


**LOCATION**

<b>Property Address</b>	360 N 1st St El Cajon, CA 92021-6902	
<b>Subdivision</b>	Rancho El Cajon	
<b>Carrier Route</b>	C029	
<b>County</b>	San Diego County, CA	
<b>Map Code</b>	1251H5	

**GENERAL PARCEL INFORMATION**

<b>APN/Tax ID</b>	489-130-42-00
<b>Alt. APN</b>	
<b>City</b>	El Cajon
<b>Tax Area</b>	03003
<b>2010 Census Trct/Blk</b>	157.01/3
<b>Assessor Roll Year</b>	2017

**PROPERTY SUMMARY**

<b>Property Type</b>	Commercial
<b>Land Use</b>	Apartment House 5+ Units
<b>Improvement Type</b>	Apartment House 5+ Units
<b>Square Feet</b>	39440
<b># of Buildings</b>	1

**CURRENT OWNER**

<b>Name</b>	Pinnacle Heritage LLC
<b>Mailing Address</b>	19815 Hamilton Ave Torrance, CA 90502-1341
<b>Owner Occupied</b>	No
<b>Owner Right Vesting</b>	

**SALES HISTORY THROUGH 04/11/2018**

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels Book/Page Or Document#
8/5/2014	9/15/2014	\$8,200,000	Pinnacle Heritage LLC	Pei Loan Pool II LLC	Grant Deed	2014-0396506
4/23/2012	4/25/2012		Pei Loan Pool II LLC	Pei Loan Pool II LLC	Quit Claim Deed	2012-0241531
4/23/2012	4/25/2012		Pei Loan Pool II LLC	City Of El Cajon	Quit Claim Deed	2012-0241530
8/26/2009	9/8/2009	\$3,000,000	Pei Loan Pool II LLC	Jacoba Heritage North LLC	Trustees Deed	2009-0500696
8/10/2005	8/16/2005		Wiggans John D	Washtek LLC	Quit Claim Deed	2005-0701751
8/10/2005	8/16/2005		Jacoba Heritage North LLC	Wiggans John D	Grant Deed	2005-0701749
8/4/2003	8/25/2003		Wiggans John D	Heritage Apartments El Cajon LLC	Grant Deed	2003-1032011

Property Report for 360 N 1ST ST, cont.

12/17/2001	12/19/2001	\$3,482,500	Heritage Apartments El Cajon LLC	Israni Deepak & Israni Sushil	Grant Deed	2001-0934895
4/6/1999	5/10/1999	\$1,975,000	Heritage El Cajon LLC	Casebolt James H & Carol J Et Al Poore Glen W Tr	Individual Deed	1999-0318312
9/30/1996	10/9/1996		Arehart Marsha	Casebolt Marsha L	Intrafamily Transfer & Dissolution	1996-0512216
9/5/1996	9/5/1996	\$880,000	Casebolt James H & Casebolt Carol J	Mag V Inc & Casebolt James H	Trustees Deed	1996-0451722

**TAX ASSESSMENT**

Tax Assessment	2017	Change (%)	2016	Change (%)	2015
<b>Assessed Land</b>	\$4,349,331.00	\$85,281.00 (2.0%)	\$4,264,050.00	\$64,050.00 (1.5%)	\$4,200,000.00
<b>Assessed Improvements</b>	\$4,148,533.00	\$81,220.00 (2.0%)	\$4,067,313.00	\$67,313.00 (1.7%)	\$4,000,000.00
<b>Total Assessment</b>	\$8,497,864.00	\$166,501.00 (2.0%)	\$8,331,363.00	\$131,363.00 (1.6%)	\$8,200,000.00
<b>Exempt Reason</b>					
<b>% Improved</b>	49%				

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2017			\$104,990.00
2016			\$100,821.08
2015			\$100,237.26
2014			\$58,813.86
2013			\$59,049.00

**MORTGAGE HISTORY**

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
<b>08/08/2017</b>	<b>\$8,400,000</b>	Pinnacle Heritage Llc	Jp Morgan Chase Bank	2017-0357190
09/15/2014	\$6,150,000	Pinnacle Heritage LLC	Jp Morgan Chase Bank	2014-0396507
11/05/2010	\$4,875,000	Pei Loan Pool II LLC	Northmarq Capital	2010-0602750
08/16/2005	\$8,788,000	Jacoba Heritage North LLC	United Commercial Bank	2005-0701752
08/25/2003	\$3,506,250	Wiggans John D	Hawthorne Savings Federal Savings Bank	2003-1032012
12/19/2001	\$2,610	Heritage Apartments El Cajon L	California Federal Bank	2001-0934896
05/10/1999	\$1,481,250	Heritage El Cajon LLC	California Federal Bank	1999-0318313
04/14/1997	\$77,527	Casebolt James H Casebolt Carol J	Glen Willard Poore	1997-0170830

**FORECLOSURE HISTORY**

Filing Date	Auction Date	Defendant(s)	Plaintiff	Foreclosure Type	Case Number	Book/Page or Document#
07/23/2009	08/13/2009			Auction		2009-0406948
03/23/2009			United Commercial Bank	Preforeclosure		2009-0144919

**PROPERTY CHARACTERISTICS: BUILDING**

**Building # 1**

<b>Type</b>	Apartment House 5+ Units	<b>Condition</b>	<b>Units</b>	56
<b>Effective Year Built</b>	1972	<b>Stories</b>		
<b>BRs</b>		<b>Baths</b>	F H	<b>Rooms</b>
<b>Total Sq. Ft.</b>	39,440			
<b>Building Square Feet (Living Space)</b>		<b>Building Square Feet (Other)</b>		

**- CONSTRUCTION**

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures

**- OTHER**

Occupancy	Building Data Source
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**PROPERTY CHARACTERISTICS: EXTRA FEATURES**

No extra features were found for this parcel.

**PROPERTY CHARACTERISTICS: LOT**

Land Use	Apartment House 5+ Units	Lot Dimensions	
Block/Lot	/1	Lot Square Feet	74,487
Latitude/Longitude	32.798520°/-116.945244°	Acreage	1.71

**PROPERTY CHARACTERISTICS: UTILITIES/AREA**

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	
Zoning Code	R-3:Restricted Multiple	School District 2	Cajon Valley Un
Owner Type			

**LEGAL DESCRIPTION**

Subdivision	Rancho El Cajon	Plat Book/Page	
Block/Lot	/1	Tax Area	03003
Tract Number	000355		
Description	015882 Lot 1		

**FLOOD ZONE INFORMATION**

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as 060289-06073C1662G above the 500-year flood level.		05/16/2012

**LISTING ARCHIVE**

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Selling Agent	Selling Broker
130010106	Cancelled	05/09/2013	02/27/2013	\$7,900,000			Karen Richardson	Pacifica Real Estate Services		
100015953	Expired	09/16/2010	03/16/2010	\$7,785,000			Steve A Huffman	Berkadia Real Estate Advisors		

Property Report for 360 N 1ST ST, cont.

90062186	Expired	02/02/2010	11/03/2009	\$7,999,900			Karen Richardson	Pacifica Real Estate Services		
9900257	Sold	05/10/1999	02/17/1999	\$1,985,000	05/10/1999	\$1,975,000	Terry Moore	Apartment Consultants, Inc.	Terry Moore Ccim	Apartment Consultants, Inc.