,244/.14
Bedrooms	0	Year Built	1908	Living Area (SF)	5,256
Bathrooms/Partial		Garage/No. of Cars		Phones	

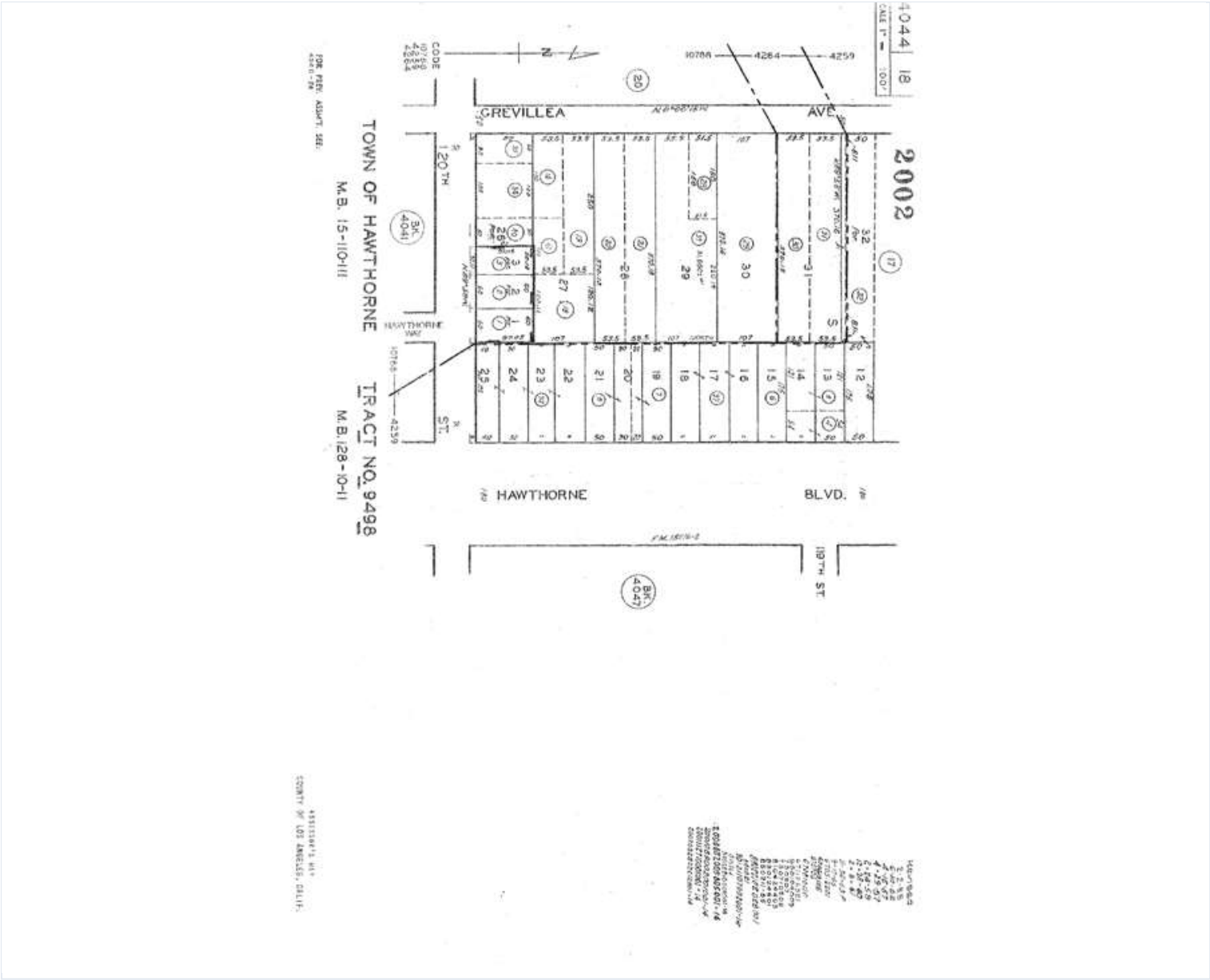
Nearby Neighbor #15					
Address	11934 HAWTHORNE BLVD, HAWTHORNE, CA 90250			APN	4047-030-002
Owner	YOON JOO WON			Lot Size (SF/AC)	9,373/.22
Bedrooms	0	Year Built	1955	Living Area (SF)	7,416
Bathrooms/Partial		Garage/No. of Cars		Phones	

Subject Property Location

Property Address 11949 HAWTHORNE BLVD  
City, State & Zip HAWTHORNE, CA 90250-3015  
County LOS ANGELES COUNTY

Report Date: 09/09/2025  
Order ID: R195081734

Parcel Number 4044-018-007



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