

(SAMPLE)

RUN SEARCH

SEARCH 11/30/79 10:38:33

VERSION 79073:

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? >3

INDICATE (Y OR N) FOR EACH SEARCH TO BE RUN.

EXPENSE, INCOME/OPERATING DEFICIT, LAND (8,8,8)? >Y,Y,Y

DO YOU WANT TO OVER-RIDE PLACE CODE SCHEDULE FOR THE EXPENSE & INCOME/OPERATING DEFICIT SEARCH (Y OR N)? >Y

PLACE CODES - ALTERNATE 1 ? >16709

ALTERNATE 2 ? >

DO YOU WANT TO OVER-RIDE THE PLACE CODE SCHEDULE FOR THE LAND SEARCH? >N
SUBJECT PROJECT IS UNSUBSIDIZED.

ONLY UNSUBSIDIZED PROJECTS WILL BE INCLUDED IN THE EXPENSE SEARCH.

DO YOU WANT TO OVER-RIDE THE EXPENSE SEARCH BY SECTIONS OF ACT (Y OR N)? >Y
THE SECTIONS OF ACT YOU MAY SPECIFY FOR EXPENSE SEARCH ARE:

UNSUBSIDIZED : 207,223F,220,221D4,221D3MIR,608,CONVENTIONAL

SUBSIDIZED : 236,221D38MIR,221D3RS,223E,SEC8

OTHER : 231

ENTER SECTIONS OF ACT OR ALL IF DESIRED ; ENTER CARRIAGE RETURN WHEN DONE.
SECTION OF ACT ? >ALLYOUR REPORT IS NOW AVAILABLE VIA @PRTLST - END OF SEARCH
READY

? >

APPENDIX 29

(SAMPLE)

		EXPENSE COMPARABLES					11/30/79	
SUBJECT	* COMP-1	WT * COMP-2	WT * COMP-3	WT * COMP-4	WT * COMP-5	WT		
PROJECT NAME...	SAMPLE APARTHE * PEPPER TREE	* WALNUT GROVE	* MANCHESTER APART	* HANOVER PLACE	* ANDERSON PLACE 1			
PROJ NO.....	35001	* 35489	* 35394	* 35083	* 35396	* 44101		
PLACE CODE.....	16709	* 08900	* 00702	* 06705	* 11302	* 11302		
TYPE PROJECT...	W	* W	* WU	* WU	* WU	* WU		
NO. STORIES....	2	* 2	* 2	* 1	* 2	* 2		
OCCUPANCY RATE.		* 97 %	7 * 92 %	7 * 96 %	7 * 96 %	7 * 99 %		
AVG UNIT SIZE..	612	* 647	4 * 612	4 * 680	3 * 684	3 * 657		
COMPOSITION:								
0-1 BR....	74	64 % * 100	67 %	8 * 52	61 %	8 * 40	67 %	8 * 24
2 BR....	39	34 % * 49	33 %	8 * 33	39 %	4 * 20	33 %	8 * 16
3-9 BR....	0	0 % * 0	0 %	8 * 0	0 %	8 * 0	0 %	8 * 0
N. UNITS.....	114	* 149	4 * 85	4 * 60	4 * 40	4 * 112		
COMMERCIAL.....	0	0 % * 0	0 % * 0	0 % * 0	0 % * 0	0 % * 0		
SERVICES:								
HEATING... E	* N	0 * N	0 * N	0 * N	0 * N	0 * E		
ELECTRIC... N	* N	1 * N	1 * N	1 * N	1 * N	1 * Y		
AIR COND... N	* N	1 * N	1 * N	1 * N	1 * N	1 * E		
AGE PROJECT....	* 12/77	10 * 05/77	10 * 06/71	2 * 11/76	8 * 12/70			
SECTION ACT....	221D4	* 221D4	* 221D4	* 221D4	* 236			
DATE OF DATA...	* 1978 DATA	* 1976 DATA	* 1976 DATA	* 1978 DATA	* 1978 DATA			
TOTAL WEIGHT... (96 WAT)	*	51 *	47 *	42 *	42 *	41		
COMPARABILITY..	*	53 % *	49% *	44 % *	44 % *	43 %		

11/80

(SAMPLE)

EXPENSE COMPARABLES

11/30/79

SUBJECT - PROJECT NUMBER: 35001 NAME: SAMPLE APARTMENTS

LOCATION: MAIN STREET

PROJECT NUMBER: 44101 NAME: ANDERSON PLACE II

LOCATION: 1850 HANOVER DR DAVIS

2075 REMARKS: LUI=4.7. WATER & GARBAGE

2410 REMARKS:

LINE 12 INC \$2674.90 SEWER CHARGE

PROJECT NUMBER: 35409 NAME: PEPPER TREE

LOCATION: HILLTOP DR., REDDING, CA

2075 REMARKS:

2410 REMARKS:

LINE 12 INC \$5450 SEWER CHARGE

PROJECT NUMBER: 35000 NAME: MANCHESTER APARTMENTS

LOCATION: 1181 FULTON AVE

2075 REMARKS: LUI=3.91 POOL & GARBAGE

2417 REMARKS:

6090=OTC RNT+MISC+FURN MOV--6090=PYROL TAX

6490=SEWER+MISC--6590=POOL MAINT+MISC

PROJECT NUMBER: 35298 NAME: HANOVER PLACE

LOCATION: HANOVER DRIVE, DAVIS

2075 REMARKS: FR IN ALL BUT 4-1BR UNIT POOL

2410 REMARKS:

LINE 10 INC \$1446 SEWER SERVICE

LINE 19 INC \$640 POOL MAINT

PROJECT NUMBER: 35194 NAME: WALNUT GROVE

LOCATION: 1116 NORD AVE

2075 REMARKS: GARAGE

2410 REMARKS:

APPENDIX 29

(SAMPLE)

COMPARABLE EXPENSE DATA FOR SUBJECT PROJECT NO. 35001

11/30/79

	NO. 1		NO. 2		NO. 3		NO. 4		NO. 5	
	PROJ NO. 35489		PROJ NO. 35394		PROJ NO. 35083		PROJ NO. 35390		PROJ NO. 44101	
	PEPPER TREE		WALNUT GROVE APTS		MANCHESTER APTS		HANOVER PLACE		ANDERSON PLACE II	
	BEG 01/01/78		BEG 01/01/78		BEG 01/01/76		BEG 01/01/78		BEG 01/01/78	
	PER	PER	PER	PER	PER	PER	PER	PER	PER	PER
	UNIT	SQ FT	UNIT	SQ FT	UNIT	SQ FT	UNIT	SQ FT	UNIT	SQ FT
ADMINISTRATIVE:										
1. ADVERTISING-----	\$.00	.0000	19.49	.0319	.00	.0001	1.12	.0016	.55	.0008
2. MANAGEMENT-----	\$149.15	.2306	155.88	.2547	261.73	.3849	205.82	.3010	229.16	.3487
3. OTHER-----	\$ 9.05	.0140	32.71	.0534	46.67	.0716	85.00	.1243	17.48	.0266
4. TOTAL ADMINISTRATIVE---	\$ 158.21	.2446	208.08	.3400	318.48	.4566	291.95	.4270	247.20	.3762
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---	\$ 55.05	.0851	76.72	.1254	35.00	.0515	48.77	.0713	235.22	.3579
8. WATER-----	\$ 31.63	.0489	26.66	.0436	15.67	.0230	36.62	.0536	11.18	.0170
9. GAS-----	\$.00	.0000	.00	.0000	4.53	.0067	81.07	.1197	51.56	.0785
10. CARB. & TRASH REMOVAL---	\$ 24.55	.0379	22.65	.0370	27.47	.0404	.00	.0000	28.94	.0441
11. PAYROLL-----	\$ 39.17	.0605	.00	.0000	.00	.0000	.00	.0000	.00	.0000
12. OTHER-----	\$ 47.23	.0730	.00	.0000	44.73	.0658	56.50	.0739	35.38	.0538
13. TOTAL OPERATING-----	\$ 197.63	.3055	126.02	.2059	127.40	.1874	217.77	.3185	362.30	.5513
MAINTENANCE:										
14. DECORATING-----	\$ 19.58	.0303	21.36	.0349	54.87	.0807	.00	.0000	50.22	.0764
15. REPAIRS-----	\$111.27	.1720	187.16	.3058	79.68	.1172	58.22	.0851	197.49	.3005
16. EXTERMINATING-----	\$.00	.0000	7.76	.0127	2.86	.0042	.00	.0000	.00	.0000
17. INSURANCE-----	\$ 53.66	.0829	156.24	.2553	17.15	.0252	114.77	.1678	18.04	.0275
18. GROUND EXP.-----	\$149.93	.2317	39.05	.0638	79.50	.1169	96.52	.1412	72.04	.1096
19. OTHER-----	\$.00	.0000	3.01	.0049	24.37	.0358	16.07	.0235	.00	.0000
20. TOTAL MAINTENANCE---	\$ 334.43	.5169	414.59	.6775	258.45	.3801	285.60	.4177	337.79	.5140
21. REPLACEMENT RESERVE---	\$.00	.0000	.00	.0000	.00	.0000	.00	.0000	.00	.0000
22. TOTAL OPERATING EXPENSE---	\$ 690.27	1.0670	748.69	1.2234	696.33	1.0240	795.32	1.1631	947.29	1.4415
TAXES:										
23. REAL ESTATE-----	\$109.61	.0441	224.73	.1032	344.82	.1531	327.00	.1191	248.91	.1422
24. PERSONAL PROPERTY---	\$.00	.0000	.00	.0000	.00	.0000	.00	.0000	.00	.0000
25. EMPL. PATROLL TAX-----	\$ 24.99	.0101	.00	.0000	.00	.0000	11.77	.0043	28.03	.0160
26. OTHER-----	\$.00	.0000	.00	.0000	.00	.0000	.00	.0000	.00	.0000
27. OTHER-----	\$.00	.0000	.00	.0000	.00	.0000	.00	.0000	.00	.0000
28. TOTAL TAXES-----	\$ 134.60	.0541	224.73	.1032	344.82	.1531	338.77	.1234	276.94	.1582
29. TOTAL EXPENSE---	\$ 824.87	1.2751	973.42	1.5907	1041.15	1.5311	1134.10	1.6585	1224.23	1.8630
19 DATA 19 DATA 1975 DATA 1977 DATA 1977 DATA										
22. TOTAL OPERATING EXPENSE---	\$.00	.0000	.00	.0000	557.25	.0195	899.57	1.3156	962.60	1.4648
28. TOTAL TAXES-----	\$.00	.0000	.00	.0000	346.93	.1650	263.85	.1006	367.37	.2263
19 DATA 19 DATA 1974 DATA 19 DATA 1976 DATA										
22. TOTAL OPERATING EXPENSE---	\$.00	.0000	.00	.0000	458.50	.6743	.00	.0000	759.72	1.1561
28. TOTAL TAXES-----	\$.00	.0000	.00	.0000	364.05	.1835	.00	.0000	360.40	.2333

(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 APARTMENT * EDGEWOOD SUNRISE * FOUNTAIN VILLAGE *						
PROJ NO..... 35001	* 35425	* 35408				
PLACE CODE.... 16709	* 16709	32 * 16709	32 *	0 *	0 *	0
TYPE PROJECT... W	* WU	* WU	*	*	*	
NO. STORIES.... 2	* 1 4	* 2	*	*	*	
NO. UNITS..... 114	* 125	8 * 131	8 * 0	0 * 0	0 * 0	0
OCCUPANCY RATE.	* 100 %	* 100 %	* 0 %	* 0 %	* 0 %	
COMPOSITION (# BR UNITS) .0	* .0	* .0	* .0	* .0	* .0	
AVG SIZE... 438	* 442	16 * 445	16 * 0	0 * 0	0 * 0	0
NO. UNITS... 37	* 34	* 24	0 * 0	0 * 0	0 * 0	0
BATH/UNIT... 1.0	* 1.0	8 * 1.0	8 * .0	0 * .0	0 * .0	0
RENT..... \$ 0	* \$ 185	* \$ 173	* \$ 0	* \$ 0	* \$ 0	
EQUIPMENT:						
SWIM POOL.	* YES	* YES	*	*	*	
RANGE/REF. Y	* YES	* YES	*	*	*	
AIR COND... Y	* YES	* YES	*	*	*	
LAUNDRY... Y	* YES	* YES	*	*	*	
DISPOSAL... Y	* YES	* YES	*	*	*	
DISHWASHER Y	* YES	* YES	*	*	*	
CARP&DRAPE Y	* YES	6 * YES	6 *	0 *	0 *	0
SERVICES:						
HEATING... E	* NO	* NO	*	*	*	
COOKING... N	* NO	* NO	*	*	*	
AIR COND... N	* NO	* NO	*	*	*	
HOT WATER... E	* NO	* NO	*	*	*	
ELECTRIC... N	* NO	* NO	*	*	*	
WATER.... Y	* YES	4 * YES	4 *	0 *	0 *	0
AGE PROJECT....	* 07/77	16 * 12/76	8 *	0 *	0 *	0
PARKING (COV)... NO	* YES	0 * YES	0 *	0 *	0 *	0
DATE OF DATA...	* 09/79	* 04/79	*	*	*	
TOTAL WEIGHT... (93 MAX)	*	90 *	82 *	0 *	0 *	0
COMPARABILITY...	*	97 % *	88% *	0 % *	0 % *	0 %

(SAMPLE)

MISCELLANEOUS INFORMATION CONCERNING THE ABOVE INCOME COMPARABLES.

COMPARABLE: 35406

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

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 * SUNCRADEN 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	* MU	* MU	* MU	* MU	* MU	
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	
AVG SIZE... 584	* 588	16 * 599	16 * 531	8 * 687	4 * 675	4
NO. UNITS. 37	* 65	* 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	
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	* 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	5 * YES	4
AGE PROJECT....	* 07/77	16 * 10/76	8 * 10/78	16 * 01/78	16 * 06/77	16
PARKING (COV).. NO	* YES	0 * YES	0 * YES	0 * YES	0 * YES	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: 35446

NAME: THE ORCHARD

LOCATION: 7969 MADISON

REMARKS: 2 TENNIS CTS, JACUZZI

COMMENTS:

MUNICIPALITY: CITRUS HEIGHTS

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: 35499

NAME: FOUNTAIN VILLAGE II

LOCATION: SUNRISE VISTA

REMARKS: 2 TNS CTS, OP-52, FP, 16 ZBR HV DEN & WET BAR, CP104, 40 ZBR HV 2-LAV, WET BAR

COMMENTS:

MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 35418

NAME: SUNGRADEN APTS

LOCATION: 8180 GREENBACK LANE

REMARKS: CP 124 OF 62

COMMENTS:

MUNICIPALITY: ORANGEVALE

COMPARABLE: 35425

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

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 * SAYONARA * SUNGRADEN APTS						
PROJ NO..... 35001	* 35425	* 35401	* 35446	* 35461	* 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.. 805	* 810	16 * 779	16 * 861	8 * 725	8 * 869	8
NO. UNITS. 24	* 26	* 104	* 16	* 32	* 40	
BATH/UNIT. 1.0	* 1.0	8 * 1.0	8 * 1.0	8 * 1.0	8 * 2.0	2
RENT..... \$ 0	* \$ 265	* \$ 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	
CARPET/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)... 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: 35481

NAME: SAYONARA

LOCATION: SAYONARA DRIVE

REMARKS: 48 OP

COMMENTS:

MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 35481

NAME: SUNRISE VISTA GARDENS

LOCATION: SUNRISE VISTA DR

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

COMMENTS:

MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 35446

NAME: THE ORCHARD

LOCATION: 7969 MADISON

REMARKS: 2 TENNIS CTS, JACUZZI

COMMENTS:

MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 35418

NAME: SUNGRADEN APTS

LOCATION: 8188 GREENBACK LANE

REMARKS: CP 124 OP 62

COMMENTS:

MUNICIPALITY: ORANGEVALE

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	* SUNGRADEN APTS	* SUNRISE VISTA CAR	* THE ORCHARD	* SATOMARA	
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 * 841	8 * 725	8
NO. UNITS..	15	* 26	* 40	* 104	* 14	* 32	
BATH/UNIT..	2.0	* 1.0	2 * 2.0	8 * 1.0	2 * 1.0	2 * 1.0	2
RENT.....	\$ 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	
CARP&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: 35481

NAME: SAYONARA

LOCATION: SAYONARA DRIVE

REMARKS: 48 OP

COMMENTS:

MUNICIPALITY: CITRUS HEIGHTS

COMPARABLE: 35481

NAME: SUNRISE VISTA GARDENS

LOCATION: SUNRISE VISTA DR

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

COMMENTS:

MUNICIPALITY: CITRUS HEIGHTS

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: 35425

NAME: EDGEWOOD SUNRISE

LOCATION: 7915 KINGSWOOD

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

COMMENTS:

MUNICIPALITY: CITRUS HEIGHTS

(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 # * FOUNTAIN VILLAGE * SUNRISE APTS * THE OAKS * SATONARA						
PROJ NO..... 35001	* C0670W	* 35408	* C0105	* 35358	* 35481	
PLACE CODE..... 16709	* 16709	32 * 16709	32 * 16709	32 * 16709	32 * 16709	32
TYPE PROJECT... W	* WU	* WU	* WU	* WU	* WU	
SIZE OF PROJECT 114	* 104	20 * 131	20 * 270	0 * 44	10 * 32	10
READY FOR OCCUP	* 10/74	* 12/76	* 05/75	* 10/75	* 11/77	
DATE AT 85%....	* 01/76	* 06/77	* 01/77	* 01/76	* 04/78	
CURRENT OCCUP..	* 96	* 90	* 100	* 95	* 90	
LAST UPDATE....	* 01/78	* 04/79	* 01/79	* 01/79	* 01/79	
COMPOSITION:						
0-1 BR.... 74	64 % * 64	61 % 16 * 110	83 % 0 * 167	61 % 16 * 24	54 % 2 * 0	0 % 0
2 BR.... 39	34 % * 40	38 % 4 * 20	15 % 0 * 103	36 % 4 * 20	45 % 0 * 32	100 % 0
3-9 BR.... 0	0 % * 0	0 % 16 * 1	0 % 16 * 0	0 % 16 * 0	0 % 16 * 0	0 % 16
TOTAL WEIGHT... (100 MAX)	*	88 *	60 *	68 *	60 *	58
COMPARABILITY..	*	176 % *	136 % *	136 % *	120 % *	116 %

NUMBER: 35358 NAME: THE OAKS

LOCATION: 10808 FAIR OAKS BLVD

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

NUMBER: 35481 NAME: SATONARA

LOCATION: SATONARA DRIVE

NUMBER: C0105 NAME: SUNRISE APTS

LOCATION: 4888 SUNSET TERRACE

APPENDIX 29

(SAMPLE)

CURRENT OCCUPANCY FOR PLACE CODES:
16709

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

CONVENTIONAL

TYPE	NO. AVAIL	NO. RENTED	OCCUP %
1 BR	543	516	95.03
2 BR	395	361	91.39
3 BR	64	49	76.56
SUB-TOTAL	1,002	926	92.42

HUD PROJECTS

EFF	NO. AVAIL	NO. RENTED	OCCUP %
1 BR	447	433	96.87
2 BR	390	372	95.38
3 BR	17	15	88.24
SUB-TOTAL	912	878	96.27

OVER ALL

EFF	NO. AVAIL	NO. RENTED	OCCUP %
1 BR	990	949	95.86
2 BR	785	733	93.38
3 BR	81	64	79.01
TOTAL	1,914	1,804	94.25

(SAMPLE)

MISCELLANEOUS INFORMATION CONCERNING ABOVE LAND COMPARABLES.

COMPARABLE: 26950 LOCATION: ON EAST SIDE OF SUNRISE, CITRUS HEIGHTS, CA

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

COMPARABLE: 27400 LOCATION: 330' N OF GREEN BACK LN ON WEST SIDE OF SUNRISE RD, CITRUS HEIGHTS

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

COMPARABLE: 35450 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: 6100 LOCATION: S/S MADISON AT PRIMROSE-FAIR OAKS

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

COMPARABLE: 11500 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