

(SAMPLE)

RUN SEARCH

SEARCH 12/10/79 11:26:39

VERSION 790731
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? >2
YOUR REPORT IS NOW AVAILABLE VIA @PRLST - END OF SEARCH
RDY
P 1

(SAMPLE)

	EXPENSE				COMPARABLES			12/18/79	
	SUBJECT	* COMP-1	WT * COMP-2	WT * COMP-3	WT * COMP-4	WT * COMP-5	WT		
PROJECT NAME...	SAMPLE APARTME	* SUNGARDEN APTS	* KINGSWOOD APTS	* WALNUT MANOR PHA	* SUNRISE VISTA GA	* WOODMORE MANOR			
PROJ NO.....	35001	* 35416	* 35425	* 35253	* 35401	* 35254			
PLACE CODE.....	16709	* 06709	40 * 06709	40 * 06706	30 * 06709	40 * 06709	40		
TYPE PROJECT...	M	* MU	* MU	* MU	* MU	* MU			
N. STORIES....	2	* 2	* 2	* 2	* 2	* 2			
OCCUPANCY RATE.		* 85 %	1 * 89 %	5 * 98 %	7 * 90 %	6 * 90 %	6		
AVG UNIT SIZE..	612	* 738	1 * 594	4 * 637	4 * 729	1 * 666	3		
COMPOSITION:		*	*	*	*	*			
0-1 BR....	74	64 % * 84	68 % 6 * 99	79 % 2 * 38	66 % 6 * 40	28 % 0 * 56	51 % 2		
2 BR....	39	34 % * 40	32 % 8 * 26	21 % 0 * 14	32 % 6 * 104	72 % 0 * 54	49 % 0		
3-9 BR....	0	0 % * 0	0 % 0 * 0	0 % 0 * 0	0 % 0 * 0	0 % 0 * 0	0 % 0		
N. UNITS.....	114	* 124	4 * 105	4 * 44	4 * 144	4 * 110	4		
COMMERCIAL.....	0	0 % * 0	0 % * 0	0 % * 0	0 % * 0	0 % * 0	0		
SERVICES:		*	*	*	*	*			
HEATING... E		* N	0 * N	0 * N	0 * N	0 * N	0		
ELECTRIC... N		* N	1 * N	1 * N	1 * N	1 * N	1		
AIR COND... N		* N	1 * N	1 * N	1 * N	1 * N	1		
AGE PROJECT....		* 07/77	10 * 09/77	10 * 10/73	3 * 03/76	8 * 12/73	3		
STATION ACT....	22104	* 22104	* 22104	* 22104	* 22104	* 22104			
DATE OF DATA...		* 1978 DATA	* 1978 DATA	* 1978 DATA	* 1978 DATA	* 1978 DATA			
TOTAL WEIGHT... (96 MAY)		*	80 *	75 *	70 *	69 *	68		
COMPARABILITY..		*	83 % *	78% *	73 % *	72 % *	71 %		



(SAMPLE)

EXPENSE COMPARABLES 12/10/79

SUBJECT - PROJECT NUMBER: 35001 NAME: SAMPLE APARTMENTS LOCATION: MAIN ST.

PROJECT NUMBER: 35419 NAME: SUNGARDEN APTS
LOCATION: 8180 GREENBACK LN
2275 REMARKS: GARBAGE

2410 REMARKS:

PROJECT NUMBER: 35425 NAME: KINGSWOOD APTS
LOCATION:
2275 REMARKS: GARBAGE

2410 REMARKS:

PROJECT NUMBER: 35401 NAME: SUNRISE VISTA GARDENS
LOCATION: SUNRISE VISTA DRIVE, CITRUS HEIGHTS
2275 REMARKS:

2410 REMARKS:

LINE 9 INC 0410 CREDIT REPORTS
LINE 12 INC 05395 SEWER
LINE 19 INC CLEANING DRAPES & CARPET

PROJECT NUMBER: 35253 NAME: WALNUT MANOR PHASE II
LOCATION: 5052 WALNUT AVE CARMICHAEL
2275 REMARKS: LUI-4.0

2410 REMARKS:

LINE 12 INC 01173 SEWER SERVICE

PROJECT NUMBER: 35254 NAME: WOODHORE MANOR
LOCATION: 8059 TARGA CIRCLE CITRUS HTS
2275 REMARKS: LUI-4.3 POOL & SAUNA

2410 REMARKS:

(SAMPLE)

COMPARABLE EXPENSE DATA FOR SUBJECT PROJECT NO. 35001

12/10/79

	NO. 1		NO. 2		NO. 3		NO. 4		NO. 5	
	PROJ NO. 35418	PROJ NO. 35425	PROJ NO. 35253	PROJ NO. 35401	PROJ NO. 35254					
	SUNGARDEN APTS	KINGSWOOD APTS	WALNUT II	SUNRISE VISTA CAR	01/01/78					
	BEG 01/01/78	BEG 01/01/78	BEG 01/01/78	BEG 01/01/78	BEG 01/01/78					
	PER UNIT	PER SQ FT	PER UNIT	PER SQ FT	PER UNIT	PER SQ FT	PER UNIT	PER SQ FT	PER UNIT	PER SQ FT
ADMINISTRATIVE:										
1. ADVERTISING-----	\$ 43.48	.0598	.50	.0000	5.27	.0083	35.94	.0493	2.73	.0041
2. MANAGEMENT-----	\$32.73	.3155	148.58	.2365	264.59	.4155	270.14	.3706	247.30	.3712
3. OTHER-----	\$ 9.69	.0131	8.94	.0150	44.93	.0706	10.72	.0147	7.55	.0113
4. TOTAL ADMINISTRATIVE---	\$ 285.91	.3876	158.01	.2523	314.80	.4944	316.81	.4346	257.58	.3866
OPERATING:										
5. ELEVATOR MAIN. EXP.-----	\$.00	.0000	.00	.0000	.00	.0000	.00	.0000	.00	.0000
6. FUEL-----	\$.00	.0000	.00	.0000	.00	.0000	.00	.0000	.00	.0000
7. LIGHTING & MISC. POWER-----	\$ 27.59	.0374	42.54	.0716	25.07	.0394	35.77	.0491	30.60	.0459
8. WATER-----	\$ 38.47	.0522	48.45	.0680	7.32	.0115	38.02	.0522	29.87	.0448
9. GAS-----	\$ 40.31	.0546	72.99	.1228	69.45	.1091	21.78	.0299	52.97	.0795
10. GARB. & TRASH REMOVAL-----	\$ 15.44	.0209	.00	.0000	27.36	.0429	36.88	.0506	36.72	.0551
11. PAYROLL-----	\$.00	.0000	.00	.0000	.00	.0000	10.82	.0148	.00	.0000
12. OTHER-----	\$ 15.72	.0213	24.98	.0419	38.50	.0605	45.55	.0625	45.74	.0686
13. TOTAL OPERATING-----	\$ 137.52	.1865	168.89	.3043	167.64	.2633	188.82	.2590	195.90	.2946
MAINTENANCE:										
14. DEGRADING-----	\$ 13.88	.0188	.00	.0000	6.23	.0129	39.14	.0537	.00	.0000
15. REPAIRS-----	\$ 29.19	.0396	25.37	.0427	105.64	.1659	100.65	.1381	235.09	.3529
16. EXTERMINATING-----	\$ 2.40	.0033	1.61	.0027	2.70	.0042	2.75	.0038	1.58	.0024
17. INSURANCE-----	\$ 25.37	.0398	109.42	.1841	38.84	.0610	28.52	.0391	24.55	.0368
18. GROUND EXP.-----	\$187.29	.2539	53.70	.0903	32.95	.0518	75.89	.1041	58.61	.0880
19. OTHER-----	\$ 48.44	.0548	78.78	.1325	14.89	.0234	17.77	.0244	16.43	.0247
20. TOTAL MAINTENANCE---	\$ 382.58	.4102	268.87	.4523	203.25	.3192	264.72	.3631	336.25	.5047
21. REPLACEMENT RESERVE-----	\$.00	.0000	.00	.0000	.00	.0000	.00	.0000	.00	.0000
22. TOTAL OPERATING EXPENSE---	\$ 726.02	.9843	599.77	1.0089	685.68	1.0768	770.34	1.0567	789.74	1.1854
TAXES:										
23. REAL ESTATE-----	\$180.94	.0667	152.03	.0566	285.05	.0695	326.26	.1207	255.85	.1029
24. PERSONAL PROPERTY-----	\$.00	.0000	.00	.0000	.00	.0000	.00	.0000	.00	.0000
25. EMP. PAYROLL TAX-----	\$.00	.0000	.00	.0000	.00	.0000	35.68	.0132	.00	.0000
26. OTHER-----	\$.00	.0000	.00	.0000	.00	.0000	.66	.0002	.00	.0000
27. OTHER-----	\$.00	.0000	.00	.0000	.00	.0000	.00	.0000	.00	.0000
28. TOTAL TAXES-----	\$ 180.94	.0667	152.03	.0566	285.05	.0695	362.60	.1341	255.85	.1029
29. TOTAL EXPENSE---	\$ 906.95	1.2296	751.80	1.2647	970.73	1.5244	1132.94	1.5541	1045.58	1.5694
1977 DATA										
29. TOTAL OPERATING EXPENSE---	\$.00	.0000	.00	.0000	617.18	.9692	781.28	1.0717	672.11	1.0088
30. TOTAL TAXES-----	\$.00	.0000	.00	.0000	319.55	.1519	250.62	.0927	359.38	.1591
1975 DATA										
29. TOTAL OPERATING EXPENSE---	\$.00	.0000	.00	.0000	290.59	.4563	.00	.0000	707.15	1.0614
30. TOTAL TAXES-----	\$.00	.0000	.00	.0000	325.23	.1762	.00	.0000	380.55	.1772

(SAMPLE)

	INCOME		COMPARABLES			12/10/79	
	SUBJECT	* COMP-1	WT * COMP-2	WT * COMP-3	WT * COMP-4	WT * COMP-5	WT
PROJECT NAME...	SAMPLE APARTME	* EDGEWOOD SUNRISE	* FOUNTAIN VILLAGE	* WILLOW GROVE SOUT	* WILLOW GROVE APTS	* EAST RIDGE TERRAC	
PROJ NO.....	05001	* 05425	* 05400	* 05514	* 05389	* 00610	
PLACE CODE.....	16709	* 16709	02 * 16709	02 * 16705	08 * 16725	09 * 16706	10
TYPE PROJECT...	M	* MU	* MU	* MU	* MU	* MU	
NO. STORIES....	2	* 1 0	* 2	* 02.	* 2	* 2	
NO. UNITS.....	114	* 125	08 * 131	08 * 130	08 * 105	08 * 64	08
OCCUPANCY RATE.		* 100 %	* 100 %	* 100 %	* 75 %	* 100 %	
COMPOSITION (# BR UNITS) #	* 10	* 10	* 10	* 10	* 10	* 10	
AVG SIZE..	438	* 442	16 * 445	16 * 450	16 * 444	16 * 384	4
NO. UNITS..	37	* 34	* 24	* 8	* 8	* 0	
BATH/UNIT..	1.0	* 1.0	08 * 1.0	08 * 1.0	08 * 1.0	08 * 1.0	08
R N.....	* 0	* 0 105	* 0 173	* 0 215	* 0 205	* 0 190	
EQUIPMENT:							
SWIM POOL..		* YES	* YES	* YES	* YES	* YES	
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	
CARP&DRAPE Y		* YES	6 * YES	6 * YES	6 * YES	6 * YES	6
SERVICES:							
HEATING... F		* NO	* NO	* NO	* NO	* NO	
COOKING... N		* NO	* NO	* NO	* NO	* NO	
AIR COND.. N		* NO	* NO	* NO	* NO	* NO	
HOT WATER.. E		* NO	* NO	* NO	* NO	* NO	
ELECTRIC.. N		* NO	* NO	* NO	* NO	* NO	
WATER... Y		* YES	4 * YES	4 * YES	4 * NO	0 * YES	4
A E PROJECT....		* 07/77	16 * 12/76	08 * 12/76	16 * 01/77	16 * 08/77	10
PARKING (COV)... YES		* YES	1 * YES	1 * NO	0 * YES	1 * NO	0
DATE OF DATA...		* 09/79	* 04/79	* 11/79	* 11/79	* 09/79	
TOTAL WEIGHT... (93 MAX)		*	91 *	83 *	66 *	66 *	62
COMPARABILITY..		*	98 % *	89% *	71 % *	71 % *	67 %

(SAMPLE)

MISCELLANEOUS INFORMATION CONCERNING THE ABOVE INCOME COMPARABLES.

COMPARABLE: C0803

NAME: EAST RIDGE TERRACE

LOCATION: 8740 FAIR OAKS BLVD

MUNICIPALITY: CARMICHAEL

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

COMMENTS:

COMPARABLE: 35514

NAME: WILLOW GROVE SOUTH III

LOCATION: 240 LARKSPUR LANE

MUNICIPALITY: SACRAMENTO

REMARKS: OP 47 CP 130

COMMENTS:

COMPARABLE: 35389

NAME: WILLOW GROVE APTS

LOCATION: 2408 HURLEY WAY

MUNICIPALITY: SACRAMENTO

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

COMMENTS:

COMPARABLE: 35408

NAME: FOUNTAIN VILLAGE

LOCATION: 8052-8099 FOUNTAIN VIEW LN-SUNRISE VISTA DR

MUNICIPALITY: CITRUS HEIGHTS

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

COMMENTS:

COMPARABLE: 35425

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		12/10/79		
SUBJECT	* COMP-1	WT * COMP-2	WT * COMP-3	WT * COMP-4	WT * COMP-5	WT	
PROJECT NAME...	SAMPLE APARTM	* EDGEWOOD SUNRISE	* SUNRISE VISTA GAR	* 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...	W	* WU	* WU	* WU	* WU	* WU	
NT. STORIES....	2	* 1 &	* 2	* 2	* 2	* 2	
NO. UNITS.....	114	* 125	8 * 144	8 * 136	8 * 104	8 * 124	8
C OUPANCY 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..	584	* 588	16 * 599	16 * 531	8 * 687	4 * 675	4
NO. UNITS..	37	* 65	* 40	* 16	* 48	* 84	
BATH/UNIT..	1.0	* 1.0	8 * 1.0	8 * 1.0	8 * 1.0	8 * 1.0	8
R NT.....	\$ 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... N	* NO	* GAS	* NO	* NO	* NO	* NO	
AIR COND.. N	* NO	* NO	* NO	* NO	* NO	* NO	
HOT WATER. E	* NO	* GAS	* NO	* CAS	* NO	* NO	
ELECTRIC.. N	* NO	* NO	* NO	* NO	* NO	* NO	
WATER..... Y	* YES	4 * YES	5 * YES	4 * YES	5 * YES	4	4
A/E PROJECT....	* 07/77	16 * 10/76	8 * 10/78	16 * 01/78	16 * 06/77	16	16
PARKING (COV)... YES	* YES	1 * YES	1 * YES	1 * YES	1 * YES	1	1
DATE OF DATA...	* 09/79	* 09/79	* 10/79	* 09/79	* 04/79		
TOTAL WEIGHT... (99 MAX)	*	91 *	84 *	83 *	88 *	79	
COMPARABILITY..	*	96 % *	98% *	89 % *	86 % *	85 %	

(SAMPLE)

MISCELLANEOUS INFORMATION CONCERNING THE ABOVE INCOME COMPARABLES.

COMPARABLE: 05401
NAME: SUNRISE VISTA GARDENS
LOCATION: SUNRISE VISTA DR
REMARKS: 144 CP, 72 OP, 2 TENNIS CTS, 2 SAUNAS
COMMENTS:
MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 05446
NAME: THE ORCHARD
LOCATION: 7969 MADISON
REMARKS: 2 TENNIS CTS, JACUZZI
COMMENTS:
MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 05499
NAME: FOUNTAIN VILLAGE II
LOCATION: SUNRISE VISTA
REMARKS: 2 TNS CTS, OP-52, FF, 16 2BR HV DEN & NET BAR, TP104, 40 2BR HV 2-LAY, NET BAR
COMMENTS:
MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 05412
NAME: SUNGRADEN APTS
LOCATION: 8168 GREENBACK LANE
REMARKS: CP 124 OP 62
COMMENTS:
MUNICIPALITY: ORANGEVALE

COMPARABLE: 05425
NAME: EDGEWOOD SUNRISE
LOCATION: 7915 KINGSWOOD
REMARKS: REC BLDG, FP, 126 CP, 59 OP, JACUZZI, 2 SWIM POOLS
COMMENTS:
MUNICIPALITY: CITRUS HEIGHTS



(SAMPLE)

	INCOME COMPARABLES						12/10/79
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	* SAYONARA	* 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 &	* 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 (2 BR UNITS) 2.0	* 2.0	* 2.0	* 2.0	* 2.0	* 2.0		
AVG SIZE... 005	* 810	16 * 779	16 * 861	8 * 725	8 * 800	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	
RENT.....	* 245	* 245	* 325	* 215	* 265		
EQUIPMENT:							
SWIM POOL..	* YES	* YES	* YES	* NO	* YES		
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		
CARP&DRAPE Y	* YES	6 * YES	6 * YES	6 * YES	6 * YES	6	
SERVICES:							
HEATING... E	* NO	* GAS	* NO	* NO	* NO		
COOKING... N	* NO	* GAS	* NO	* NO	* NO		
AIR COND... N	* NO	* NO	* NO	* NO	* NO		
HOT WATER. E	* NO	* GAS	* NO	* NO	* NO		
ELECTRIC... N	* NO	* NO	* NO	* NO	* NO		
WATER..... Y	* YES	4 * YES	5 * 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)... YES	* YES	1 * YES	1 * YES	1 * NO	8 * YES	1	
DATE OF DATA...	* 09/79	* 09/79	* 10/79	* 01/79	* 04/79		
TOTAL WEIGHT... (93 MAX)	*	91 *	84 *	83 *	78 *	77	
COMPARABILITY..	*	98 % *	90% *	89 % *	84 % *	83 %	

4050.3

APPENDIX 28

(SAMPLE)

MISCELLANEOUS INFORMATION CONCERNING THE ABOVE INCOME COMPARABLES.

COMPARABLE: 35446
NAME: THE ORCHARD
LOCATION: 7961 MADISON
REMARKS: 2 TENNIS CTS, JACUZZI
COMMENTS:
MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 35401
NAME: SUNRISE VISTA GARDENS
LOCATION: SUNRISE VISTA DR
REMARKS: 144 CP, 70 OP, 2 TENNIS CTS, 2 SAUNAS
COMMENTS:
MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 35419
NAME: SUNGRADEN APTS
LOCATION: 8188 GREENBACK LANE
REMARKS: CP 124 OP 62
COMMENTS:
MUNICIPALITY: ORANGEVALE

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

COMPARABLE: 35491
NAME: SAYONARA
LOCATION: SAYONARA DRIVE
REMARKS: 48 OP
COMMENTS:
MUNICIPALITY: CITRUS HEIGHTS



(SAMPLE)

		I N C O M E C O M P A R A B L E S					12/10/79
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	* FAIR GARD LAND #C	
PROJ NO.....	35001	* 35425	* 35418	* 35401	* 35446	* 006704	
PLACE CODE.....	16709	* 16709	32 * 16709	32 * 16709	32 * 16709	32 * 16709	
TYPE PROJECT...	M	* NU	* WU	* WU	* WU	* WU	
NO. STORIES....	2	* 1 #	* 2	* 2	* 2	* 2	
NO. UNITS.....	114	* 105	8 * 124	8 * 144	8 * 136	8 * 104	
C O U P O N R A T E		* 100 %	* 97 %	* 95 %	* 100 %	* 90 %	
COMPOSITION (2 BR UNITS) 2.0	* 2.0	* 2.0	* 2.0	* 2.0	* 2.0	* 2.0	
AVG SIZE..	800	* 810	16 * 869	8 * 779	16 * 861	8 * 836	
NO. UNITS..	15	* 26	* 40	* 104	* 16	* 40	
BATH/UNIT..	2.0	* 1.0	2 * 2.0	8 * 1.0	2 * 1.0	2 * 1.5	
RAT.....	\$ #	* \$ 265	* \$ 265	* \$ 245	* \$ 325	* \$ 245	
EQUIPMENT:							
SWIM POOL..		* 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	
S E R V I C E S:							
HEATING... E	* NO	* NO	* GAS	* NO	* NO	* NO	
COOKING... N	* NO	* NO	* GAS	* NO	* NO	* NO	
AIR COND.. N	* NO	* NO	* NO	* NO	* NO	* NO	
HOT WATER.. E	* NO	* NO	* GAS	* NO	* NO	* NO	
ELECTRIC... N	* NO	* NO	* NO	* NO	* NO	* NO	
WATER..... Y	* YES	4 * YES	4 * YES	5 * YES	4 * YES	4	
A S PROJECT....	* 07/77	16 * 06/77	16 * 10/76	8 * 10/78	16 * 10/74	2	
PARKING (COV)... YES	* YES	1 * YES	1 * YES	1 * YES	1 * YES	1	
DATE OF DATA...	* 09/79	* 04/79	* 09/79	* 10/79	* 01/76		
TOTAL WEIGHT... (93 MAX)	*	85 *	83 *	78 *	77 *	73	
C O M P A R A B I L I T Y	*	91 % *	89 % *	84 % *	83 % *	78 %	

(SAMPLE)

MISCELLANEOUS INFORMATION CONCERNING THE ABOVE INCOME COMPARABLES.

COMPARABLE: 35446

NAME: THE ORCHARD

LOCATION: 7969 MADISON

REMARKS: 2 TENNIS CTS, JACUZZI

COMMENTS:

MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 35418

NAME: SUNGRADEN APTS

LOCATION: 8180 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: 35425

NAME: EDGEWOOD SUNRISE

LOCATION: 7915 KINGSWOOD

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

COMMENTS:

MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 00670W

NAME: FAIR OAKS LAND #2

LOCATION: FAIR OAKS & NEW YORK

REMARKS: 3 BR ARE TH

COMMENTS:

MUNICIPALITY: FAIR OAKS



(SAMPLE)

OPERATING DEFICIT COMPARABLES

12/10/79

	SUBJECT	* COMP-1	WT * COMP-2	WT * COMP-3	WT * COMP-4	WT * COMP-5	WT
PROJECT NAME...	SAMPLE APARTNE	* FAIR OAKS	LAND # * LINDEN APTS	* SUNRISE APTS	* FOUNTAIN VILLAGE	* THE OAKS	
PROJ NO.....	35001	* C0670W	* 35393	* C0105	* 35408	* 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 * 270	0 * 131	20 * 44	10
READY FOR OCCUP		* 10/74	* 12/77	* 05/75	* 12/76	* 10/75	
DATE AT 85%...		* 01/76	* 05/78	* 01/77	* 06/77	* 01/76	
CURRENT OCCUP..		* 96	* 98	* 100	* 90	* 95	
LAST UPDATE....		* 01/78	* 09/79	* 01/79	* 04/79	* 01/79	
COMPOSITION:							
0-1 BR....	74	64 %	* 64	61 %	16 * 66	65 %	16 * 167
2 BR....	39	34 %	* 40	38 %	4 * 34	33 %	16 * 103
3-5 BR....	0	0 %	* 0	0 %	0 * 0	0 %	0 * 0
TOTAL HEIGHT... (100 MAX)			88 *	84 *	68 *	68 *	68
COMPARABILITY..			176 % *	168 % *	136 % *	136 % *	120 %

NUMBER: 35058 NAME: THE OAKS

LOCATION: 10608 FAIR OAKS BLVD

NUMBER: C0105 NAME: SUNRISE APTS

LOCATION: 4888 SUNSET TERRACE

NUMBER: 35393 NAME: LINDEN APTS

LOCATION: 5333-49 MARCONI

NUMBER: 35408 NAME: FOUNTAIN VILLAGE

LOCATION: 8052-8099 FOUNTAIN VIEW LN-SUNRISE V

NUMBER: C0670W NAME: FAIR OAKS LAND #2

LOCATION: FAIR OAKS & NEW YORK

(SAMPLE)

CURRENT OCCUPANCY FOR PLACE CODES:
16709 16706 16705

FOR W TYPE PROJECTS COMPLETED BETWEEN 12/74 AND 12/79

CONVENTIONAL

TYPE	NO. AVAIL	NO. RENTED	OCCUP %
EFF	8	8	100.00
1 BR	1,093	1,048	95.88
2 BR	970	932	93.86
3 BR	140	121	86.43
SUB-TOTAL	2,234	2,109	94.40

MUD PROJECTS

EFF	86	84	97.67
1 BR	1,343	1,318	98.14
2 BR	1,306	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	2,299	2,177	94.69
3 BR	232	207	89.22
TOTAL	5,061	4,842	95.67