



SEARCH REPORTS
(SAMPLE)

RUN SEARCH

SEARCH 12/03/79 10:33:27

VERSION 790701

ENTER FIVE (5) DIGIT SUBJECT PROJECT NUMBER..? >35001

DO YOU NEED INSTRUCTIONS (Y/N)? >N

ENTER OPTION? 1 = SAME SEARCH; 2 = COND/FIRM SEARCH; 3 = SEGMENTED SEARCH

OPTION? >1

YOUR REPORT IS NOW AVAILABLE VIA WPRTLS - END OF SEARCH

READY

? >

(SAMPLE)

	I N C O M E		C O M P A R A B L E S			11/30/79	
SUBJECT	* COMP-1	WT * COMP-2	WT * COMP-3	WT * COMP-4	WT * COMP-5	WT	
PROJECT NAME...	SAMPLE APARTM * EDGEWOOD SUNRISE	* FOUNTAIN VILLAGE	* WILLOW GROVE SOUT	* WILLOW GROVE APTS	* EAST RIDGE TERRAC		
PROJ NO.....	35001	* 35425	* 35408	* 35514	* 35389	* C0803	
PLACE CODE.....	16709	* 16709	32 * 16709	32 * 16705	8 * 16705	8 * 16706	16
TYPE PROJECT...	W	* WU	* WU	* WU	* WU	* WU	
NO. STORIES....	2	* 1 &	* 2	* 02.	* 2	* 2	
NO. UNITS.....	114	* 125	8 * 131	8 * 130	8 * 135	8 * 64	8
OCCUPANCY RATE.		* 100 %	* 100 %	* 100 %	* 75 %	* 100 %	
COMPOSITION (# BR UNITS) .0	* .0	* .0	* .0	* .0	* .0	* .0	
AVG SIZE..	438	* 442	16 * 445	16 * 453	16 * 444	16 * 384	4
NO. UNITS.	37	* 34	* 24	* 8	* 8	* 8	
BATH/UNIT.	1.0	* 1.0	8 * 1.0	8 * 1.0	8 * 1.0	8 * 1.0	8
RENT.....	\$ 0	* \$ 185	* \$ 173	* \$ 215	* \$ 205	* \$ 190	
EQUIPMENT:							
SWIM POOL.	* YES	* YES	* YES	* YES	* YES	* YES	
RANGE/REF. Y	* YES	* YES	* YES	* YES	* YES	* YES	
AIR COND.. Y	* YES	* YES	* YES	* YES	* YES	* YES	
LAUNDRY... Y	* YES	* YES	* YES	* YES	* YES	* YES	
DISPOSAL.. Y	* YES	* YES	* YES	* YES	* YES	* YES	
DISHWASHER Y	* YES	* YES	* YES	* YES	* YES	* YES	
CARPET/DRAPE Y	* YES	6 * YES	6 * YES	6 * YES	6 * YES	6 * YES	6
SERVICES:							
HEATING... E	* NO	* NO	* NO	* NO	* NO	* NO	
COOKING... N	* NO	* NO	* NO	* NO	* NO	* NO	
AIR COND.. N	* NO	* NO	* NO	* NO	* NO	* NO	
HOT WATER. E	* NO	* NO	* NO	* NO	* NO	* NO	
ELECTRIC.. N	* NO	* NO	* NO	* NO	* NO	* NO	
WATER..... Y	* YES	4 * YES	4 * YES	4 * YES	4 * NO	3 * YES	4
AGE PROJECT....	* 07/77	16 * 12/76	8 * 12/78	16 * 01/77	16 * 08/77	16	16
PARKING (COV)... NO	* YES	0 * YES	0 * NO	1 * YES	0 * NO	1	
DATE OF DATA...	* 09/79	* 04/79	* 11/79	* 11/79	* 09/79		
TOTAL WEIGHT... (93 MAX)	*	90 *	82 *	67 *	65 *	63	
COMPARABILITY..	*	97 %	86 %	72 %	70 %	66 %	

(SAMPLE)

MISCELLANEOUS INFORMATION CONCERNING THE ABOVE INCOME COMPARABLES.

COMPARABLE: C0880

NAME: EAST RIDGE TERRACE

LOCATION: 8740 FAIR OAKS BLVD

REMARKS: CP-64, OP 32, WALL A/C & HEAT

COMMENTS:

MUNICIPALITY: CARMICHAEL

COMPARABLE: 35514

NAME: WILLOW GROVE SOUTH III

LOCATION: 240 LARKSPUR LANE

REMARKS: OP 47 CP 130

COMMENTS:

MUNICIPALITY: SACRAMENTO

COMPARABLE: 35389

NAME: WILLOW GROVE APTS

LOCATION: 2406 HURLEY WAY

REMARKS: 95 GAS FP, 2 TEN CTS, 134 CP, 82 OP

COMMENTS:

MUNICIPALITY: SACRAMENTO

COMPARABLE: 35408

NAME: FOUNTAIN VILLAGE

LOCATION: 8052-2099 FOUNTAIN VIEW LN-SUNRISE VISTA DR

REMARKS: 66 CP, 131 CP, FP, TENNIS CTS, REC RM, GARBAGE

COMMENTS:

MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 35425

NAME: EDGEWOOD SUNRISE

LOCATION: 7915 KINGSMOOD

REMARKS: REC BLDG, FP, 126 CP, 59 OP, JACUZZI, 2 SWIM POOLS

COMMENTS:

MUNICIPALITY: CITRUS HEIGHTS

(SAMPLE)

	INCOME		COMPARABLES		11/30/79		
SUBJECT	* COMP-1	WT * COMP-2	WT * COMP-3	WT * COMP-4	WT * COMP-5	WT	
PROJECT NAME... SAMPLE APARTME	* EDGEWOOD SUNRISE	* SUNRISE VISTA	* CAR	* THE ORCHARD	* FOUNTAIN VILLAGE	* SUNGRADEN APTS	
PROJ NO.....	35001	* 35425	* 35401	* 35446	* 35499	* 35418	
PLACE CODE.....	16709	* 16709	32 * 16709	32 * 16709	32 * 16709	32 * 16709	32
TYPE PROJECT...	M	* WU	* WU	* WU	* WU	* WU	
NO. STORIES....	2	* 1 &	* 2	* 2	* 2	* 2	
NO. UNITS.....	114	* 125	8 * 144	8 * 136	8 * 104	8 * 124	8
OCCUPANCY RATE.		* 100 %	* 95 %	* 100 %	* 100 %	* 99 %	
COMPOSITION (1 BR UNITS) 1.0	* 1.0	* 1.0	* 1.0	* 1.0	* 1.0	* 1.0	
AVG SIZE..	534	* 508	16 * 599	16 * 531	8 * 687	4 * 675	4
NO. UNITS..	37	* 45	* 40	* 16	* 46	* 84	
BATH/UNIT..	1.0	* 1.0	8 * 1.0	8 * 1.0	8 * 1.0	8 * 1.0	8
RENT.....	\$ 0	* \$ 210	* \$ 215	* \$ 240	* \$ 225	* \$ 225	
EQUIPMENT:							
SWIM POOL..	* YES	* YES	* YES	* YES	* YES	* YES	
RANGE/REF.. Y	* YES	* YES	* YES	* YES	* YES	* YES	
AIR COND.. Y	* YES	* YES	* YES	* YES	* YES	* YES	
LAUNDRY... Y	* YES	* YES	* YES	* YES	* YES	* YES	
DISPOSAL.. Y	* YES	* YES	* YES	* YES	* YES	* YES	
DISHWASHER Y	* YES	* YES	* YES	* YES	* YES	* YES	
CARP&DRAPE Y	* YES	6 * YES	6 * YES	6 * YES	6 * YES	6 * YES	6
SERVICES:							
HEATING... E	* NO	* GAS	* NO	* NO	* NO	* NO	
COOKING... M	* NO	* GAS	* NO	* NO	* NO	* NO	
AIR COND.. M	* NO	* NO	* NO	* NO	* NO	* NO	
HOT WATER.. E	* NO	* GAS	* NO	* GAS	* NO	* NO	
ELECTRIC... M	* NO	* NO	* NO	* NO	* NO	* NO	
WATER..... Y	* YES	4 * YES	5 * YES	4 * YES	5 * YES	5 * YES	4
AGE PROJECT....	* 07/77	16 * 10/76	8 * 10/78	16 * 01/78	16 * 06/77	16	16
PARKING (COV)... NO	* YES	0 * YES	0 * YES	0 * YES	0 * YES	0	0
DATE OF DATA...	* 09/79	* 09/79	* 10/79	* 09/79	* 04/79		
TOTAL WEIGHT... (93 MAX)	*	90 *	83 *	82 *	79 *	78	
COMPARABILITY..	*	97 % *	89% *	88 % *	85 % *	84 %	

(SAMPLE)

MISCELLANEOUS INFORMATION CONCERNING THE ABOVE INCOME COMPARABLES.

COMPARABLE: 2540:

NAME: SUNRISE VISTA GARDENS

LOCATION: SUNRISE VISTA DR

MUNICIPALITY: CITRUS HEIGHTS

REMARKS: 144 CP, 72 OP, 2 TENNIS CTS, 2 SAUNAS

COMMENTS:

COMPARABLE: 25499

NAME: MOUNTAIN VILLAGE II

LOCATION: SUNRISE VISTA

MUNICIPALITY: CITRUS HEIGHTS

REMARKS: 2 TNS CTS, OP, SC/FP, 16 ZBR HV DEN & WET BAR, CP104, 40 ZBR HV 2-LAV, WET BAR

COMMENTS:

COMPARABLE: 25446

NAME: THE OAKHART

LOCATION: 7969 MADISON

MUNICIPALITY: CITRUS HEIGHTS

REMARKS: 2 TENNIS CTS, JACUZZI

COMMENTS:

COMPARABLE: 25412

NAME: SUNCRADEN APTS

LOCATION: 8108 GREENBACK LANE

MUNICIPALITY: ORANGEVALE

REMARKS: CP 124 OP 62

COMMENTS:

COMPARABLE: 25425

NAME: EDGEWOOD SUNRISE

LOCATION: 7915 KINGSWOOD

MUNICIPALITY: CITRUS HEIGHTS

REMARKS: REC BLDG, FP, 126 CP, 59 OP, JACUZZI, 2 SWIM POOLS

COMMENTS:

(SAMPLE)

	INCOME		COMPARABLES		11/30/79		
SUBJECT	* COMP-1	WT * COMP-2	WT * COMP-3	WT * COMP-4	WT * COMP-5	WT	
PROJECT NAME...	SAMPLE APARTME * EDGEWOOD SUNRISE	* SUNRISE VISTA GAR	* THE ORCHARD	* SATONARA	* SUNGRADEN APTS		
PROJ NO.....	35001	* 35425	* 35401	* 35446	* 35481	* 35418	
PLACE CODE.....	16709	* 16709	32 * 16709	32 * 16709	32 * 16709	32 * 16709	32
TYPE PROJECT...	W	* WU	* WU	* WU	* WU	* WU	
NO. STORIES....	2	* 1 4	* 2	* 2	* 2	* 2	
NO. UNITS.....	114	* 125	8 * 144	8 * 136	8 * 32	4 * 124	8
OCCUPANCY RATE.		* 100 %	* 95 %	* 100 %	* 91 %	* 97 %	
COMPOSITION (C BR UNITS) 2.0	* 2.0	* 2.0	* 2.0	* 2.0	* 2.0	* 2.0	
AVG SIZE..	805	* 810	16 * 779	16 * 861	8 * 725	8 * 869	8
NO. UNITS..	24	* 26	* 104	* 16	* 32	* 48	
BATH/UNIT..	1.0	* 1.0	8 * 1.0	8 * 1.0	8 * 1.0	8 * 2.0	2
R NT.....	\$ 0	* \$ 265	* \$ 245	* \$ 325	* \$ 215	* \$ 265	
EQUIPMENT:							
SWIM POOL..	* YES	* YES	* YES	* NO	* YES		
RANGE/REF.. Y	* YES	* YES	* YES	* YES	* YES	* YES	
AIR COND... Y	* YES	* YES	* YES	* YES	* YES	* YES	
LAUNDRT... Y	* YES	* YES	* YES	* YES	* YES	* YES	
DISPOSAL... Y	* YES	* YES	* YES	* YES	* YES	* YES	
DISHWASHER Y	* YES	* YES	* YES	* YES	* YES	* YES	
CARP&DRAPE Y	* YES	6 * YES	6 * YES	6 * YES	6 * YES	6 * YES	6
SERVICES:							
HEATING... E	* NO	* GAS	* NO	* NO	* NO	* NO	
COOKING... N	* NO	* GAS	* NO	* NO	* NO	* NO	
AIR COND... N	* NO	* NO	* NO	* NO	* NO	* NO	
HOT WATER.. E	* NO	* GAS	* NO	* NO	* NO	* NO	
ELECTRIC... N	* NO	* NO	* NO	* NO	* NO	* NO	
WATER..... Y	* YES	4 * YES	5 * YES	4 * YES	4 * YES	4 * YES	4
AGE PROJECT....	* 07/77	16 * 10/76	8 * 10/78	16 * 11/77	16 * 06/77	16	
PARKING (COV).. NO	* YES	0 * YES	0 * YES	0 * NO	1 * YES	0	
DATE OF DATA...	* 09/79	* 09/79	* 10/79	* 01/79	* 04/79		
TOTAL WEIGHT... (93 MAX)	*	90 *	83 *	82 *	79 *	76	
COMPARABILITY..	*	97 % *	89% *	88 % *	85 % *	82 %	



(SAMPLE)

MISCELLANEOUS INFORMATION CONCERNING THE ABOVE INCOME COMPARABLES.

COMPARABLE: 35425
NAME: EDGEWOOD SUNRISE
LOCATION: 7915 KINGSWOOD MUNICIPALITY: CITRUS HEIGHTS
REMARKS: REC BLDG, FP, 126 CP, 59 OP, JACUZZI, 2 SWIM POOLS
COMMENTS:

COMPARABLE: 35401
NAME: SUNRISE VISTA GARDENS
LOCATION: SUNRISE VISTA DR MUNICIPALITY: CITRUS HEIGHTS
REMARKS: 144 CP, 72 OP, 2 TENNIS CTS, 2 SAUNAS
COMMENTS:

COMPARABLE: 35418
NAME: SUNGRADEN APTS
LOCATION: 8188 GREENBACK LANE MUNICIPALITY: ORANGEVALE
REMARKS: CP 124 OP 62
COMMENTS:

COMPARABLE: 35481
NAME: SAYONARA
LOCATION: SAYONARA DRIVE MUNICIPALITY: CITRUS HEIGHTS
REMARKS: 18 OP
COMMENTS:

COMPARABLE: 35446
NAME: THE ORCHARD
LOCATION: 7969 MADISON MUNICIPALITY: CITRUS HEIGHTS
REMARKS: 2 TENNIS CTS, JACUZZI
COMMENTS:

(SAMPLE)

		INCOME COMPARABLES					11/30/79	
SUBJECT	* COMP-1	WT * COMP-2	WT * COMP-3	WT * COMP-4	WT * COMP-5	WT		
PROJECT NAME... SAMPLE APARTME	* EDGEWOOD SUNRISE	* SUNGRADEN APTS	* SUNRISE VISTA GAR	* THE ORCHARD	* SAYONARA			
PROJ NO..... 35001	* 35425	* 35418	* 35401	* 35446	* 35481			
PLACE CODE.... 16709	* 16709	32 * 16709	32 * 16709	32 * 16709	32 * 16709	32		
TYPE PROJECT... W	* WU	* WU	* WU	* WU	* WU			
NO. STORIES.... 2	* 1	* 2	* 2	* 2	* 2			
NO. UNITS..... 114	* 125	8 * 124	8 * 144	8 * 136	8 * 32	4		
OCCUPANCY RATE.	* 100 %	* 97 %	* 95 %	* 100 %	* 91 %			
COMPOSITION (2 BR UNITS) 2.0	* 2.0	* 2.0	* 2.0	* 2.0	* 2.0			
AVG SIZE.. 805	* 810	16 * 869	8 * 779	16 * 861	8 * 725	8		
NO. UNITS.. 15	* 26	* 40	* 104	* 16	* 32			
BATH/UNIT.. 2.0	* 1.0	2 * 2.0	8 * 1.0	2 * 1.0	2 * 1.0	2		
R NT..... \$ 0	* \$ 265	* \$ 265	* \$ 245	* \$ 325	* \$ 215			
EQUIPMENT:								
SWIM POOL	* YES	* YES	* YES	* YES	* NO			
RANGE/REF. Y	* YES	* YES	* YES	* YES	* YES			
AIR COND.. Y	* YES	* YES	* YES	* YES	* YES			
LAUNDRY... Y	* YES	* YES	* YES	* YES	* YES			
DISPOSAL... Y	* YES	* YES	* YES	* YES	* YES			
DISHWASHER Y	* YES	* YES	* YES	* YES	* YES			
CARPET/DRAPE Y	* YES	6 * YES	6 * YES	6 * YES	6 * YES	6		
SERVICES:								
HEATING... E	* NO	* NO	* GAS	* NO	* NO			
COOKING... N	* NO	* NO	* GAS	* NO	* NO			
AIR COND.. N	* NO	* NO	* NO	* NO	* NO			
HOT WATER. E	* NO	* NO	* GAS	* NO	* NO			
ELECTRIC... N	* NO	* NO	* NO	* NO	* NO			
WATER..... Y	* YES	4 * YES	4 * YES	5 * YES	4 * YES	4		
AGE PROJECT....	* 07/77	16 * 06/77	16 * 10/76	8 * 10/78	16 * 11/77	16		
PARKING (COV)... NO	* YES	0 * YES	0 * YES	0 * YES	0 * NO	1		
DATE OF DATA...	* 09/79	* 04/79	* 09/79	* 10/79	* 01/79			
TOTAL WEIGHT... (93 MAX)	*	84 *	82 *	77 *	76 *	73		
COMPARABILITY..	*	90 % *	88% *	83 % *	82 % *	78 %		



(SAMPLE)

MISCELLANEOUS INFORMATION CONCERNING THE ABOVE INCOME COMPARABLES.

COMPARABLE: 35425
NAME: EDGEWOOD SUNRISE
LOCATION: 7915 KINGSWOOD
REMARKS: REC BLDG, FP, 126 CP, 59 OP, JACUZZI, 2 SWIM POOLS
COMMENTS:
MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 35418
NAME: SUNGRADEN APTS
LOCATION: 8188 GREENBACK LANE
REMARKS: CP 124 OP 62
COMMENTS:
MUNICIPALITY: ORANGEVALE

COMPARABLE: 35401
NAME: SUNRISE VISTA GARDENS
LOCATION: SUNRISE VISTA DR
REMARKS: 144 CP, 72 OP, 2 TENNIS CTS, 2 SAUNAS
COMMENTS:
MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 35401
NAME: SAYONARA
LOCATION: SAYONARA DRIVE
REMARKS: 48 OP
COMMENTS:
MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 35446
NAME: THE ORCHARD
LOCATION: 7969 MADISON
REMARKS: 2 TENNIS CTS, JACUZZI
COMMENTS:
MUNICIPALITY: CITRUS HEIGHTS

APPENDIX 27

(SAMPLE)

OPERATING DEFICIT COMPARABLES

11/30/79

	SUBJECT	* COMP-1	WT * COMP-2	WT * COMP-3	WT * COMP-4	WT * COMP-5	WT
PROJECT NAME...	SAMPLE APARTME	* FAIR OAKS LAND #	* LINDEN APTS	* FOUNTAIN VILLAGE	* SUNRISE APTS	* THE OAKS	
PROJ NO.....	35002	* C0670W	* 35393	* 35408	* C0105	* 35358	
PLACE CODE.....	16709	* 16709	32 * 16706	16 * 16709	32 * 16709	32 * 16709	32
TYPE PROJECT...	W	* WU	* WU	* WU	* WU	* WU	
SIZE OF PROJECT	114	* 104	20 * 100	20 * 131	20 * 270	0 * 44	10
READY FOR OCCUP		* 10/74	* 12/77	* 12/76	* 05/75	* 10/75	
DATE AT 85%....		* 01/76	* 05/78	* 06/77	* 01/77	* 01/76	
CURRENT OCCUP..		* 96	* 98	* 90	* 100	* 95	
LAST UPDATE....		* 01/78	* 09/79	* 04/79	* 01/79	* 01/79	
COMPOSITION:		*	*	*	*	*	
0-1 BR....	74	64 % * 64	61 % 16 * 66	65 % 16 * 110	83 % 0 * 167	61 % 16 * 24	54 % 2
2 BR....	39	34 % * 40	38 % 4 * 34	33 % 16 * 20	15 % 0 * 103	38 % 4 * 20	45 % 0
3-9 BR....	0	0 % * 0	0 % 16 * 0	0 % 16 * 1	0 % 16 * 0	0 % 16 * 0	0 % 16
TOTAL WEIGHT... (100 MAX)		*	88 *	84 *	68 *	66 *	60
COMPARABILITY..		*	176 % *	168% *	136 % *	136 % *	120 %

NUMBER: 35358 NAME: THE OAKS

LOCATION: 10808 FAIR OAKS BLVD

NUMBER: C0670W NAME: FAIR OAKS LAND #2

LOCATION: FAIR OAKS & NEW YORK

NUMBER: 35393 NAME: LINDEN APTS

LOCATION: 5333-49 MARCONI

NUMBER: 35408 NAME: FOUNTAIN VILLAGE

LOCATION: 8052-8099 FOUNTAIN VIEW LN-SUNRISE V

NUMBER: C0105 NAME: SUNRISE APTS

LOCATION: 4888 SUNSET TERRACE

(SAMPLE)

CURRENT OCCUPANCY FOR PLACE CODES:
16789 16786 16785

FOR W TYPE PROJECTS COMPLETED BETWEEN 11/74 AND 11/79

CONVENTIONAL

TYPE	NO. AVAIL	NO. RENTED	OCCUP %
EFF	8	8	100.00
1 BR	1,093	1,048	95.88
2 BR	993	932	93.86
3 BR	140	121	86.43
SUB-TOTAL	2,234	2,109	94.40

HUD PROJECTS

EFF	86	84	97.67
1 BR	1,343	1,318	98.14
2 BR	1,386	1,245	95.33
3 BR	92	86	93.48
SUB-TOTAL	2,827	2,733	96.67

OVER ALL

EFF	94	92	97.87
1 BR	2,436	2,366	97.13
2 BR	2,379	2,177	94.69
3 BR	232	207	89.22
TOTAL	5,061	4,842	95.67

APPENDIX 27

(SAMPLE)

	LAND SALES COMPARABLES						11/30/79
	SUBJECT	* COMP-1	WT * COMP-2	WT * COMP-3	WT * COMP-4	WT * COMP-5	WT
PLAU NO.....	35801	* 6100	* 26950	* 27400	* 55450	* 11500	
LOCATION.....		* S/S MADISON	* ON EAST SIDE	* 330' N OF GR	* SE COR FAIR	* SO SIDE OF W	
PLACE CODE.....	06709	* 06709	40 * 06709	40 * 06709	40 * 06709	40 * 06709	40
SIZE (SQ FT)...	287,191	* 335,412	20 * 126,760	20 * 400,230	20 * 200,376	20 * 713,077	20
UNITS PER ACRE.	17.3	* 17.7	20 * .0	5 * .0	5 * .0	5 * .0	5
DATE OF SALE...		* 07/24/78	10 * 01-00-79	15 * 07/00/78	10 * 07/00/77	5 * 10/28/76	5
UTILITIES AT SITE.....		* YES	5 * YES	5 * YES	5 * YES	5 * YES	5
PRICE PER UNIT (AS IS).....		* \$ 3,529	* \$*****	* \$*****	* \$*****	* \$*****	
PRICE PER SQ. FT. (AS IS)...		* \$ 1.43	* \$ 1.58	* \$ 1.14	* \$ 1.12	* \$ 1.35	
PRICE PER ACRE (AS IS).....		* \$ 62,337	* \$ 68,728	* \$ 49,738	* \$ 46,913	* \$ 15,366	
TOTAL SALES PRICE (AS IS)...		* \$ 480,000	* \$ 200,000	* \$ 457,000	* \$ 225,000	* \$ 251,550	
COST PER UNIT (IMP).....		* \$ 3,529	* \$*****	* \$*****	* \$*****	* \$*****	
COST PER SQ. FT. (IMP).....		* \$ 1.43	* \$ 1.58	* \$ 1.14	* \$ 1.12	* \$ 1.37	
COST PER ACRE (IMP).....		* \$ 62,337	* \$ 68,728	* \$ 49,738	* \$ 46,913	* \$ 16,282	
TOTAL SALES PRICE (IMP).....		* \$ 480,000	* \$ 200,000	* \$ 457,000	* \$ 225,000	* \$ 266,550	
TYPE OF PAVING.....		* BT	* BT	*	* BT	* MAC	
TOTAL WEIGHT... (100 MAX)		*	95 *	85 *	80 *	75 *	75
COMPARABILITY...		*	95 % *	85 % *	80 % *	75 % *	75 %



(SAMPLE)

MISCELLANEOUS INFORMATION CONCERNING ABOVE LAND COMPARABLES.

COMPARABLE: 2695# LOCATION: ON EAST SIDE OF SUNRISE, CITRUS HEIGHTS, CA

UTILITIES AT SITE -- WATER: Y SEWER: Y GAS: Y OTHER: Y

COMPARABLE: 2740# LOCATION: 330' W OF GREEN BACK LN ON WEST SIDE OF SUNRISE BD, CITRUS HEIGHTS

UTILITIES AT SITE -- WATER: Y SEWER: Y GAS: Y OTHER: Y

COMPARABLE: 5545# LOCATION: SE COR FAIR OAKS & MADISON, FAIR OAKS

UTILITIES AT SITE -- WATER: Y SEWER: Y GAS: Y OTHER: Y
BRING DEVELOPED INTO SMALL COMMERCIAL SERVICE SHOPPING CENTER

COMPARABLE: 610# LOCATION: S/S MADISON AT PRINROSE-FAIR OAKS

UTILITIES AT SITE -- WATER: Y SEWER: Y GAS: Y OTHER: Y

COMPARABLE: 1150# LOCATION: SO SIDE OF WINDING WAY-BETWEEN KENNETH AVE & ILLINOIS AVE

UTILITIES AT SITE -- WATER: Y SEWER: Y GAS: Y OTHER: Y
OFFSITE COST ESTIMATED