

SUPPLEMENTAL DISCLOSURES
904 North 1st Street, Alhambra, CA 91801

Please read this carefully as it contains important information and disclosures about the subject property.

DISCLOSURES

1. Units B and C have water damage. The amount and extent of damage, the presence of mold, and any remediation requirements are unknown. The Buyer assumes all liability for repairs and remediation related to the condition of the Property.
2. Buyers are strongly advised to conduct their own inspections and investigations.
3. The property is subject to City of Alhambra Soft-Story Retrofit requirements. The required soft-story retrofit work for the parking area and balconies has not been completed. Buyer shall be solely responsible for verifying all retrofit requirements, applicable municipal codes, compliance timelines, permits, costs, and completion of any required work.
4. See City of Alhambra Public Records Request_PR26-51 – Response (attached).
5. Buyer to independently investigate all applicable municipal codes, retrofit requirements, building permits, zoning regulations, and compliance matters affecting the property.
6. Occupancy status and rent amounts are effective as of 1/30/2026 and are subject to change without notice up to the close of escrow.
7. Bedroom/bath counts, occupancy status, property condition shall be independently verified by Buyer.
8. Rental agreements will not be provided by the Seller or Agents.
9. The property has nine parking spaces. However, one parking space has been walled off and is inaccessible for parking.
10. Financial information is provided as a courtesy only and is not indicative of the future performance of the property and/or suitability to conform to the Buyer's objectives.
11. This Property is offered with any improvements thereon as is, where is, with no warranty expressed or implied. Buyers are assuming any "Notice of Violation or Substandard" posted against the properties prior to the sale and after the closing. The Public Administrator/Guardian and NDA make no representations regarding the property (i.e., size, conformance to zoning and land use regulations, room count, unit mix, number of units allowed, occupancy status, presence of lease agreements, rent rates, presence of tenant deposits, rights of tenants in possession, presence of mold or other hazardous conditions, presence of unpermitted improvements, etc.). Bidders must rely solely on its own inspections and research prior to bidding. No termite clearance will be supplied.

TABLE OF UNITS

UNIT	DESCRIPTION	STATUS	MONTHLY RENT
908	Two-story, 2 Bedroom, 1 1/2 Bathroom plus den	Vacant	\$0
A	2 Bedroom, 1 Bathroom	Vacant	\$0
B	1 Bedroom, 1 Bathroom, Major Water Damage	Vacant	\$0
C	1 Bedroom, 1 Bathroom, Water Damage	Vacant	\$0
D	To Be Determined	Occupied	\$1,500*
E	To Be Determined	Occupied	\$660
F	1 Bedroom, 1 Bathroom	Occupied	\$440
G	To Be Determined	Occupied	\$1,000*
H	1 Bedroom, 1 Bathroom	Vacant	\$0

*Units D & G not up to date on rent as of 1/31/2026

Property Detail Report

For Property Located At :
904 N 1ST ST, ALHAMBRA, CA 91801-1307



Owner Information

Owner Name: **ROSENKIT ENTERPRISES**
 Mailing Address: **908 N 1ST ST, ALHAMBRA CA 91801-1305 C044**
 Vesting Codes: **// CO**

Location Information

Legal Description: **STONEMAN TRACT SW 125 FT OF LOTS 9 AND LOT 10**
 County: **LOS ANGELES, CA** APN: **5321-021-034**
 Census Tract / Block: **4804.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **STONEMAN TR**
 Legal Book/Page: Map Reference: **37-B3 / 596-A3**
 Legal Lot: **10** Tract #:
 Legal Block: **7** School District: **ALHAMBRA CITY**
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **04/08/1988 / 03/1988** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **482594** 2nd Mtg Amount/Type: **/**
 Deed Type: **QUIT CLAIM DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: **SEVILLE SYLVIA**

Prior Sale Information

Prior Rec/Sale Date: **02/19/1988 / 02/1988** Prior Lender: **CALIFORNIA S&L**
 Prior Sale Price: **\$675,000** Prior 1st Mtg Amt/Type: **\$505,000 / CONV**
 Prior Doc Number: **230815** Prior 1st Mtg Rate/Type: **/ ADJ**
 Prior Deed Type: **CORPORATION GRANT DEED**

Property Characteristics

Gross Area: 6,636	Parking Type: GARAGE	Construction:	
Living Area: 6,636	Garage Area: 1500	Heat Type: WALL FURNACE	
Tot Adj Area:	Garage Capacity:	Exterior wall: STUCCO	
Above Grade:	Parking Spaces:	Porch Type:	
Total Rooms:	Basement Area:	Patio Type:	
Bedrooms: 11	Finish Bsmnt Area:	Pool:	
Bath(F/H): 9 /	Basement Type:	Air Cond: WALL	
Year Built / Eff: 1961 / 1961	Roof Type:	Style:	
Fireplace: /	Foundation: CONCRETE	Quality: GOOD	
# of Stories: 2.00	Roof Material: WOOD SHAKE	Condition:	
Other Improvements:			

Site Information

Zoning: ALRPD*	Acres: 0.29	County Use: APARTMENT (0500)
Lot Area: 12,473	Lot Width/Depth: x	State Use:
Land Use: APARTMENT	Res/Comm Units: 8 /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value: \$1,028,637	Assessed Year: 2012	Property Tax: \$14,375.64
Land Value: \$323,064	Improved %: 69%	Tax Area: 1797
Improvement Value: \$705,573	Tax Year: 2012	Tax Exemption:
Total Taxable Value: \$1,028,637		

Latest Recording: 06/20/2013

R/P would like disposition of complaint _____

CITY OF ALHAMBRA COMPLAINT FORM

12-3804

Reported By Jakob Varady Received By: CE Clerk

Address: 912 N. First St. Department: Management Services

Phone Number: 323.263.1317 Date: June 24, 2013

Explanation of Complaint: _____

Carports are not used for tenant parking, they are used for storage, tenants not allowed to park in carport.

Location: 904 N. First Street

Referred To: Code Enforcement Assigned To: Villegas
Dept./Division

Action Taken (Include Dates): 8/22/13 _____

CONFIRMED, SPOKE WITH SYLVIA/ P/O & ADVISED SHE WOULD HAVE CARPORTS CLEARED IN 1 MONTH. WILL RETURN TO INSPECT.

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CASE FIELD REPORT

Alhambra, CA/Code Enforcement

Assigned To:
*Villegas, Eduardo

CE18-4605

Location of Violation: 904 N 1ST St ALHAMBRA, CA 91801 APN# 5321021034

CDBG YES
Custom Location Field Property Type: Residential Rental: Yes CouncilDistrict: 1 BeatID: 1
Custom Field Initial Call / Obs Narrative: Outside storage. Owner Occupied: Yes

Property Owner Name: ROSENKIT ENTERPRISES Business: Address (if different) 908 N 1ST ST ALHAMBRA , CA 91801 Hm: Wk: Cell:

No Open Violations

Entry Date	Note Action Date	Type	Officer	Note/Activity
06/04/2019	-	Case	*Villegas, Eduardo	Case Status changed to Closed / Complied
06/04/2019	-	Violation	*Villegas, Eduardo	Change violation status from: Open to: Closed
06/04/2019	2019-06-04	Note	*Villegas, Eduardo	Property in compliance. No further action will be taken. Case closed.
04/16/2019	2019-04-16	Note	*Villegas, Eduardo	Conducted reinspection today. Property is coming along. Most of the items that were on the carports have been removed. Gave the owner until April 30th to complete violations.
12/07/2018	2018-12-07	Note	*Villegas, Eduardo	Notice mailed out.
12/07/2018	-	Case	*Villegas, Eduardo	Case Status changed to 1st Notice of Violation
12/07/2018	2018-12-07	Note	*Villegas, Eduardo	Carport area has outside storage belonging to the owner. Parking stalls not accessible to tenants for parking due to storage.
12/07/2018	-	Violation	*Villegas, Eduardo	Added: illegal storage- junk & personal items
12/07/2018	-	Case	*Villegas, Eduardo	Initial Case Status Complaint Submitted
12/07/2018	-	Case	*Villegas, Eduardo	Case Opened (Created)

Follow-up 06/04/2019 None

INVESTIGATION:



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