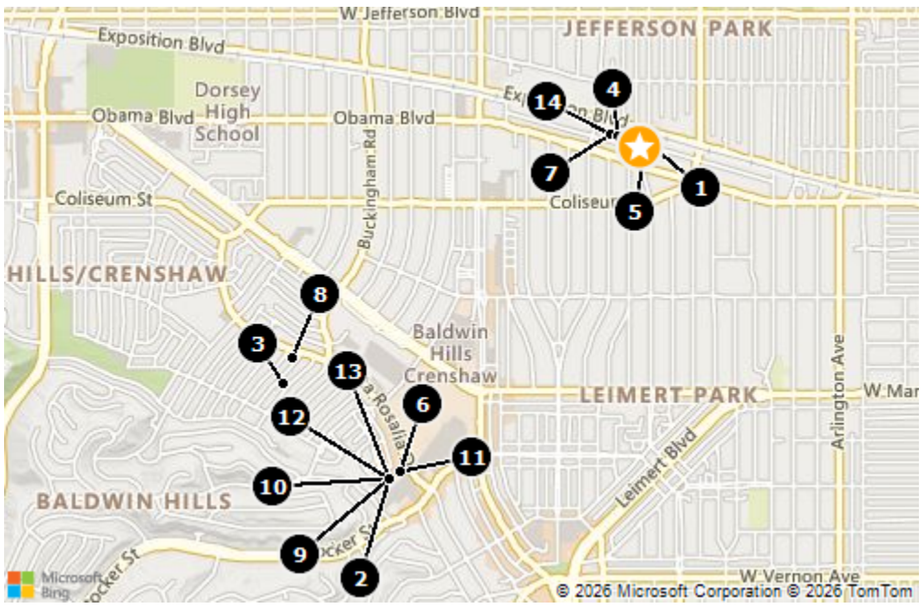
ICE SiteX Report

OrderID: 98224521

SiteX Property Information Report



Subject Property Location

2905 EXPOSITION PL, LOS ANGELES, CA 90018-4160

County:	**LOS ANGELES CA**	Census Tract:	060372342.001001
Property Use:	Condominium Unit (Residential)	Zoning:	LACM
Parcel Number:	5044-011-104	Thomas Bros Pg-Grid:	

Valuation

Value:	**$901,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$810,900 - $991,100	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	0-067
Assd Land Value:	$308,811	Market Land Value:		Tax Year:	2025
Assd Improvement:	$720,559	Market Improvment Value:		Total Taxable Value:	$12,259
Total Assessed Value:	$1,029,370	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Tract No: 74641
Abbreviated Description: TR=74641 LOT 1 PH 6 CONDO UNIT 74 (AIRSPACE AND 1/10 INT IN COMMON AREA)

Property Characteristics

Lot Size:	11,755 SF	Bedrooms:	3	Pool:	
Building Area:		Baths:	3	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/24/2025	Sales Price:	$868,500
Document #:	25-0499659 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/24/2021	Sales Price:	$970,000
Document #:	21-1748058 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/23/2021		
Document Type:			

Legal Description:
Lot: 1 Subdivision: THE OLMSTED AT EXPO WALK Tract No: 74641 Phase No: 6 Legal Unit: 74 Map Ref: MB 1419 PG 36-40
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	11/24/2021	Sales Price:	$970,009
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Tract No: 74641
Abbreviated Description: TR=74641 LOT 1 PH 6 CONDO UNIT 74 (AIRSPACE AND 1/10 INT IN COMMON AREA)

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$8,524,500	Median # of Bedrooms	2
Median Lot Size	37,446 SF	Median # of Baths	2
Median Living Area	720 SF	Median Year Built	2007
Price Range - 2 Yrs	$115,000 to $989,000	Age Range	5 years to 78 years
Median Value	$615,000	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**2913 EXPOSITION PL** **LOS ANGELES, CA 90018-4168**	06/03/2026	$835,000			/2/2	2020	19,717 SF	
		APN: 5044-011-037 Document #: 26-0405226 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: OLMSTED AT EXPO WALK Tract No: 74641 Phase No: 1 Legal Unit: 9 MapRef: MB 1419 PG 36-40 Abbreviated Description: Lot:1 Subdivision:OLMSTED AT EXPO WALK Tract No:74641 Phase No:1 Legal Unit:9 Map Ref:MB 1419 PG 36-40City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
2	1.12Mi.	**3740 SANTA ROSALIA DR** **LOS ANGELES, CA 90008-3623**	03/31/2026	$452,000	$627	720	/1/1	2007	65,210 SF	Yes
		APN: 5032-022-075 Document #: 26-0221492 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Tract No: 62108 Legal Unit: 302 MapRef: MB 1340 PG 65-67 Abbreviated Description: Lot:1 Tract No:62108 Legal Unit:302 Map Ref:MB 1340 PG 65-67City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
3	1.14Mi.	**4048 ABOURNE RD** **LOS ANGELES, CA 90008-3245**	03/27/2026	$325,000	$438	741	/1/1	1948	46,261 SF	
		APN: 5032-014-029 Document #: 26-0214078 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: ABOURNE HOUSE 2 Tract No: 26871 Legal Unit: 19 MapRef: MB 819 PG 93&94 Abbreviated Description: Lot:1 Subdivision:ABOURNE HOUSE 2 Tract No:26871 Legal Unit:19 Map Ref:MB 819 PG 93&94City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
4	.07Mi.	**2923 EXPOSITION PL** **LOS ANGELES, CA 90018-4177**	03/27/2026	$989,000			/3/3	2021	17,092 SF	
		APN: 5044-011-059 Document #: 26-0214788 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Tract No: 74641 MapRef: MB 1419 PG 36-40 Abbreviated Description: Lot:1 Tract No:74641 Map Ref:MB 1419 PG 36-40City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
5	.02Mi.	**2911 EXPOSITION PL** **LOS ANGELES, CA 90018-4166**	03/03/2026	$875,000			/3/3	2020	19,717 SF	
		APN: 5044-011-031 Document #: 26-0147622 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: THE OLMSTED AT EXPO WALK Tract No: 74641 Phase No: 1 Legal Unit: 3 MapRef: MB 1419 PG 36-40 Abbreviated Description: Lot:1 Subdivision:THE OLMSTED AT EXPO WALK Tract No:74641 Phase No:1 Legal Unit:3 Map Ref:MB 1419 PG 36-40City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
6	1.08Mi.	**3750 SANTA ROSALIA DR** **LOS ANGELES, CA 90008-3633**	02/03/2026	$692,000	$432	1600	/3/2	2007	37,446 SF	Yes
		APN: 5032-022-167 Document #: 26-0078650 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Tract No: 60377 Legal Unit: 413 MapRef: MB 1339 PG 53&54 Abbreviated Description: Lot:1 Tract No:60377 Legal Unit:413 Map Ref:MB 1339 PG 53&54City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
7	.09Mi.	**2927 EXPOSITION PL** **LOS ANGELES, CA 90018-4182**	12/10/2025	$805,000			/2/2	2021	22,477 SF	
		APN: 5044-011-089 Document #: 25-0895227 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: THE OLMSTED AT EXPO WALK Tract No: 74641 Phase No: 5 Legal Unit: 44 MapRef: MB 1419 PG 36-40 Abbreviated Description: Lot:1 Subdivision:THE OLMSTED AT EXPO WALK Tract No:74641 Phase No:5 Legal Unit:44 Map Ref:MB 1419 PG 36-40City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
8	1.1Mi.	**4108 SANTA ROSALIA DR** **LOS ANGELES, CA 90008-5011**	11/12/2025	$434,000	$589	736	/1/1	1948	22,034 SF	
		APN: 5032-013-043 Document #: 25-0791210 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Tract No: 28986 Legal Unit: 9 MapRef: MB 824 PG 86&87 Abbreviated Description: Lot:1 Tract No:28986 Legal Unit:9 Map Ref:MB 824 PG 86&87City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
9	1.12Mi.	**3740 SANTA ROSALIA DR** **LOS ANGELES, CA 90008-3625**	10/28/2025	$450,000	$625	720	/1/1	2007	65,210 SF	Yes
		APN: 5032-022-115 Document #: 25-0747055 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Tract No: 62108 Legal Unit: 416 MapRef: MB 1340 PG 65-67 Abbreviated Description: Lot:1 Tract No:62108 Legal Unit:416 Map Ref:MB 1340 PG 65-67City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
10	1.12Mi.	**3740 SANTA ROSALIA DR** **LOS ANGELES, CA 90008-3625**	08/29/2025	$555,000	$555	1000	/2/2	2007	65,210 SF	Yes
		APN: 5032-022-107 Document #: 25-0589086 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Tract No: 62108 Legal Unit: 408 MapRef: MB 1340 PG 65-67 Abbreviated Description: Lot:1 Tract No:62108 Legal Unit:408 Map Ref:MB 1340 PG 65-67City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
11	1.08Mi.	**3750 SANTA ROSALIA DR** **LOS ANGELES, CA 90008-3636**	08/22/2025	$675,000	$429	1570	/3/2	2007	37,446 SF	Yes
		APN: 5032-022-196 Document #: 25-0572201 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Tract No: 60377 Legal Unit: 614 MapRef: MB 1339 PG 53&54 Abbreviated Description: Lot:1 Tract No:60377 Legal Unit:614 Map Ref:MB 1339 PG 53&54City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
12	1.12Mi.	**3740 SANTA ROSALIA DR** **LOS ANGELES, CA 90008-3623**	08/08/2025	$445,000	$618	720	/1/1	2007	65,210 SF	Yes
		APN: 5032-022-063 Document #: 25-0539331 Document Type: Price Code: R Land Use: Condominium Unit (Residential)								

ICE SiteX Report

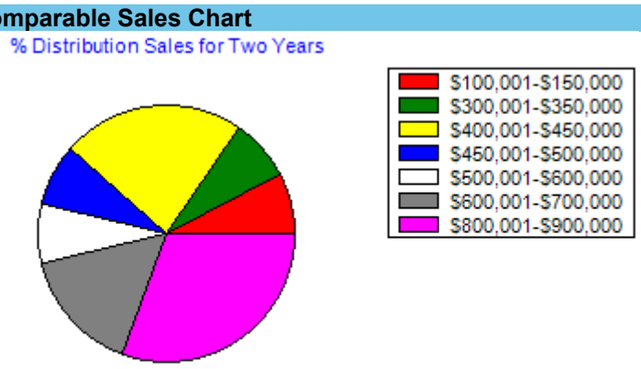
OrderID: 98224521

Legal: Lot: 1 Tract No: 62108 Legal Unit: 216 MapRef: MB 1340 PG 65-67 Abbreviated Description: Lot:1 Tract No:62108 Legal Unit:216 Map Ref:MB 1340 PG 65-67City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

13 1.12Mi. **3740 SANTA ROSALIA DR** 07/23/2025 $115,000 $143 800 /1/1 2007 65,210 SF Yes
LOS ANGELES, CA 90008-3624
APN: 5032-022-091 Document #: 25-0495385
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Tract No: 62108 Legal Unit: 318 MapRef: MB 1340 PG 65-67 Abbreviated Description: Lot:1 Tract No:62108 Legal Unit:318 Map Ref:MB 1340 PG 65-67City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

14 .09Mi. **2927 EXPOSITION PL** 06/30/2025 $877,500 /3/3 2021 22,477 SF
LOS ANGELES, CA 90018-4182
APN: 5044-011-087 Document #: 25-0437003
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: THE OLMSTED EXPO WALK Tract No: 74641 Phase No: 5 Legal Unit: 42 MapRef: MB 1419 PG 36-40 Abbreviated Description: Lot:1 Subdivision:THE OLMSTED EXPO WALK Tract No:74641 Phase No:5 Legal Unit:42 Map Ref:MB 1419 PG 36-40City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**2905 EXPOSITION PL**	**11/24/2021**		$1,029,370		/3/3	2021	11,755 SF	
0Mi.	**2907 EXPOSITION PL**	**10/27/2021**		$999,656		/3/3	2021	11,755 SF	
0Mi.	**2907 EXPOSITION PL**	**10/28/2021**		$840,899		/3/3	2021	11,755 SF	
0Mi.	**2907 EXPOSITION PL**	**07/19/2022**		$967,572		/3/3	2021	11,755 SF	
0Mi.	**2907 EXPOSITION PL**	**10/29/2021**		$878,361		/3/3	2021	11,755 SF	
0Mi.	**2907 EXPOSITION PL**	**10/29/2021**		$1,027,885		/3/3	2021	11,755 SF	
0Mi.	**2905 EXPOSITION PL**	**06/10/2022**		$926,645		/2/2	2021	11,755 SF	
0Mi.	**2905 EXPOSITION PL**	**11/19/2021**		$912,625		/2/2	2021	11,755 SF	
0Mi.	**2905 EXPOSITION PL**	**11/19/2021**		$986,911		/2/2	2021	11,755 SF	
0Mi.	**2905 EXPOSITION PL**	**12/03/2021**		$1,087,723		/3/3	2021	11,755 SF	
.02Mi.	**2913 EXPOSITION PL**	**12/30/2020**		$1,028,309		/3/3	2020	19,717 SF	
.02Mi.	**2913 EXPOSITION PL**	**12/14/2022**		$879,138		/2/2	2020	19,717 SF	
.02Mi.	**2913 EXPOSITION PL**	**03/31/2020**		$855,215		/3/3	2020	19,717 SF	
.02Mi.	**2913 EXPOSITION PL**	**03/09/2020**		$860,923		/2/2	2020	19,717 SF	
.02Mi.	**2913 EXPOSITION PL**	**03/06/2020**		$987,011		/2/2	2020	19,717 SF	
.02Mi.	**2911 EXPOSITION PL**	**03/06/2020**		$1,112,008		/2/2	2020	19,717 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

OrderID: 98224521

Flood Report

The Subject Property of **2905 EXPOSITION PL, LOS ANGELES, CA 90018-4160** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

9/10/2024 - Bridge Fire 12/10/2024 - Franklin Fire 1/7/2025 - Eaton Fire 1/7/2025 - Fire 1/7/2025 - Hurst Fire 1/7/2025 - Palisades Fire 8/7/2025 - Canyon Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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