

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 1

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

Space 1 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Windows appear to be newer.
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Good
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch.
Shed: 1 shed
Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 1 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 1 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 1 was estimated to be \$36,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 1 was estimated to be \$15,200.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$36,000
Off-site Value (NADA):	\$15,200

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 1 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	KAUFMAN & BROAD	CELTIC (sgl/multi)	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	56	\$8,657.56

Floor Value			\$8,657.56
Items Multiplier (N/A)	x		N/A
1. Base Structure Value			\$8,657.56
2. State Location Adjustment Selected: Yes	x		107 %
3. Total Book Retail Value (in average condition)			\$9,263.59
4. Condition Adjustment Selected: Good	x		112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.			\$10,375.22
6. Land-Lease Community Adjustment Selected: N/A	x		N/A
7. Land-Lease Community Adjusted Value			\$10,375.22
8. Total Adjusted Value of Used Home			\$10,375.22
9. Total Additional Features	+		\$4,816.55
10. Total Repairs	-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment			\$15,191.77
12. Wholesale Value Selected: N/A	x	N/A	N/A
13. Additional Adjustments Selected: No			

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, the home was considered to be average quality and in overall good condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$15,200.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.



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1977	KAUFMAN & BROAD	CELTIC (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
- Sliding Glass Door (6' x 6')	1	ea.	5+ Years	\$159.00	\$159.00
Total DOORS					\$258.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- HOUSE TYPE ROOFING					
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00
Total HOUSE TYPE ROOFING					\$431.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$1,441.00
<u>Accessories</u>					
- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	270	sq. ft.	5+ Years	\$2.09	\$564.30
- Patio	145	sq. ft.	5+ Years	\$2.09	\$303.05
Total AWNINGS (Aluminum w/Metal Roofing)					\$867.35



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1977	KAUFMAN & BROAD	CELTIC (sgl/multi)	CA	PA

Accessories

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	80	sq. ft.	5+ Years	\$6.78	\$542.40
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$542.40
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	157	lin. ft.	5+ Years	\$3.00	\$471.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$471.00
- STEPS					
- Aluminum w/Rail - Set	2	ea.	5+ Years	\$311.00	\$622.00
- Wood - 4 Steps	1	ea.	5+ Years	\$222.00	\$222.00
Total STEPS					\$844.00
- WATER COOLERS (Roof or Window Mount)					
- Evaporative Coolers (All CFMS)	1	ea.	5+ Years	\$308.00	\$308.00
Total WATER COOLERS (Roof or Window Mount)					\$308.00
- WINDOW AIR UNITS - All Types					
- 12,000 BTU	1	ea.	5+ Years	\$197.00	\$197.00
Total WINDOW AIR UNITS - All Types					\$197.00
Total Accessories					\$3,229.75

Additive Values

- STORAGE BUILDINGS/SHEDS					
- Aluminum (Vertical)	45	sq. ft.	5+ Years	\$3.24	\$145.80
Total STORAGE BUILDINGS/SHEDS					\$145.80
Total Additive Values					\$145.80
Total Additional Features					\$4,816.55

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 4

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 4 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Golden West / Somerset

Home Type: Double Wide Year Built: 1981

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 1,040 Sq. Ft.

Additions: None

Exterior Siding: Masonite

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms each with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: Central

Laundry: Unknown

Space 4 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Good
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch.
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

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Space 4 – Rancho Dominguez
(Continued)

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Space 4 – Rancho Dominguez
(Continued)

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Off-Site Value

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SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$35,000
Off-site Value (NADA):	\$16,100

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
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39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 4 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1981	GOLDEN WEST	SOMERSET	CA	PA

Floor Areas: Double-Wide Chart: 314

	Width	x	Length	Total Value
Main Floor Area	20	x	52	\$9,262.80
Floor Value				\$9,262.80
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$9,262.80
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$9,911.20
4. Condition Adjustment Selected: Good				x 112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.				\$11,100.54
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$11,100.54
8. Total Adjusted Value of Used Home				\$11,100.54
9. Total Additional Features				+ \$4,975.98
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$16,076.52
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered good.

TOTAL ADJUSTED VALUE ROUNDED TO \$16,100.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 4 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 4 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1981	GOLDEN WEST	SOMERSET	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
Total DOORS					\$99.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- HOUSE TYPE SIDING					
- Multi-wide	1	home	5+ Years	\$833.00	\$833.00
Total HOUSE TYPE SIDING					\$833.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$1,684.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	120	sq. ft.	5+ Years	\$2.09	\$250.80
Total AWNINGS (Aluminum w/Metal Roofing)					\$250.80
- CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)					
- 2 Ton Electric	1	ea.	5+ Years	\$719.00	\$719.00
Total CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)					\$719.00

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 4 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1981	GOLDEN WEST	SOMERSET	CA	PA

Accessories

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Wood w/Rails	100	sq. ft.	5+ Years	\$6.78	\$678.00
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Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$678.00
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- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Masonite	154	lin. ft.	5+ Years	\$6.64	\$1,022.56
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$1,022.56
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- STEPS

- Aluminum w/Rail - Set	1	ea.	5+ Years	\$311.00	\$311.00
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- Wood - 4 Steps	1	ea.	5+ Years	\$222.00	\$222.00
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Total STEPS					\$533.00
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Total Accessories					\$3,203.36
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Additive Values

- STORAGE BUILDINGS/SHEDS

- Steel	42	sq. ft.	5+ Years	\$2.11	\$88.62
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Total STORAGE BUILDINGS/SHEDS					\$88.62
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Total Additive Values					\$88.62
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Total Additional Features					\$4,975.98
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INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 5

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 5 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Rollaway

Home Type: Single Wide Year Built: 1963

Room Count: 1 Bedroom(s) / 1 Bath(s) Living Area: 684 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): One standard bathroom with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: Two mini-split units

Laundry: Unknown

Space 5 – Rancho Dominguez
(Continued)

Special Features: Dual glazed windows
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average+
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Large covered porch/patio.
Shed: 2 sheds
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 5 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 5 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 5 was estimated to be \$20,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 5 was estimated to be \$9,600.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$20,000
Off-site Value (NADA):	\$9,600

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 5 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1963	HOWDAN MFG CO	ROLL-A-WAY (sgl/multi)	CA	PA

SVS Quality Selected: Standard

Floor Areas: Single-Wide Chart: 322

	Width	x	Length	Total Value
Main Floor Area	12	x	57	\$2,785.59

Floor Value \$2,785.59

Items Multiplier (N/A) x N/A

1. Base Structure Value		\$2,785.59
2. State Location Adjustment Selected: Yes	x	107 %
3. Total Book Retail Value (in average condition)		\$2,980.58
4. Condition Adjustment Selected: Average	x	100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.		\$2,980.58
6. Land-Lease Community Adjustment Selected: N/A	x	N/A
7. Land-Lease Community Adjusted Value		\$2,980.58
8. Total Adjusted Value of Used Home		\$2,980.58
9. Total Additional Features	+	\$6,612.57
10. Total Repairs	-	\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment		\$9,593.15
12. Wholesale Value Selected: N/A	x N/A	N/A
13. Additional Adjustments Selected: No		

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, the home was considered to be average quality and in overall average condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$9,600.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 5 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 5 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1963	HOWDAN MFG CO	ROLL-A-WAY (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- DOORS					
- Deluxe House Type Exterior Door	2	ea.	5+ Years	\$99.00	\$198.00
Total DOORS					\$198.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
- WINDOWS					
- Bow Window	1	ea.	5+ Years	\$201.00	\$201.00
- Dual Glazed Windows - Single-wide	1	all	5+ Years	\$355.00	\$355.00
Total WINDOWS					\$556.00
Total Components					\$1,315.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	408	sq. ft.	5+ Years	\$2.09	\$852.72
Total AWNINGS (Aluminum w/Metal Roofing)					\$852.72

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 5 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1963	HOWDAN MFG CO	ROLL-A-WAY (sgl/multi)	CA	PA

Accessories

- CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)					
- 2 1/2 Ton Heat Pump & Self Contained	2	ea.	5+ Years	\$1,586.00	\$3,172.00
Total CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)					\$3,172.00
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	138	lin. ft.	5+ Years	\$3.00	\$414.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$414.00
- STEPS					
- Aluminum w/Rail - Set	1	ea.	5+ Years	\$311.00	\$311.00
- Wood - 4 Steps	1	ea.	5+ Years	\$222.00	\$222.00
Total STEPS					\$533.00
Total Accessories					\$4,971.72

Additive Values

- STORAGE BUILDINGS/SHEDS					
- Masonite or Wood	45	sq. ft.	5+ Years	\$5.60	\$252.00
- Steel	35	sq. ft.	5+ Years	\$2.11	\$73.85
Total STORAGE BUILDINGS/SHEDS					\$325.85
Total Additive Values					\$325.85
Total Additional Features					\$6,612.57

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 7

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 7 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Skyline / Homette

Home Type: Double Wide Year Built: 1980

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 1,040 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Paneling

Kitchen: Appliances include a range/oven, garbage disposal and refrigerator. Granite countertops.

Bathroom(s): One bathroom features a tile shower with enclosure and a separate tub while the second bathroom has a tile stall shower only.

Heating: Forced air heat

Air Conditioning: Central. Evaporative cooler doesn't work.

Laundry: Washer and dryer.

Space 7 – Rancho Dominguez
(Continued)

Special Features: Mixture of tile and wood laminate flooring throughout the home and one ceiling fan.

Recent Significant Upgrades: New flooring and paint in bathroom.

Significant Deferred Maintenance: None

Overall Quality: Average+

Overall Condition: Average+

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch.

Shed: 1 shed

Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed and a brief phone interview was conducted. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 7 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

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For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

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Space 7 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

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In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 7 was estimated to be \$17,400.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$35,000
Off-site Value (NADA):	\$17,400

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
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33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
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5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 7 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1980	SKYLINE	HOMETTE	CA	PA

Floor Areas: Double-Wide Chart: 325

	Width	x	Length	Total Value
Main Floor Area	20	x	52	\$6,934.40
Floor Value				\$6,934.40
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$6,934.40
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$7,419.81
4. Condition Adjustment Selected: Average				x 100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$7,419.81
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$7,419.81
8. Total Adjusted Value of Used Home				\$7,419.81
9. Total Additional Features				+ \$9,939.00
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$17,358.81
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$17,400.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 7 - Rancho Dominguez

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1980	SKYLINE	HOMETTE	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Drop-in Tub	1	ea.	5+ Years	\$414.00	\$414.00
- Fiberglass Shower Stall	2	ea.	5+ Years	\$136.00	\$272.00
- Tub Enclosure	1	ea.	5+ Years	\$54.00	\$54.00
Total BATH FIXTURES					\$740.00
- COUNTER TOPS					
- Kitchen Counters - Granite	1	ea.	5+ Years	\$1,296.00	\$1,296.00
- Lavy Top Marble	2	ea.	5+ Years	\$56.00	\$112.00
Total COUNTER TOPS					\$1,408.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
Total DOORS					\$99.00
- FAN					
- Ceiling Paddle Fan	1	ea.	5+ Years	\$67.00	\$67.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$149.00
- FLOORING					
- Tile Flooring	156	sq. ft.	1 Year	\$6.34	\$989.04
- Laminate Flooring	884	sq. ft.	5+ Years	\$3.80	\$3,359.20
Total FLOORING					\$4,348.24
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
- Garbage Disposal	1	ea.	5+ Years	\$80.00	\$80.00
Total KITCHEN APPLIANCES					\$368.00



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Components

- MISCELLANEOUS

- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00

Total MISCELLANEOUS \$420.00

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00

Total PLUMBING \$95.00

Total Components \$7,627.24

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	100	sq. ft.	5+ Years	\$2.09	\$209.00
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Total AWNINGS (Aluminum w/Metal Roofing) \$209.00

- CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)

- 2 Ton Electric	1	ea.	5+ Years	\$719.00	\$719.00
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Total CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton) \$719.00

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Wood w/Rails	64	sq. ft.	5+ Years	\$6.78	\$433.92
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Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails) \$433.92

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Metal or Vinyl (Vertical)	144	lin. ft.	5+ Years	\$3.00	\$432.00
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter) \$432.00

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Accessories

- STEPS

- Wood - 3 Steps	1	ea.	5+ Years	\$203.00	\$203.00
- Wood - 4 Steps	1	ea.	5+ Years	\$222.00	\$222.00

Total STEPS \$425.00

Total Accessories \$2,218.92

Additive Values

- STORAGE BUILDINGS/SHEDS

- Steel	44	sq. ft.	5+ Years	\$2.11	\$92.84
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Total STORAGE BUILDINGS/SHEDS \$92.84

Total Additive Values \$92.84

Total Additional Features \$9,939.00

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 10

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 10 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Skyline / Homette

Home Type: Double Wide Year Built: 1978

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 1,040 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Composition

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: Two mini-split units

Laundry: Unknown

Space 10 – Rancho Dominguez
(Continued)

Special Features: Dual glazed windows
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch.
Shed: 1 shed
Parking: Carport

SOURCES OF INFORMATION

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Space 10– Rancho Dominguez
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SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$31,000
Off-site Value (NADA):	\$15,200

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
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61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 10 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	SKYLINE	HOMETTE	CA	PA

Floor Areas: Double-Wide Chart: 325

	Width	x	Length	Total Value
Main Floor Area	20	x	52	\$6,619.20
Floor Value				\$6,619.20
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$6,619.20
2. State Location Adjustment Selected: Yes		x		107 %
3. Total Book Retail Value (in average condition)				\$7,082.54
4. Condition Adjustment Selected: Average		x		100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$7,082.54
6. Land-Lease Community Adjustment Selected: N/A		x		N/A
7. Land-Lease Community Adjusted Value				\$7,082.54
8. Total Adjusted Value of Used Home				\$7,082.54
9. Total Additional Features		+		\$8,089.64
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$15,172.18
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$15,200.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 10 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 10 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	SKYLINE	HOMETTE	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- HOUSE TYPE ROOFING					
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00
Total HOUSE TYPE ROOFING					\$431.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
- WINDOWS					
- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00
Total WINDOWS					\$592.00
Total Components					\$1,775.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	342	sq. ft.	5+ Years	\$2.09	\$714.78
- Patio	120	sq. ft.	5+ Years	\$2.09	\$250.80
Total AWNINGS (Aluminum w/Metal Roofing)					\$965.58

Used Value Report Filename: Space 10 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 10 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	SKYLINE	HOMETTE	CA	PA

Accessories

- CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)					
- 2 1/2 Ton Heat Pump & Self Contained	2	ea.	5+ Years	\$1,586.00	\$3,172.00
Total CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)					\$3,172.00
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	75	sq. ft.	5+ Years	\$6.78	\$508.50
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$508.50
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Masonite	149	lin. ft.	5+ Years	\$6.64	\$989.36
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$989.36
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00
Total Accessories					\$6,079.44

Additive Values

- STORAGE BUILDINGS/SHEDS					
- Masonite or Wood	42	sq. ft.	5+ Years	\$5.60	\$235.20
Total STORAGE BUILDINGS/SHEDS					\$235.20
Total Additive Values					\$235.20
Total Additional Features					\$8,089.64

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 11

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 11 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Skyline / Cameron

Home Type: Single Wide Year Built: 1976

Room Count: 1 Bedroom(s) / 1 Bath(s) Living Area: 624 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): One standard bathroom with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: One window unit

Laundry: Unknown

Space 11 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch/patio.
Shed: 2 sheds
Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a working phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 11 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 11 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 11 was estimated to be \$17,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 11 was estimated to be \$7,900.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$17,000
Off-site Value (NADA):	\$7,900

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 11 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	SKYLINE	CAMERON	CA	PA

Floor Areas: Single-Wide Chart: 327

	Width	x	Length	Total Value
Main Floor Area	12	x	52	\$3,420.00
Floor Value				\$3,420.00
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$3,420.00
2. State Location Adjustment Selected: Yes		x		107 %
3. Total Book Retail Value (in average condition)				\$3,659.40
4. Condition Adjustment Selected: Average		x		100 %
5. Condition Adjusted Value Remaining Physical Life: 40-33 yrs.				\$3,659.40
6. Land-Lease Community Adjustment Selected: N/A		x		N/A
7. Land-Lease Community Adjusted Value				\$3,659.40
8. Total Adjusted Value of Used Home				\$3,659.40
9. Total Additional Features		+		\$4,228.59
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$7,887.99
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home fair quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE WAS ROUNDED TO \$7,900.

1004C/70B users - cost guide quality converts to: Fair.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 11 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 11 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	SKYLINE	CAMERON	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
Total DOORS					\$99.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
- WINDOWS					
- Bow Window	1	ea.	5+ Years	\$201.00	\$201.00
Total WINDOWS					\$201.00
Total Components					\$861.00
<u>Accessories</u>					
- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	243	sq. ft.	5+ Years	\$2.09	\$507.87
- Patio	180	sq. ft.	5+ Years	\$2.09	\$376.20
Total AWNINGS (Aluminum w/Metal Roofing)					\$884.07

Used Value Report Filename: Space 11 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 11 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	SKYLINE	CAMERON	CA	PA

Accessories

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	50	sq. ft.	5+ Years	\$6.78	\$339.00
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$339.00
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Masonite	133	lin. ft.	5+ Years	\$6.64	\$883.12
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$883.12
- STEPS					
- Wood - 4 Steps	3	ea.	5+ Years	\$222.00	\$666.00
Total STEPS					\$666.00
- WINDOW AIR UNITS - All Types					
- 12,000 BTU	1	ea.	5+ Years	\$197.00	\$197.00
Total WINDOW AIR UNITS - All Types					\$197.00
Total Accessories					\$2,969.19

Additive Values

- STORAGE BUILDINGS/SHEDS					
- Aluminum (Vertical)	40	sq. ft.	5+ Years	\$3.24	\$129.60
- Masonite or Wood	48	sq. ft.	5+ Years	\$5.60	\$268.80
Total STORAGE BUILDINGS/SHEDS					\$398.40
Total Additive Values					\$398.40
Total Additional Features					\$4,228.59

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 12

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 12 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Kaufman & Broad / Canyon Crest

Home Type: Double Wide Year Built: 1982

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 1,040 Sq. Ft.

Additions: None

Exterior Siding: Masonite

Roof: Composition

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: None

Laundry: Unknown

Space 12 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Good
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch.
Shed: 2 sheds
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 12 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

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The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 12 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 12 was estimated to be \$35,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 12 was estimated to be \$15,800.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$35,000
Off-site Value (NADA):	\$15,800

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
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32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
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5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Billmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
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43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 12 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1982	KAUFMAN & BROAD	CANYON CREST (sgl/multi)	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	52	\$9,264.86

Floor Value \$9,264.86

Items Multiplier (N/A) x N/A

1. **Base Structure Value** **\$9,264.86**

2. State Location Adjustment Selected: Yes x 107 %

3. Total Book Retail Value (in average condition) \$9,913.40

4. Condition Adjustment Selected: Good x 112 %

5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs. \$11,103.01

6. Land-Lease Community Adjustment Selected: N/A x N/A

7. Land-Lease Community Adjusted Value \$11,103.01

8. **Total Adjusted Value of Used Home** **\$11,103.01**

9. Total Additional Features + \$4,688.12

10. Total Repairs - \$0.00

11. **Total Adjusted (Retail) Value of Used Home and Optional Equipment** **\$15,791.13**

12. Wholesale Value Selected: N/A x N/A N/A

13. Additional Adjustments Selected: No

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, the home was considered to be average quality and in overall good condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$15,800.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 12 - Rancho Dominguez

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Year Mfg'd	Manufacturer	Trade Name	State	Region
1982	KAUFMAN & BROAD	CANYON CREST (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
Total DOORS					\$99.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- HOUSE TYPE ROOFING					
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00
Total HOUSE TYPE ROOFING					\$431.00
- HOUSE TYPE SIDING					
- Multi-wide	1	home	5+ Years	\$833.00	\$833.00
Total HOUSE TYPE SIDING					\$833.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$2,115.00
<u>Accessories</u>					
- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	120	sq. ft.	5+ Years	\$2.09	\$250.80
Total AWNINGS (Aluminum w/Metal Roofing)					\$250.80

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Accessories

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	80	sq. ft.	5+ Years	\$6.78	\$542.40
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$542.40
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Masonite	149	lin. ft.	5+ Years	\$6.64	\$989.36
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$989.36
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00
Total Accessories					\$2,226.56

Additive Values

- STORAGE BUILDINGS/SHEDS					
- Aluminum (Vertical)	24	sq. ft.	5+ Years	\$3.24	\$77.76
- Masonite or Wood	48	sq. ft.	5+ Years	\$5.60	\$268.80
Total STORAGE BUILDINGS/SHEDS					\$346.56
Total Additive Values					\$346.56

Total Additional Features **\$4,688.12**

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 13

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 13 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Fleetwood

Home Type: Single Wide Year Built: 1974

Room Count: 2 Bedroom(s) / 1.5 Bath(s) Living Area: 720 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Composition

Interior Walls: Paneling

Kitchen: Appliances include a range/oven and refrigerator.

Bathroom(s): Full bathroom with tub/shower with tile surround plus a half-bath.

Heating: Forced air heat (assumed)

Air Conditioning: Two window units

Laundry: Washer and dryer

Space 13 – Rancho Dominguez
(Continued)

Special Features: Dual glazed windows and hardwood flooring.
Recent Significant Upgrades: New windows and interior paint. Half-bath remodeled and kitchen cabinets were replaced.
Significant Deferred Maintenance: None
Overall Quality: Average+
Overall Condition: Good
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Large covered porch/patio.
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

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(Continued)

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SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$30,000
Off-site Value (NADA):	\$12,900

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
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43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 13 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1974	FLEETWOOD	FLEETWOOD	CA	PA

Floor Areas: Single-Wide Chart: 322

	Width	x	Length	Total Value
Main Floor Area	12	x	60	\$4,039.02

Floor Value			\$4,039.02
Items Multiplier (N/A)	x		N/A
1. Base Structure Value			\$4,039.02
2. State Location Adjustment Selected: Yes	x		107 %
3. Total Book Retail Value (in average condition)			\$4,321.75
4. Condition Adjustment Selected: Good	x		112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.			\$4,840.36
6. Land-Lease Community Adjustment Selected: N/A	x		N/A
7. Land-Lease Community Adjusted Value			\$4,840.36
8. Total Adjusted Value of Used Home			\$4,840.36
9. Total Additional Features	+		\$8,103.56
10. Total Repairs	-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment			\$12,943.92
12. Wholesale Value Selected: N/A	x	N/A	N/A
13. Additional Adjustments Selected: No			

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition is considered good.

TOTAL ADJUSTED VALUE ROUNDED TO \$12,900.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 13 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1974	FLEETWOOD	FLEETWOOD	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
Total DOORS					\$99.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- FLOORING					
- Hardwood Flooring	620	sq. ft.	5+ Years	\$4.96	\$3,075.20
Total FLOORING					\$3,075.20
- HOUSE TYPE ROOFING					
- Single-wide	1	home	5+ Years	\$316.00	\$316.00
Total HOUSE TYPE ROOFING					\$316.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
- Cooktop & Oven (Built-In)	1	ea.	5+ Years	\$642.00	\$642.00
Total KITCHEN APPLIANCES					\$930.00
- MISCELLANEOUS					
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00
Total MISCELLANEOUS					\$420.00



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 13 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1974	FLEETWOOD	FLEETWOOD	CA	PA

Components

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.00
- Stainless Steel Sink	1	ea.	5+ Years	\$92.00	\$92.00

Total PLUMBING \$211.00

- WINDOWS

- Dual Glazed Windows - Single-wide	1	all	3 Years	\$494.00	\$494.00
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Total WINDOWS \$494.00

Total Components

\$5,818.20

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	320	sq. ft.	5+ Years	\$2.09	\$668.80
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Total AWNINGS (Aluminum w/Metal Roofing) \$668.80

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Wood w/Rails	32	sq. ft.	5+ Years	\$6.78	\$216.96
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Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails) \$216.96

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Metal or Vinyl (Vertical)	144	lin. ft.	5+ Years	\$3.00	\$432.00
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter) \$432.00

- STEPS

- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
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Total STEPS \$444.00

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 13 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1974	FLEETWOOD	FLEETWOOD	CA	PA

Accessories

- WINDOW AIR UNITS - All Types

- 12,000 BTU 2 ea. 5+ Years \$197.00 \$394.00

Total WINDOW AIR UNITS - All Types \$394.00

Total Accessories

\$2,155.76

Additive Values

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical) 40 sq. ft. 5+ Years \$3.24 \$129.60

Total STORAGE BUILDINGS/SHEDS \$129.60

Total Additive Values

\$129.60

Total Additional Features

\$8,103.56

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 14

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 14 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Golden West / Golden West

Home Type: Double Wide Year Built: 1989

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 880 Sq. Ft.

Additions: None

Exterior Siding: Masonite

Roof: Composition

Interior Walls: Drywall

Kitchen: Appliances include a range/oven and refrigerator.

Bathroom(s): One bathroom features a tub/shower with enclosure while the second bathroom has a stall shower with enclosure.

Heating: Forced air heat

Air Conditioning: One window unit

Laundry: Washer and dryer

Space 14 – Rancho Dominguez
(Continued)

Special Features: Wood laminate flooring, vaulted ceilings and mirrored wardrobe doors.
Recent Significant Upgrades: None
Significant Deferred Maintenance: None
Overall Quality: Average+
Overall Condition: Average+
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch.
Shed: 2 sheds
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home; however a phone interview was conducted. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 14 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 14 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 14 was estimated to be \$37,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 14 was estimated to be \$24,500.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$37,000
Off-site Value (NADA):	\$24,500

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Billmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 14 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1989	GOLDEN WEST	GOLDEN WEST	CA	PA

Floor Areas: Double-Wide Chart: 302

	Width	x	Length	Total Value
Main Floor Area	20	x	44	\$13,892.40
Floor Value				\$13,892.40
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$13,892.40
2. State Location Adjustment Selected: Yes		x	107 %	
3. Total Book Retail Value (in average condition)				\$14,864.87
4. Condition Adjustment Selected: Average		x	100 %	
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$14,864.87
6. Land-Lease Community Adjustment Selected: N/A		x	N/A	
7. Land-Lease Community Adjusted Value				\$14,864.87
8. Total Adjusted Value of Used Home				\$14,864.87
9. Total Additional Features		+		\$9,657.32
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$24,522.19
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

It was reported that the dishwasher was disconnected and the garbage disposal was not working; therefore, these items have not been included.

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$24,500.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 14 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 14 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1989	GOLDEN WEST	GOLDEN WEST	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components					
- BATH FIXTURES					
- Fiberglass Shower Stall	1	ea.	5+ Years	\$136.00	\$136.00
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
- Tub Enclosure	2	ea.	5+ Years	\$54.00	\$108.00
Total BATH FIXTURES					\$435.00
- CABINETS					
- Overhead Cabinet-Utility Room	1	ea.	5+ Years	\$47.00	\$47.00
Total CABINETS					\$47.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
- Wardrobe Doors (Mirrored)	1	pair	5+ Years	\$152.00	\$152.00
Total DOORS					\$251.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- FLOORING					
- Laminate Flooring	780	sq. ft.	5+ Years	\$3.80	\$2,964.00
Total FLOORING					\$2,964.00
- HOUSE TYPE ROOFING					
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00
Total HOUSE TYPE ROOFING					\$431.00
- HOUSE TYPE SIDING					
- Multi-wide	1	home	5+ Years	\$833.00	\$833.00
Total HOUSE TYPE SIDING					\$833.00

Used Value Report Filename: Space 14 - Rancho Dominguez



Used Manufactured Home Value Report

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Date: 09/17/2020

Reference Number Space 14 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1989	GOLDEN WEST	GOLDEN WEST	CA	PA

Components

- INTERIOR

- Cathedral/Vaulted Ceiling Rooms	2	ea.	5+ Years	\$121.00	\$242.00
- Drywall/Gypsum Walls	128	lin. ft.	5+ Years	\$3.43	\$439.04

Total INTERIOR \$681.04

- KITCHEN APPLIANCES

- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
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Total KITCHEN APPLIANCES \$288.00

- MISCELLANEOUS

- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00

Total MISCELLANEOUS \$420.00

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00

Total PLUMBING \$95.00

Total Components \$6,527.04

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	120	sq. ft.	5+ Years	\$2.09	\$250.80
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Total AWNINGS (Aluminum w/Metal Roofing) \$250.80

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Wood w/Rails	120	sq. ft.	5+ Years	\$6.78	\$813.60
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Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails) \$813.60

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Masonite	137	lin. ft.	5+ Years	\$6.64	\$909.68
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter) \$909.68

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Used Manufactured Home Value Report

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Year Mfg'd	Manufacturer	Trade Name	State	Region
1989	GOLDEN WEST	GOLDEN WEST	CA	PA

Accessories

- STEPS						
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00	
Total STEPS					\$444.00	
- WINDOW AIR UNITS - All Types						
- 12,000 BTU	1	ea.	5+ Years	\$197.00	\$197.00	
Total WINDOW AIR UNITS - All Types					\$197.00	
Total Accessories					\$2,615.08	

Additive Values

- STORAGE BUILDINGS/SHEDS					
- Masonite or Wood	92	sq. ft.	5+ Years	\$5.60	\$515.20
Total STORAGE BUILDINGS/SHEDS					\$515.20
Total Additive Values					\$515.20
Total Additional Features					\$9,657.32

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 18

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 18 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Hallmark – Southwest Corp / Yorktown

Home Type: Double Wide Year Built: 1988

Room Count: 3 Bedroom(s) / 2 Bath(s) Living Area: 1,040 Sq. Ft.

Additions: None

Exterior Siding: Masonite

Roof: Composition

Interior Walls: Mixture of drywall and paneling.

Kitchen: Appliances include a range/oven, garbage disposal and refrigerator.

Bathroom(s): One bathroom features a tub/shower with enclosure while the other has a stall shower with enclosure.

Heating: Forced air heat

Air Conditioning: Evaporative cooler

Laundry: Washer and dryer

Space 18 – Rancho Dominguez
(Continued)

Special Features: A portion of the home has wood laminate and tile flooring. Other features include vaulted ceilings, built-in kitchen island, two ceiling fans, one skylight, three mirrored wardrobe doors and earthquake bracing

Recent Significant Upgrades: New wood laminate flooring and interior and exterior paint.

Significant Deferred Maintenance: None

Overall Quality: Average+

Overall Condition: Good

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small covered porch/patio.

Shed: 1 shed

Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home; however a phone interview was conducted. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 18 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 18 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 18 was estimated to be \$41,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 18 was estimated to be \$24,900.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$41,000
Off-site Value (NADA):	\$24,900

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 18 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1988	HALLMARK-SOUTHWEST CORP	YORKTOWN	CA	PA

Floor Areas: Double-Wide Chart: 309

	Width	x	Length	Total Value
Main Floor Area	20	x	52	\$13,229.80
Floor Value				\$13,229.80
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$13,229.80
2. State Location Adjustment Selected: Yes		x	107 %	
3. Total Book Retail Value (in average condition)				\$14,155.89
4. Condition Adjustment Selected: Good		x	112 %	
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.				\$15,854.59
6. Land-Lease Community Adjustment Selected: N/A		x	N/A	
7. Land-Lease Community Adjusted Value				\$15,854.59
8. Total Adjusted Value of Used Home				\$15,854.59
9. Total Additional Features		+		\$9,032.19
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$24,886.78
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered good.

TOTAL ADJUSTED VALUE ROUNDED TO \$24,900.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 18 - Rancho Dominguez



Used Manufactured Home Value Report

(This is not an appraisal form)

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Reference Number Space 18 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1988	HALLMARK-SOUTHWEST CORP	YORKTOWN	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Shower Stall	1	ea.	5+ Years	\$136.00	\$136.00
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
- Tub Enclosure	2	ea.	5+ Years	\$54.00	\$108.00
Total BATH FIXTURES					\$435.00
- BUILT-INS					
- Deluxe Buffet/Hutch	1	ea.	5+ Years	\$109.00	\$109.00
Total BUILT-INS					\$109.00
- CABINETS					
- Overhead Cabinet-Utility Room	1	ea.	5+ Years	\$47.00	\$47.00
Total CABINETS					\$47.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
- Wardrobe Doors (Mirrored)	3	pair	5+ Years	\$152.00	\$456.00
Total DOORS					\$555.00
- FAN					
- Ceiling Paddle Fan	2	ea.	5+ Years	\$67.00	\$134.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$216.00
- FLOORING					
- Tile Flooring	150	sq. ft.	5+ Years	\$5.64	\$846.00
- Laminate Flooring	300	sq. ft.	1 Year	\$4.26	\$1,278.00
Total FLOORING					\$2,124.00

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 18 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1988	HALLMARK-SOUTHWEST CORP	YORKTOWN	CA	PA

Components

- HOUSE TYPE ROOFING						
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00	
Total HOUSE TYPE ROOFING						\$431.00
- HOUSE TYPE SIDING						
- Multi-wide	1	home	5+ Years	\$833.00	\$833.00	
Total HOUSE TYPE SIDING						\$833.00
- INTERIOR						
- Cathedral/Vaulted Ceiling Rooms	2	ea.	5+ Years	\$121.00	\$242.00	
- Drywall/Gypsum Walls	72	lin. ft.	5+ Years	\$3.43	\$246.96	
Total INTERIOR						\$488.96
- KITCHEN APPLIANCES						
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00	
- Garbage Disposal	1	ea.	5+ Years	\$80.00	\$80.00	
Total KITCHEN APPLIANCES						\$368.00
- MISCELLANEOUS						
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00	
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00	
Total MISCELLANEOUS						\$420.00
- PLUMBING						
- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00	
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00	
Total PLUMBING						\$95.00
- WINDOWS						
- Skylight	1	ea.	5+ Years	\$133.00	\$133.00	
Total WINDOWS						\$133.00
Total Components						\$6,254.96

Used Value Report Filename: Space 18 - Rancho Dominguez

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Year Mfg'd	Manufacturer	Trade Name	State	Region
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Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	225	sq. ft.	5+ Years	\$2.09	\$470.25
- Patio	48	sq. ft.	5+ Years	\$2.09	\$100.32
Total AWNINGS (Aluminum w/Metal Roofing)					\$570.57
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Masonite	144	lin. ft.	5+ Years	\$6.64	\$956.16
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$956.16
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00
- WATER COOLERS (Roof or Window Mount)					
- Evaporative Coolers (All CFMS)	1	ea.	5+ Years	\$308.00	\$308.00
Total WATER COOLERS (Roof or Window Mount)					\$308.00
Total Accessories					\$2,278.73

Additive Values

- EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.					
- Multi Section	1	ea.	5+ Years	\$393.00	\$393.00
Total EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.					\$393.00
- STORAGE BUILDINGS/SHEDS					
- Steel	50	sq. ft.	5+ Years	\$2.11	\$105.50
Total STORAGE BUILDINGS/SHEDS					\$105.50
Total Additive Values					\$498.50
Total Additional Features					\$9,032.19

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 20

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 20 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Silvercrest

Home Type: Double Wide Year Built: 1971

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 880 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Composition

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: None

Laundry: Unknown

Space 20 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small open patio
Shed: 2 sheds
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

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Space 20 – Rancho Dominguez
(Continued)

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Space 20 – Rancho Dominguez
(Continued)

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SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$24,000
Off-site Value (NADA):	\$11,400

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 20 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	SILVERCREST	SILVERCREST	CA	PA

Floor Areas: Double-Wide Chart: 301

	Width	x	Length	Total Value
Main Floor Area	20	x	44	\$8,239.35

Floor Value			\$8,239.35
Items Multiplier (N/A)	x		N/A
1. Base Structure Value			\$8,239.35
2. State Location Adjustment Selected: Yes	x		107 %
3. Total Book Retail Value (in average condition)			\$8,816.10
4. Condition Adjustment Selected: Average	x		100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.			\$8,816.10
6. Land-Lease Community Adjustment Selected: N/A	x		N/A
7. Land-Lease Community Adjusted Value			\$8,816.10
8. Total Adjusted Value of Used Home			\$8,816.10
9. Total Additional Features	+		\$2,544.04
10. Total Repairs	-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment			\$11,360.14
12. Wholesale Value Selected: N/A	x	N/A	N/A
13. Additional Adjustments Selected: No			

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$11,400.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 20 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 20 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	SILVERCREST	SILVERCREST	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- HOUSE TYPE ROOFING					
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00
Total HOUSE TYPE ROOFING					\$431.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$1,183.00
<u>Accessories</u>					
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	128	lin. ft.	5+ Years	\$3.00	\$384.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$384.00
- STEPS					
- Wood - 4 Steps	3	ea.	5+ Years	\$222.00	\$666.00
Total STEPS					\$666.00
Total Accessories					\$1,050.00

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 20 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	SILVERCREST	SILVERCREST	CA	PA

Additive Values

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical) 96 sq. ft. 5+ Years \$3.24 \$311.04

Total STORAGE BUILDINGS/SHEDS \$311.04

Total Additive Values \$311.04

Total Additional Features \$2,544.04

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 21

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 21 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Homette

Home Type: Double Wide Year Built: 1978

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: None

Laundry: Unknown

Space 21 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch.
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home. A phone number was provided; however, we were unable to reach the homeowner. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 21 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 21 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 21 was estimated to be \$30,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 21 was estimated to be \$9,200.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$30,000
Off-site Value (NADA):	\$9,200

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Billmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 21 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	SKYLINE	HOMETTE	CA	PA

Floor Areas: Double-Wide Chart: 325

	Width	Length	Total Value
Main Floor Area	20	x 48	\$6,343.68
Floor Value			\$6,343.68
Items Multiplier (N/A)			x N/A
1. Base Structure Value			\$6,343.68
2. State Location Adjustment Selected: Yes			x 107 %
3. Total Book Retail Value (in average condition)			\$6,787.74
4. Condition Adjustment Selected: Average			x 100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.			\$6,787.74
6. Land-Lease Community Adjustment Selected: N/A			x N/A
7. Land-Lease Community Adjusted Value			\$6,787.74
8. Total Adjusted Value of Used Home			\$6,787.74
9. Total Additional Features			+ \$2,376.72
10. Total Repairs			- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment			\$9,164.46
12. Wholesale Value Selected: N/A			x N/A N/A
13. Additional Adjustments Selected: No			

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$9,200.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 21 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 21 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	SKYLINE	HOMETTE	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$561.00
<u>Accessories</u>					
- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	120	sq. ft.	5+ Years	\$2.09	\$250.80
Total AWNINGS (Aluminum w/Metal Roofing)					\$250.80
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	80	sq. ft.	5+ Years	\$6.78	\$542.40
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$542.40
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	141	lin. ft.	5+ Years	\$3.00	\$423.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$423.00

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 21 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	SKYLINE	HOMETTE	CA	PA

Accessories

- STEPS

- Wood - 4 Steps 2 ea. 5+ Years \$222.00 \$444.00

Total STEPS \$444.00

Total Accessories \$1,660.20

Additive Values

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical) 48 sq. ft. 5+ Years \$3.24 \$155.52

Total STORAGE BUILDINGS/SHEDS \$155.52

Total Additive Values \$155.52

Total Additional Features \$2,376.72

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 22

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 22 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Skyline / Cameron

Home Type: Single Wide Year Built: 1976

Room Count: 1 Bedroom(s) / 1 Bath(s) Living Area: 624 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Paneling

Kitchen: Appliances include a range/oven, garbage disposal and refrigerator.

Bathroom(s): The bathroom has a tub/shower.

Heating: Wall heat.

Air Conditioning: One window unit.

Laundry: Washer and dryer.

Space 22 – Rancho Dominguez
(Continued)

Special Features: Wood laminate flooring throughout, one ceiling fan and mirrored wardrobe doors.

Recent Significant Upgrades: None

Significant Deferred Maintenance: None

Overall Quality: Average

Overall Condition: Good

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Large porch/patio and medium awning.

Shed: 2 sheds

Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed. A phone number was provided; however, the homeowner declined a phone interview. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

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Definitions of Value

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Space 22 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

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Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

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Space 22 – Rancho Dominguez
(Continued)

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In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 22 was estimated to be \$9,800.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$23,000
Off-site Value (NADA):	\$9,800

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
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4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
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33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
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5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 22 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	SKYLINE	CAMERON	CA	PA

Floor Areas: Single-Wide Chart: 327

	Width	x	Length	Total Value
Main Floor Area	12	x	52	\$3,420.00
Floor Value				\$3,420.00
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$3,420.00
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$3,659.40
4. Condition Adjustment Selected: Good				x 113 %
5. Condition Adjusted Value Remaining Physical Life: 44-37 yrs.				\$4,135.12
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$4,135.12
8. Total Adjusted Value of Used Home				\$4,135.12
9. Total Additional Features				+ \$5,705.85
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$9,840.97
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis NADA rates the home fair quality and the overall condition was considered good.

TOTAL ADJUSTED VALUE ROUNDED TO \$9,800.

1004C/70B users - cost guide quality converts to: Fair.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.



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1976	SKYLINE	CAMERON	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- CABINETS					
- Overhead Cabinet-Utility Room	1	ea.	5+ Years	\$47.00	\$47.00
Total CABINETS					\$47.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
- Wardrobe Doors (Mirrored)	1	pair	5+ Years	\$152.00	\$152.00
Total DOORS					\$251.00
- FAN					
- Ceiling Paddle Fan	1	ea.	5+ Years	\$67.00	\$67.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$149.00
- FLOORING					
- Laminate Flooring	624	sq. ft.	5+ Years	\$3.80	\$2,371.20
Total FLOORING					\$2,371.20
- HEATING					
- Wall Heater	1	ea.	5+ Years	\$41.22	\$41.22
Total HEATING					\$41.22
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00



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Components

- MISCELLANEOUS

- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00

Total MISCELLANEOUS \$420.00

- OMIT VALUES (Subtract) Deduct from Base Structure Value

- Furnace - Only (69,000 BTU or Less)	1	ea.	5+ Years	(\$140.00)	(\$140.00)
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Total OMIT VALUES (Subtract) Deduct from Base Structure Value (\$140.00)

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00

Total PLUMBING \$95.00

Total Components

\$3,713.42

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	175	sq. ft.	5+ Years	\$2.09	\$365.75
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Total AWNINGS (Aluminum w/Metal Roofing) \$365.75

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Wood w/Rails	40	sq. ft.	5+ Years	\$6.78	\$271.20
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Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails) \$271.20

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Metal or Vinyl (Vertical)	128	lin. ft.	5+ Years	\$3.00	\$384.00
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter) \$384.00

- STEPS

- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
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Total STEPS \$444.00

J.D. POWER



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Accessories

- WINDOW AIR UNITS - All Types

- 12,000 BTU 1 ea. 5+ Years \$197.00 \$197.00

Total WINDOW AIR UNITS - All Types \$197.00

Total Accessories \$1,661.95

Additive Values

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical) 102 sq. ft. 5+ Years \$3.24 \$330.48

Total STORAGE BUILDINGS/SHEDS \$330.48

Total Additive Values \$330.48

Total Additional Features \$5,705.85

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 23

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 23 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Kaufman & Broad / Canyon Crest

Home Type: Double Wide Year Built: 1980

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Masonite

Roof: Standard

Interior Walls: Paneling

Kitchen: Appliances include a range/oven and refrigerator. Granite countertops.

Bathroom(s): Both bathrooms feature a tub/shower with enclosure.

Heating: Wall heat

Air Conditioning: None

Laundry: Washer and dryer.

Space 23 – Rancho Dominguez
(Continued)

Special Features: Tile and wood laminate flooring throughout, dual glazed windows built-in hutch, three ceiling fans and earthquake bracing.

Recent Significant Upgrades: None

Significant Deferred Maintenance: None

Overall Quality: Average+

Overall Condition: Good

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch.

Shed: 1 shed

Parking: Carport

SOURCES OF INFORMATION

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Off-site Value (NADA):	\$23,000

Rancho Dominguez Mobile Estates, Carson, California

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22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 23 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1980	KAUFMAN & BROAD	CANYON CREST (sgl/multi)	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$8,434.36

Floor Value		\$8,434.36
Items Multiplier (N/A)	x	N/A
1. Base Structure Value		\$8,434.36
2. State Location Adjustment Selected: Yes	x	107 %
3. Total Book Retail Value (in average condition)		\$9,024.77
4. Condition Adjustment Selected: Good	x	112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.		\$10,107.74
6. Land-Lease Community Adjustment Selected: N/A	x	N/A
7. Land-Lease Community Adjusted Value		\$10,107.74
8. Total Adjusted Value of Used Home		\$10,107.74
9. Total Additional Features	+	\$12,902.23
10. Total Repairs	-	\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment		\$23,009.97
12. Wholesale Value Selected: N/A	x N/A	N/A
13. Additional Adjustments Selected: No		

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, the home was considered to be average quality and in overall good condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$23,000.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 23 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 23 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1980	KAUFMAN & BROAD	CANYON CREST (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
- Tub Enclosure	2	ea.	5+ Years	\$54.00	\$108.00
Total BATH FIXTURES					\$490.00
- BUILT-INS					
- Deluxe Buffet/Hutch	1	ea.	5+ Years	\$109.00	\$109.00
Total BUILT-INS					\$109.00
- CABINETS					
- Overhead Cabinet-Utility Room	1	ea.	5+ Years	\$47.00	\$47.00
Total CABINETS					\$47.00
- COUNTER TOPS					
- Kitchen Counters - Granite	1	ea.	5+ Years	\$1,296.00	\$1,296.00
Total COUNTER TOPS					\$1,296.00
- FAN					
- Ceiling Paddle Fan	3	ea.	5+ Years	\$67.00	\$201.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$283.00
- FLOORING					
- Tile Flooring	624	sq. ft.	5+ Years	\$5.64	\$3,519.36
- Laminate Flooring	336	sq. ft.	5+ Years	\$3.80	\$1,276.80
Total FLOORING					\$4,796.16
- HEATING					
- Wall Heater	1	ea.	5+ Years	\$41.22	\$41.22
Total HEATING					\$41.22

Used Value Report Filename: Space 23 - Rancho Dominguez

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Used Manufactured Home Value Report

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Date: 09/18/2020

Reference Number Space 23 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1980	KAUFMAN & BROAD	CANYON CREST (sgl/multi)	CA	PA

Components

- HOUSE TYPE SIDING						
- Multi-wide	1	home	5+ Years	\$833.00	\$833.00	
Total HOUSE TYPE SIDING						\$833.00
- KITCHEN APPLIANCES						
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00	
Total KITCHEN APPLIANCES						\$288.00
- MISCELLANEOUS						
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00	
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00	
Total MISCELLANEOUS						\$420.00
- OMIT VALUES (Subtract) Deduct from Base Structure Value						
- Furnace - Only (69,000 BTU or Less)	1	ea.	5+ Years	(\$140.00)	(\$140.00)	
Total OMIT VALUES (Subtract) Deduct from Base Structure Value						(\$140.00)
- PLUMBING						
- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00	
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00	
Total PLUMBING						\$95.00
- WINDOWS						
- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00	
Total WINDOWS						\$592.00
Total Components						\$9,150.38

Accessories

- AWNINGS (Aluminum w/Metal Roofing)						
- Carport	369	sq. ft.	5+ Years	\$2.09	\$771.21	
- Patio	140	sq. ft.	5+ Years	\$2.09	\$292.60	
Total AWNINGS (Aluminum w/Metal Roofing)						\$1,063.81

Used Value Report Filename: Space 23 - Rancho Dominguez

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Used Manufactured Home Value Report

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Date: 09/18/2020

Reference Number Space 23 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1980	KAUFMAN & BROAD	CANYON CREST (sgl/multi)	CA	PA

Accessories

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	120	sq. ft.	5+ Years	\$6.78	\$813.60
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$813.60
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Masonite	136	lin. ft.	5+ Years	\$6.64	\$903.04
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$903.04
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00
Total Accessories					\$3,224.45

Additive Values

- EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.					
- Multi Section	1	ea.	5+ Years	\$393.00	\$393.00
Total EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.					\$393.00
- STORAGE BUILDINGS/SHEDS					
- Masonite or Wood	24	sq. ft.	5+ Years	\$5.60	\$134.40
Total STORAGE BUILDINGS/SHEDS					\$134.40
Total Additive Values					\$527.40
Total Additional Features					\$12,902.23

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 24

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 24 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Skyline /Skyline

Home Type: Single Wide Year Built: 1976

Room Count: 1 Bedroom(s) / 1 Bath(s) Living Area: 624 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): One standard bathroom with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: One window unit

Laundry: Unknown

Space 24 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Good
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Large covered patio
Shed: 2 sheds
Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a working phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 24 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 24 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 24 was estimated to be \$23,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 24 was estimated to be \$8,300.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$23,000
Off-site Value (NADA):	\$8,300

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Billmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 24 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	SKYLINE	SKYLINE	CA	PA

Floor Areas: Single-Wide Chart: 321

	Width	x	Length	Total Value
Main Floor Area	12	x	52	\$4,016.40

Floor Value \$4,016.40

Items Multiplier (N/A) x N/A

1. **Base Structure Value** **\$4,016.40**

2. State Location Adjustment Selected: Yes x 107 %

3. Total Book Retail Value (in average condition) \$4,297.55

4. Condition Adjustment Selected: Good x 112 %

5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs. \$4,813.25

6. Land-Lease Community Adjustment Selected: N/A x N/A

7. Land-Lease Community Adjusted Value \$4,813.25

8. **Total Adjusted Value of Used Home** **\$4,813.25**

9. Total Additional Features + \$3,502.80

10. Total Repairs - \$0.00

11. **Total Adjusted (Retail) Value of Used Home and Optional Equipment** **\$8,316.05**

12. Wholesale Value Selected: N/A x N/A N/A

13. Additional Adjustments Selected: No

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered good.

TOTAL ADJUSTED VALUE ROUNDED TO \$8,300.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 24 - Rancho Dominguez

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Date: 09/14/2020

Reference Number Space 24 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	SKYLINE	SKYLINE	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
- WINDOWS					
- Bow Window	1	ea.	5+ Years	\$201.00	\$201.00
Total WINDOWS					\$201.00
Total Components					\$762.00
<u>Accessories</u>					
- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	360	sq. ft.	5+ Years	\$2.09	\$752.40
- Patio	360	sq. ft.	5+ Years	\$2.09	\$752.40
Total AWNINGS (Aluminum w/Metal Roofing)					\$1,504.80
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	128	lin. ft.	5+ Years	\$3.00	\$384.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$384.00

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 24 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	SKYLINE	SKYLINE	CA	PA

Accessories

- STEPS

- Wood - 4 Steps 2 ea. 5+ Years \$222.00 \$444.00

Total STEPS \$444.00

- WINDOW AIR UNITS - All Types

- 12,000 BTU 1 ea. 5+ Years \$197.00 \$197.00

Total WINDOW AIR UNITS - All Types \$197.00

Total Accessories \$2,529.80

Additive Values

- STORAGE BUILDINGS/SHEDS

- Steel 100 sq. ft. 5+ Years \$2.11 \$211.00

Total STORAGE BUILDINGS/SHEDS \$211.00

Total Additive Values \$211.00

Total Additional Features \$3,502.80

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 25

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 25 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Meteor

Home Type: Double Wide Year Built: 1976

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Composition

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: None

Laundry: Unknown

Space 25 – Rancho Dominguez
(Continued)

Special Features: Dual glazed windows
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Good
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 25 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 25 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 25 was estimated to be \$30,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 25 was estimated to be \$13,300.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$30,000
Off-site Value (NADA):	\$13,300

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 25 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	BENDIX	METEOR CSTM (sgl/multi)	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$7,667.60

Floor Value				\$7,667.60
Items Multiplier (N/A)			x	N/A
1. Base Structure Value				\$7,667.60
2. State Location Adjustment Selected: Yes			x	107 %
3. Total Book Retail Value (in average condition)				\$8,204.33
4. Condition Adjustment Selected: Good			x	112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.				\$9,188.85
6. Land-Lease Community Adjustment Selected: N/A			x	N/A
7. Land-Lease Community Adjusted Value				\$9,188.85
8. Total Adjusted Value of Used Home				\$9,188.85
9. Total Additional Features			+	\$4,158.20
10. Total Repairs			-	\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$13,347.05
12. Wholesale Value Selected: N/A			x N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, the home was considered average quality and in overall good condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$13,300.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 25 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 25 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	BENDIX	METEOR CSTM (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- HOUSE TYPE ROOFING					
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00
Total HOUSE TYPE ROOFING					\$431.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
- WINDOWS					
- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00
Total WINDOWS					\$592.00
Total Components					\$1,775.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	80	sq. ft.	5+ Years	\$2.09	\$167.20
Total AWNINGS (Aluminum w/Metal Roofing)					\$167.20
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	72	sq. ft.	5+ Years	\$6.78	\$488.16
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$488.16

Used Value Report Filename: Space 25 - Rancho Dominguez

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Used Manufactured Home Value Report

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Reference Number Space 25 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	BENDIX	METEOR CSTM (sgl/multi)	CA	PA

Accessories

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Masonite	136	lin. ft.	5+ Years	\$6.64	\$903.04
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$903.04
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- STEPS

- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
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Total STEPS					\$444.00
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Total Accessories					\$2,002.40
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Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood	68	sq. ft.	5+ Years	\$5.60	\$380.80
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Total STORAGE BUILDINGS/SHEDS					\$380.80
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Total Additive Values					\$380.80
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Total Additional Features					\$4,158.20
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INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 27

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 27 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: National / National

Home Type: Double Wide Year Built: 1965

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 1,000 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: One window unit

Laundry: Unknown

Space 27 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small covered porch
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

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Space 27 – Rancho Dominguez
(Continued)

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Approaches to Value

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For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 27 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

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We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 27 was estimated to be \$26,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 27 was estimated to be \$8,600.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$26,000
Off-site Value (NADA):	\$8,600

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
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61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 27 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1965	NATIONAL HOMES	NATIONAL (sgl/multi)	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	50	\$5,701.98

Floor Value		\$5,701.98
Items Multiplier (N/A)	x	N/A
1. Base Structure Value		\$5,701.98
2. State Location Adjustment Selected: Yes	x	107 %
3. Total Book Retail Value (in average condition)		\$6,101.12
4. Condition Adjustment Selected: Average	x	100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.		\$6,101.12
6. Land-Lease Community Adjustment Selected: N/A	x	N/A
7. Land-Lease Community Adjusted Value		\$6,101.12
8. Total Adjusted Value of Used Home		\$6,101.12
9. Total Additional Features	+	\$2,532.60
10. Total Repairs	-	\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment		\$8,633.72
12. Wholesale Value Selected: N/A	x N/A	N/A
13. Additional Adjustments Selected: No		

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, the home was considered to be average quality and in overall average condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$8,600.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 27 - Rancho Dominguez

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Used Manufactured Home Value Report

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Date: 09/14/2020

Reference Number Space 27 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1965	NATIONAL HOMES	NATIONAL (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
Total DOORS					\$99.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					
					\$851.00
<u>Accessories</u>					
- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	60	sq. ft.	5+ Years	\$2.09	\$125.40
Total AWNINGS (Aluminum w/Metal Roofing)					\$125.40
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	40	sq. ft.	5+ Years	\$6.78	\$271.20
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$271.20
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	140	lin. ft.	5+ Years	\$3.00	\$420.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$420.00

Used Value Report Filename: Space 27 - Rancho Dominguez

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Used Manufactured Home Value Report

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Date: 09/14/2020

Reference Number Space 27 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1965	NATIONAL HOMES	NATIONAL (sgl/multi)	CA	PA

Accessories

- STEPS

- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
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Total STEPS					\$444.00
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- WINDOW AIR UNITS - All Types

- 12,000 BTU	1	ea.	5+ Years	\$197.00	\$197.00
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Total WINDOW AIR UNITS - All Types					\$197.00
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Total Accessories

\$1,457.60

Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood	40	sq. ft.	5+ Years	\$5.60	\$224.00
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Total STORAGE BUILDINGS/SHEDS					\$224.00
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Total Additive Values

\$224.00

Total Additional Features

\$2,532.60

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 28

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 28 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Prestige

Home Type: Double Wide Year Built: 1977

Room Count: 2 Bedroom(s) / 1 Bath(s) Living Area: 800 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Paneling

Kitchen: Appliances include a range/oven and refrigerator.

Bathroom(s): Bathroom features a tub/shower with enclosure.

Heating: Forced air heat

Air Conditioning: None

Laundry: Washer and dryer.

Space 28 – Rancho Dominguez
(Continued)

Special Features: Tile and wood laminate flooring, built-in hutch, wet bar, two ceiling fans and vaulted ceilings.

Recent Significant Upgrades: The roof was recently replaced and the exterior painted. New oven, washer and dryer.

Significant Deferred Maintenance: None

Overall Quality: Average+

Overall Condition: Average+

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch.

Shed: 2 sheds

Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed and a brief phone interview was conducted. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 28 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 28 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 28 was estimated to be \$30,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 28 was estimated to be \$14,700.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$30,000
Off-site Value (NADA):	\$14,700

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Billmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
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53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 28 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	UNKNOWN	PRESTIGE (sgl/multi)	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	40	\$5,375.92

Floor Value \$5,375.92

Items Multiplier (N/A) x N/A

1. Base Structure Value		\$5,375.92
2. State Location Adjustment Selected: Yes	x	107 %
3. Total Book Retail Value (in average condition)		\$5,752.23
4. Condition Adjustment Selected: Average	x	100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.		\$5,752.23
6. Land-Lease Community Adjustment Selected: N/A	x	N/A
7. Land-Lease Community Adjusted Value		\$5,752.23
8. Total Adjusted Value of Used Home		\$5,752.23
9. Total Additional Features	+	\$8,996.57
10. Total Repairs	-	\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment		\$14,748.80
12. Wholesale Value Selected: N/A	x N/A	N/A
13. Additional Adjustments Selected: No		

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, the home was considered to be average quality and in overall average condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$14,700.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 28 - Rancho Dominguez

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Date: 09/14/2020

Reference Number Space 28 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	UNKNOWN	PRESTIGE (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
- Tub Enclosure	1	ea.	5+ Years	\$54.00	\$54.00
Total BATH FIXTURES					\$245.00
- BUILT-INS					
- Deluxe Buffet/Hutch	1	ea.	5+ Years	\$109.00	\$109.00
Total BUILT-INS					\$109.00
- CABINETS					
- Overhead Cabinet-Utility Room	1	ea.	5+ Years	\$47.00	\$47.00
Total CABINETS					\$47.00
- FAN					
- Ceiling Paddle Fan	2	ea.	5+ Years	\$67.00	\$134.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$216.00
- FLOORING					
- Tile Flooring	120	sq. ft.	5+ Years	\$5.64	\$676.80
- Laminate Flooring	320	sq. ft.	5+ Years	\$3.80	\$1,216.00
Total FLOORING					\$1,892.80
- INTERIOR					
- Cathedral/Vaulted Ceiling Rooms	1	ea.	5+ Years	\$121.00	\$121.00
Total INTERIOR					\$121.00

Used Value Report Filename: Space 28 - Rancho Dominguez

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Used Manufactured Home Value Report

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Date: 09/14/2020

Reference Number Space 28 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	UNKNOWN	PRESTIGE (sgl/multi)	CA	PA

Components

- KITCHEN APPLIANCES

- 20 CF Refrigerator	1	ea.	4 Years	\$397.00	\$397.00
- Double Oven (Built-In)	1	ea.	New	\$1,747.00	\$1,747.00

Total KITCHEN APPLIANCES **\$2,144.00**

- MISCELLANEOUS

- Clothes Dryer	1	ea.	New	\$480.00	\$480.00
- Clothes Washer	1	ea.	New	\$439.00	\$439.00

Total MISCELLANEOUS **\$919.00**

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00

Total PLUMBING **\$95.00**

- WET BARS

- Walk Up	1	ea.	5+ Years	\$173.00	\$173.00
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Total WET BARS **\$173.00**

Total Components \$5,961.80

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Carport	279	sq. ft.	5+ Years	\$2.09	\$583.11
- Patio	174	sq. ft.	5+ Years	\$2.09	\$363.66

Total AWNINGS (Aluminum w/Metal Roofing) **\$946.77**

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Wood w/Rails	120	sq. ft.	5+ Years	\$6.78	\$813.60
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Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails) **\$813.60**

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Used Manufactured Home Value Report

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Reference Number Space 28 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	UNKNOWN	PRESTIGE (sgl/multi)	CA	PA

Accessories

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Metal or Vinyl (Vertical) 120 lin. ft. 5+ Years \$3.00 \$360.00

Total SKIRTING TO 30" HIGH (Measure Around Perimeter) \$360.00

- STEPS

- Wood - 4 Steps 2 ea. 5+ Years \$222.00 \$444.00

Total STEPS \$444.00

Total Accessories \$2,564.37

Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood 84 sq. ft. 5+ Years \$5.60 \$470.40

Total STORAGE BUILDINGS/SHEDS \$470.40

Total Additive Values \$470.40

Total Additional Features \$8,996.57

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 29

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 29 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Jefferson

Home Type: Double Wide Year Built: 1977

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Mixture of paneling and drywall

Kitchen: Appliances include a range/oven, garbage disposal and refrigerator.

Bathroom(s): Both bathrooms feature a tub/shower with granite countertops.

Heating: Forced air heat

Air Conditioning: One window unit

Laundry: Washer and dryer.

Space 29 – Rancho Dominguez
(Continued)

Special Features: A portion of the home has ceramic tile and wood laminate flooring. There is also one ceiling fan.

Recent Significant Upgrades: New carpet in the living room and new water heater.

Significant Deferred Maintenance: None

Overall Quality: Average

Overall Condition: Average

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: None

Shed: 1 shed

Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 29 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 29 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 29 was estimated to be \$30,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 29 was estimated to be \$13,200.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$30,000
Off-site Value (NADA):	\$13,200

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 29 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	UNKNOWN	JEFFERSON	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$7,859.29

Floor Value			\$7,859.29
Items Multiplier (N/A)	x		N/A
1. Base Structure Value			\$7,859.29
2. State Location Adjustment Selected: Yes	x		107 %
3. Total Book Retail Value (in average condition)			\$8,409.44
4. Condition Adjustment Selected: Average	x		100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.			\$8,409.44
6. Land-Lease Community Adjustment Selected: N/A	x		N/A
7. Land-Lease Community Adjusted Value			\$8,409.44
8. Total Adjusted Value of Used Home			\$8,409.44
9. Total Additional Features	+		\$4,831.03
10. Total Repairs	-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment			\$13,240.47
12. Wholesale Value Selected: N/A	x	N/A	N/A
13. Additional Adjustments Selected: No			

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, the home was considered to be average quality and in overall average condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$13,200.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 29 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 29 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	UNKNOWN	JEFFERSON	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- CABINETS					
- Overhead Cabinet-Utility Room	1	ea.	5+ Years	\$47.00	\$47.00
Total CABINETS					\$47.00
- COUNTER TOPS					
- Lavy Top Marble	2	ea.	5+ Years	\$56.00	\$112.00
Total COUNTER TOPS					\$112.00
- FAN					
- Ceiling Paddle Fan	1	ea.	5+ Years	\$67.00	\$67.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$149.00
- FLOORING					
- Tile Flooring	144	sq. ft.	5+ Years	\$5.64	\$812.16
- Laminate Flooring	240	sq. ft.	5+ Years	\$3.80	\$912.00
Total FLOORING					\$1,724.16
- INTERIOR					
- Drywall/Gypsum Walls	68	lin. ft.	5+ Years	\$3.43	\$233.24
Total INTERIOR					\$233.24
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
- Garbage Disposal	1	ea.	5+ Years	\$80.00	\$80.00
Total KITCHEN APPLIANCES					\$368.00



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 29 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
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Components

- MISCELLANEOUS

- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00

Total MISCELLANEOUS **\$420.00**

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00

Total PLUMBING **\$95.00**

Total Components \$3,530.40

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Carport	243	sq. ft.	5+ Years	\$2.09	\$507.87
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Total AWNINGS (Aluminum w/Metal Roofing) **\$507.87**

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Metal or Vinyl (Vertical)	136	lin. ft.	5+ Years	\$3.00	\$408.00
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter) **\$408.00**

- STEPS

- Wood - Rail	2	ea.	5+ Years	\$55.00	\$110.00
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Total STEPS **\$110.00**

- WINDOW AIR UNITS - All Types

- 12,000 BTU	1	ea.	5+ Years	\$197.00	\$197.00
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Total WINDOW AIR UNITS - All Types **\$197.00**

Total Accessories \$1,222.87

J.D. POWER



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Additive Values

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical) 24 sq. ft. 5+ Years \$3.24 \$77.76

Total STORAGE BUILDINGS/SHEDS \$77.76

Total Additive Values \$77.76

Total Additional Features \$4,831.03

INDIVIDUAL HOME APPRAISAL SUMMARY

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RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 30 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Great Lakes

Home Type: Double Wide Year Built: 1971

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 800 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: None

Laundry: Unknown

Space 30 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch, open patio
Shed: 2 sheds
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

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Space 30 – Rancho Dominguez
(Continued)

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Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

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Space 30 – Rancho Dominguez
(Continued)

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We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 30 was estimated to be \$23,000.

Off-Site Value

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SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$23,000
Off-site Value (NADA):	\$8,200

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
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4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
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37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Reference Number Space 30 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	GUERDON	GREAT LAKES	CA	PA

Floor Areas: Double-Wide Chart: 311

	Width		Length	Total Value
Main Floor Area	20	x	40	\$5,092.50

Floor Value \$5,092.50

Items Multiplier (N/A) x N/A

1. **Base Structure Value** **\$5,092.50**

2. State Location Adjustment Selected: Yes x 107 %

3. Total Book Retail Value (in average condition) \$5,448.98

4. Condition Adjustment Selected: Average x 100 %

5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs. \$5,448.98

6. Land-Lease Community Adjustment Selected: N/A x N/A

7. Land-Lease Community Adjusted Value \$5,448.98

8. **Total Adjusted Value of Used Home** **\$5,448.98**

9. Total Additional Features + \$2,702.64

10. Total Repairs - \$0.00

11. **Total Adjusted (Retail) Value of Used Home and Optional Equipment** **\$8,151.62**

12. Wholesale Value Selected: N/A x N/A N/A

13. Additional Adjustments Selected: No

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$8,200.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 30 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Reference Number Space 30 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	GUERDON	GREAT LAKES	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$752.00
<u>Accessories</u>					
- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	110	sq. ft.	5+ Years	\$2.09	\$229.90
Total AWNINGS (Aluminum w/Metal Roofing)					\$229.90
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	83	sq. ft.	5+ Years	\$6.78	\$562.74
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$562.74
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	126	lin. ft.	5+ Years	\$3.00	\$378.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$378.00

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Reference Number Space 30 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	GUERDON	GREAT LAKES	CA	PA

Accessories

- STEPS

- Wood - 4 Steps 2 ea. 5+ Years \$222.00 \$444.00

Total STEPS \$444.00

Total Accessories \$1,614.64

Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood 60 sq. ft. 5+ Years \$5.60 \$336.00

Total STORAGE BUILDINGS/SHEDS \$336.00

Total Additive Values \$336.00

Total Additional Features \$2,702.64

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 31

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 31 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Champion

Home Type: Single Wide Year Built: 1968

Room Count: 2 Bedroom(s) / 1 Bath(s) Living Area: 672 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Composition

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): One standard bathroom with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: One window unit

Laundry: Unknown

Space 31 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Large covered porch/patio, small patio
Shed: 2 sheds
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 31 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 31 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 31 was estimated to be \$21,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 31 was estimated to be \$8,100.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$21,000
Off-site Value (NADA):	\$8,100

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Reference Number Space 31 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1968	CHAMPION	CHAMPION	CA	PA

Floor Areas: Single-Wide Chart: 317

	Width	x	Length	Total Value
Main Floor Area	12	x	56	\$3,695.36
Floor Value				\$3,695.36
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$3,695.36
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$3,954.04
4. Condition Adjustment Selected: Average				x 100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$3,954.04
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$3,954.04
8. Total Adjusted Value of Used Home				\$3,954.04
9. Total Additional Features				+ \$4,159.64
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$8,113.68
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$8,100.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 31 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Reference Number Space 31 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1968	CHAMPION	CHAMPION	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- DOORS					
- Deluxe House Type Exterior Door	2	ea.	5+ Years	\$99.00	\$198.00
Total DOORS					\$198.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- HOUSE TYPE ROOFING					
- Single-wide	1	home	5+ Years	\$316.00	\$316.00
Total HOUSE TYPE ROOFING					\$316.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$1,075.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	328	sq. ft.	5+ Years	\$2.09	\$685.52
Total AWNINGS (Aluminum w/Metal Roofing)					\$685.52
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	84	sq. ft.	5+ Years	\$6.78	\$569.52
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$569.52

Used Value Report Filename: Space 31 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Reference Number Space 31 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1968	CHAMPION	CHAMPION	CA	PA

Accessories

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Metal or Vinyl (Vertical)	143	lin. ft.	5+ Years	\$3.00	\$429.00
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$429.00
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- STEPS

- Wood - 4 Steps	3	ea.	5+ Years	\$222.00	\$666.00
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Total STEPS					\$666.00
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- WINDOW AIR UNITS - All Types

- 12,000 BTU	1	ea.	5+ Years	\$197.00	\$197.00
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Total WINDOW AIR UNITS - All Types					\$197.00
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Total Accessories					\$2,547.04
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Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood	96	sq. ft.	5+ Years	\$5.60	\$537.60
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Total STORAGE BUILDINGS/SHEDS					\$537.60
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Total Additive Values					\$537.60
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Total Additional Features					\$4,159.64
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INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 34

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 34 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Redman / New Moon

Home Type: Single Wide Year Built: 1963

Room Count: 2 Bedroom(s) / 1 Bath(s) Living Area: 864 Sq. Ft.

Additions: There are two additions that appear to be part of the living area and have been included in square footage.

Exterior Siding: Metal

Roof: Standard

Interior Walls: Paneling

Kitchen: Appliances include a range/oven, garbage disposal and refrigerator.

Bathroom(s): The bathroom features a tub/shower

Heating: Forced air heat (reportedly doesn't work)

Air Conditioning: Two window units

Laundry: Washer and dryer.

Space 34 – Rancho Dominguez
(Continued)

Special Features: There is hardwood flooring in the addition. Other features include two ceiling fans and earthquake bracing.

Recent Significant Upgrades: New windows, water heater and tub/shower.

Significant Deferred Maintenance: None

Overall Quality: Average

Overall Condition: Average+

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small covered porch and a small covered patio

Shed: 1 shed

Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed and a brief phone interview was conducted. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 34 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 34 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 34 was estimated to be \$23,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 34 was estimated to be \$10,800.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$23,000
Off-site Value (NADA):	\$10,800

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 34 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1963	REDMAN	NEW MOON	CA	PA

Floor Areas: Single-Wide Chart: 326

	Width		Length	Total Value
Main Floor Area	12	x	57	\$2,492.10
Expando/Tip-Out Floor Area	6	x	14	\$962.64
Expando/Tip-Out Floor Area	6	x	16	\$1,100.16

Floor Value				\$4,554.90
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$4,554.90
2. State Location Adjustment Selected: Yes		x	107 %	
3. Total Book Retail Value (in average condition)				\$4,873.74
4. Condition Adjustment Selected: Good		x	112 %	
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.				\$5,458.59
6. Land-Lease Community Adjustment Selected: N/A		x	N/A	
7. Land-Lease Community Adjusted Value				\$5,458.59
8. Total Adjusted Value of Used Home				\$5,458.59
9. Total Additional Features		+		\$5,333.48
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$10,792.07
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

It was reported that the home does not have heat and the furnace has been omitted.

For this analysis, NADA rates the home average quality and the overall condition was considered good.

TOTAL ADJUSTED VALUE ROUNDED TO \$10,800.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 34 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

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Date: 09/17/2020

Reference Number Space 34 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1963	REDMAN	NEW MOON	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	3 Years	\$267.00	\$267.00
Total BATH FIXTURES					\$267.00
- DOORS					
- Sliding Glass Door (6' x 6')	2	ea.	5+ Years	\$159.00	\$318.00
Total DOORS					\$318.00
- FAN					
- Ceiling Paddle Fan	2	ea.	5+ Years	\$67.00	\$134.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$216.00
- FLOORING					
- Hardwood Flooring	180	sq. ft.	3 Years	\$5.30	\$954.00
Total FLOORING					\$954.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
- Garbage Disposal	1	ea.	1 Year	\$145.00	\$145.00
Total KITCHEN APPLIANCES					\$433.00
- MISCELLANEOUS					
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00
Total MISCELLANEOUS					\$420.00
- OMIT VALUES (Subtract) Deduct from Base Structure Value					
- Furnace - Only (69,000 BTU or Less)	1	ea.	5+ Years	(\$140.00)	(\$140.00)
Total OMIT VALUES (Subtract) Deduct from Base Structure Value					(\$140.00)



Used Manufactured Home Value Report

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Date: 09/17/2020

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Year Mfg'd	Manufacturer	Trade Name	State	Region
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Components

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00

Total PLUMBING \$95.00

Total Components

\$2,563.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	140	sq. ft.	5+ Years	\$2.09	\$292.60
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Total AWNINGS (Aluminum w/Metal Roofing) \$292.60

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Wood w/Rails	66	sq. ft.	5+ Years	\$6.78	\$447.48
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Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails) \$447.48

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Metal or Vinyl (Vertical)	150	lin. ft.	5+ Years	\$3.00	\$450.00
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter) \$450.00

- STEPS

- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
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Total STEPS \$444.00

- WINDOW AIR UNITS - All Types

- 12,000 BTU	2	ea.	3 Years	\$274.00	\$548.00
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Total WINDOW AIR UNITS - All Types \$548.00

Total Accessories

\$2,182.08

J.D. POWER



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Additive Values

- EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.

- Single Section	1	ea.	5+ Years	\$116.00	\$116.00
- Third/Tag-A-Long Section	2	ea.	5+ Years	\$99.00	\$198.00

Total EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg. \$314.00

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood	49	sq. ft.	5+ Years	\$5.60	\$274.40
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Total STORAGE BUILDINGS/SHEDS \$274.40

Total Additive Values \$588.40

Total Additional Features \$5,333.48

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 35

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

Space 35 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average+
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Large covered porch/patio
Shed: 2 sheds
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

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Definitions of Value

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Space 35 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

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On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 35 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

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The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 35 was estimated to be \$24,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 35 was estimated to be \$6,200.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$24,000
Off-site Value (NADA):	\$6,200

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
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61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 35 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1962	HOWDAN MFG CO	ROLL-A-WAY (sgl/multi)	CA	PA

SVS Quality Selected: Standard

Floor Areas: Single-Wide Chart: 322

	Width	x	Length	Total Value
Main Floor Area	12	x	56	\$2,653.82

Floor Value \$2,653.82

Items Multiplier (N/A) x N/A

1. **Base Structure Value** **\$2,653.82**

2. State Location Adjustment Selected: Yes x 107 %

3. Total Book Retail Value (in average condition) \$2,839.59

4. Condition Adjustment Selected: Good x 112 %

5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs. \$3,180.34

6. Land-Lease Community Adjustment Selected: N/A x N/A

7. Land-Lease Community Adjusted Value \$3,180.34

8. **Total Adjusted Value of Used Home** **\$3,180.34**

9. Total Additional Features + \$2,971.32

10. Total Repairs - \$0.00

11. **Total Adjusted (Retail) Value of Used Home and Optional Equipment** **\$6,151.66**

12. Wholesale Value Selected: N/A x N/A N/A

13. Additional Adjustments Selected: No

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, the home was considered to be average quality and in overall good condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$6,200.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 35 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 35 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1962	HOWDAN MFG CO	ROLL-A-WAY (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- DOORS					
- Sliding Glass Door (6' x 6')	1	ea.	5+ Years	\$159.00	\$159.00
Total DOORS					\$159.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$720.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	256	sq. ft.	5+ Years	\$2.09	\$535.04
Total AWNINGS (Aluminum w/Metal Roofing)					\$535.04
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	40	sq. ft.	5+ Years	\$6.78	\$271.20
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$271.20
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	141	lin. ft.	5+ Years	\$3.00	\$423.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$423.00

Used Value Report Filename: Space 35 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 35 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1962	HOWDAN MFG CO	ROLL-A-WAY (sgl/multi)	CA	PA

Accessories

- STEPS

- Wood - 4 Steps 2 ea. 5+ Years \$222.00 \$444.00

Total STEPS \$444.00

- WATER COOLERS (Roof or Window Mount)

- Evaporative Coolers (All CFMS) 1 ea. 5+ Years \$308.00 \$308.00

Total WATER COOLERS (Roof or Window Mount) \$308.00

Total Accessories \$1,981.24

Additive Values

- STORAGE BUILDINGS/SHEDS

- Steel 128 sq. ft. 5+ Years \$2.11 \$270.08

Total STORAGE BUILDINGS/SHEDS \$270.08

Total Additive Values \$270.08

Total Additional Features \$2,971.32

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 36

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 36 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Skyline / Freedom

Home Type: Double Wide Year Built: 1973

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 880 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Composition

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: Three window units

Laundry: Unknown

Space 36 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Good
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch and small covered patio
Shed: 1 shed
Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 36 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 36 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 36 was estimated to be \$29,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 36 was estimated to be \$12,400.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$29,000
Off-site Value (NADA):	\$12,400

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 36 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1973	SKYLINE	FREEDOM	CA	PA

Floor Areas: Double-Wide Chart: 311

	Width	x	Length	Total Value
Main Floor Area	20	x	44	\$7,295.29
Floor Value				\$7,295.29
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$7,295.29
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$7,805.96
4. Condition Adjustment Selected: Good				x 112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.				\$8,742.68
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$8,742.68
8. Total Adjusted Value of Used Home				\$8,742.68
9. Total Additional Features				+ \$3,666.28
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$12,408.96
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rated the home average quality and the overall condition was considered good.

TOTAL ADJUSTED VALUE ROUNDED TO \$12,400.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 36 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 36 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1973	SKYLINE	FREEDOM	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- HOUSE TYPE ROOFING					
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00
Total HOUSE TYPE ROOFING					\$431.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$1,183.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	252	sq. ft.	5+ Years	\$2.09	\$526.68
- Patio	120	sq. ft.	5+ Years	\$2.09	\$250.80
Total AWNINGS (Aluminum w/Metal Roofing)					\$777.48
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	134	lin. ft.	5+ Years	\$3.00	\$402.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$402.00



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 36 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1973	SKYLINE	FREEDOM	CA	PA

Accessories

- STEPS

- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
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Total STEPS					\$444.00
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- WINDOW AIR UNITS - All Types

- 12,000 BTU	3	ea.	5+ Years	\$197.00	\$591.00
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Total WINDOW AIR UNITS - All Types					\$591.00
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Total Accessories					\$2,214.48
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Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood	48	sq. ft.	5+ Years	\$5.60	\$268.80
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Total STORAGE BUILDINGS/SHEDS					\$268.80
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Total Additive Values					\$268.80
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Total Additional Features					\$3,666.28
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INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 38

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 38 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Celtic / Celtic

Home Type: Double Wide Year Built: 1976

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 800 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: None

Laundry: Unknown

Space 38 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch
Shed: 1 shed
Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

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Space 38 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

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Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

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For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 38 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

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The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 38 was estimated to be \$23,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 38 was estimated to be \$10,000.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$23,000
Off-site Value (NADA):	\$10,000

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
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37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
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70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Reference Number Space 38 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	CELTIC CORP	CELTIC CUSTOM (sgl/multi)	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	40	\$5,244.80
Floor Value				\$5,244.80
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$5,244.80
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$5,611.94
4. Condition Adjustment Selected: Average				x 100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$5,611.94
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$5,611.94
8. Total Adjusted Value of Used Home				\$5,611.94
9. Total Additional Features				+ \$4,374.59
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$9,986.53
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, the home was considered to be average quality and in overall average condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$10,000.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 38 - Rancho Dominguez

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Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	CELTIC CORP	CELTIC CUSTOM (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- DOORS					
- Sliding Glass Door (6' x 6')	1	ea.	5+ Years	\$159.00	\$159.00
Total DOORS					\$159.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$911.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	369	sq. ft.	5+ Years	\$2.09	\$771.21
- Patio	232	sq. ft.	5+ Years	\$2.09	\$484.88
Total AWNINGS (Aluminum w/Metal Roofing)					\$1,256.09
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	119	sq. ft.	5+ Years	\$6.78	\$806.82
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$806.82

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Accessories

- SKIRTING TO 30" HIGH (Measure Around Perimeter)						
- Masonite	127	lin. ft.	5+ Years	\$6.64	\$843.28	
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)						\$843.28
- STEPS						
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00	
Total STEPS						\$444.00
Total Accessories						\$3,350.19

Additive Values

- STORAGE BUILDINGS/SHEDS						
- Aluminum (Vertical)	35	sq. ft.	5+ Years	\$3.24	\$113.40	
Total STORAGE BUILDINGS/SHEDS						\$113.40
Total Additive Values						\$113.40

Total Additional Features **\$4,374.59**

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 39

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 39 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Broadmore

Home Type: Double Wide Year Built: 1965

Room Count: 3 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: None

Laundry: Unknown

Space 39 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small open patio
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

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SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$27,000
Off-site Value (NADA):	\$10,200

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
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16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
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68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Reference Number Space 39 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1965	FLEETWOOD	BROADMORE	CA	PA

Floor Areas: Double-Wide Chart: 297

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$7,731.40
Floor Value				\$7,731.40
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$7,731.40
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$8,272.60
4. Condition Adjustment Selected: Average				x 100 %
5. Condition Adjusted Value Remaining Physical Life: 52-45 yrs.				\$8,272.60
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$8,272.60
8. Total Adjusted Value of Used Home				\$8,272.60
9. Total Additional Features				+ \$1,971.88
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$10,244.48
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home good quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$10,200.

1004C/70B users - cost guide quality converts to: Good.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 39 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Reference Number Space 39 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1965	FLEETWOOD	BROADMORE	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- DOORS					
- Sliding Glass Door (6' x 6')	1	ea.	5+ Years	\$159.00	\$159.00
Total DOORS					\$159.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$911.00
<u>Accessories</u>					
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Masonite	20	lin. ft.	5+ Years	\$6.64	\$132.80
- Metal or Vinyl (Vertical)	116	lin. ft.	5+ Years	\$3.00	\$348.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$480.80
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00
Total Accessories					\$924.80

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Reference Number Space 39 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1965	FLEETWOOD	BROADMORE	CA	PA

Additive Values

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical)

42

sq. ft.

5+ Years

\$3.24

\$136.08

Total STORAGE BUILDINGS/SHEDS

\$136.08

Total Additive Values

\$136.08

Total Additional Features

\$1,971.88

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 40

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 40 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Fleetwood

Home Type: Single Wide Year Built: 1972

Room Count: 1 Bedroom(s) / 1 Bath(s) Living Area: 648 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Composition

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): One standard bathroom with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: Two window units

Laundry: Unknown

Space 40 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small porch and medium patio
Shed: 2 sheds
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 40 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 40 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 40 was estimated to be \$17,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 40 was estimated to be \$6,700.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$17,000
Off-site Value (NADA):	\$6,700

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Reference Number Space 40 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	FLEETWOOD	FLEETWOOD	CA	PA

Floor Areas: Single-Wide Chart: 322

	Width		Length	Total Value
Main Floor Area	12	x	54	\$3,599.64
Floor Value				\$3,599.64
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$3,599.64
2. State Location Adjustment Selected: Yes		x		107 %
3. Total Book Retail Value (in average condition)				\$3,851.61
4. Condition Adjustment Selected: Average		x		100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$3,851.61
6. Land-Lease Community Adjustment Selected: N/A		x		N/A
7. Land-Lease Community Adjusted Value				\$3,851.61
8. Total Adjusted Value of Used Home				\$3,851.61
9. Total Additional Features		+		\$2,809.44
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$6,661.05
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$6,700.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 40 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Reference Number Space 40 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	FLEETWOOD	FLEETWOOD	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- HOUSE TYPE ROOFING					
- Single-wide	1	home	5+ Years	\$316.00	\$316.00
Total HOUSE TYPE ROOFING					\$316.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
- WINDOWS					
- Bow Window	1	ea.	5+ Years	\$201.00	\$201.00
Total WINDOWS					\$201.00
Total Components					\$1,078.00

Accessories

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	24	sq. ft.	5+ Years	\$6.78	\$162.72
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$162.72
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	132	lin. ft.	5+ Years	\$3.00	\$396.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$396.00

Used Value Report Filename: Space 40 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Reference Number Space 40 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	FLEETWOOD	FLEETWOOD	CA	PA

Accessories

- STEPS

- Wood - 4 Steps 2 ea. 5+ Years \$222.00 \$444.00

Total STEPS \$444.00

- WINDOW AIR UNITS - All Types

- 12,000 BTU 2 ea. 5+ Years \$197.00 \$394.00

Total WINDOW AIR UNITS - All Types \$394.00

Total Accessories \$1,396.72

Additive Values

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical) 48 sq. ft. 5+ Years \$3.24 \$155.52

- Masonite or Wood 32 sq. ft. 5+ Years \$5.60 \$179.20

Total STORAGE BUILDINGS/SHEDS \$334.72

Total Additive Values \$334.72

Total Additional Features \$2,809.44

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 42

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 42 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Lakeview

Home Type: Single Wide Year Built: 1964

Room Count: 2 Bedroom(s) / 1 Bath(s) Living Area: 684 Sq. Ft.

Additions: There are two additions that appear to be part of the living area and have been included in square footage. There is also an enclosed porch that has not been included in the living area.

Exterior Siding: Masonite

Roof: Standard

Interior Walls: Paneling

Kitchen: Appliances include a range/oven and refrigerator.

Bathroom(s): The bathroom features a tub/shower with enclosure.

Heating: None

Air Conditioning: One window unit.

Laundry: Washer and dryer.

Space 42 – Rancho Dominguez
(Continued)

Special Features: Most of the home has ceramic tile flooring. There are also three ceiling fans and earthquake bracing.

Recent Significant Upgrades: New steps

Significant Deferred Maintenance: None

Overall Quality: Average

Overall Condition: Good

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small covered porch and a small open patio

Shed: 1 shed

Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 42 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 42 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

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The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 42 was estimated to be \$27,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 42 was estimated to be \$13,300.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$27,000
Off-site Value (NADA):	\$13,300

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
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10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
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8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
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3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 42 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	UNKNOWN	LAKEVIEW	CA	PA

SVS Quality Selected: Standard

Floor Areas: Single-Wide Chart: 328

	Width		Length	Total Value
Main Floor Area	10	x	46	\$2,029.44
Expando/Tip-Out Floor Area	8	x	18	\$1,134.72
Expando/Tip-Out Floor Area	8	x	10	\$630.40

Floor Value \$3,794.56

Items Multiplier (N/A) x N/A

1. **Base Structure Value** **\$3,794.56**

2. State Location Adjustment Selected: Yes x 107 %

3. Total Book Retail Value (in average condition) \$4,060.18

4. Condition Adjustment Selected: Good x 113 %

5. Condition Adjusted Value Remaining Physical Life: 44-37 yrs. \$4,588.00

6. Land-Lease Community Adjustment Selected: N/A x N/A

7. Land-Lease Community Adjusted Value \$4,588.00

8. **Total Adjusted Value of Used Home** **\$4,588.00**

9. Total Additional Features + \$8,723.00

10. Total Repairs - \$0.00

11. **Total Adjusted (Retail) Value of Used Home and Optional Equipment** **\$13,311.00**

12. Wholesale Value Selected: N/A x N/A N/A

13. Additional Adjustments Selected: No

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

It was reported that the home does not have any heat and the furnace has been omitted.

For this analysis, the home was considered to be average quality and in overall good condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$13,300.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 42 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

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Date: 09/17/2020

Reference Number Space 42 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	UNKNOWN	LAKEVIEW	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
- Tub Enclosure	1	ea.	5+ Years	\$54.00	\$54.00
Total BATH FIXTURES					\$245.00
- CABINETS					
- Overhead Cabinet-Utility Room	1	ea.	5+ Years	\$47.00	\$47.00
Total CABINETS					\$47.00
- DOORS					
- Sliding Glass Door (6' x 6')	1	ea.	5+ Years	\$159.00	\$159.00
Total DOORS					\$159.00
- FAN					
- Ceiling Paddle Fan	3	ea.	5+ Years	\$67.00	\$201.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$283.00
- FLOORING					
- Laminate Flooring	460	sq. ft.	5+ Years	\$3.80	\$1,748.00
Total FLOORING					\$1,748.00
- HOUSE TYPE SIDING					
- Single-wide	1	home	5+ Years	\$486.00	\$486.00
Total HOUSE TYPE SIDING					\$486.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00

Used Value Report Filename: Space 42 - Rancho Dominguez

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Used Manufactured Home Value Report

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Reference Number Space 42 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	UNKNOWN	LAKEVIEW	CA	PA

Components

- MISCELLANEOUS

- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00

Total MISCELLANEOUS \$420.00

- OMIT VALUES (Subtract) Deduct from Base Structure Value

- Furnace - Only (69,000 BTU or Less)	1	ea.	5+ Years	(\$140.00)	(\$140.00)
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Total OMIT VALUES (Subtract) Deduct from Base Structure Value (\$140.00)

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00

Total PLUMBING \$95.00

Total Components \$3,631.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Carport	180	sq. ft.	5+ Years	\$2.09	\$376.20
- Patio	32	sq. ft.	5+ Years	\$2.09	\$66.88

Total AWNINGS (Aluminum w/Metal Roofing) \$443.08

- ENCLOSURE ROOMS - THREE SIDED (Attached to Home, Requires Porch or Slab)

- Doors (People)	1	ea.	5+ Years	\$66.00	\$66.00
- Honeycomb Insulated Wall (w/Windows & Doors)	27	lin. ft.	5+ Years	\$31.00	\$837.00

Total ENCLOSURE ROOMS - THREE SIDED (Attached to Home, Requires Porch or Slab) \$903.00

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Wood w/Rails	140	sq. ft.	5+ Years	\$6.78	\$949.20
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Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails) \$949.20

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Used Manufactured Home Value Report

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Year Mfg'd	Manufacturer	Trade Name	State	Region
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Accessories

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Masonite	128	lin. ft.	5+ Years	\$6.64	\$849.92
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$849.92
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- STEPS

- Wood - 4 Steps	3	ea.	1 Year	\$389.00	\$1,167.00
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Total STEPS					\$1,167.00
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- WINDOW AIR UNITS - All Types

- 12,000 BTU	1	ea.	5+ Years	\$197.00	\$197.00
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Total WINDOW AIR UNITS - All Types					\$197.00
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Total Accessories					\$4,509.20
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Additive Values

- EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.

- Single Section	1	ea.	5+ Years	\$116.00	\$116.00
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- Third/Tag-A-Long Section	2	ea.	5+ Years	\$99.00	\$198.00
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Total EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.					\$314.00
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- STORAGE BUILDINGS/SHEDS

- Masonite or Wood	48	sq. ft.	5+ Years	\$5.60	\$268.80
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Total STORAGE BUILDINGS/SHEDS					\$268.80
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Total Additive Values					\$582.80
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Total Additional Features					\$8,723.00
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INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 44

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 44 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Cavco / Cavco

Home Type: Double Wide Year Built: 2000

Room Count: 3 Bedroom(s) / 2 Bath(s) Living Area: 800 Sq. Ft.

Additions: None

Exterior Siding: Masonite

Roof: Composition

Interior Walls: Paneling

Kitchen: Appliances include a range/oven, garbage disposal and refrigerator.
Engineered countertops.

Bathroom(s): One bathroom features a tub/shower with enclosure while the other has a
tub/shower with no enclosure. Engineered countertops

Heating: Forced air heat

Air Conditioning: One window unit.

Laundry: Washer and dryer.

Space 44 – Rancho Dominguez
(Continued)

Special Features: Mixture of ceramic tile and wood laminate flooring throughout. The home also has dual glazed windows and vaulted ceilings. Upgraded kitchen with skylight.

Recent Significant Upgrades: New flooring throughout the home, remodeled kitchen, exterior of home painted.

Significant Deferred Maintenance: None

Overall Quality: Good

Overall Condition: Good

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch and a small open patio

Shed: 1 shed

Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed and a brief phone interview was conducted. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 44 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 44 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

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Off-Site Value

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SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$45,000
Off-site Value (NADA):	\$40,600

Rancho Dominguez Mobile Estates, Carson, California

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69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 44 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
2000	CAVCO IND	CLE SERIES	CA	PA

Floor Areas: Double-Wide Chart: 269

	Width	x	Length	Total Value
Main Floor Area	20	x	40	\$24,736.94
Floor Value				\$24,736.94
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$24,736.94
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$26,468.53
4. Condition Adjustment Selected: Good				x 109 %
5. Condition Adjusted Value Remaining Physical Life: 63-56 yrs.				\$28,850.69
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$28,850.69
8. Total Adjusted Value of Used Home				\$28,850.69
9. Total Additional Features				+ \$11,751.80
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$40,602.49
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home excellent quality and the overall condition was considered good.

TOTAL ADJUSTED VALUE ROUNDED TO \$40,600.

1004C/70B users - cost guide quality converts to: Excellent.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 44 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
2000	CAVCO IND	CLE SERIES	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
- Tub Enclosure	1	ea.	5+ Years	\$54.00	\$54.00
Total BATH FIXTURES					\$436.00
- COUNTER TOPS					
- Kitchen Counters - Granite	1	ea.	1 Year	\$1,456.00	\$1,456.00
- Lavy Top Marble	2	ea.	5+ Years	\$56.00	\$112.00
Total COUNTER TOPS					\$1,568.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- FLOORING					
- Tile Flooring	200	sq. ft.	1 Year	\$6.34	\$1,268.00
- Laminate Flooring	600	sq. ft.	1 Year	\$4.26	\$2,556.00
Total FLOORING					\$3,824.00
- HOUSE TYPE ROOFING					
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00
Total HOUSE TYPE ROOFING					\$431.00
- HOUSE TYPE SIDING					
- Multi-wide	1	home	5+ Years	\$833.00	\$833.00
Total HOUSE TYPE SIDING					\$833.00
- INTERIOR					
- Cathedral/Vaulted Ceiling Rooms	2	ea.	5+ Years	\$121.00	\$242.00
Total INTERIOR					\$242.00

Used Value Report Filename: Space 44 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 44 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
2000	CAVCO IND	CLE SERIES	CA	PA

Components

- KITCHEN APPLIANCES

- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
- Garbage Disposal	1	ea.	5+ Years	\$80.00	\$80.00

Total KITCHEN APPLIANCES \$368.00

- MISCELLANEOUS

- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00

Total MISCELLANEOUS \$420.00

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
- Stainless Steel Sink	1	ea.	5+ Years	\$92.00	\$92.00

Total PLUMBING \$187.00

- WINDOWS

- Skylight	1	ea.	5+ Years	\$133.00	\$133.00
- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00

Total WINDOWS \$725.00

Total Components \$9,116.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	160	sq. ft.	5+ Years	\$2.09	\$334.40
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Total AWNINGS (Aluminum w/Metal Roofing) \$334.40

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Wood w/Rails	120	sq. ft.	5+ Years	\$6.78	\$813.60
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Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails) \$813.60

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 44 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
2000	CAVCO IND	CLE SERIES	CA	PA

Accessories

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Metal or Vinyl (Vertical)	135	lin. ft.	5+ Years	\$3.00	\$405.00
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$405.00
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- STEPS

- Aluminum w/Rail - Set	1	ea.	5+ Years	\$311.00	\$311.00
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- Wood - 4 Steps	1	ea.	5+ Years	\$222.00	\$222.00
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Total STEPS					\$533.00
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- WINDOW AIR UNITS - All Types

- 12,000 BTU	1	ea.	5+ Years	\$197.00	\$197.00
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Total WINDOW AIR UNITS - All Types					\$197.00
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Total Accessories					\$2,283.00
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Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood	63	sq. ft.	5+ Years	\$5.60	\$352.80
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Total STORAGE BUILDINGS/SHEDS					\$352.80
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Total Additive Values					\$352.80
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Total Additional Features					\$11,751.80
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INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 45

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 45 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Viceroy

Home Type: Double Wide Year Built: 1972

Room Count: 3 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Drywall

Kitchen: Appliances include a range/oven, garbage disposal, dishwasher, built-in microwave and refrigerator.

Bathroom(s): One bathroom feature a tile stall shower while the other has a tub/shower with enclosure and tile surround.

Heating: Forced air heat

Air Conditioning: Evaporative cooler

Laundry: Washer and dryer.

Space 45 – Rancho Dominguez
(Continued)

Special Features: Mixture of ceramic tile and hard wood flooring throughout. There is also one ceiling fan and mirrored wardrobe doors.

Recent Significant Upgrades: New roof, wood flooring, steps, water heater, furnace, refrigerator, dishwasher, and range/oven. The entire home was plumbed with copper piping approximately 5 years ago.

Significant Deferred Maintenance: None

Overall Quality: Average+

Overall Condition: Good

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: None

Shed: 2 sheds

Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 45 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 45 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 45 was estimated to be \$33,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 45 was estimated to be \$19,500.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$33,000
Off-site Value (NADA):	\$19,500

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Billmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 45 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	UNKNOWN	VICEROY	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$6,900.84
Floor Value				\$6,900.84
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$6,900.84
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$7,383.90
4. Condition Adjustment Selected: Good				x 112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.				\$8,269.97
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$8,269.97
8. Total Adjusted Value of Used Home				\$8,269.97
9. Total Additional Features				+ \$11,184.68
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$19,454.65
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, the home was considered to be average quality and in overall good condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$19,500.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 45 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 45 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	UNKNOWN	VICEROY	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Shower Stall	1	ea.	5+ Years	\$136.00	\$136.00
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
- Tub Enclosure	1	ea.	5+ Years	\$54.00	\$54.00
Total BATH FIXTURES					\$381.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
- Wardrobe Doors (Mirrored)	2	pair	5+ Years	\$152.00	\$304.00
Total DOORS					\$403.00
- FAN					
- Ceiling Paddle Fan	1	ea.	5+ Years	\$67.00	\$67.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$149.00
- FLOORING					
- Tile Flooring	96	sq. ft.	5+ Years	\$5.64	\$541.44
- Hardwood Flooring	864	sq. ft.	2 Years	\$5.58	\$4,821.12
Total FLOORING					\$5,362.56
- INTERIOR					
- Drywall/Gypsum Walls	136	lin. ft.	5+ Years	\$3.43	\$466.48
Total INTERIOR					\$466.48

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 45 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	UNKNOWN	VICEROY	CA	PA

Components

- KITCHEN APPLIANCES

- 20 CF Refrigerator	1	ea.	2 Years	\$509.00	\$509.00
- Dishwasher	1	ea.	3 Years	\$248.00	\$248.00
- Garbage Disposal	1	ea.	5+ Years	\$80.00	\$80.00
- Microwave Oven	1	ea.	5+ Years	\$238.00	\$238.00

Total KITCHEN APPLIANCES **\$1,075.00**

- MISCELLANEOUS

- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00

Total MISCELLANEOUS **\$420.00**

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00

Total PLUMBING **\$95.00**

- WINDOWS

- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00
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Total WINDOWS **\$592.00**

Total Components \$8,944.04

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Carport	216	sq. ft.	5+ Years	\$2.09	\$451.44
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Total AWNINGS (Aluminum w/Metal Roofing) **\$451.44**

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Metal or Vinyl (Vertical)	136	lin. ft.	5+ Years	\$3.00	\$408.00
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter) **\$408.00**

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 45 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	UNKNOWN	VICEROY	CA	PA

Accessories

- STEPS

- Wood - 4 Steps 3 ea. 3 Years \$305.00 \$915.00

Total STEPS \$915.00

- WATER COOLERS (Roof or Window Mount)

- Evaporative Coolers (All CFMS) 1 ea. 5+ Years \$308.00 \$308.00

Total WATER COOLERS (Roof or Window Mount) \$308.00

Total Accessories

\$2,082.44

Additive Values

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical) 35 sq. ft. 5+ Years \$3.24 \$113.40

- Masonite or Wood 8 sq. ft. 5+ Years \$5.60 \$44.80

Total STORAGE BUILDINGS/SHEDS \$158.20

Total Additive Values

\$158.20

Total Additional Features

\$11,184.68

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 48

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 48 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Skyline / Hillcrest

Home Type: Double Wide Year Built: 1978

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Paneling

Kitchen: Appliances include a range/oven and refrigerator.

Bathroom(s): One bathroom features a tub/shower with enclosure while the other has a stall shower.

Heating: Forced air heat

Air Conditioning: One window unit

Laundry: Washer and dryer.

Space 48 – Rancho Dominguez
(Continued)

Special Features: A portion of the home has wood laminate flooring. There are also a built-in hutch, mirrored wardrobe doors, five ceiling fans and earthquake bracing.

Recent Significant Upgrades: New wood laminate flooring, kitchen remodeled, and interior paint

Significant Deferred Maintenance: None

Overall Quality: Average

Overall Condition: Average+

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small porch and a medium awning

Shed: 1 shed

Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home; however a phone interview was conducted. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 48 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

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Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

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For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 48 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

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We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 48 was estimated to be \$32,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 48 was estimated to be \$15,900.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$32,000
Off-site Value (NADA):	\$15,900

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/16/2020

Reference Number Space 48 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	SKYLINE	HILLCREST	CA	PA

Floor Areas: Double-Wide Chart: 318

	Width		Length	Total Value
Main Floor Area	20	x	48	\$7,539.00
Floor Value				\$7,539.00
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$7,539.00
2. State Location Adjustment Selected: Yes		x		107 %
3. Total Book Retail Value (in average condition)				\$8,066.73
4. Condition Adjustment Selected: Good		x		112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.				\$9,034.74
6. Land-Lease Community Adjustment Selected: N/A		x		N/A
7. Land-Lease Community Adjusted Value				\$9,034.74
8. Total Adjusted Value of Used Home				\$9,034.74
9. Total Additional Features		+		\$6,910.25
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$15,944.99
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered good.

TOTAL ADJUSTED VALUE ROUNDED TO \$15,900.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 48 - Rancho Dominguez

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1978	SKYLINE	HILLCREST	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Shower Stall	1	ea.	5+ Years	\$136.00	\$136.00
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
- Tub Enclosure	1	ea.	5+ Years	\$54.00	\$54.00
Total BATH FIXTURES					\$381.00
- BUILT-INS					
- Deluxe Buffet/Hutch	1	ea.	5+ Years	\$109.00	\$109.00
Total BUILT-INS					\$109.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
- Wardrobe Doors (Mirrored)	1	pair	5+ Years	\$152.00	\$152.00
Total DOORS					\$251.00
- FAN					
- Ceiling Paddle Fan	5	ea.	5+ Years	\$67.00	\$335.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$417.00
- FLOORING					
- Laminate Flooring	576	sq. ft.	2 Years	\$4.26	\$2,453.76
Total FLOORING					\$2,453.76
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	4 Years	\$397.00	\$397.00
Total KITCHEN APPLIANCES					\$397.00

J.D. POWER



Used Manufactured Home Value Report

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Date: 09/16/2020

Reference Number Space 48 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	SKYLINE	HILLCREST	CA	PA

Components

- MISCELLANEOUS						
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00	
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00	
Total MISCELLANEOUS					\$420.00	
- PLUMBING						
- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00	
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00	
Total PLUMBING					\$95.00	
Total Components					\$4,523.76	

Accessories

- AWNINGS (Aluminum w/Metal Roofing)						
- Patio	80	sq. ft.	5+ Years	\$2.09	\$167.20	
Total AWNINGS (Aluminum w/Metal Roofing)					\$167.20	
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)						
- Elevated - Wood w/Rails	36	sq. ft.	5+ Years	\$6.78	\$244.08	
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$244.08	
- SKIRTING TO 30" HIGH (Measure Around Perimeter)						
- Shiplap (Horizontal)	139	lin. ft.	5+ Years	\$6.24	\$867.36	
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$867.36	
- STEPS						
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00	
Total STEPS					\$444.00	
- WINDOW AIR UNITS - All Types						
- 12,000 BTU	1	ea.	5+ Years	\$197.00	\$197.00	
Total WINDOW AIR UNITS - All Types					\$197.00	
Total Accessories					\$1,919.64	

Used Value Report Filename: Space 48 - Rancho Dominguez

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Additive Values

- EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.					
- Multi Section	1	ea.	5+ Years	\$393.00	\$393.00
Total EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.					\$393.00
- STORAGE BUILDINGS/SHEDS					
- Steel	35	sq. ft.	5+ Years	\$2.11	\$73.85
Total STORAGE BUILDINGS/SHEDS					\$73.85
Total Additive Values					\$466.85
Total Additional Features					\$6,910.25

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 49

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 49 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Kaufman & Broad

Home Type: Double Wide Year Built: 1981

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 880 Sq. Ft.

Additions: None

Exterior Siding: Masonite

Roof: Composition

Interior Walls: Paneling

Kitchen: Appliances include a range/oven and refrigerator. There is a dishwasher; however, it was reported it doesn't work.

Bathroom(s): One bathroom features a tub/shower while the other has a stall shower with enclosure.

Heating: Forced air heat

Air Conditioning: One window unit

Laundry: Washer and dryer.

Space 49 – Rancho Dominguez
(Continued)

Special Features: There is a built-in hutch, one ceiling fan and vaulted ceilings.
Recent Significant
Upgrades: None
Significant Deferred
Maintenance: None
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be
 some differences in the quality and condition ratings between the on-site
 and off-site (Used Manufactured Home Value Report by NADA)
 valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

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Space 49 – Rancho Dominguez
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SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$29,000
Off-site Value (NADA):	\$14,000

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/16/2020

Reference Number Space 49 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1981	KAUFMAN & BROAD	UNKNOWN	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	44	\$8,192.25
Floor Value				\$8,192.25
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$8,192.25
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$8,765.71
4. Condition Adjustment Selected: Average				x 100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$8,765.71
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$8,765.71
8. Total Adjusted Value of Used Home				\$8,765.71
9. Total Additional Features				+ \$5,212.40
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$13,978.11
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

It was reported that the dishwasher did not work and it has not been included.

For this analysis, the home was considered to be average quality and in overall average condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$14,000.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 49 - Rancho Dominguez

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Used Manufactured Home Value Report

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Date: 09/16/2020

Reference Number Space 49 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1981	KAUFMAN & BROAD	UNKNOWN	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Shower Stall	1	ea.	5+ Years	\$136.00	\$136.00
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
- Tub Enclosure	1	ea.	5+ Years	\$54.00	\$54.00
Total BATH FIXTURES					\$381.00
- BUILT-INS					
- Deluxe Buffet/Hutch	1	ea.	5+ Years	\$109.00	\$109.00
Total BUILT-INS					\$109.00
- FAN					
- Ceiling Paddle Fan	1	ea.	5+ Years	\$67.00	\$67.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$149.00
- HOUSE TYPE ROOFING					
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00
Total HOUSE TYPE ROOFING					\$431.00
- HOUSE TYPE SIDING					
- Multi-wide	1	home	5+ Years	\$833.00	\$833.00
Total HOUSE TYPE SIDING					\$833.00
- INTERIOR					
- Cathedral/Vaulted Ceiling Rooms	1	ea.	5+ Years	\$121.00	\$121.00
Total INTERIOR					\$121.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00

Used Value Report Filename: Space 49 - Rancho Dominguez

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Used Manufactured Home Value Report

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Date: 09/16/2020

Reference Number Space 49 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1981	KAUFMAN & BROAD	UNKNOWN	CA	PA

Components

- MISCELLANEOUS					
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00
Total MISCELLANEOUS					\$420.00
- PLUMBING					
- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
Total PLUMBING					\$95.00
Total Components					\$2,827.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	120	sq. ft.	5+ Years	\$2.09	\$250.80
Total AWNINGS (Aluminum w/Metal Roofing)					\$250.80
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	80	sq. ft.	5+ Years	\$6.78	\$542.40
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$542.40
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Masonite	128	lin. ft.	5+ Years	\$6.64	\$849.92
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$849.92
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00
- WINDOW AIR UNITS - All Types					
- 12,000 BTU	1	ea.	5+ Years	\$197.00	\$197.00
Total WINDOW AIR UNITS - All Types					\$197.00
Total Accessories					\$2,284.12

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Used Manufactured Home Value Report

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1981	KAUFMAN & BROAD	UNKNOWN	CA	PA

Additive Values

- STORAGE BUILDINGS/SHEDS

- Steel 48 sq. ft. 5+ Years \$2.11 \$101.28

Total STORAGE BUILDINGS/SHEDS \$101.28

Total Additive Values \$101.28

Total Additional Features \$5,212.40

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 50

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 50 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Universal

Home Type: Single Wide Year Built: 1963

Room Count: 2 Bedroom(s) / 1 Bath(s) Living Area: 576 Sq. Ft.

Additions: There is an enclosed porch that has not been included in the living area.

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): One standard bathroom with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: Two window units

Laundry: Unknown

Space 50 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: Outside of home is dirty and exterior paint is peeling.
Overall Quality: Average
Overall Condition: Average/Fair
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered patio
Shed: None
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home. A phone number was provided; however, the homeowner declined a phone interview. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 50 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 50 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 50 was estimated to be \$13,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 50 was estimated to be \$6,400.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$13,000
Off-site Value (NADA):	\$6,400

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
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54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
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17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
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19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
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68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/19/2020

Reference Number Space 50 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1963	UNIVERSAL HOMES	UNIVERSAL	CA	PA

SVS Quality Selected: Standard

Floor Areas: Single-Wide Chart: 322

	Width	x	Length	Total Value
Main Floor Area	12	x	48	\$2,529.36

Floor Value				\$2,529.36
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$2,529.36
2. State Location Adjustment Selected: Yes		x	107 %	
3. Total Book Retail Value (in average condition)				\$2,706.42
4. Condition Adjustment Selected: Fair		x	82 %	
5. Condition Adjusted Value Remaining Physical Life: 43-34 yrs.				\$2,219.26
6. Land-Lease Community Adjustment Selected: N/A		x	N/A	
7. Land-Lease Community Adjusted Value				\$2,219.26
8. Total Adjusted Value of Used Home				\$2,219.26
9. Total Additional Features		+		\$4,157.32
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$6,376.58
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, the home was considered average quality and in overall fair condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$6,400.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

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This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 50 - Rancho Dominguez

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Reference Number Space 50 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1963	UNIVERSAL HOMES	UNIVERSAL	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
- Garbage Disposal	1	ea.	5+ Years	\$80.00	\$80.00
Total KITCHEN APPLIANCES					\$368.00
Total Components					\$641.00
<u>Accessories</u>					
- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	272	sq. ft.	5+ Years	\$2.09	\$568.48
Total AWNINGS (Aluminum w/Metal Roofing)					\$568.48
- ENCLOSURE ROOMS - THREE SIDED (Attached to Home, Requires Porch or Slab)					
- Doors (People)	1	ea.	5+ Years	\$66.00	\$66.00
- Screen Only (w/Kickplate & Door)	32	lin. ft.	5+ Years	\$24.00	\$768.00
Total ENCLOSURE ROOMS - THREE SIDED (Attached to Home, Requires Porch or Slab)					\$834.00
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	128	sq. ft.	5+ Years	\$6.78	\$867.84
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$867.84

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/19/2020

Reference Number Space 50 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1963	UNIVERSAL HOMES	UNIVERSAL	CA	PA

Accessories

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Metal or Vinyl (Vertical) 136 lin. ft. 5+ Years \$3.00 \$408.00

Total SKIRTING TO 30" HIGH (Measure Around Perimeter) \$408.00

- STEPS

- Wood - 4 Steps 2 ea. 5+ Years \$222.00 \$444.00

Total STEPS \$444.00

- WINDOW AIR UNITS - All Types

- 12,000 BTU 2 ea. 5+ Years \$197.00 \$394.00

Total WINDOW AIR UNITS - All Types \$394.00

Total Accessories \$3,516.32

Total Additional Features \$4,157.32

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 51

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 51 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Biltmore

Home Type: Single Wide Year Built: 1972

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 660 Sq. Ft.

Additions: There is an addition that appears to be part of the living area and has been included in the square footage.

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: One window unit

Laundry: Unknown

Space 51 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: Outside of home is very dirty and in need of paint, bent and damaged skirting.
Overall Quality: Average
Overall Condition: Fair/Poor
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium open patio
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 51 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 51 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 51 was estimated to be \$8,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 51 was estimated to be \$5,300.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$8,000
Off-site Value (NADA):	\$5,300

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 51 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	KAUFMAN & BROAD	BILTMORE (sgl/multi)	CA	PA

SVS Quality Selected: Standard

Floor Areas: Single-Wide Chart: 322

	Width		Length	Total Value
Main Floor Area	12	x	48	\$3,372.48
Expando/Tip-Out Floor Area	8	x	11	\$1,008.48

Floor Value				\$4,380.96
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$4,380.96
2. State Location Adjustment Selected: Yes		x	107 %	
3. Total Book Retail Value (in average condition)				\$4,687.63
4. Condition Adjustment Selected: Poor		x	70 %	
5. Condition Adjusted Value Remaining Physical Life: 39-33 yrs.				\$3,281.34
6. Land-Lease Community Adjustment Selected: N/A		x	N/A	
7. Land-Lease Community Adjusted Value				\$3,281.34
8. Total Adjusted Value of Used Home				\$3,281.34
9. Total Additional Features		+		\$2,027.85
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$5,309.19
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

The home includes a 7'x12' addition (84SF). Due to limitations with the NADA program, the addition has been entered as 8'x11' (88SF).

For this analysis, the home was considered to be average quality and in overall poor condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$5,300.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 51 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 51 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	KAUFMAN & BROAD	BILTMORE (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- DOORS					
- Sliding Glass Door (6' x 6')	1	ea.	5+ Years	\$159.00	\$159.00
Total DOORS					\$159.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$911.00
<u>Accessories</u>					
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	134	lin. ft.	5+ Years	\$3.00	\$402.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$402.00
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 51 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	KAUFMAN & BROAD	BILTMORE (sgl/multi)	CA	PA

Accessories

- WINDOW AIR UNITS - All Types

- 12,000 BTU 1 ea. 5+ Years \$197.00 \$197.00

Total WINDOW AIR UNITS - All Types \$197.00

Total Accessories \$1,043.00

Additive Values

- STORAGE BUILDINGS/SHEDS

- Steel 35 sq. ft. 5+ Years \$2.11 \$73.85

Total STORAGE BUILDINGS/SHEDS \$73.85

Total Additive Values \$73.85

Total Additional Features \$2,027.85

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 52

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 52 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Fleetwood

Home Type: Single Wide Year Built: 1967

Room Count: 2 Bedroom(s) / 1 Bath(s) Living Area: 742 Sq. Ft.

Additions: There is an addition that appears to be part of the living area and has been included in the square footage.

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): One standard bathroom with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: Two window units

Laundry: Unknown

Space 52 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average+
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small covered porch and small covered patio
Shed: 2 sheds
Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 52 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 52 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 52 was estimated to be \$25,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 52 was estimated to be \$12,200.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$25,000
Off-site Value (NADA):	\$12,200

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/22/2020

Reference Number Space 52 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1967	FLEETWOOD	FLEETWOOD	CA	PA

Floor Areas: Single-Wide Chart: 322

	Width		Length	Total Value
Main Floor Area	10	x	43	\$2,250.60
Expando/Tip-Out Floor Area	8	x	40	\$3,667.20

Floor Value				\$5,917.80
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$5,917.80
2. State Location Adjustment Selected: Yes		x	107 %	
3. Total Book Retail Value (in average condition)				\$6,332.05
4. Condition Adjustment Selected: Good		x	112 %	
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.				\$7,091.89
6. Land-Lease Community Adjustment Selected: N/A		x	N/A	
7. Land-Lease Community Adjusted Value				\$7,091.89
8. Total Adjusted Value of Used Home				\$7,091.89
9. Total Additional Features		+		\$5,110.00
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$12,201.89
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

The home includes an 8'x39' addition (312 SF). Due to limitations with the NADA program, the addition has been entered as 8'x40' (320 SF).

For this analysis, NADA rates the home average quality and the overall condition was considered good.

TOTAL ADJUSTED VALUE ROUNDED TO \$12,200.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 52 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/22/2020

Reference Number Space 52 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1967	FLEETWOOD	FLEETWOOD	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- HOUSE TYPE ROOFING					
- Single-wide	1	home	5+ Years	\$316.00	\$316.00
- Third/Tag-A-Long Section	1	home	5+ Years	\$123.00	\$123.00
Total HOUSE TYPE ROOFING					\$439.00
- HOUSE TYPE SIDING					
- Single-wide	1	home	5+ Years	\$486.00	\$486.00
- Third/Tag-A-Long Section	1	home	5+ Years	\$343.00	\$343.00
Total HOUSE TYPE SIDING					\$829.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$1,829.00
<u>Accessories</u>					
- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	315	sq. ft.	5+ Years	\$2.09	\$658.35
- Patio	81	sq. ft.	5+ Years	\$2.09	\$169.29
Total AWNINGS (Aluminum w/Metal Roofing)					\$827.64



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/22/2020

Reference Number Space 52 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1967	FLEETWOOD	FLEETWOOD	CA	PA

Accessories

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Composite w/Rails	28	sq. ft.	5+ Years	\$11.02	\$308.56
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$308.56
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Shiplap (Horizontal)	122	lin. ft.	5+ Years	\$6.24	\$761.28
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$761.28
- STEPS					
- Pre-cast Concrete w/Rail - 4 Steps	1	ea.	5+ Years	\$416.00	\$416.00
- Wood - 4 Steps	1	ea.	5+ Years	\$222.00	\$222.00
Total STEPS					\$638.00
- WINDOW AIR UNITS - All Types					
- 12,000 BTU	2	ea.	5+ Years	\$197.00	\$394.00
Total WINDOW AIR UNITS - All Types					\$394.00
Total Accessories					\$2,929.48

Additive Values

- STORAGE BUILDINGS/SHEDS					
- Aluminum (Vertical)	48	sq. ft.	5+ Years	\$3.24	\$155.52
- Masonite or Wood	35	sq. ft.	5+ Years	\$5.60	\$196.00
Total STORAGE BUILDINGS/SHEDS					\$351.52
Total Additive Values					\$351.52

Total Additional Features **\$5,110.00**

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 54

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 54 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Silvercrest / Silvercrest

Home Type: Double Wide Year Built: 1971

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Composition

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: Evaporative cooler and one window unit

Laundry: Unknown

Space 54 – Rancho Dominguez
(Continued)

Special Features: French doors
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: Some bent skirting and one window covered with wood.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered patio
Shed: 2 sheds
Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 54 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 54 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 54 was estimated to be \$25,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 54 was estimated to be \$13,000.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$25,000
Off-site Value (NADA):	\$13,000

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 54 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	SILVERCREST	SILVERCREST	CA	PA

Floor Areas: Double-Wide Chart: 301

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$8,743.70
Floor Value				\$8,743.70
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$8,743.70
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$9,355.76
4. Condition Adjustment Selected: Average				x 100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$9,355.76
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$9,355.76
8. Total Adjusted Value of Used Home				\$9,355.76
9. Total Additional Features				+ \$3,690.49
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$13,046.25
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADUSTED VALUE ROUNDED TO \$13,000.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 54 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 54 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	SILVERCREST	SILVERCREST	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- DOORS					
- Deluxe House Type Exterior Door	2	ea.	5+ Years	\$99.00	\$198.00
Total DOORS					\$198.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$950.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	225	sq. ft.	5+ Years	\$2.09	\$470.25
- Patio	64	sq. ft.	5+ Years	\$2.09	\$133.76
Total AWNINGS (Aluminum w/Metal Roofing)					\$604.01
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	56	sq. ft.	5+ Years	\$6.78	\$379.68
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$379.68

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 54 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	SILVERCREST	SILVERCREST	CA	PA

Accessories

- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	140	lin. ft.	5+ Years	\$3.00	\$420.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$420.00
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00
- WATER COOLERS (Roof or Window Mount)					
- Evaporative Coolers (All CFMS)	1	ea.	5+ Years	\$308.00	\$308.00
Total WATER COOLERS (Roof or Window Mount)					\$308.00
- WINDOW AIR UNITS - All Types					
- 12,000 BTU	1	ea.	5+ Years	\$197.00	\$197.00
Total WINDOW AIR UNITS - All Types					\$197.00
Total Accessories					\$2,352.69

Additive Values

- STORAGE BUILDINGS/SHEDS					
- Aluminum (Vertical)	35	sq. ft.	5+ Years	\$3.24	\$113.40
- Masonite or Wood	49	sq. ft.	5+ Years	\$5.60	\$274.40
Total STORAGE BUILDINGS/SHEDS					\$387.80
Total Additive Values					\$387.80
Total Additional Features					\$3,690.49

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 55

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 55 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Skyline

Home Type: Double Wide Year Built: 1972

Room Count: 3 Bedroom(s) / 1 Bath(s) Living Area: 940 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Paneling

Kitchen: Appliances include a range/oven, garbage disposal and refrigerator.

Bathroom(s): One bathroom features a tub/shower with enclosure.

Heating: Wall heat. There was forced air heat; however, it doesn't work.

Air Conditioning: None

Laundry: Washer and dryer.

Space 55 – Rancho Dominguez
(Continued)

Special Features: Mixture of wood laminate and hard wood flooring throughout. There is a built-in hutch and earthquake bracing.

Recent Significant Upgrades: New laminate flooring and one set of steps. Newer roof.

Significant Deferred Maintenance: None

Overall Quality: Average

Overall Condition: Good

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small open patio

Shed: 1 shed

Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed and a brief phone interview was conducted. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 55 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 55 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 55 was estimated to be \$28,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 55 was estimated to be \$16,000.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$28,000
Off-site Value (NADA):	\$16,000

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Billmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/22/2020

Reference Number Space 55 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	SKYLINE	UNKNOWN	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	47	\$6,814.44

Floor Value			\$6,814.44
Items Multiplier (N/A)	x		N/A
1. Base Structure Value			\$6,814.44
2. State Location Adjustment Selected: Yes	x		107 %
3. Total Book Retail Value (in average condition)			\$7,291.45
4. Condition Adjustment Selected: Good	x		112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.			\$8,166.42
6. Land-Lease Community Adjustment Selected: N/A	x		N/A
7. Land-Lease Community Adjusted Value			\$8,166.42
8. Total Adjusted Value of Used Home			\$8,166.42
9. Total Additional Features		+	\$7,875.62
10. Total Repairs		-	\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment			\$16,042.04
12. Wholesale Value Selected: N/A		x N/A	N/A
13. Additional Adjustments Selected: No			

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

It was reported that the home has wall heat only and a furnace has been omitted.

For this analysis, NADA rates the home average quality and the overall condition was considered good.

TOTAL ADJUSTED VALUE ROUNDED TO \$16,000.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 55 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/22/2020

Reference Number Space 55 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	SKYLINE	UNKNOWN	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- BUILT-INS					
- Deluxe Buffet/Hutch	1	ea.	5+ Years	\$109.00	\$109.00
Total BUILT-INS					\$109.00
- CABINETS					
- Overhead Cabinet-Utility Room	1	ea.	5+ Years	\$47.00	\$47.00
Total CABINETS					\$47.00
- DOORS					
- Sliding Glass Door (6' x 6')	1	ea.	5+ Years	\$159.00	\$159.00
Total DOORS					\$159.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- FLOORING					
- Hardwood Flooring	282	sq. ft.	5+ Years	\$4.96	\$1,398.72
- Laminate Flooring	658	sq. ft.	3 Years	\$4.06	\$2,671.48
Total FLOORING					\$4,070.20
- HEATING					
- Wall Heater	1	ea.	5+ Years	\$41.22	\$41.22
Total HEATING					\$41.22

Used Value Report Filename: Space 55 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/22/2020

Reference Number Space 55 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	SKYLINE	UNKNOWN	CA	PA

Components

- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
- Cooktop & Oven (Built-In)	1	ea.	5+ Years	\$642.00	\$642.00
- Garbage Disposal	1	ea.	5+ Years	\$80.00	\$80.00
Total KITCHEN APPLIANCES					\$1,010.00
- MISCELLANEOUS					
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00
Total MISCELLANEOUS					\$420.00
- OMIT VALUES (Subtract) Deduct from Base Structure Value					
- Furnace - Only (69,000 BTU or Less)	1	ea.	5+ Years	(\$140.00)	(\$140.00)
Total OMIT VALUES (Subtract) Deduct from Base Structure Value					(\$140.00)
- PLUMBING					
- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
- Single Lever Faucet	2	ea.	5+ Years	\$36.00	\$72.00
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.00
- Stainless Steel Sink	1	ea.	5+ Years	\$92.00	\$92.00
Total PLUMBING					\$283.00
Total Components					\$6,272.42

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	120	sq. ft.	5+ Years	\$2.09	\$250.80
Total AWNINGS (Aluminum w/Metal Roofing)					\$250.80

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Year Mfg'd	Manufacturer	Trade Name	State	Region
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Accessories

- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	134	lin. ft.	5+ Years	\$3.00	\$402.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$402.00
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00
Total Accessories					\$1,096.80

Additive Values

- EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.					
- Multi Section	1	ea.	5+ Years	\$393.00	\$393.00
Total EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.					\$393.00
- STORAGE BUILDINGS/SHEDS					
- Aluminum (Vertical)	35	sq. ft.	5+ Years	\$3.24	\$113.40
Total STORAGE BUILDINGS/SHEDS					\$113.40
Total Additive Values					\$506.40
Total Additional Features					\$7,875.62

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 56

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 56 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Skyline / Homette

Home Type: Double Wide Year Built: 1982

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 880 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: Evaporative cooler and one mini-split unit

Laundry: Unknown

Space 56 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home
Overall Quality: Average
Overall Condition: Average+
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small porch and medium awning.
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 56 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 56 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 56 was estimated to be \$31,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 56 was estimated to be \$11,500.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$31,000
Off-site Value (NADA):	\$11,500

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 56 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1982	SKYLINE	HOMETTE	CA	PA

Floor Areas: Double-Wide Chart: 325

	Width	x	Length	Total Value
Main Floor Area	20	x	44	\$6,652.52

Floor Value			\$6,652.52
Items Multiplier (N/A)	x		N/A
1. Base Structure Value			\$6,652.52
2. State Location Adjustment Selected: Yes	x		107 %
3. Total Book Retail Value (in average condition)			\$7,118.20
4. Condition Adjustment Selected: Good	x		112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.			\$7,972.38
6. Land-Lease Community Adjustment Selected: N/A	x		N/A
7. Land-Lease Community Adjusted Value			\$7,972.38
8. Total Adjusted Value of Used Home			\$7,972.38
9. Total Additional Features	+		\$3,489.36
10. Total Repairs	-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment			\$11,461.74
12. Wholesale Value Selected: N/A	x	N/A	N/A
13. Additional Adjustments Selected: No			

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered good.

TOTAL ADJUSTED VALUE ROUNDED TO \$11,500.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 56 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 56 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1982	SKYLINE	HOMETTE	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$752.00
<u>Accessories</u>					
- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	100	sq. ft.	5+ Years	\$2.09	\$209.00
Total AWNINGS (Aluminum w/Metal Roofing)					\$209.00
- CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)					
- 2 1/2 Ton Heat Pump & Self Contained	1	ea.	5+ Years	\$1,586.00	\$1,586.00
Total CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)					\$1,586.00
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	32	sq. ft.	5+ Years	\$6.78	\$216.96
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$216.96
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 56 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1982	SKYLINE	HOMETTE	CA	PA

Accessories

- WINDOW AIR UNITS - All Types

- 12,000 BTU 1 ea. 5+ Years \$197.00 \$197.00

Total WINDOW AIR UNITS - All Types \$197.00

Total Accessories \$2,652.96

Additive Values

- STORAGE BUILDINGS/SHEDS

- Steel 40 sq. ft. 5+ Years \$2.11 \$84.40

Total STORAGE BUILDINGS/SHEDS \$84.40

Total Additive Values \$84.40

Total Additional Features \$3,489.36

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 57

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 57 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Bendix / Meteor

Home Type: Double Wide Year Built: 1977

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Paneling

Kitchen: Appliances include a range/oven and refrigerator.

Bathroom(s): One bathroom features a tub/shower with enclosure while the second has a tub/shower.

Heating: Forced air heat

Air Conditioning: Evaporative cooler

Laundry: Washer and dryer.

Space 57 – Rancho Dominguez
(Continued)

Special Features: There is one ceiling fan and earthquake bracing.
Recent Significant Upgrades: New vinyl flooring throughout.
Significant Deferred Maintenance: One set of steps in poor condition. Exterior paint is mismatched.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium awning and small porch
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed and a brief phone interview was conducted. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 57 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 57 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 57 was estimated to be \$30,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 57 was estimated to be \$11,500.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$30,000
Off-site Value (NADA):	\$11,500

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Billmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 57 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	BENDIX	METEOR	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$7,859.29

Floor Value		\$7,859.29
Items Multiplier (N/A)	x	N/A
1. Base Structure Value		\$7,859.29
2. State Location Adjustment Selected: Yes	x	107 %
3. Total Book Retail Value (in average condition)		\$8,409.44
4. Condition Adjustment Selected: Average	x	100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.		\$8,409.44
6. Land-Lease Community Adjustment Selected: N/A	x	N/A
7. Land-Lease Community Adjusted Value		\$8,409.44
8. Total Adjusted Value of Used Home		\$8,409.44
9. Total Additional Features	+	\$3,136.16
10. Total Repairs	-	\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment		\$11,545.60
12. Wholesale Value Selected: N/A	x N/A	N/A
13. Additional Adjustments Selected: No		

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

There is one set of steps and one ramp. The steps are in poor condition and have been excluded. The ramp has been included as one set of steps.

In this analysis, the home was considered to be average quality and in overall average condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$11,500.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 57 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 57 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	BENDIX	METEOR	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
- Tub Enclosure	1	ea.	5+ Years	\$54.00	\$54.00
Total BATH FIXTURES					\$436.00
- FAN					
- Ceiling Paddle Fan	1	ea.	5+ Years	\$67.00	\$67.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$149.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
- MISCELLANEOUS					
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00
Total MISCELLANEOUS					\$420.00
- PLUMBING					
- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
Total PLUMBING					\$95.00
Total Components					\$1,388.00

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 57 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	BENDIX	METEOR	CA	PA

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	60	sq. ft.	5+ Years	\$2.09	\$125.40
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Total AWNINGS (Aluminum w/Metal Roofing)					\$125.40
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- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Wood w/Rails	18	sq. ft.	5+ Years	\$6.78	\$122.04
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Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$122.04
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- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Masonite	13	lin. ft.	5+ Years	\$6.64	\$86.32
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- Metal or Vinyl (Vertical)	126	lin. ft.	5+ Years	\$3.00	\$378.00
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$464.32
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- STEPS

- Wood - 4 Steps	1	ea.	5+ Years	\$222.00	\$222.00
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Total STEPS					\$222.00
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- WATER COOLERS (Roof or Window Mount)

- Evaporative Coolers (All CFMS)	1	ea.	5+ Years	\$308.00	\$308.00
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Total WATER COOLERS (Roof or Window Mount)					\$308.00
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Total Accessories					\$1,241.76
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Additive Values

- EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.

- Multi Section	1	ea.	5+ Years	\$393.00	\$393.00
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Total EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.					\$393.00
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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 57 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	BENDIX	METEOR	CA	PA

Additive Values

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical) 35 sq. ft. 5+ Years \$3.24 \$113.40

Total STORAGE BUILDINGS/SHEDS \$113.40

Total Additive Values \$506.40

Total Additional Features \$3,136.16

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 58

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

Space 58 – Rancho Dominguez
(Continued)

Special Features: Mixture of ceramic tile and wood laminate flooring throughout. Dual glazed windows, recessed and track lighting, one ceiling fan, mirrored wardrobe doors and earthquake bracing.

Recent Significant Upgrades: Recent kitchen remodel and laminate flooring in the bedrooms.

Significant Deferred Maintenance: None

Overall Quality: Average+

Overall Condition: Average

Comments: There was a fire in this home in 2006. The home was subsequently rebuilt including all new electrical, drywall, floor coverings, and etc. Thus, it is our opinion that the effective age of the home is approximately 1980.

Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small covered porch and small covered patio

Shed: 2 sheds

Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed and a brief phone interview was conducted. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are

Space 58 – Rancho Dominguez
(Continued)

estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 58 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 58 was estimated to be \$30,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 58 was estimated to be \$18,000.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$30,000
Off-site Value (NADA):	\$18,000

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Billmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 58 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1980	FLEETWOOD	FLEETWOOD	CA	PA

Floor Areas: Single-Wide Chart: 322

	Width		Length	Total Value
Main Floor Area	12	x	52	\$4,308.48
Expando/Tip-Out Floor Area	8	x	42	\$3,850.56

Floor Value			\$8,159.04
Items Multiplier (N/A)		x	N/A
1. Base Structure Value			\$8,159.04
2. State Location Adjustment Selected: Yes		x	107 %
3. Total Book Retail Value (in average condition)			\$8,730.17
4. Condition Adjustment Selected: Average		x	100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.			\$8,730.17
6. Land-Lease Community Adjustment Selected: N/A		x	N/A
7. Land-Lease Community Adjusted Value			\$8,730.17
8. Total Adjusted Value of Used Home			\$8,730.17
9. Total Additional Features		+	\$9,239.20
10. Total Repairs		-	\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment			\$17,969.37
12. Wholesale Value Selected: N/A		x N/A	N/A
13. Additional Adjustments Selected: No			

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

It was reported that the home does not have heat and the furnace has been omitted.

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$18,000.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 58 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 58 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1980	FLEETWOOD	FLEETWOOD	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Shower Stall	1	ea.	5+ Years	\$136.00	\$136.00
- Tub Enclosure	1	ea.	5+ Years	\$54.00	\$54.00
Total BATH FIXTURES					\$190.00
- COUNTER TOPS					
- Lavy Top Double Bowl	1	ea.	5+ Years	\$29.00	\$29.00
- Lavy Top Marble	1	ea.	5+ Years	\$56.00	\$56.00
Total COUNTER TOPS					\$85.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
- Wardrobe Doors (Mirrored)	1	pair	5+ Years	\$152.00	\$152.00
Total DOORS					\$251.00
- FAN					
- Ceiling Paddle Fan	1	ea.	5+ Years	\$67.00	\$67.00
Total FAN					\$67.00
- FLOORING					
- Tile Flooring	240	sq. ft.	5+ Years	\$5.64	\$1,353.60
- Laminate Flooring	720	sq. ft.	5+ Years	\$3.80	\$2,736.00
Total FLOORING					\$4,089.60
- INTERIOR					
- Drywall/Gypsum Walls	228	lin. ft.	5+ Years	\$3.43	\$782.04
Total INTERIOR					\$782.04

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 58 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1980	FLEETWOOD	FLEETWOOD	CA	PA

Components

- KITCHEN APPLIANCES

- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
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Total KITCHEN APPLIANCES					\$288.00
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- MISCELLANEOUS

- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
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- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00
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Total MISCELLANEOUS					\$420.00
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- OMIT VALUES (Subtract) Deduct from Base Structure Value

- Furnace - Only (69,000 BTU or Less)	1	ea.	5+ Years	(\$140.00)	(\$140.00)
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Total OMIT VALUES (Subtract) Deduct from Base Structure Value					(\$140.00)
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- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
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- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
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- Single Lever Faucet	3	ea.	5+ Years	\$36.00	\$108.00
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- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.00
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Total PLUMBING					\$227.00
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- WINDOWS

- Dual Glazed Windows - Single-wide	1	all	5+ Years	\$355.00	\$355.00
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- Dual Glazed Windows - Third/Tag-A-Long Section	1	all	5+ Years	\$60.00	\$60.00
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Total WINDOWS					\$415.00
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Total Components					\$6,674.64
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Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	116	sq. ft.	5+ Years	\$2.09	\$242.44
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Total AWNINGS (Aluminum w/Metal Roofing)					\$242.44
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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 58 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1980	FLEETWOOD	FLEETWOOD	CA	PA

Accessories

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	64	sq. ft.	5+ Years	\$6.78	\$433.92
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$433.92
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	144	lin. ft.	5+ Years	\$3.00	\$432.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$432.00
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00
- WINDOW AIR UNITS - All Types					
- 12,000 BTU	2	ea.	5+ Years	\$197.00	\$394.00
Total WINDOW AIR UNITS - All Types					\$394.00
Total Accessories					\$1,946.36

Additive Values

- EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.					
- Single Section	1	ea.	5+ Years	\$116.00	\$116.00
- Third/Tag-A-Long Section	1	ea.	5+ Years	\$99.00	\$99.00
Total EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.					\$215.00
- STORAGE BUILDINGS/SHEDS					
- Masonite or Wood	72	sq. ft.	5+ Years	\$5.60	\$403.20
Total STORAGE BUILDINGS/SHEDS					\$403.20
Total Additive Values					\$618.20
Total Additional Features					\$9,239.20

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 59

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 59 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Viceroy

Home Type: Double Wide Year Built: 1971

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: One window unit.

Laundry: Unknown

Space 59 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home
Overall Quality: Average
Overall Condition: Average+
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small open patio
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 59 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 59 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 59 was estimated to be \$28,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 59 was estimated to be \$10,200.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$28,000
Off-site Value (NADA):	\$10,200

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 59 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	UNKNOWN	VICEROY	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$6,709.15
Floor Value				\$6,709.15
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$6,709.15
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$7,178.79
4. Condition Adjustment Selected: Average				x 100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$7,178.79
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$7,178.79
8. Total Adjusted Value of Used Home				\$7,178.79
9. Total Additional Features				+ \$3,014.80
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$10,193.59
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, the home was considered to be average quality and in overall average condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$10,200.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 59

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 59 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	UNKNOWN	VICEROY	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
- WINDOWS					
- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00
Total WINDOWS					\$592.00
Total Components					\$1,344.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	60	sq. ft.	5+ Years	\$2.09	\$125.40
Total AWNINGS (Aluminum w/Metal Roofing)					\$125.40
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	136	lin. ft.	5+ Years	\$3.00	\$408.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$408.00
- STEPS					
- Wood - 4 Steps	3	ea.	5+ Years	\$222.00	\$666.00
Total STEPS					\$666.00

Used Value Report Filename: Space 59

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 59 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	UNKNOWN	VICEROY	CA	PA

Accessories

- WINDOW AIR UNITS - All Types

- 12,000 BTU 1 ea. 5+ Years \$197.00 \$197.00

Total WINDOW AIR UNITS - All Types \$197.00

Total Accessories \$1,396.40

Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood 49 sq. ft. 5+ Years \$5.60 \$274.40

Total STORAGE BUILDINGS/SHEDS \$274.40

Total Additive Values \$274.40

Total Additional Features \$3,014.80

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 60

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 60 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Hallmark Southwest Corp / Yorktown

Home Type: Double Wide Year Built: 1989

Room Count: 3 Bedroom(s) / 2 Bath(s) Living Area: 1,040 Sq. Ft.

Additions: None

Exterior Siding: Masonite

Roof: Composition

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: Four window units.

Laundry: Unknown

Space 60 – Rancho Dominguez
(Continued)

Special Features: Dual glazed windows
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home
Overall Quality: Average+
Overall Condition: Average+
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small open patio
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home. A phone number was provided; however, the homeowner declined a phone interview. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 60 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 60 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

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We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 60 was estimated to be \$40,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 60 was estimated to be \$22,700.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$40,000
Off-site Value (NADA):	\$22,700

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
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5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
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47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
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70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 60 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1989	HALLMARK-SOUTHWEST CORP	YORKTOWN	CA	PA

Floor Areas: Double-Wide Chart: 309

	Width	Length	Total Value
Main Floor Area	20	x 57	\$14,565.60
Floor Value			\$14,565.60
Items Multiplier (N/A)			x N/A
1. Base Structure Value			\$14,565.60
2. State Location Adjustment Selected: Yes			x 107 %
3. Total Book Retail Value (in average condition)			\$15,585.19
4. Condition Adjustment Selected: Good			x 112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.			\$17,455.42
6. Land-Lease Community Adjustment Selected: N/A			x N/A
7. Land-Lease Community Adjusted Value			\$17,455.42
8. Total Adjusted Value of Used Home			\$17,455.42
9. Total Additional Features			+ \$5,255.81
10. Total Repairs			- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment			\$22,711.23
12. Wholesale Value Selected: N/A			x N/A N/A
13. Additional Adjustments Selected: No			

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered good.

TOTAL ADJUSTED VALUE ROUNDED TO \$22,700.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 60 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 60 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1989	HALLMARK-SOUTHWEST CORP	YORKTOWN	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- HOUSE TYPE ROOFING					
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00
Total HOUSE TYPE ROOFING					\$431.00
- HOUSE TYPE SIDING					
- Multi-wide	1	home	5+ Years	\$833.00	\$833.00
Total HOUSE TYPE SIDING					\$833.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
- WINDOWS					
- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00
Total WINDOWS					\$592.00
Total Components					\$2,608.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	60	sq. ft.	5+ Years	\$2.09	\$125.40
Total AWNINGS (Aluminum w/Metal Roofing)					\$125.40

Used Value Report Filename: Space 60 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 60 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1989	HALLMARK-SOUTHWEST CORP	YORKTOWN	CA	PA

Accessories

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Masonite	154	lin. ft.	5+ Years	\$6.64	\$1,022.56
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$1,022.56
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- STEPS

- Pre-cast Concrete w/Rail - 4 Steps	1	ea.	5+ Years	\$416.00	\$416.00
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- Wood - 4 Steps	1	ea.	5+ Years	\$222.00	\$222.00
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Total STEPS					\$638.00
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- WINDOW AIR UNITS - All Types

- 12,000 BTU	4	ea.	5+ Years	\$197.00	\$788.00
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Total WINDOW AIR UNITS - All Types					\$788.00
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Total Accessories					\$2,573.96
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Additive Values

- STORAGE BUILDINGS/SHEDS

- Steel	35	sq. ft.	5+ Years	\$2.11	\$73.85
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Total STORAGE BUILDINGS/SHEDS					\$73.85
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Total Additive Values					\$73.85
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Total Additional Features					\$5,255.81
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INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 62

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 62 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Puritan

Home Type: Double Wide Year Built: 1964

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: One window unit.

Laundry: Unknown

Space 62 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Good
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium open patio
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 62 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 62 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 62 was estimated to be \$30,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 62 was estimated to be \$9,100.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$30,000
Off-site Value (NADA):	\$9,100

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 62 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	PURITAN	PURITAN	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$5,367.32

Floor Value			\$5,367.32
Items Multiplier (N/A)	x		N/A
1. Base Structure Value			\$5,367.32
2. State Location Adjustment Selected: Yes	x		107 %
3. Total Book Retail Value (in average condition)			\$5,743.03
4. Condition Adjustment Selected: Good	x		112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.			\$6,432.20
6. Land-Lease Community Adjustment Selected: N/A	x		N/A
7. Land-Lease Community Adjusted Value			\$6,432.20
8. Total Adjusted Value of Used Home			\$6,432.20
9. Total Additional Features	+		\$2,674.89
10. Total Repairs	-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment			\$9,107.09
12. Wholesale Value Selected: N/A	x	N/A	N/A
13. Additional Adjustments Selected: No			

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, the home was considered to be average quality and in overall good condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$9,100.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 62 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 62 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	PURITAN	PURITAN	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- DOORS					
- Sliding Glass Door (6' x 6')	1	ea.	5+ Years	\$159.00	\$159.00
Total DOORS					\$159.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$911.00
<u>Accessories</u>					
- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	61	sq. ft.	5+ Years	\$2.09	\$127.49
Total AWNINGS (Aluminum w/Metal Roofing)					\$127.49
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	30	sq. ft.	5+ Years	\$6.78	\$203.40
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$203.40
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	136	lin. ft.	5+ Years	\$3.00	\$408.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$408.00

Used Value Report Filename: Space 62 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 62 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	PURITAN	PURITAN	CA	PA

Accessories

- STEPS

- Wood - 4 Steps	3	ea.	5+ Years	\$222.00	\$666.00
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Total STEPS					\$666.00
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- WINDOW AIR UNITS - All Types

- 12,000 BTU	1	ea.	5+ Years	\$197.00	\$197.00
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Total WINDOW AIR UNITS - All Types					\$197.00
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Total Accessories					\$1,601.89
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Additive Values

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical)	50	sq. ft.	5+ Years	\$3.24	\$162.00
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Total STORAGE BUILDINGS/SHEDS					\$162.00
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Total Additive Values					\$162.00
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Total Additional Features					\$2,674.89
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INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 63

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 63 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Kaufman & Broad / Baywood

Home Type: Double Wide Year Built: 1979

Room Count: 3 Bedroom(s) / 2 Bath(s) Living Area: 1,000 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Composition

Interior Walls: Mixture of drywall and paneling

Kitchen: Appliances include a range/oven, garbage disposal and refrigerator.

Bathroom(s): One bathroom features a tile shower with enclosure and a separate oval tub while the other has a tub/shower.

Heating: Forced air heat

Air Conditioning: None

Laundry: Washer and dryer.

Space 63 – Rancho Dominguez
(Continued)

Special Features: Most of the home is a mixture of ceramic tile and wood laminate flooring. The home features dual glazed windows, a wet bar, built-in hutch, one ceiling fan and earthquake bracing.

Recent Significant Upgrades: None

Significant Deferred Maintenance: Back steps were worn.

Overall Quality: Average

Overall Condition: Average+

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch and medium covered patio

Shed: 1 shed

Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

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Space 63 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 63 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

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We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 63 was estimated to be \$33,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 63 was estimated to be \$19,900.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$33,000
Off-site Value (NADA):	\$19,900

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 63 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1979	KAUFMAN & BROAD	BAYWOOD (sgl/multi)	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width		Length	Total Value
Main Floor Area	20	x	50	\$8,454.66

Floor Value \$8,454.66

Items Multiplier (N/A) x N/A

1. **Base Structure Value** **\$8,454.66**

2. State Location Adjustment Selected: Yes x 107 %

3. Total Book Retail Value (in average condition) \$9,046.49

4. Condition Adjustment Selected: Average x 100 %

5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs. \$9,046.49

6. Land-Lease Community Adjustment Selected: N/A x N/A

7. Land-Lease Community Adjusted Value \$9,046.49

8. **Total Adjusted Value of Used Home** **\$9,046.49**

9. Total Additional Features + \$10,862.66

10. Total Repairs - \$0.00

11. **Total Adjusted (Retail) Value of Used Home and Optional Equipment** **\$19,909.15**

12. Wholesale Value Selected: N/A x N/A N/A

13. Additional Adjustments Selected: No

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

There are two sets of steps, one is in poor condition and has been excluded.

For this analysis, the home was considered to be average quality and in overall average condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$19,900.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 63 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 63 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1979	KAUFMAN & BROAD	BAYWOOD (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Shower Stall	1	ea.	5+ Years	\$136.00	\$136.00
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
- Garden Tub (Skirted)	1	ea.	5+ Years	\$226.00	\$226.00
- Tub Enclosure	1	ea.	5+ Years	\$54.00	\$54.00
Total BATH FIXTURES					\$607.00
- BUILT-INS					
- Deluxe Buffet/Hutch	1	ea.	5+ Years	\$109.00	\$109.00
Total BUILT-INS					\$109.00
- CABINETS					
- Overhead Cabinet-Utility Room	1	ea.	5+ Years	\$47.00	\$47.00
Total CABINETS					\$47.00
- FAN					
- Ceiling Paddle Fan	1	ea.	5+ Years	\$67.00	\$67.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$149.00
- FLOORING					
- Tile Flooring	450	sq. ft.	5+ Years	\$5.64	\$2,538.00
- Laminate Flooring	500	sq. ft.	5+ Years	\$3.80	\$1,900.00
Total FLOORING					\$4,438.00
- HOUSE TYPE ROOFING					
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00
Total HOUSE TYPE ROOFING					\$431.00

Used Value Report Filename: Space 63 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 63 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1979	KAUFMAN & BROAD	BAYWOOD (sgl/multi)	CA	PA

Components

- INTERIOR						
- Drywall/Gypsum Walls	140	lin. ft.	5+ Years	\$3.43	\$480.20	
Total INTERIOR						\$480.20
- KITCHEN APPLIANCES						
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00	
Total KITCHEN APPLIANCES						\$288.00
- MISCELLANEOUS						
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00	
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00	
Total MISCELLANEOUS						\$420.00
- PLUMBING						
- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00	
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00	
Total PLUMBING						\$95.00
- WET BARS						
- Walk Up	1	ea.	5+ Years	\$173.00	\$173.00	
Total WET BARS						\$173.00
- WINDOWS						
- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00	
Total WINDOWS						\$592.00
Total Components						\$7,829.20

Accessories

- AWNINGS (Aluminum w/Metal Roofing)						
- Carport	384	sq. ft.	5+ Years	\$2.09	\$802.56	
- Patio	100	sq. ft.	5+ Years	\$2.09	\$209.00	
Total AWNINGS (Aluminum w/Metal Roofing)						\$1,011.56



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 63 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1979	KAUFMAN & BROAD	BAYWOOD (sgl/multi)	CA	PA

Accessories

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)						
- Elevated - Wood w/Rails	75	sq. ft.	5+ Years	\$6.78	\$508.50	
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)						\$508.50
- SKIRTING TO 30" HIGH (Measure Around Perimeter)						
- Masonite	100	lin. ft.	5+ Years	\$6.64	\$664.00	
- Metal or Vinyl (Vertical)	50	lin. ft.	5+ Years	\$3.00	\$150.00	
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)						\$814.00
- STEPS						
- Wood - 4 Steps	1	ea.	5+ Years	\$222.00	\$222.00	
Total STEPS						\$222.00
Total Accessories						\$2,556.06

Additive Values

- EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.						
- Multi Section	1	ea.	5+ Years	\$393.00	\$393.00	
Total EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.						\$393.00
- STORAGE BUILDINGS/SHEDS						
- Steel	40	sq. ft.	5+ Years	\$2.11	\$84.40	
Total STORAGE BUILDINGS/SHEDS						\$84.40
Total Additive Values						\$477.40
Total Additional Features						\$10,862.66

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 64

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 64 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Hallmark / Yorktown

Home Type: Double Wide Year Built: 1986

Room Count: 3 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Masonite

Roof: Composition

Interior Walls: Mixture of drywall and paneling

Kitchen: Appliances include a range/oven and refrigerator.

Bathroom(s): One bathroom features a tub/shower with enclosure while the other has a tub/shower.

Heating: Forced air heat and wall heat.

Air Conditioning: One window unit. There is central air conditioning unit that reportedly doesn't work.

Laundry: Washer and dryer.

Space 64 – Rancho Dominguez
(Continued)

Special Features: Mixture of ceramic tile and wood laminate throughout. The home features dual glazed windows, built-in hutch, three ceiling fans, mirrored wardrobe doors, and vaulted ceilings.

Recent Significant Upgrades: Newer steps, shed, water heater, exterior paint and some interior paint.

Significant Deferred Maintenance: None

Overall Quality: Average+

Overall Condition: Good

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch and small covered patio

Shed: 1 shed

Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed and a brief phone interview was conducted. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 64 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 64 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 64 was estimated to be \$40,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 64 was estimated to be \$26,600.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$40,000
Off-site Value (NADA):	\$26,600

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
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37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
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17	\$15,500	\$21.06	Jun-11	Billmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
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22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
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73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
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47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 64 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1986	HALLMARK-SOUTHWEST CORP	YORKTOWN	CA	PA

Floor Areas: Double-Wide Chart: 309

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$11,686.14
Floor Value				\$11,686.14
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$11,686.14
2. State Location Adjustment Selected: Yes		x		107 %
3. Total Book Retail Value (in average condition)				\$12,504.17
4. Condition Adjustment Selected: Good		x		112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.				\$14,004.67
6. Land-Lease Community Adjustment Selected: N/A		x		N/A
7. Land-Lease Community Adjusted Value				\$14,004.67
8. Total Adjusted Value of Used Home				\$14,004.67
9. Total Additional Features			+	\$12,557.22
10. Total Repairs			-	\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$26,561.89
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

It was reported that the central air conditioning is not working and it has been excluded.

For this analysis, NADA rates the home average quality and the overall condition was considered good.

TOTAL ADJUSTED VALUE ROUNDED TO \$26,600.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 64 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 64 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1986	HALLMARK-SOUTHWEST CORP	YORKTOWN	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
- Tub Enclosure	1	ea.	5+ Years	\$54.00	\$54.00
Total BATH FIXTURES					\$436.00
- BUILT-INS					
- Deluxe Buffet/Hutch	1	ea.	5+ Years	\$109.00	\$109.00
Total BUILT-INS					\$109.00
- CABINETS					
- Overhead Cabinet-Utility Room	1	ea.	5+ Years	\$47.00	\$47.00
Total CABINETS					\$47.00
- DOORS					
- Wardrobe Doors (Mirrored)	3	pair	5+ Years	\$152.00	\$456.00
Total DOORS					\$456.00
- FAN					
- Ceiling Paddle Fan	3	ea.	5+ Years	\$67.00	\$201.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$283.00
- FLOORING					
- Tile Flooring	240	sq. ft.	5+ Years	\$5.64	\$1,353.60
- Laminate Flooring	720	sq. ft.	5+ Years	\$3.80	\$2,736.00
Total FLOORING					\$4,089.60
- HEATING					
- Wall Heater	1	ea.	5+ Years	\$41.22	\$41.22
Total HEATING					\$41.22

Used Value Report Filename: Space 64 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 64 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1986	HALLMARK-SOUTHWEST CORP	YORKTOWN	CA	PA

Components

- HOUSE TYPE ROOFING					
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00
Total HOUSE TYPE ROOFING					\$431.00
- HOUSE TYPE SIDING					
- Multi-wide	1	home	5+ Years	\$833.00	\$833.00
Total HOUSE TYPE SIDING					\$833.00
- INTERIOR					
- Cathedral/Vaulted Ceiling Rooms	5	ea.	5+ Years	\$121.00	\$605.00
- Drywall/Gypsum Walls	136	lin. ft.	5+ Years	\$3.43	\$466.48
Total INTERIOR					\$1,071.48
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
- MISCELLANEOUS					
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00
Total MISCELLANEOUS					\$420.00
- PLUMBING					
- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
Total PLUMBING					\$95.00
- WINDOWS					
- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00
Total WINDOWS					\$592.00
Total Components					\$9,192.30

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 64 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1986	HALLMARK-SOUTHWEST CORP	YORKTOWN	CA	PA

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Carport	288	sq. ft.	5+ Years	\$2.09	\$601.92
- Free Standing	64	sq. ft.	1 Year	\$6.25	\$400.00
- Patio	140	sq. ft.	5+ Years	\$2.09	\$292.60

Total AWNINGS (Aluminum w/Metal Roofing) **\$1,294.52**

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Wood w/Rails	60	sq. ft.	5+ Years	\$6.78	\$406.80
---------------------------	----	---------	----------	--------	----------

Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails) **\$406.80**

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Masonite	140	lin. ft.	5+ Years	\$6.64	\$929.60
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter) **\$929.60**

- STEPS

- Wood - 4 Steps	1	ea.	2 Years	\$389.00	\$389.00
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Total STEPS **\$389.00**

- WINDOW AIR UNITS - All Types

- 12,000 BTU	1	ea.	5+ Years	\$197.00	\$197.00
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Total WINDOW AIR UNITS - All Types **\$197.00**

Total Accessories \$3,216.92

Additive Values

- STORAGE BUILDINGS/SHEDS

- Steel	50	sq. ft.	4 Years	\$2.96	\$148.00
---------	----	---------	---------	--------	----------

Total STORAGE BUILDINGS/SHEDS **\$148.00**

Total Additive Values \$148.00

Total Additional Features \$12,557.22

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 65

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 65 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Skyline / Buddy

Home Type: Double Wide Year Built: 1974

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: Two window units.

Laundry: Unknown

Space 65 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: Home is dirty and in need of exterior paint, bent skirting and steps are in poor condition.
Overall Quality: Average
Overall Condition: Fair
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: None
Shed: 1 shed
Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home. A phone number was provided; however, we were unable to reach the homeowner. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 65 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 65 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 65 was estimated to be \$18,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 65 was estimated to be \$9,300.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$18,000
Off-site Value (NADA):	\$9,300

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 65 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1974	SKYLINE	BUDDY	CA	PA

Floor Areas: Double-Wide Chart: 311

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$7,910.84
Floor Value				\$7,910.84
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$7,910.84
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$8,464.60
4. Condition Adjustment Selected: Fair				x 82 %
5. Condition Adjusted Value Remaining Physical Life: 43-34 yrs.				\$6,940.97
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$6,940.97
8. Total Adjusted Value of Used Home				\$6,940.97
9. Total Additional Features				+ \$2,375.85
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$9,316.82
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

There are two sets of steps, one is in poor condition and has not been included.

For this analysis, NADA rates the home average quality and the overall condition was considered fair.

TOTAL ADJUSTED VALUE ROUNDED TO \$9,300.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Rancho Dominguez - Space 65

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 65 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1974	SKYLINE	BUDDY	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$752.00
<u>Accessories</u>					
- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	225	sq. ft.	5+ Years	\$2.09	\$470.25
Total AWNINGS (Aluminum w/Metal Roofing)					\$470.25
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	136	lin. ft.	5+ Years	\$3.00	\$408.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$408.00
- STEPS					
- Wood - 4 Steps	1	ea.	5+ Years	\$222.00	\$222.00
Total STEPS					\$222.00

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 65 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1974	SKYLINE	BUDDY	CA	PA

Accessories

- WINDOW AIR UNITS - All Types

- 12,000 BTU 2 ea. 5+ Years \$197.00 \$394.00

Total WINDOW AIR UNITS - All Types \$394.00

Total Accessories \$1,494.25

Additive Values

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical) 40 sq. ft. 5+ Years \$3.24 \$129.60

Total STORAGE BUILDINGS/SHEDS \$129.60

Total Additive Values \$129.60

Total Additional Features \$2,375.85

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 66

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 66 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Fleetwood / Fleetwood

Home Type: Single Wide Year Built: 1968

Room Count: 3 Bedroom(s) / 1 Bath(s) Living Area: 912 Sq. Ft.

Additions: There are two additions that appear to be living area and have been included in the square footage.

Exterior Siding: Metal

Roof: Standard

Interior Walls: Drywall

Kitchen: Appliances include a range/oven and refrigerator. Granite countertops.

Bathroom(s): The bathroom has a tile shower with enclosure. Granite countertops.

Heating: Wall heat

Air Conditioning: One window unit.

Laundry: Washer and dryer.

Special Features: Mixture of ceramic tile and wood laminate flooring throughout. The home also has mirrored wardrobe doors.

Space 66 – Rancho Dominguez
(Continued)

Recent Significant

Upgrades: Recent kitchen and bathroom remodel. Newer wood laminate flooring in the living room and bedrooms. Some newer windows.

Significant Deferred

Maintenance: The exterior is dirty and needs paint. Mismatched and damaged skirting.

Overall Quality: Average+

Overall Condition: Average (Although the exterior condition of the home was rated fair to poor, the resident indicated the interior was in excellent condition with many upgrades.)

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small covered patio and small open patio

Shed: 1 shed

Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 66 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

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The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 66 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

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We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 66 was estimated to be \$27,000.

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In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 66 was estimated to be \$15,700.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$27,000
Off-site Value (NADA):	\$15,700

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
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32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
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5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Billmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
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26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
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2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 66 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1968	FLEETWOOD	FLEETWOOD	CA	PA

Floor Areas: Single-Wide Chart: 322

	Width		Length	Total Value
Main Floor Area	12	x	56	\$3,266.24
Expando/Tip-Out Floor Area	8	x	19	\$1,741.92
Expando/Tip-Out Floor Area	8	x	11	\$1,008.48

Floor Value				\$6,016.64
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$6,016.64
2. State Location Adjustment Selected: Yes		x	107 %	
3. Total Book Retail Value (in average condition)				\$6,437.80
4. Condition Adjustment Selected: Average		x	100 %	
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$6,437.80
6. Land-Lease Community Adjustment Selected: N/A		x	N/A	
7. Land-Lease Community Adjusted Value				\$6,437.80
8. Total Adjusted Value of Used Home				\$6,437.80
9. Total Additional Features		+		\$9,251.86
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$15,689.66
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

Some of the skirting is damaged and a portion has been excluded from the costs.

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$15,700.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

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ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Shower Stall	1	ea.	2 Years	\$242.00	\$242.00
- Tub Enclosure	1	ea.	2 Years	\$96.00	\$96.00
Total BATH FIXTURES					\$338.00
- COUNTER TOPS					
- Kitchen Counters - Granite	1	ea.	4 Years	\$1,385.00	\$1,385.00
- Lavy Top Marble	1	ea.	2 Years	\$101.00	\$101.00
Total COUNTER TOPS					\$1,486.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
- Wardrobe Doors (Mirrored)	1	pair	5+ Years	\$152.00	\$152.00
Total DOORS					\$251.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- FLOORING					
- Tile Flooring	46	sq. ft.	5+ Years	\$5.64	\$259.44
- Laminate Flooring	866	sq. ft.	4 Years	\$4.06	\$3,515.96
Total FLOORING					\$3,775.40
- HEATING					
- Wall Heater	1	ea.	5+ Years	\$41.22	\$41.22
Total HEATING					\$41.22

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Components

- INTERIOR

- Drywall/Gypsum Walls	212	lin. ft.	5+ Years	\$3.43	\$727.16
Total INTERIOR					\$727.16

- KITCHEN APPLIANCES

- 20 CF Refrigerator	1	ea.	4 Years	\$397.00	\$397.00
Total KITCHEN APPLIANCES					\$397.00

- MISCELLANEOUS

- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00
Total MISCELLANEOUS					\$420.00

- OMIT VALUES (Subtract) Deduct from Base Structure Value

- Furnace - Only (69,000 BTU or Less)	1	ea.	5+ Years	(\$140.00)	(\$140.00)
Total OMIT VALUES (Subtract) Deduct from Base Structure Value					(\$140.00)

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.00
Total PLUMBING					\$119.00

Total Components

\$7,496.78

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	128	sq. ft.	5+ Years	\$2.09	\$267.52
Total AWNINGS (Aluminum w/Metal Roofing)					\$267.52

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Masonite	114	lin. ft.	5+ Years	\$6.64	\$756.96
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$756.96

Used Value Report Filename: Space 66 - Rancho Dominguez

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Accessories

- STEPS

- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
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Total STEPS					\$444.00
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- WINDOW AIR UNITS - All Types

- 12,000 BTU	1	ea.	5+ Years	\$197.00	\$197.00
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Total WINDOW AIR UNITS - All Types					\$197.00
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Total Accessories

\$1,665.48

Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood	16	sq. ft.	5+ Years	\$5.60	\$89.60
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Total STORAGE BUILDINGS/SHEDS					\$89.60
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Total Additive Values

\$89.60

Total Additional Features

\$9,251.86

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 71

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 71 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Skyline /Skyline

Home Type: Single Wide Year Built: 1964

Room Count: 2 Bedroom(s) / 1 Bath(s) Living Area: 896 Sq. Ft.

Additions: There are two additions that appear to be part of the living area and have been included in the square footage.

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): One standard bathroom with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: None

Laundry: Unknown

Space 71 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small covered patio
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 71 – Rancho Dominguez
(Continued)

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SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$23,000
Off-site Value (NADA):	\$8,700

Rancho Dominguez Mobile Estates, Carson, California

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39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 71 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	SKYLINE	SKYLINE	CA	PA

Floor Areas: Single-Wide Chart: 321

	Width		Length	Total Value
Main Floor Area	12	x	50	\$2,749.04
Expando/Tip-Out Floor Area	8	x	24	\$2,200.32
Expando/Tip-Out Floor Area	8	x	13	\$1,191.84

Floor Value				\$6,141.20
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$6,141.20
2. State Location Adjustment Selected: Yes		x		107 %
3. Total Book Retail Value (in average condition)				\$6,571.08
4. Condition Adjustment Selected: Average		x		100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$6,571.08
6. Land-Lease Community Adjustment Selected: N/A		x		N/A
7. Land-Lease Community Adjusted Value				\$6,571.08
8. Total Adjusted Value of Used Home				\$6,571.08
9. Total Additional Features		+		\$2,170.44
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$8,741.52
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was average.

TOTAL ADJUSTED VALUE ROUNDED TO \$8,700.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 71 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 71 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	SKYLINE	SKYLINE	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$561.00
<u>Accessories</u>					
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Masonite	156	lin. ft.	5+ Years	\$6.64	\$1,035.84
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$1,035.84
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00
Total Accessories					\$1,479.84

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 71 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	SKYLINE	SKYLINE	CA	PA

Additive Values

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical) 40 sq. ft. 5+ Years \$3.24 \$129.60

Total STORAGE BUILDINGS/SHEDS \$129.60

Total Additive Values \$129.60

Total Additional Features \$2,170.44

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 72

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 72 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Skyline / Skyline

Home Type: Double Wide Year Built: 1972

Room Count: 2 Bedroom(s) / 1 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): One standard bathroom with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: None

Laundry: Unknown

Space 72 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average+
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small open patio
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 72 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 72 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 72 was estimated to be \$22,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 72 was estimated to be \$7,900.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$22,000
Off-site Value (NADA):	\$7,900

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 72 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	SKYLINE	SKYLINE	CA	PA

Floor Areas: Double-Wide Chart: 323

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$5,730.84
Floor Value				\$5,730.84
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$5,730.84
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$6,132.00
4. Condition Adjustment Selected: Average				x 100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$6,132.00
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$6,132.00
8. Total Adjusted Value of Used Home				\$6,132.00
9. Total Additional Features				+ \$1,751.20
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$7,883.20
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$7,900.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 72 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 72 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	SKYLINE	SKYLINE	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- DOORS					
- Sliding Glass Door (6' x 6')	1	ea.	5+ Years	\$159.00	\$159.00
Total DOORS					\$159.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$720.00
<u>Accessories</u>					
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	136	lin. ft.	5+ Years	\$3.00	\$408.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$408.00
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00
Total Accessories					\$852.00

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 72 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	SKYLINE	SKYLINE	CA	PA

Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood 32 sq. ft. 5+ Years \$5.60 \$179.20

Total STORAGE BUILDINGS/SHEDS \$179.20

Total Additive Values \$179.20

Total Additional Features \$1,751.20

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 74

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 74 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Skyline / Homette

Home Type: Double Wide Year Built: 1971

Room Count: 2 Bedroom(s) / 1 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): One standard bathroom with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: None

Laundry: Unknown

Space 74 – Rancho Dominguez
(Continued)

Special Features: Dual glazed windows
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: None
Shed: 2 sheds
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 74 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 74 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 74 was estimated to be \$22,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 74 was estimated to be \$8,100.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$22,000
Off-site Value (NADA):	\$8,100

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 74 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	SKYLINE	HOMETTE	CA	PA

Floor Areas: Double-Wide Chart: 325

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$5,286.40

Floor Value \$5,286.40

Items Multiplier (N/A) x N/A

1. **Base Structure Value** **\$5,286.40**

2. State Location Adjustment Selected: Yes x 107 %

3. Total Book Retail Value (in average condition) \$5,656.45

4. Condition Adjustment Selected: Average x 100 %

5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs. \$5,656.45

6. Land-Lease Community Adjustment Selected: N/A x N/A

7. Land-Lease Community Adjusted Value \$5,656.45

8. **Total Adjusted Value of Used Home** **\$5,656.45**

9. Total Additional Features + \$2,477.00

10. Total Repairs - \$0.00

11. **Total Adjusted (Retail) Value of Used Home and Optional Equipment** **\$8,133.45**

12. Wholesale Value Selected: N/A x N/A N/A

13. Additional Adjustments Selected: No

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$8,100.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 74 - Rancho Dominguez

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Used Manufactured Home Value Report

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Date: 09/12/2020

Reference Number Space 74 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	SKYLINE	HOMETTE	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
- Sliding Glass Door (6' x 6')	1	ea.	5+ Years	\$159.00	\$159.00
Total DOORS					\$258.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
- WINDOWS					
- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00
Total WINDOWS					\$592.00
Total Components					\$1,411.00
<u>Accessories</u>					
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	136	lin. ft.	5+ Years	\$3.00	\$408.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$408.00



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 74 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	SKYLINE	HOMETTE	CA	PA

Accessories

- STEPS

- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
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Total STEPS					\$444.00
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Total Accessories					\$852.00
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Additive Values

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical)	40	sq. ft.	5+ Years	\$3.24	\$129.60
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- Steel	40	sq. ft.	5+ Years	\$2.11	\$84.40
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Total STORAGE BUILDINGS/SHEDS					\$214.00
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Total Additive Values					\$214.00
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Total Additional Features					\$2,477.00
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INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 75

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 75 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Fleetwood / Fleetwood

Home Type: Single Wide Year Built: 1971

Room Count: 2 Bedroom(s) / 1 Bath(s) Living Area: 768 Sq. Ft.

Additions: There is an addition that appears to be living area and has been included in the square footage.

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): One standard bathroom with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: Two window units

Laundry: Unknown

Space 75 – Rancho Dominguez
(Continued)

Special Features: Dual glazed windows
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small covered porch, small covered patio and two small open patios
Shed: 2 sheds
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 75 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 75 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

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Off-Site Value

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SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$22,000
Off-site Value (NADA):	\$9,000

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
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19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
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68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 75 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	FLEETWOOD	FLEETWOOD	CA	PA

Floor Areas: Single-Wide Chart: 322

	Width		Length	Total Value
Main Floor Area	12	x	56	\$3,572.45
Expando/Tip-Out Floor Area	8	x	12	\$1,100.16

Floor Value				\$4,672.61
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$4,672.61
2. State Location Adjustment Selected: Yes		x	107 %	
3. Total Book Retail Value (in average condition)				\$4,999.69
4. Condition Adjustment Selected: Average		x	100 %	
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$4,999.69
6. Land-Lease Community Adjustment Selected: N/A		x	N/A	
7. Land-Lease Community Adjusted Value				\$4,999.69
8. Total Adjusted Value of Used Home				\$4,999.69
9. Total Additional Features		+		\$3,956.73
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$8,956.42
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

There are two heavy duty industrial sheds with roll-up doors that have been entered as wood sheds in this analysis.

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$9,000.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 75 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 75 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	FLEETWOOD	FLEETWOOD	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
Total DOORS					\$99.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
- WINDOWS					
- Dual Glazed Windows - Single-wide	1	all	5+ Years	\$355.00	\$355.00
- Dual Glazed Windows - Third/Tag-A-Long Section	1	all	5+ Years	\$60.00	\$60.00
Total WINDOWS					\$415.00
Total Components					\$1,075.00
<u>Accessories</u>					
- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	261	sq. ft.	5+ Years	\$2.09	\$545.49
Total AWNINGS (Aluminum w/Metal Roofing)					\$545.49



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 75 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	FLEETWOOD	FLEETWOOD	CA	PA

Accessories

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)				
- Elevated - Wood w/Rails	48	sq. ft.	5+ Years	\$6.78
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)				\$325.44
- SKIRTING TO 30" HIGH (Measure Around Perimeter)				
- Metal or Vinyl (Vertical)	152	lin. ft.	5+ Years	\$3.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)				\$456.00
- STEPS				
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00
Total STEPS				\$444.00
- WINDOW AIR UNITS - All Types				
- 12,000 BTU	2	ea.	5+ Years	\$197.00
Total WINDOW AIR UNITS - All Types				\$394.00
Total Accessories				\$2,164.93

Additive Values

- STORAGE BUILDINGS/SHEDS				
- Masonite or Wood	128	sq. ft.	5+ Years	\$5.60
Total STORAGE BUILDINGS/SHEDS				\$716.80
Total Additive Values				\$716.80
Total Additional Features				\$3,956.73

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 76

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 76 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Wick / Grandville

Home Type: Single Wide Year Built: 1972

Room Count: 2 Bedroom(s) / 1 Bath(s) Living Area: 564 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Paneling

Kitchen: Appliances include a range/oven, garbage disposal and refrigerator.

Bathroom(s): The bathroom has a tile shower with enclosure.

Heating: Forced air heat

Air Conditioning: None

Laundry: Washer and dryer.

Space 76 – Rancho Dominguez
(Continued)

Special Features: Mixture of ceramic tile and wood laminate flooring throughout. Dual glazed windows.

Recent Significant Upgrades: Recent flooring throughout home, roof, partial kitchen remodel and skirting replaced.

Significant Deferred Maintenance: None

Overall Quality: Average

Overall Condition: Average+

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Large covered porch

Shed: 2 sheds

Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed and a brief phone interview was conducted. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 76 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 76 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 76 was estimated to be \$22,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 76 was estimated to be \$10,200.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$22,000
Off-site Value (NADA):	\$10,200

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Billmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 76 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	WICK BUILDING	GRANDVILLE	CA	PA

Floor Areas: Single-Wide Chart: 328

	Width	x	Length	Total Value
Main Floor Area	12	x	47	\$2,850.84

Floor Value \$2,850.84

Items Multiplier (N/A) x N/A

1. **Base Structure Value** **\$2,850.84**

2. State Location Adjustment Selected: Yes x 107 %

3. Total Book Retail Value (in average condition) \$3,050.40

4. Condition Adjustment Selected: Good x 113 %

5. Condition Adjusted Value Remaining Physical Life: 44-37 yrs. \$3,446.95

6. Land-Lease Community Adjustment Selected: N/A x N/A

7. Land-Lease Community Adjusted Value \$3,446.95

8. **Total Adjusted Value of Used Home** **\$3,446.95**

9. Total Additional Features + \$6,799.67

10. Total Repairs - \$0.00

11. **Total Adjusted (Retail) Value of Used Home and Optional Equipment** **\$10,246.62**

12. Wholesale Value Selected: N/A x N/A N/A

13. Additional Adjustments Selected: No

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home fair quality and the overall condition was considered good.

TOTAL ADJUSTED VALUE ROUNDED TO \$10,200.

1004C/70B users - cost guide quality converts to: Fair.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 76 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 76 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	WICK BUILDING	GRANDVILLE	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Shower Stall	1	ea.	5+ Years	\$136.00	\$136.00
- Tub Enclosure	1	ea.	5+ Years	\$54.00	\$54.00
Total BATH FIXTURES					\$190.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- FLOORING					
- Tile Flooring	141	sq. ft.	4 Years	\$6.03	\$850.23
- Laminate Flooring	423	sq. ft.	2 Years	\$4.26	\$1,801.98
Total FLOORING					\$2,652.21
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
- Garbage Disposal	1	ea.	4 Years	\$110.00	\$110.00
Total KITCHEN APPLIANCES					\$398.00
- MISCELLANEOUS					
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00
Total MISCELLANEOUS					\$420.00
- PLUMBING					
- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
Total PLUMBING					\$95.00

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 76 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1972	WICK BUILDING	GRANDVILLE	CA	PA

Components

- WINDOWS

- Dual Glazed Windows - Single-wide	1	all	4 Years	\$494.00	\$494.00
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Total WINDOWS					\$494.00
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Total Components					\$4,331.21
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Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	224	sq. ft.	5+ Years	\$2.09	\$468.16
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Total AWNINGS (Aluminum w/Metal Roofing)					\$468.16
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- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Masonite	118	lin. ft.	4 Years	\$9.25	\$1,091.50
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$1,091.50
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- STEPS

- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
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Total STEPS					\$444.00
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Total Accessories					\$2,003.66
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Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood	83	sq. ft.	5+ Years	\$5.60	\$464.80
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Total STORAGE BUILDINGS/SHEDS					\$464.80
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Total Additive Values					\$464.80
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Total Additional Features					\$6,799.67
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INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 77

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 77 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Skyline / Freedom

Home Type: Double Wide Year Built: 1975

Room Count: 3 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: None

Laundry: Unknown

Space 77 – Rancho Dominguez
(Continued)

Special Features: Unknown
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small open patio
Shed: 1 shed
Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home. A phone number was provided; however, we were unable to reach the homeowner. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 77 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 77 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 77 was estimated to be \$27,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 77 was estimated to be \$11,000.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$27,000
Off-site Value (NADA):	\$11,000

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/ Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 77 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1975	SKYLINE	FREEDOM	CA	PA

Floor Areas: Double-Wide Chart: 311

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$8,119.02
Floor Value				\$8,119.02
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$8,119.02
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$8,687.35
4. Condition Adjustment Selected: Average				x 100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$8,687.35
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$8,687.35
8. Total Adjusted Value of Used Home				\$8,687.35
9. Total Additional Features				+ \$2,309.24
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$10,996.59
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$11,000.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 77 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 77 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1975	SKYLINE	FREEDOM	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$561.00
<u>Accessories</u>					
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Masonite	136	lin. ft.	5+ Years	\$6.64	\$903.04
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$903.04
- STEPS					
- Wood - 4 Steps	3	ea.	5+ Years	\$222.00	\$666.00
Total STEPS					\$666.00
Total Accessories					\$1,569.04

Used Value Report Filename: Space 77 - Rancho Dominguez

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 77 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1975	SKYLINE	FREEDOM	CA	PA

Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood

32

sq. ft.

5+ Years

\$5.60

\$179.20

Total STORAGE BUILDINGS/SHEDS

\$179.20

Total Additive Values

\$179.20

Total Additional Features

\$2,309.24

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 78

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 78 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Winston Manor

Home Type: Double Wide Year Built: 1977

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Mixture of drywall and paneling

Kitchen: Appliances include a range/oven, garbage disposal, dish washer and refrigerator. Ceramic tile and granite countertops.

Bathroom(s): Two bathrooms each with a tub/shower with tile surround and enclosure.

Heating: None

Air Conditioning: None

Laundry: Washer and dryer.

Space 78 – Rancho Dominguez
(Continued)

Special Features: Mixture of ceramic tile and wood laminate flooring throughout. Dual glazed windows, four ceiling fans and earthquake bracing.

Recent Significant Upgrades: Recent kitchen and bathroom remodel, tiled porch.

Significant Deferred Maintenance: None

Overall Quality: Average+

Overall Condition: Good

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch and small open patio

Shed: 1 shed

Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 78 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 78 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

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Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 78 was estimated to be \$20,200.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$36,000
Off-site Value (NADA):	\$20,200

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
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32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
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61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
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47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
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19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 78 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	WINSTON MANOR	WINSTON MANOR	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$7,859.29

Floor Value			\$7,859.29
Items Multiplier (N/A)	x	N/A	
1. Base Structure Value			\$7,859.29
2. State Location Adjustment Selected: Yes	x	107 %	
3. Total Book Retail Value (in average condition)			\$8,409.44
4. Condition Adjustment Selected: Good	x	112 %	
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.			\$9,418.57
6. Land-Lease Community Adjustment Selected: N/A	x	N/A	
7. Land-Lease Community Adjusted Value			\$9,418.57
8. Total Adjusted Value of Used Home			\$9,418.57
9. Total Additional Features	+		\$10,830.08
10. Total Repairs	-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment			\$20,248.65
12. Wholesale Value Selected: N/A	x	N/A	N/A
13. Additional Adjustments Selected: No			

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

It was reported that the home does not have heat and the furnace has been omitted.

For this analysis, the home was considered to be average quality and in overall good condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$20,200.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 78 - Rancho Dominguez

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Used Manufactured Home Value Report

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Date: 09/18/2020

Reference Number Space 78 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	WINSTON MANOR	WINSTON MANOR	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
- Tub Enclosure	2	ea.	5+ Years	\$54.00	\$108.00
Total BATH FIXTURES					\$490.00
- CABINETS					
- Overhead Cabinet-Utility Room	1	ea.	5+ Years	\$47.00	\$47.00
Total CABINETS					\$47.00
- COUNTER TOPS					
- Kitchen Counters - Tile	1	ea.	5+ Years	\$247.00	\$247.00
- Kitchen Counters - Granite	1	ea.	5+ Years	\$1,296.00	\$1,296.00
- Lavy Top Marble	2	ea.	5+ Years	\$56.00	\$112.00
Total COUNTER TOPS					\$1,655.00
- FAN					
- Ceiling Paddle Fan	4	ea.	5+ Years	\$67.00	\$268.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$350.00
- FLOORING					
- Tile Flooring	240	sq. ft.	5+ Years	\$5.64	\$1,353.60
- Laminate Flooring	720	sq. ft.	5+ Years	\$3.80	\$2,736.00
Total FLOORING					\$4,089.60
- INTERIOR					
- Drywall/Gypsum Walls	136	lin. ft.	5+ Years	\$3.43	\$466.48
Total INTERIOR					\$466.48

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 78 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	WINSTON MANOR	WINSTON MANOR	CA	PA

Components

- KITCHEN APPLIANCES

- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
- Dishwasher	1	ea.	5+ Years	\$177.00	\$177.00
- Garbage Disposal	1	ea.	5+ Years	\$80.00	\$80.00

Total KITCHEN APPLIANCES \$545.00

- MISCELLANEOUS

- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00

Total MISCELLANEOUS \$420.00

- OMIT VALUES (Subtract) Deduct from Base Structure Value

- Furnace - Only (69,000 BTU or Less)	1	ea.	5+ Years	(\$140.00)	(\$140.00)
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Total OMIT VALUES (Subtract) Deduct from Base Structure Value (\$140.00)

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00

Total PLUMBING \$95.00

- WINDOWS

- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00
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Total WINDOWS \$592.00

Total Components \$8,610.08

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	100	sq. ft.	5+ Years	\$2.09	\$209.00
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Total AWNINGS (Aluminum w/Metal Roofing) \$209.00

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 78 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	WINSTON MANOR	WINSTON MANOR	CA	PA

Accessories

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	60	sq. ft.	5+ Years	\$6.78	\$406.80
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$406.80
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Masonite	20	lin. ft.	5+ Years	\$6.64	\$132.80
- Metal or Vinyl (Vertical)	120	lin. ft.	5+ Years	\$3.00	\$360.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$492.80
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00
Total Accessories					\$1,552.60

Additive Values

- EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.					
- Multi Section	1	ea.	5+ Years	\$393.00	\$393.00
Total EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.					\$393.00
- STORAGE BUILDINGS/SHEDS					
- Masonite or Wood	49	sq. ft.	5+ Years	\$5.60	\$274.40
Total STORAGE BUILDINGS/SHEDS					\$274.40
Total Additive Values					\$667.40
Total Additional Features					\$10,830.08

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 79

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 79- RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Hallmark Southwest Corp / Yorktown

Home Type: Double Wide Year Built: 1986

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 960 Sq. Ft.

Additions: None

Exterior Siding: Masonite

Roof: Composition

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: Evaporative Cooler

Laundry: Unknown

Space 79 – Rancho Dominguez
(Continued)

Special Features: Dual glazed windows
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average+
Overall Condition: Average
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch and small open patio
Shed: 1 shed
Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home and a phone number was not provided. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 79 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 79 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 79 was estimated to be \$35,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 79 was estimated to be \$18,100.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$35,000
Off-site Value (NADA):	\$18,100

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 79 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1986	HALLMARK-SOUTHWEST CORP	YORKTOWN	CA	PA

Floor Areas: Double-Wide Chart: 309

	Width	x	Length	Total Value
Main Floor Area	20	x	48	\$11,686.14
Floor Value				\$11,686.14
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$11,686.14
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$12,504.17
4. Condition Adjustment Selected: Average				x 100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$12,504.17
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$12,504.17
8. Total Adjusted Value of Used Home				\$12,504.17
9. Total Additional Features				+ \$5,627.80
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$18,131.97
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, NADA rates the home average quality and the overall condition was considered average.

TOTAL ADJUSTED VALUE ROUNDED TO \$18,100.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 79 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 79 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1986	HALLMARK-SOUTHWEST CORP	YORKTOWN	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- HOUSE TYPE ROOFING					
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00
Total HOUSE TYPE ROOFING					\$431.00
- HOUSE TYPE SIDING					
- Multi-wide	1	home	5+ Years	\$833.00	\$833.00
Total HOUSE TYPE SIDING					\$833.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
- WINDOWS					
- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00
Total WINDOWS					\$592.00
Total Components					\$2,608.00



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 79 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1986	HALLMARK-SOUTHWEST CORP	YORKTOWN	CA	PA

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Carport	280	sq. ft.	5+ Years	\$2.09	\$585.20
- Patio	112	sq. ft.	5+ Years	\$2.09	\$234.08

Total AWNINGS (Aluminum w/Metal Roofing) **\$819.28**

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Wood w/Rails	64	sq. ft.	5+ Years	\$6.78	\$433.92
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Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails) **\$433.92**

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Masonite	140	lin. ft.	5+ Years	\$6.64	\$929.60
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter) **\$929.60**

- STEPS

- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
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Total STEPS **\$444.00**

- WINDOW AIR UNITS - All Types

- 12,000 BTU	1	ea.	5+ Years	\$197.00	\$197.00
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Total WINDOW AIR UNITS - All Types **\$197.00**

Total Accessories \$2,823.80

Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood	35	sq. ft.	5+ Years	\$5.60	\$196.00
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Total STORAGE BUILDINGS/SHEDS **\$196.00**

Total Additive Values \$196.00

Total Additional Features \$5,627.80

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 80

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 80- RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/
Trade Name: Lancer / Lancer

Home Type: Double Wide Year Built: 1978

Room Count: 3 Bedroom(s) / 2 Bath(s) Living Area: 1,080 Sq. Ft.

Additions: None

Exterior Siding: Masonite

Roof: Composition

Interior Walls: Assumed Standard

Kitchen: Appliances include a range/oven and refrigerator (assumed).

Bathroom(s): Two standard bathrooms with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: None

Laundry: Unknown

Space 80 – Rancho Dominguez
(Continued)

Special Features: Dual glazed windows
Recent Significant Upgrades: Unknown
Significant Deferred Maintenance: None visible from exterior of home.
Overall Quality: Average+
Overall Condition: Average+
Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Small covered porch/patio
Shed: 2 sheds
Parking: Carport

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was not received for this home. A phone number was provided; however, the homeowner declined a phone interview. We have relied on our exterior inspection as well as information from HCD and the park owner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 80 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 80 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

A park representative verified the price, physical characteristics and condition of the 21 homes they purchased. The remaining 11 sales were purchased by the current resident homeowners and we were unable to verify the details of the acquisitions including the conditions of the homes at the time of purchase. We were provided with phone numbers for only two of the resident purchasers. Both of those individuals refused to speak with us; however, one of them did return a completed questionnaire. No phone numbers were provided for the other 9 resident purchases. Information about these resident purchases was obtained from HCD records. According to the park, all prospective tenants are notified of the park closure at the time of purchase; thus, all 32 of the sales were made with full disclosure.

The lack of consistency of the sale prices and physical characteristics of the homes results in the typical process of adjusting comparable sales not being applicable in this case. However, the park owner’s representative shared with us some of the criteria used in their purchases. It was stated that the prices were based on the general condition of the home at the time of sale. If the price paid was below \$8,000 it was likely in poor condition; if the price was between \$9,000 and \$15,000 it was likely in below average condition; and if the price was greater than \$15,000 it was in average condition.

We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 80 was estimated to be \$36,000.

Off-Site Value

In estimating the off-site value of each home, we have used the NADA Guides program. This is an automated cost estimating program based upon information obtained from manufacturers, dealers, wholesales and auctions. The September-October 2020 edition has been used in valuing the subject homes. A copy of the NADA Guides analysis follows this discussion. As of September 10, 2020, the off-site value of the home on Space 80 was estimated to be \$14,800.

SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$36,000
Off-site Value (NADA):	\$14,800

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
46	\$6,000	\$6.94	Jan-09	Parklane	1965	2/1	SW	Incl	864	Avg	Poor	Park Purchase
54	\$10,000	\$10.42	Feb-09	Silvercrest/Silvercrest	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
72	\$5,000	\$5.21	Mar-09	Skyline/Skyline	1972	2/1	DW	None	960	Avg	Unknown	Resident Purchase
4	\$63,194	\$60.76	Apr-09	Golden West/Somerset	1981	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
10	\$25,000	\$24.04	Apr-09	Skyline/Homette	1978	2/2	DW	None	1,040	Avg	Unknown	Resident Purchase
67	\$21,500	\$22.40	Nov-09	Skyline/Buddy	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
8	\$30,000	\$31.25	Dec-09	Skyline/Homette	1972	2/2	DW	None	960	Avg	Avg	Park Purchase
32	\$25,000	\$22.32	Mar-10	Redman/Imperial	1972	3/2	DW	None	1,120	Avg	Avg	Park Purchase
37	\$27,500	\$34.38	Jun-10	Skyline/Freedom	1972	2/2	DW	None	800	Avg	Avg	Park Purchase
33	\$16,000	\$23.81	Jul-10	Champion/Manatee	1974	2/2	SW	None	672	Avg	Avg	Park Purchase
41	\$30,000	\$44.64	Sep-10	Champion/Meadow Creek	1999	2/1.5	SW	None	672	Avg+	Avg	Park Purchase
52	\$20,000	\$26.95	Dec-10	Fleetwood	1967	2/1	SW	Incl	742	Avg	Unknown	Resident Purchase
5	\$20,000	\$29.24	Dec-10	Rollaway	1963	1/1	SW	None	684	Avg	Unknown	Resident Purchase
17	\$15,500	\$21.06	Jun-11	Biltmore	1968	2/1	SW	Incl	736	Avg	Avg	Park Purchase
61	\$18,300	\$17.60	Jul-11	Universal	1965	2/2	DW	None	1,040	Avg	Avg	Park Purchase
22	\$1,500	\$2.40	Aug-11	Skyline/Cameron	1976	1/1	SW	None	624	Avg	Unknown	Resident Purchase
26	\$8,500	\$10.12	Sep-11	Module/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park Purchase
38	\$28,000	\$35.00	Nov-11	Celtic/Celtic	1976	2/2	DW	None	800	Avg	Unknown	Resident Purchase
39	\$30,000	\$31.25	Feb-12	Broadmore	1965	3/2	DW	None	960	Avg	Unknown	Resident Purchase
2	\$13,800	\$20.54	May-12	Howden/Rollaway	1963	2/1.5	SW	80 SF Encl Porch	672	Avg	Below Avg	Park Purchase
53	\$15,000	\$18.75	Sep-12	Star	1971	2/1	DW	None	800	Avg	Below Avg	Park Purchase
59	\$30,000	\$31.25	Mar-13	Viceroy	1971	2/2	DW	None	960	Avg	Unknown	Resident Purchase
47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park Purchase
69	\$21,000	\$20.19	Aug-14	Silvercrest	1971	2/2	DW	None	1,040	Avg	Avg	Park Purchase
3	\$30,000	\$31.25	Mar-15	Kaufman Broad/Canyon Crest	1975	2/2	DW	None	960	Avg	Avg	Park Purchase
73	\$5,500	\$9.48	Jul-15	Universal	1965	2/1	SW	280 SF Encl Porch	580	Avg	Poor	Park Purchase
19	\$15,000	\$14.02	Mar-16	Parklane	1963	2/1	SW	Incl	1,070	Avg	Below Avg	Park Purchase
70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
16	\$20,000	\$19.23	May-17	Cameron	1970	2/2	DW	None	1,040	Avg	Avg	Park Purchase
47	\$25,000	\$35.61	Apr-20	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Avg	Park Purchase
68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 80 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	LANCER	LANCER (sgl/multi)	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	54	\$8,664.18

Floor Value		\$8,664.18
Items Multiplier (N/A)	x	N/A
1. Base Structure Value		\$8,664.18
2. State Location Adjustment Selected: Yes	x	107 %
3. Total Book Retail Value (in average condition)		\$9,270.67
4. Condition Adjustment Selected: Good	x	112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.		\$10,383.15
6. Land-Lease Community Adjustment Selected: N/A	x	N/A
7. Land-Lease Community Adjusted Value		\$10,383.15
8. Total Adjusted Value of Used Home		\$10,383.15
9. Total Additional Features	+	\$4,402.60
10. Total Repairs	-	\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment		\$14,785.75
12. Wholesale Value Selected: N/A	x N/A	N/A
13. Additional Adjustments Selected: No		

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

For this analysis, the home was considered to be average quality and in overall good condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$14,800.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Space 80 - Rancho Dominguez

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Used Manufactured Home Value Report

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Reference Number Space 80 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	LANCER	LANCER (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- HOUSE TYPE ROOFING					
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00
Total HOUSE TYPE ROOFING					\$431.00
- HOUSE TYPE SIDING					
- Multi-wide	1	home	5+ Years	\$833.00	\$833.00
Total HOUSE TYPE SIDING					\$833.00
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
- WINDOWS					
- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00
Total WINDOWS					\$592.00
Total Components					\$2,608.00
<u>Accessories</u>					
- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	320	sq. ft.	5+ Years	\$2.09	\$668.80
Total AWNINGS (Aluminum w/Metal Roofing)					\$668.80

Used Value Report Filename: Space 80 - Rancho Dominguez

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1978	LANCER	LANCER (sgl/multi)	CA	PA

Accessories

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Metal or Vinyl (Vertical) 148 lin. ft. 5+ Years \$3.00 \$444.00

Total SKIRTING TO 30" HIGH (Measure Around Perimeter) \$444.00

- STEPS

- Wood - 4 Steps 2 ea. 5+ Years \$222.00 \$444.00

Total STEPS \$444.00

Total Accessories \$1,556.80

Additive Values

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical) 25 sq. ft. 5+ Years \$3.24 \$81.00

- Masonite or Wood 28 sq. ft. 5+ Years \$5.60 \$156.80

Total STORAGE BUILDINGS/SHEDS \$237.80

Total Additive Values \$237.80

Total Additional Features \$4,402.60

INDIVIDUAL HOME APPRAISAL SUMMARY

SPACE NO. 81

RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

CARSON, CALIFORNIA 90248

Date of Value

September 10, 2020

Date of Report

October 9, 2020

SUMMARY DESCRIPTION OF HOME
SPACE 81 – RANCHO DOMINGUEZ



HOME DESCRIPTION

Manufacturer/

Trade Name: Celtic / Arbor

Home Type: Double Wide Year Built: 1976

Room Count: 2 Bedroom(s) / 1 Bath(s) Living Area: 800 Sq. Ft.

Additions: None

Exterior Siding: Metal

Roof: Standard

Interior Walls: Paneling

Kitchen: Appliances include a range/oven, and refrigerator.

Bathroom(s): One bathroom with a tub/shower and tile surround. Granite countertops.

Heating: None

Air Conditioning: One window unit. There is a central air conditioning unit that reportedly doesn't work.

Laundry: Washer and dryer.

Space 81 – Rancho Dominguez
(Continued)

Special Features: Most of the home has a mixture of ceramic tile and wood laminate flooring. Dual glazed windows.

Recent Significant Upgrades: Newer laminate flooring and porch has been replaced.

Significant Deferred Maintenance: None

Overall Quality: Average

Overall Condition: Good

Comments: Due to limitations and requirements of the NADA program, there may be some differences in the quality and condition ratings between the on-site and off-site (Used Manufactured Home Value Report by NADA) valuation analyses.

EXTERIOR FEATURES

Porches/Patios: Medium covered porch

Shed: 2 sheds

Parking: Open

SOURCES OF INFORMATION

Information on the home was obtained from an exterior inspection. Due to COVID-19 no interior inspection was conducted. A completed homeowner form was reviewed and a brief phone interview was conducted. We have relied on our exterior inspection as well as information from HCD, the park owner and the homeowner in the valuation of this home.

This Summary Description is part of an appraisal of 57 mobile/manufactured homes in Rancho Dominguez Mobile Estates. The home information and value conclusions in this summary are subject to important assumptions and limiting conditions that are included in the Introduction to the full appraisal that was prepared for the City of Carson.

VALUATION ANALYSES

Definitions of Value

The City of Carson has an ordinance that relates to the closure of a mobile home park. In Section 9128.21 titled Relocation Impact Report (RIR), it states that the report shall contain “The appraised on-site value and off-site value of each of the mobile homes in the park.” It is noted that the terms “on-site value” and “off-site value” are not defined in the ordinance. It is my understanding that “on-site value” means the home is located within Rancho Dominguez Mobile Estates and subject to the City of Carson’s rent control ordinance. It also means we are estimating the current in-place market value of the home, with knowledge and disclosure that the mobile home park use is no longer a legal use and the park will eventually be closed.

Space 81 – Rancho Dominguez
(Continued)

My understanding of “off-site value” is the depreciated cost (replacement value) of the home. We have used NADA Appraisal Guides as the source for the off-site value estimates. Since the term is “off-site value,” we have assumed that the homes are not located in a rental mobile home park. This is a hypothetical condition that is necessary for the analysis. Improvements for this analysis include the home with additions as well as raised porches, awnings, steps, carports and sheds, but do not include hardscape or landscape.

Approaches to Value

The primary approach to value for the estimates of in-place market value of the subject homes is considered to be a Sales Comparison Approach. The Sales Comparison Approach compares the subject homes to similar homes that have recently sold. Since the subject homes are “in-place” in a park that is subject to the City of Carson rent control ordinance, but also subject to closure, we have utilized comparable sales of mobile/manufactured homes within Rancho Dominguez, since those sales included the disclosure of the eventual park closure. Sales of homes from other parks in the City of Carson, that are not subject to closure, are not considered to be comparable and have not been utilized.

Furthermore, nearly all of the resident owned homes in the park are more than 30 years old with all but one resident owned home ranging in age from 1962 to 1989. Thus, it is unlikely that these homes could be moved to another nearby park.

A form of the Cost Approach has been utilized for the estimates of “off-site value.” We have utilized the NADA Appraisal Guides for the estimates of depreciated replacement cost for the 57 homes.

On-Site Value

For the on-site value we have considered the fact that the mobile home park is now an illegal use and notice of the park closure has been given to the residents and must be disclosed to a prospective purchaser. There have been 32 sales of homes in Rancho Dominguez between January 2009 and April 2020, with disclosure of the illegal use and ultimate closure of the park. Eleven of the homes were purchased by residents and 21 were purchased by the park. There was a broad range of sale prices from \$1,500 to \$63,194. There were 15 single wide sales with prices ranging from a low of \$1,500 to a high of \$30,000 and an average price of \$15,453. There were 16 double wide sales with prices ranging from \$5,000 to \$63,194 and an average price of \$24,968. In addition, there was a sale of Space 70 where the home was pulled out of the park and we do not know if it was a single or double wide.

The differences in prices do not appear to reflect differences in the dates of sale, and changes in market conditions. There also is a lack of consistency between the prices and the physical characteristics of the homes. This suggests that other factors, such as the circumstances and motivations of the sellers and buyers, have influenced the sale prices. This is not surprising in the case of homes being sold with full disclosure of negative factors, since the market for prospective purchasers is very limited.

Space 81 – Rancho Dominguez
(Continued)

An example of a buyer being influenced by motivating factors is the park purchase of the home on Space 70 in February 2017 at a purchase price of \$10,000. The home was reportedly uninhabitable and the park owner was willing to pay more than he typically would for a home in that condition due to “health/safety/hoarding issues.” The home was subsequently pulled out of the park. In addition, some of the sales in the park could reflect lower prices due to special circumstances and motivations of the sellers. However, we were unable to verify the details of these transactions with any of the sellers.

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We have utilized a comparative analysis that involved the grouping of the sales and the subject homes in various ways to account for differences in the home characteristics. We identified reasonable ranges of values for the various groups and formed conclusions of values for each home within the group. A summary of the 32 sales in Rancho Dominguez follows this discussion. As of September 10, 2020, the on-site value of the home on Space 81 was estimated to be \$26,000.

Off-Site Value

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SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure):	\$26,000
Off-site Value (NADA):	\$13,400

Rancho Dominguez Mobile Estates, Carson, California

SUMMARY OF SALES - RANCHO DOMINGUEZ												
Sorted by Date												
Sp	Sale Price	Price/Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Type	Additions	Living Area	Quality	Cond.	Comments
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47	\$20,000	\$28.49	Mar-13	Universal	1963	2/1	SW	Incl +182 SF Encl Porch	702	Avg	Unknown	Resident Purchase
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70	\$10,000	N/A	Feb-17	Unknown	N/A	N/A	N/A	N/A	N/A	N/A	Poor	Park Purchase. Home uninhabitable and pulled out of park. New home put on space.
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68	\$25,000	\$34.72	Apr-20	Golden West/Somerset	1971	2/2	SW	None	720	Avg	Avg	Park Purchase

Note: According to the park owner's representative, all of the above sales were made with full disclosure that the park is an illegal use and subject to closure.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 81 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	CELTIC CORP	ARBOR (sgl/multi)	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width	x	Length	Total Value
Main Floor Area	20	x	40	\$5,244.80
Floor Value				\$5,244.80
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$5,244.80
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$5,611.94
4. Condition Adjustment Selected: Good				x 112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.				\$6,285.37
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$6,285.37
8. Total Adjusted Value of Used Home				\$6,285.37
9. Total Additional Features				+ \$7,098.62
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$13,383.99
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: Anderson & Brabant, Inc.

Comments:

The central air conditioning does not work and it has not been included. It was reported that the home does not have heat and the furnace has been omitted.

For this analysis, the home was considered to be average quality and in overall good condition.

TOTAL ADJUSTED VALUE ROUNDED TO \$13,400.

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

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Used Value Report Filename: Space 81 - Rancho Dominguez

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1976	CELTIC CORP	ARBOR (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- CABINETS					
- Overhead Cabinet-Utility Room	1	ea.	5+ Years	\$47.00	\$47.00
Total CABINETS					\$47.00
- COUNTER TOPS					
- Lavy Top Marble	1	ea.	5+ Years	\$56.00	\$56.00
Total COUNTER TOPS					\$56.00
- FLOORING					
- Tile Flooring	320	sq. ft.	5+ Years	\$5.64	\$1,804.80
- Laminate Flooring	400	sq. ft.	3 Years	\$4.06	\$1,624.00
Total FLOORING					\$3,428.80
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
- MISCELLANEOUS					
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00
Total MISCELLANEOUS					\$420.00
- OMIT VALUES (Subtract) Deduct from Base Structure Value					
- Furnace - Only (69,000 BTU or Less)	1	ea.	5+ Years	(\$140.00)	(\$140.00)
Total OMIT VALUES (Subtract) Deduct from Base Structure Value					(\$140.00)

Used Value Report Filename: Space 81 - Rancho Dominguez

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 81 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	CELTIC CORP	ARBOR (sgl/multi)	CA	PA

Components

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00

Total PLUMBING \$95.00

- WINDOWS

- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00
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Total WINDOWS \$592.00

Total Components \$4,977.80

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	98	sq. ft.	5+ Years	\$2.09	\$204.82
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Total AWNINGS (Aluminum w/Metal Roofing) \$204.82

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Wood w/Rails	78	sq. ft.	4 Years	\$9.42	\$734.76
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Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails) \$734.76

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Metal or Vinyl (Vertical)	132	lin. ft.	5+ Years	\$3.00	\$396.00
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter) \$396.00

- STEPS

- Aluminum w/Rail - Set	1	ea.	5+ Years	\$311.00	\$311.00
- Wood - 4 Steps	1	ea.	5+ Years	\$222.00	\$222.00

Total STEPS \$533.00

Total Accessories \$1,868.58

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 81 Office Location _____ Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	CELTIC CORP	ARBOR (sgl/multi)	CA	PA

Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood	36	sq. ft.	5+ Years	\$5.60	\$201.60
- Steel	24	sq. ft.	5+ Years	\$2.11	\$50.64

Total STORAGE BUILDINGS/SHEDS \$252.24

Total Additive Values \$252.24

Total Additional Features \$7,098.62