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**7530 N. Glenoaks Blvd.
Burbank, CA 91504
Phone: 818-767-2000**

Date: 07/11/2026
Property: 1063 COLORADO BLVD, LOS ANGELES, CA 90041-2501
APN: 5690-023-040
County: LOS ANGELES



Subject Property Location

Property Address 1063 COLORADO BLVD
City, State & Zip LOS ANGELES, CA 90041-2501
County LOS ANGELES COUNTY
Mailing Address 1835 MARION DR, GLENDALE, CA 91205-3725
Census Tract 1810.00
Thomas Bros Pg-Grid 565-6D

Property Use Office Bldg (General)
Parcel Number 5690-023-040
Latitude 34.137604
Longitude -118.189581

Report Date: 07/11/2026
 Order ID: R223802734

Legal Description Details Lot Number: 18 Tract No: 7927 Brief Description: TR=7927 EX OF STS LOT 18

Current Ownership Information **Source of Ownership data: Assessment Data*

Primary Owner Name(s)	WEBER ALLYSON
Vesting	

Latest Full Sale Information

Primary Owner Name(s)	WEBER, ALLYSON	Sale Price	\$680,000
		Sale Date	06/29/2015
		Recording Date	07/06/2015
Vesting	Married Woman as her sole and separate property	Recorder Doc #	15-0803550
		Book/Page	

Financing Details at Time of Purchase

1	Loan Amount	\$533,000	Origination Lender Name	THE BECKHAM FAMILY TRUST
	Loan Type	Seller take-back	Recording Doc #	15-0803551

Property Characteristics

	Bedrooms		Year Built	1935	Living Area (SF)	1,598
	Bathrooms/Partial		Garage Type/Parking Spaces		Price (\$/SF)	\$426/SF
	Total Rooms		Stories/Floors	1 Story	Lot Size (SF/AC)	2,613/.06
	Construction Type	Wood	Units		Fireplace	
	Exterior Walls		Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Office	View		Elevator	
	Land Use	Office Bldg (General)			Zoning	LAC4

Assessment & Taxes

	Assessment Year	2025	Tax Year	2025	Tax Exemption	
	Total Assessed Value	\$804,975	Tax Amount	\$9,925.67	Tax Rate Area	0-004
	Land Value	\$473,516	Tax Account ID			
	Improvement Value	\$331,459	Tax Status	No Delinquency Found		
	Improvement Ratio	41.18%	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	06/16/2022	VELOCITY COMMERCIAL CAPITAL LLC	\$550,000	NO
2	08/08/2017	STATE FARM BANK FSB	\$556,000	NO
3	07/06/2015	THE BECKHAM FAMILY TRUST	\$533,000	YES

Loan Officer Insights

No details available



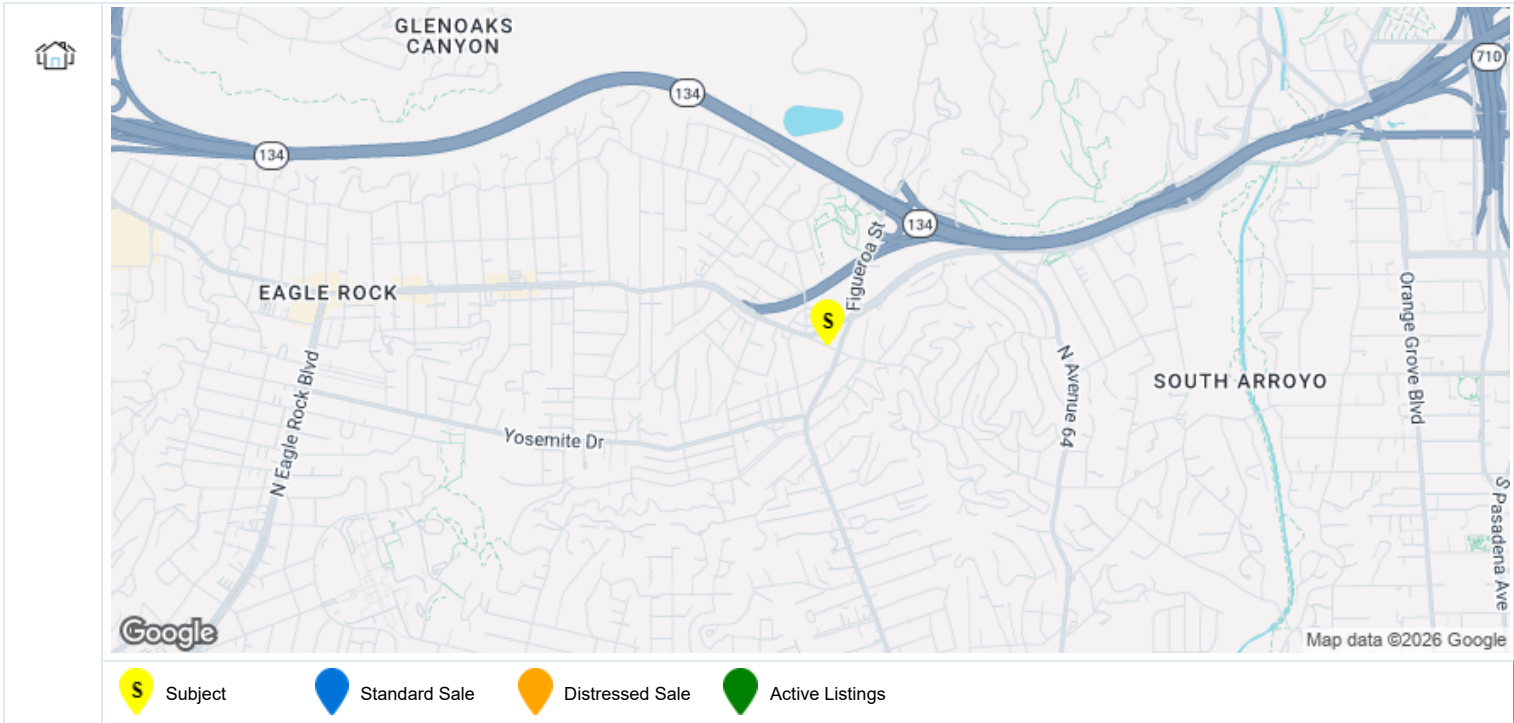
Subject Property Location

Property Address 1063 COLORADO BLVD
City, State & Zip LOS ANGELES, CA 90041-2501

Report Date: 07/11/2026
Order ID: R223802735
County: LOS ANGELES

Comparable Sales

No comparable sales found for subject property with selected filter criteria.





Subject Property Location

Property Address 1063 COLORADO BLVD
City, State & Zip LOS ANGELES, CA 90041-2501
County LOS ANGELES COUNTY
Mailing Address 1835 MARION DR, GLENDALE, CA 91205-3725

Report Date: 07/11/2026
 Order ID: R223802736

Property Use Office Bldg (General)
Parcel Number 5690-023-040

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	11/10/2022	Assignment	Assignment of Mortgage		22-1066130	ALLYSON WEBER	
2	06/16/2022	Mortgage	Commercial Loan	\$550,000	22-0637860	WEBER, ALLYSON	
3	04/28/2021	Assignment	Assignment of Mortgage	\$556,000	21-0675448	SF ARLO, LLC	
4	08/17/2017	Release	Substitution of Trustee and Full Reconveyance		17-0933576	ALLYSON WEBER, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY	
5	08/08/2017	Mortgage	Commercial Loan	\$556,000	17-0891137	WEBER, ALLYSON	
6	07/06/2015	Mortgage	Seller take-back	\$533,000	15-0803551	WEBER, ALLYSON	
7	07/06/2015	Deed	Grant Deed	\$680,000	15-0803550	WEBER, ALLYSON	BECKHAM, KATHERINE M; BECKHAM FAMILY TRUST
8	07/06/2015	Deed	Intra-family Transfer or Dissolution		15-0803549	WEBER, ALLYSON	WEBER, DAVID JAMES
9	07/18/2008	Deed	Affidavit of Death of Trustee/Successor Trustee		08-1280928	BECKHAM, KATHERINE M	BECKHAM FAMILY TRUST; BECKHAM, JAMES BORDON; 000002; BECKHAM, JAMES B
10	05/04/2004	Deed	Intra-family Transfer or Dissolution		04-1113214	BECKHAM, JAMES B; BECKHAM, KATHERINE M	BECKHAM, JAMES B; BECKHAM, KATHERINE M
11	05/02/1989	Deed					

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

Transaction Details

Mortgage Assignment

	Transaction ID	1	Recorder Doc Number	22-1066130	Original Loan Amount	
	Effective Date	11/09/2022	Document Type	Assignment	Origination Doc #	22-0637860
	Borrower(s) Name	ALLYSON WEBER	Document Description	Assignment of Mortgage	Origination Recording Date	06/16/2022
			Recording Date	11/10/2022	Original Lender	NOT PROVIDED
	Assignor Name	VELOCITY COMMERCIAL CAPITAL LLC A CALIFORNIA LIMITED LIABILITY COMPANY		Assignee Name	US BANK TRUST COMPANY NATIONAL ASSOCIATION AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2022-4	

Transaction Details (cont.) (2)

Mortgage						
	Transaction ID	2	Recorder Doc Number	22-0637860	Recorder Book/Page	
	Mortgage Date	06/14/2022	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$550,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	06/16/2022	1st Periodic Cap Rate	
	Origination Lender Name	VELOCITY COMMERCIAL CAPITAL LLC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	WEBER, ALLYSON	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Married Woman as her sole and separate property				
Mortgage Assignment						
	Transaction ID	3	Recorder Doc Number	21-0675448	Original Loan Amount	\$556,000
	Effective Date	02/18/2021	Document Type	Assignment	Origination Doc #	17-0891137
	Borrower(s) Name	SF ARLO, LLC	Document Description	Assignment of Mortgage	Origination Recording Date	08/08/2017
			Recording Date	04/28/2021	Original Lender	NOT PROVIDED
	Assignor Name	STATE FARM BANK FSB A FEDERAL SAVINGS BANK	Assignee Name	SF ARLO LLC A DELAWARE LIMITED LIABILITY COMPANY		
Mortgage Release						
	Transaction ID	4	Recorder Doc Number	17-0933576	Loan Amount	
	Effective Date	07/31/2017	Document Type	Release	Origination Doc #	15-0803551
	Borrower(s) Name	ALLYSON WEBER, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	07/06/2015
	Current Lender	KATHERINE M. BECKHAM, SURVIVING TRUSTEE OF THE BECKHAM FAMILY TRUST DATED JANUARY 11, 1989 AND RESTATED IN FULL OF ON APRIL 29, 2004	Recording Date	08/17/2017	Original Lender	KATHERINE M. BECKHAM, SURVIVING TRUSTEE OF THE BECKHAM FAMILY TRUST DATED JANUARY 11, 1989 AND RESTATED IN FULL OF ON APRIL 29, 2004
Mortgage						
	Transaction ID	5	Recorder Doc Number	17-0891137	Recorder Book/Page	
	Mortgage Date	08/07/2017	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$556,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	08/08/2017	1st Periodic Cap Rate	
	Origination Lender Name	STATE FARM BANK FSB	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	WEBER, ALLYSON	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

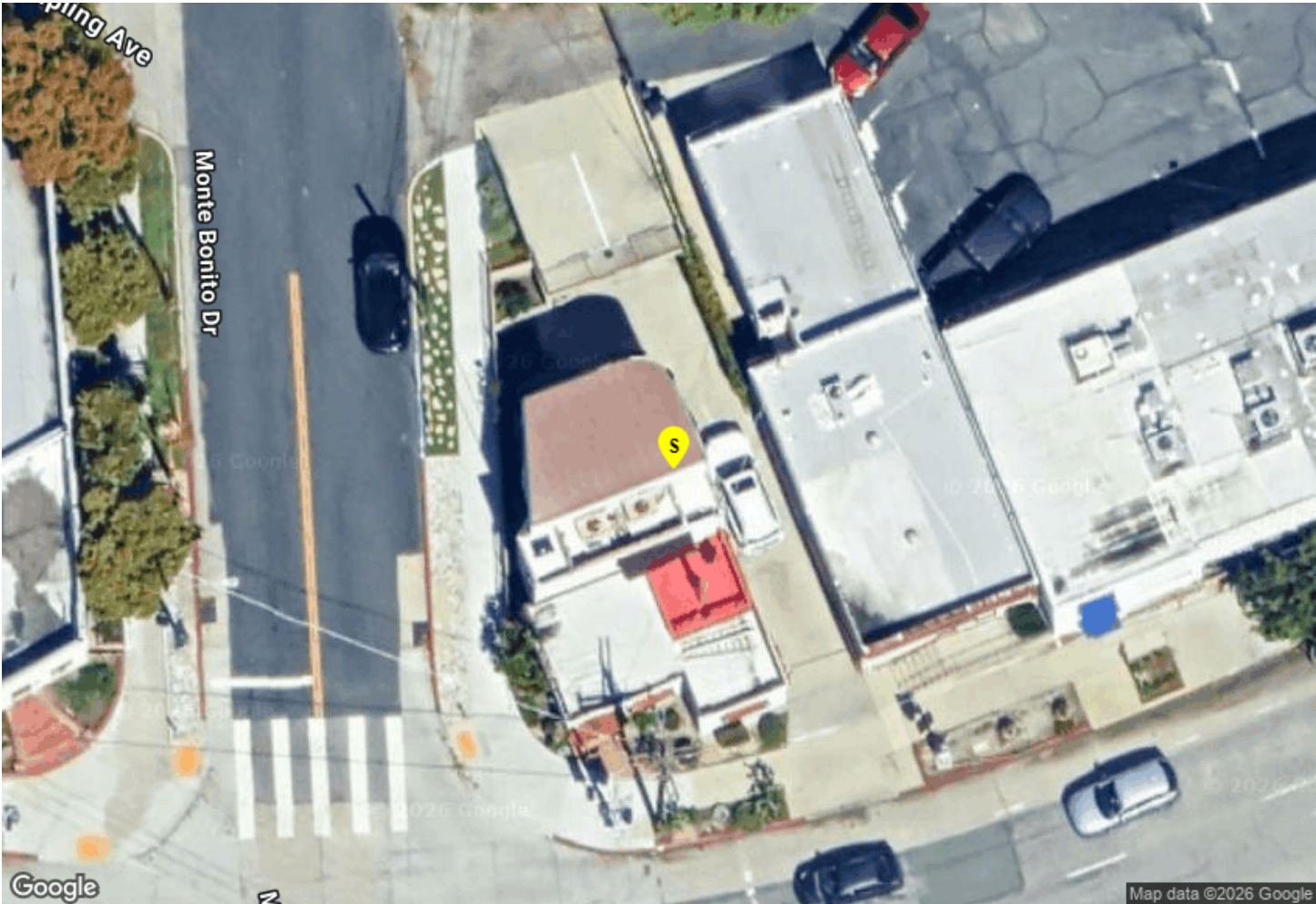
Transaction Details (cont.) (3)

Mortgage						
	Transaction ID	6	Recorder Doc Number	15-0803551	Recorder Book/Page	
	Mortgage Date	06/29/2015	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$533,000	Document Description	Seller take-back	1st Periodic Floor Rate	
	Loan Type	Seller take-back	Recording Date	07/06/2015	1st Periodic Cap Rate	
	Origination Lender Name	THE BECKHAM FAMILY TRUST	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Seller	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	WEBER, ALLYSON	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Married Woman as her sole and separate property				
Transfer						
	Transaction ID	7	Recorder Doc Number	15-0803550	Partial Interest Transferred	
	Sale Date	06/29/2015	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$680,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	07/06/2015	Property Use	
	Buyer 1	WEBER, ALLYSON	Buyer 1 Entity	Married Woman	Buyer Vesting	Married Woman as her sole and separate property
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	1835 MARION DR, GLENDALE, CA 91205-3725
	Seller 1	BECKHAM, KATHERINE M	Seller 1 Entity	Individual	Seller Mailing Address	5269 LA RODA AVE, LOS ANGELES, CA 90041-1324
	Seller 2	BECKHAM FAMILY TRUST	Seller 2 Entity	Company or Corporation	Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref	MB89 PG1&2	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		/// 7927		Title Company Name	ORANGE COAST TITLE CO SOCIAL
Transfer						
	Transaction ID	8	Recorder Doc Number	15-0803549	Partial Interest Transferred	
	Transfer Date	06/29/2015	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	07/06/2015	Property Use	
	Buyer 1	WEBER, ALLYSON	Buyer 1 Entity	Married Woman	Buyer Vesting	Married Woman as her sole and separate property
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	1835 MARION DR, GLENDALE, CA 91205-3725
	Seller 1	WEBER, DAVID JAMES	Seller 1 Entity	Married Person	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref	MB89 PG1&2	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		/// 7927		Title Company Name	ORANGE COAST TITLE CO SOCIAL

Transaction Details (cont.) (4)

Transfer						
	Transaction ID	9	Recorder Doc Number	08-1280928	Partial Interest Transferred	
	Transfer Date	07/14/2008	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	
	Recorder Book/Page		Recording Date	07/18/2008	Property Use	
	Buyer 1	BECKHAM, KATHERINE M	Buyer 1 Entity	Successor Trustee	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	5269 LA RODA AVE, LOS ANGELES, CA 90041-1324
	Seller 1	BECKHAM FAMILY TRUST	Seller 1 Entity	Family Trust	Seller Mailing Address	
	Seller 2	BECKHAM, JAMES BORDON	Seller 2 Entity	Deceased	Legal City/ Muni/ Township	
	Legal Recorder's Map Ref	MB89 PG1&2	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract			/// 7927		Title Company Name
Transfer						
	Transaction ID	10	Recorder Doc Number	04-1113214	Partial Interest Transferred	
	Transfer Date	04/29/2004	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	05/04/2004	Property Use	
	Buyer 1	BECKHAM, JAMES B	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Family Trust
	Buyer 2	BECKHAM, KATHERINE M	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	5269 LA RODA AVE, LOS ANGELES, CA 90041-1324
	Seller 1	BECKHAM, JAMES B	Seller 1 Entity	Husband and Wife	Seller Mailing Address	5269 LA RODA AVE, LOS ANGELES, CA 90041-1324
	Seller 2	BECKHAM, KATHERINE M	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	
	Legal Recorder's Map Ref	MB89 PG1&2	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract			/// 7927		Title Company Name
Transfer						
	Transaction ID	11	Recorder Doc Number		Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	05/02/1989	Property Use	Office Bldg (General)
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract			TR=7927 EX OF STS LOT 18/ / / 7927		Title Company Name

Subject Property Location		Report Date: 07/11/2026	
		Order ID: R223802737	
Property Address	1063 COLORADO BLVD	Property Use	Office Bldg (General)
City, State & Zip	LOS ANGELES, CA 90041-2501	Parcel Number	5690-023-040
County	LOS ANGELES COUNTY		
Mailing Address	1835 MARION DR, GLENDALE, CA 91205-3725		
Owner Name	WEBER ALLYSON		



S Subject

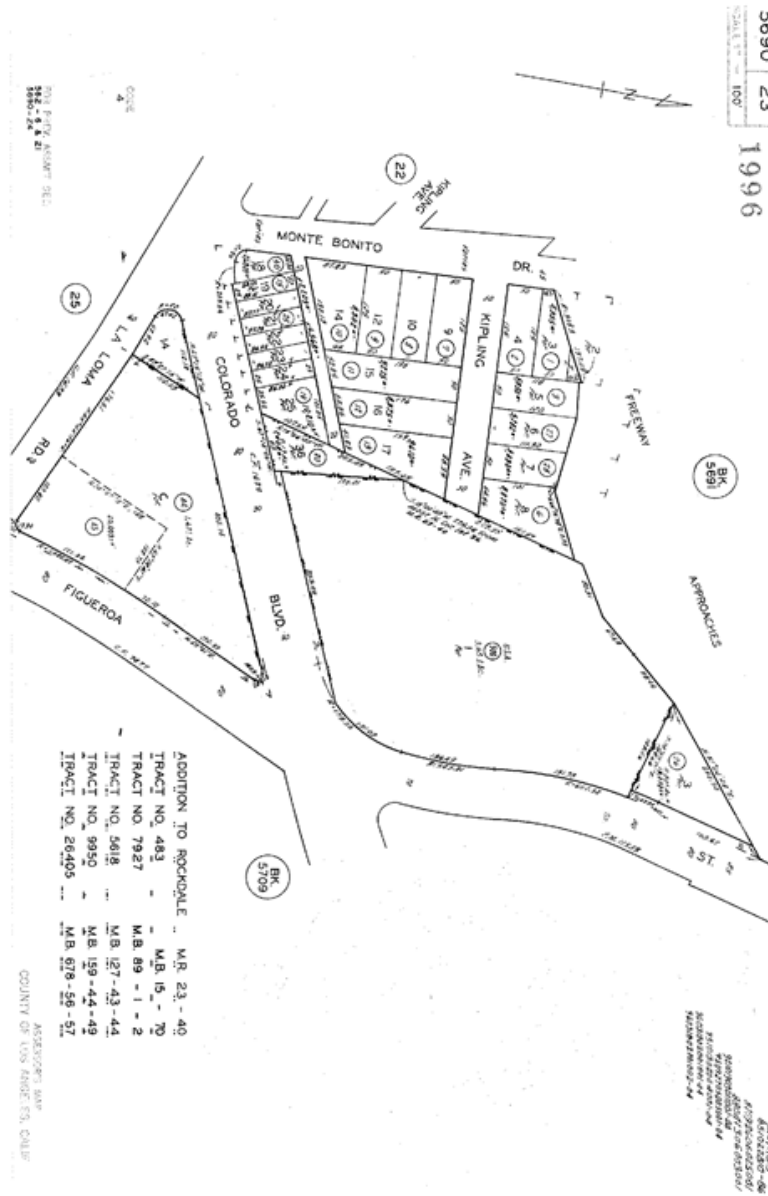


Subject Property Location

Property Address 1063 COLORADO BLVD
City, State & Zip LOS ANGELES, CA 90041-2501
County LOS ANGELES COUNTY

Report Date: 07/11/2026
Order ID: R223802738

Parcel Number 5690-023-040



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