




**Represented by
BOB TAYLOR PROPERTIES
5526 North Figueroa Street
Los Angeles, CA 90042
323-257-1080
www.bob-taylor.com
bobtaylorprop @ gmail.com**

**5830 Benner Street
Unit 202 Arroyo Seco Village
Highland Park, California**

5830 Benner Street #202, Arroyo Seco Village
Highland Park, CA

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Client Detail Report			
 <p>See Additional Pictures</p>		Listing # 12109455 County: Los Angeles	5830 Benner St #202 Highland Park, CA 90042 Cross St: Ave. 57/Ave. 60
		Listing Price: \$279,000 Map: 595, D3	
		Prop Type: Residential Area: Highland Park Style: Other Beds: 2 Baths(FTHQ): 2 (1 1 0 0) Year Built: 1979 Tax ID: 5492009077 DOM/CDOM: 47/47	Prop Subtype(s): Condominium Attached Stories: One Level Approx Square Feet: 753 Assessor's Data Price/Sq Ft: \$370.52 Lot Sq Ft (approx): 2269 ((Other)) Lot Acres (approx): 0.052
School District Los Angeles Unified		ELEM Check w City	JRHG Check w City
SRHG Check w City			
Directions Cross streets: Avenue 57/Avenue 60 Marketing Remark This beautiful & immaculate second-floor condominium is being offered for sale at \$279,000. It has 2 bedrooms, and 1 3/4 baths. Great mountain views from the bedrooms, living room & private deck... Range stove, microwave, refrigerator, washer/dryer & dishwasher included. There is a spacious 2-car garage with automatic door on the ground floor. This condo is located within Arroyo Seco Village, which is a gated complex with lush, verdant landscaping, koi ponds, community pool, spa, sauna, new barbeques, picnic area, recreation room & a basketball court. It also has a security entrance with an automatic gate & intercom system for guests to be let in. Arroyo Seco Village is within blocks of South Pasadena, & has easy access to freeways & downtown Los Angeles.			
Pricing Ranges Range Price: No Lease: No Rooms Rooms: Recreation Room Formal Dining Room: No Family Room: No Special Feat. & View View Type: City Lights View Add'l Prop Features Lot #: 1 Fireplace: No Garage Description: Attached Parking Description: Parking Space Floors: Wall to Wall Carpet Air Conditioning: Yes Laundry: Inside Patio Type: Balcony Pool Type: In Ground Roof: Composition Security System: Yes Financial Info Terms: Cash to New Loan Assoc Dues #1: \$245.00			
		View: Yes # Units in Develop.: #137 Den/Office: No Eat Area: Area Living Room: Yes	Tract #: 31175 Garage Spaces: #2 # of Parking Spcs: #2 Yard: No Heating Type: Radiant AC Type: Wall Window Patio: Yes Pool: Yes Spa: Yes Sewer: In, Connected & Paid
		Land	Fee

Multiple Listing Print-out
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Arroyo Seco Village is a gated complex with lush, verdant landscaping, koi ponds, community pool, spa, sauna, new barbeques, picnic area, recreation room, and an outdoor basketball court.

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This beautiful and immaculate second-floor condominium is being offered for sale at \$279,000. It has 2 bedrooms and 1.75 baths. Great mountain views from the bedrooms, living room, and private deck.



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Convenient kitchen includes range stove, microwave, refrigerator, washer/dryer and dishwasher.



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Property Information from City Records			
Year built	1979	Parking	2 car garage #152
Number of bedrooms	2	Heating	Radiant
Number of bathrooms	1 3/4	Air Conditioning	Wall unit
Square feet per assessor's records	753		
Lot size	Common areas Over 40,000 sq. ft.		

Information from sources deemed reliable, but not guaranteed .

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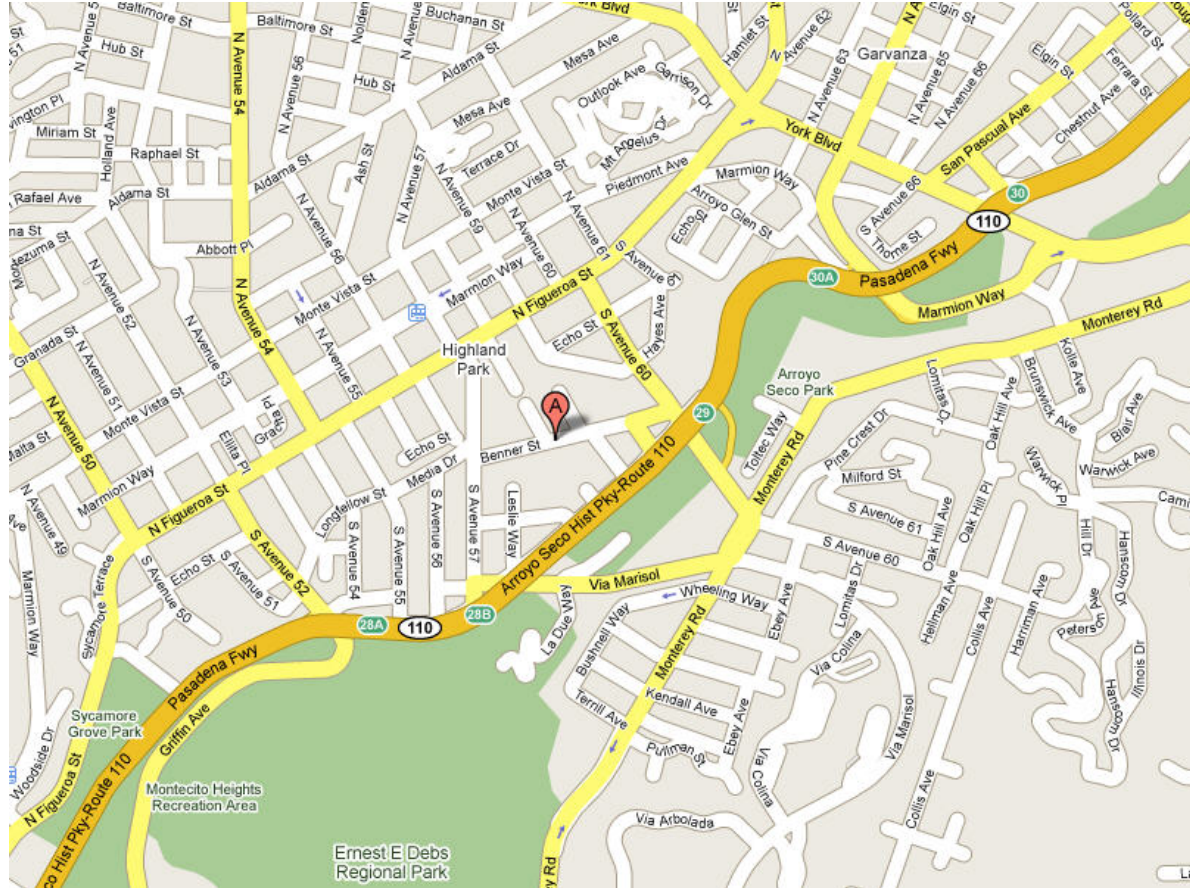
*Information from sources deemed
reliable, but not guaranteed.*

Schools					
School Name	Grades	Local Dist	Board Dist	Address	Phone
Bushnell Way	K-5	4	5	5507 Bushnell Way, Los Angeles 90042	323.255.6511
Burbank Middle School	6-8	4	5	6460 N. Figueroa St., Los Angeles 90042	323.340.4400
Franklin	9-12	4	5	820 N. Avenue 54, Los Angeles 90042	323-550-2000

Neighborhood Information Elected Representatives			
City Council	District 1	Ed P. Reyes	http://www.lacity.org/council/cd1/
County Supervisor	District 1	Gloria Molina	http://bos.co.la.ca.us/
State Senate	District 22	Gilbert A. Cedillo	http://dist22.casen.govoffice.com/
State Assembly	District 45	Kevin de Leon	http://democrats.assembly.ca.gov/members/a45/ce
US Congress	District 31	Xavier Becerra	http://becerra.house.gov/HoR/ca31/home

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Location of 5830 Benner #202, Arroyo Seco Village

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A Brief History of Highland Park

In 1781, the City of Los Angeles, known then as the Pueblo de la Reina de la Margen Del Rio de la Porciuncula, was founded and incorporated by Spain. Around this time, in 1784, Jose Maria Verdugo, a retired military soldier and rancher was granted 36,000 acres of land which he named "Rancho San Raphael". He built a small pueblo, using the balance for cattle raising.

Almost 100 years later, part of this Rancho would become the community of Highland Park. Alfred B. Chapman, an attorney, and his partner Andrew Glassell purchased 32,500 acres of this land in 1869 (approximately 50.7 square miles) 3,500 acres of which remained with the Verdugoes.

Chapman and Glassell immediately sub-divided and categorized the land into 31 parcels, one of which was later to become Highland Park. Jesse Hunter, Albert H. Judson and George W. Morgan, a group of developers, purchased and subdivided what became the Highland Park parcel into several tracts in 1885. Some of these early tracts were named "Highland Park", "Hunter-Highland View", "Ramirez Homestead" and "Montezuma". They were generally located adjacent to Figueroa Street, which was formally named Pasadena Street, initially called Grasshopper Street. This arterial (Figueroa Street) served as the primary connector between the cities of Los Angeles and Pasadena.

The arrival of the railroad in the late 1870's connecting Los Angeles with the east was to further change the pace of life and growth in this emerging area. As the street network improved connecting adjoining communities and the downtown Los Angeles area, development accelerated. The rapid development around this time resulted in inflated property prices as evidenced by a 500 percent increase in one year, when demand for commercial and residential property exceeded the supply. That real estate boom lasted into the 1890's.

The people of Highland Park formed a volunteer neighborhood improvement association to supply some of the greatly needed community services such as refuse collection, landscaping and road repair. Two issues, water supply and police protection were problems the volunteer association could not adequately resolve. Both the water supply and rowdy saloons of the area's central Sycamore Grove district prompted the community's need for the resources of a larger city that could help it to address these problems. In the latter part of the 1890's Highland Park sought annexation to the City of Los Angeles to receive both water and adequate police protection.

About Bob Taylor

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REAL ESTATE EXPERIENCE

Bob has been a licensed full time real estate agent since 1980, with a career record of many hundreds of closed escrows.



Bob attained the G.R.I. designation in 1983, and the prestigious C.R.S. designation in 1989. These designations are awarded by the National Association of Realtors upon completion of educational requirements and demonstration of experience in the field. Bob also attained the C.R.E.A. designation in 1989, and is a member of the National Association of Real Estate Appraisers.

Bob is now the owner of his own firm, Bob Taylor Properties, Inc. While associated with the Red Carpet franchise, Bob attained the position of NUMBER ONE Top Producing Real Estate sales agent in the Nation for the years 1984, 1985, and 1986, in total sales volume and number of escrows closed.

Bob is a member of the Los Angeles Association of Realtors and the Glendale Association of Realtors, a division of the Multi-Region Multiple Listing Service. Bob has served as a member of the Board of

Directors of the Los Angeles Association of Realtors, as well as Northern Division Chairman; and Secretary of the Board of Directors of the Northeast Multiple Listing Service.

COMMUNITY LEADERSHIP

Bob believes that his good fortune should be shared with his community. He has served as President of the Kiwanis Club of Highland Park for 2 years, directing community service projects that include providing toys and Christmas dinner for children and their families at County USC Children's Pavilion, and presenting recognition awards to at-risk youth at Highland Park Continuation High School. Bob has also served as President of the Co-ordinating Council of Arroyo Seco Alternative Magnet School, and President of his local homeowner's association.

BUSINESS PHILOSOPHY

Bob's business philosophy begins with the belief that clients and customers should be treated as friends, and with respect. High pressure sales tactics are not part of Bob's philosophy! Bob helps his clients and customers explore their financial, lifestyle and real estate goals, then focuses his energy, skill and expertise on helping them attain those goals. Bob enjoys every opportunity to work with people, and he values the trust and confidence that is placed in him. The next time you buy or sell a home, look to Bob Taylor for the kind of commitment that personifies excellence. It's the hallmark of an individual dedicated to service.