## **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

## SUMMARY DESCRIPTION OF HOME SPACE 1 – RANCHO DOMINGUEZ



## **HOME DESCRIPTION**

Manufacturer/

Trade Name: Kaufman & Broad / Celtic

Home Type: Double Wide Year Built: 1977

Room Count: 2 Bedroom(s) / 2 Bath(s) Living Area: 1,120 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 each with tub/shower (assumed).

Heating: Forced air heat (assumed)

Air Conditioning: Evaporative cooler and one window unit

Laundry: Unknown

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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te		•		<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/14/2020

Yes	ar Mfg'd		Manufa	cturer			Trade Name		State	Region
	1977		KAUFMAN	C371,201,101			CELTIC (sgl/mult	i)	CA	PA
			10.01 10.11	a Dittorio		1	ozzilo (ogiman	, 1		1
5	SVS Quality Sele	cted: Standar	d							
F	Floor Areas: Dou	ble-Wide (	Chart: 315							
				Width		Length		Total Value		
	Main Floor A	rea		20	×	56	7 -	\$8,657.56		
	Floor Value									\$8,657.5
	Items Multiplier	(N/A)							×	N/
1.	Base Structure	Value								\$8,657.5
2.	State Location	Adjustment Se	elected: Yes					-	×	107 9
3.	Total Book Reta	iil Value (in av	erage condition	on)						\$9,263.5
4.	Condition Adjus	tment Selecte	d: Good						×	112
5.	Condition Adjus	ted Value	Remaining Pl	nysical Life: 50-4	3 yrs.					\$10,375.2
6.	Land-Lease Co	mmunity Adju	stment Select	ed: N/A					X	N/
7.	Land-Lease Co	mmunity Adju	sted Value					-		\$10,375.2
8.	Total Adjusted	Value of Use	ed Home							\$10,375.2
9.	Total Additional	Features							+	\$4,816.5
10.	Total Repairs								4	\$0.0
11.	Total Adjusted	(Retail) Valu	e of Used Ho	me and Optiona	al Equipmen	t				\$15,191.7
12.	Wholesale Valu	e Selected: N	/A					x N/A	1	N/
13.	Additional Adju	stments Selec	ted; No							
repa	red For:									
repa	red By: Ander	on & Brabant	, Inc.							
omm	nents:									
or thi	is analysis, the h	ome was con	sidered to be	average quality a	and in overall	good condition.				
OTA	L ADJUSTED V	ALUE ROUND	DED TO \$15,2	00.						
				1004C/70B user	F F F F F F F F F F F F F F F F F F F	NOTE A COUNT	THE THE BUILD			

#### 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: 09/14/2020

Reference Number	Space 1	Office Location		Guide Edition	Sep-	Oct 2020	
Year Mfg'd	Manufacturer		Trade Name	Stat	e	Region	1

Year Mfg'd	Manufacturer	Trade Name	State	Region
1977	KAUFMAN & BROAD	CELTIC (sgl/multi)	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
- 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	11	ea.	5+ Years	\$288.00	\$288.00
Total KITCHEN APPLIANCES					\$288.00
Total Components					\$1,441.00
Accessories					
- 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



## **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space	e 1	Office Location			Guide Edition S	ep-Oct 2020
Year Mfg'd	Manufacturer		Trac	de Name	State	Region
1977	KAUFMAN & BROAD		CELTIC	C (sgl/multi)	CA	PA
	Measure Width x Length Includin					200
- Elevated - Wood w	200	80	sq. ft.	5+ Years	\$6.78	\$542.4
	KS (Measure Width x Length Inc					\$542.4
- SKIRTING TO 30" HIG	GH (Measure Around Perimeter)					
- Metal or Vinyl (Vert	ical)	157	lin. ft.	5+ Years	\$3.00	\$471.0
Total SKIRTING TO 30	0" HIGH (Measure Around Perin	eter)				\$471.0
- STEPS						
- Aluminum w/Rail -	Set	2	ea.	5+ Years	\$311.00	\$622.0
- Wood - 4 Steps		1	ea.	5+ Years	\$222.00	\$222.0
Total STEPS						\$844.0
- WATER COOLERS (F	Roof or Window Mount)					
- Evaporative Cooler	s (All CFMS)	1	ea.	5+ Years	\$308.00	\$308.0
Total WATER COOLE	RS (Roof or Window Mount)					\$308.0
- WINDOW AIR UNITS	- All Types					
- 12,000 BTU		1	ea.	5+ Years	\$197.00	\$197.0
Total WINDOW AIR U	NITS - All Types					\$197.0
Total Accessories						\$3,229.7
Additive Values						
- STORAGE BUILDING	S/SHEDS					
- Aluminum (Vertical	)	45	sq. ft.	5+ Years	\$3.24	\$145.8
Total STORAGE BUIL	DINGS/SHEDS					\$145.8
Total Additive Values						\$145.8

## **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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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 4 – Rancho Dominguez (*Continued*)

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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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te		•		<u></u>
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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
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

Ye	ar Mfg'd Ma	nufacturer		Trade	Name	State	Region
	1981 GOI	LDEN WEST		SOME	RSET	CA	PA
	Floor Areas: Double-Wide Chart: 31	4					
		Width		Length	Total Value		
	Main Floor Area	20	×	52	\$9,262.80		
	Floor Value						\$9,262.8
	Items Multiplier (N/A)					x	\$5,202.00 N/A
1.	Base Structure Value					^	\$9,262.8
2.	State Location Adjustment Selected: \	/es				x	107 9
3.	Total Book Retail Value (in average co						\$9,911.20
4.	Condition Adjustment Selected: Good				,	×	112 9
5.	Condition Adjusted Value Remaini	ing Physical Life: 50-43	yrs.				\$11,100.5
6.	Land-Lease Community Adjustment S	elected: N/A				x	N/A
7.	Land-Lease Community Adjusted Value	ie					\$11,100.5
8.	Total Adjusted Value of Used Home						\$11,100.5
9.	Total Additional Features					4	\$4,975.9
10.	Total Repairs					1	\$0.0
11.	Total Adjusted (Retail) Value of Use	d Home and Optional	Equipment				\$16,076.5
12.	Wholesale Value Selected: N/A				x N/A		N/A
13.	Additional Adjustments Selected: No						
repa	ared For:						
repa	ared By: Anderson & Brabant, Inc.						
Comr	ments:						
or th	nis analysis, NADA rates the home aver	age quality and the ove	erall condition	was considered good.			
	AL ADJUSTED VALUE ROUNDED TO	\$16.100					

#### 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: 09/17/2020

Reference Number Space 4	Office Location	on			Guide E	dition Se	ep-Oct 2020
Year Mfg'd	Manufacturer	1	Trade	e Name		State	Region
1981 G	OLDEN WEST		SOM	ERSET		CA	PA
ADDITIONAL FEATURES  Description		Quantity	Unit of Measure	Age	Unit Pr	ice	Total Value
Components		Quantity	modulo	rigo	Jim ( )	100	Total Yald
- BATH FIXTURES							
- Fiberglass Tub - Combo		2	ea.	5+ Years	\$191.	00	\$382.00
Total BATH FIXTURES		2	ea.	3+ rears	\$191.	.00	\$382.00
- DOORS			_				\$302.00
- Deluxe House Type Exterior Door		1	ea.	5+ Years	\$99.	00	\$99.00
Total DOORS			00.	o routo	<b>\$</b> 00.		\$99.00
- FAN							\$00.00
- Kitchen Range Hood		.1	ea.	5+ Years	\$82.	00	\$82.00
Total FAN				2011.000			\$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 Roofin	ng)						
- Patio		120	sq. ft.	5+ Years	\$2.	09	\$250.80
Total AWNINGS (Aluminum w/Metal F	Roofing)						\$250.80
- CENTRAL AIR CONDITIONING SYS	TEM (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 =	Ton)					\$719.00



## Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space	4	Office Location			Guide Edition	on Se	p-Oct 2020
Year Mfg'd	Manufacturer		Trac	de Name	State		Region
1981	GOLDEN WEST		SON	MERSET	(	CA	PA
Accessories							
- PORCHES/DECKS (Me	easure Width x Length Including C	arpet & Rails)					
- Elevated - Wood w/F	Rails	100	sq. ft.	5+ Years	\$6.78		\$678.00
Total PORCHES/DECK	S (Measure Width x Length Includ	ling Carpet & Rails)					\$678.00
- SKIRTING TO 30" HIGH	H (Measure Around Perimeter)						
- Masonite		154	lin. ft.	5+ Years	\$6.64		\$1,022.56
Total SKIRTING TO 30"	HIGH (Measure Around Perimete	er)					\$1,022.56
- STEPS							
- Aluminum w/Rail - Se	et	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							\$3,203.36
Additive Values							
- STORAGE BUILDINGS	SHEDS						
- Steel		42	sq. ft.	5+ Years	\$2.11		\$88.62
Total STORAGE BUILD	INGS/SHEDS						\$88.62
Total Additive Values							\$88.62

## **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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te		•		<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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

		e 5		Office Locatio	"	Oulde	Edition 3e	ep-Oct 2020
Ye	ar Mfg'd	Man	ufacturer		Tra	de Name	State	Region
	1963	HOWD	AN MFG CO		ROLL-A-	WAY (sgl/multi)	CA	PA
	SVS Quality Selected:	Standard						
	Floor Areas: Single-W	ide Chart: 322						
			Width		Length	Total Value		
	Main Floor Area		12	×	57	\$2,785.59		
	Floor Value							\$2,785.5
	Items Multiplier (N/A)	)					×	N/
1.	Base Structure Valu	ie						\$2,785.5
2	State Location Adjust	tment Selected: Ye	es				×	107 9
3.	Total Book Retail Val	lue (in average cor	idition)					\$2,980.5
4.	Condition Adjustmen	t Selected: Averag	е			-	×	100 9
5.	Condition Adjusted V	alue Remainin	g Physical Life: 46	-39 yrs.				\$2,980.5
6.	Land-Lease Commun	nity Adjustment Se	lected: N/A				×	N/
7.	Land-Lease Commun	nity Adjusted Value						\$2,980.5
В.	Total Adjusted Valu	e of Used Home						\$2,980.5
9.	Total Additional Feat	ures					+	\$6,612.5
10.	Total Repairs						-	\$0.0
11.	Total Adjusted (Ret	ail) Value of Used	Home and Optio	nal Equipmer	nt			\$9,593.1
12.	Wholesale Value Sel	ected: N/A				x N/A		N/
13.	Additional Adjustmen	its Selected: No						
repa	red For:							
100	red By: Anderson &	Brabant, Inc.						
	is analysis, the home	was considered to	be average quality	and in overal	l average condition.			
	L ADJUSTED VALUE	ROUNDED TO \$9	600					

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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 Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/17/2020

Guide Edition Sep-Oct 2020

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

Office Location

## ADDITIONAL FEATURES

Reference Number Space 5

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	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



## 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			St	ate	Region
1963	HOWDAN MFG CO		ROLL-A-V	VAY (sgl/multi)	(	CA	PA
Accessories							
- CENTRAL AIR COND	ITIONING SYSTEM (By Ton, 12,0	000 BTU = 1 Ton)					
- 2 1/2 Ton Heat Pur	np & Self Contained	2	ea.	5+ Years	\$1,586.00		\$3,172.0
Total CENTRAL AIR C	ONDITIONING SYSTEM (By Ton	n, 12,000 BTU = 1 Ton)					\$3,172.0
- SKIRTING TO 30" HIG	GH (Measure Around Perimeter)						
- Metal or Vinyl (Vertical)		138	lin. ft.	5+ Years	\$3.00		\$414.0
Total SKIRTING TO 30	" HIGH (Measure Around Perime	ter)					\$414.0
- STEPS							
- Aluminum w/Rail - S	Set	1	ea.	5+ Years	\$311.00		\$311.0
- Wood - 4 Steps		1	ea.	5+ Years	\$222.00		\$222.0
Total STEPS							\$533.0
Total Accessories							\$4,971.7
Additive Values							
- STORAGE BUILDING	S/SHEDS						
- Masonite or Wood		45	sq. ft.	5+ Years	\$5.60		\$252.0
- Steel		35	sq. ft.	5+ Years	\$2.11		\$73.8
Total STORAGE BUILD	DINGS/SHEDS						\$325.8
Total Additive Values							\$325.8
							\$6,612.5

## **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.

## **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 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.

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 7 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 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

	SUMMARY OF SALES - RANCHO DOMINGUEZ											
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/21/2020

Year Mfg'd Ma			Manufac	turer			Trade Name		State	Region
	1980 SKY		SKYLI	NE			HOMETTE		CA	PA
			411.0.00							
	Floor Areas:	Double-Wide	Chart: 325							
				Width	200	Length		Total Value		
	Main Floo	or Area		20	×	52		\$6,934.40		
	Floor Value									\$6,934.40
	Items Multip	lier (N/A)							×	N/A
1.	Base Struct	ure Value								\$6,934.40
2.	State Location	on Adjustment	Selected: Yes						×	107 %
3.	Total Book F	Retail Value (in	average condition	n)						\$7,419.81
4.	Condition Ad	ijustment Selec	cted: Average					-	×	100 %
5.	Condition Ad	ljusted Value	Remaining Ph	ysical Life: 46-39	yrs.					\$7,419.81
6.	Land-Lease	Community Ad	justment Selecte	d: N/A				-	×	N/A
7.	Land-Lease	Community Ad	justed Value							\$7,419.81
8.	Total Adjus	ted Value of U	sed Home							\$7,419.81
9.	Total Addition	nal Features							+	\$9,939.00
10.	Total Repair	S							$\times$	\$0.00
11.	Total Adjus	ted (Retail) Va	lue of Used Hon	ne and Optional	Equipmen	t				\$17,358.81
12.	Wholesale V	alue Selected:	N/A					x N/A		N/A
13.	Additional A	djustments Sele	ected: No							
repa	red For:									
repa	red By: And	derson & Braba	nt, Inc.							
omn	nents:									
or th	is analysis, N	ADA rates the	home average qu	ality and the over	all condition	on was considered	ed average.			
OTA	L ADJUSTED	VALUE ROU	NDED TO \$17,40	00.						
_			1	004C/70B users -	cost quide	quality converts	s to: Average.			

#### 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 7	Office Location	Guide Edition	Sep-Oct 2020

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

### ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components					
- 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



## Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

varanta I			Var (Kellinger	-	470.50	1
Year Mfg'd Manufact			de Name		State	Region
1980 SKYLIN	E	НО	METTE		CA	PA
omponents						
- MISCELLANEOUS						
- Clothes Dryer	1	ea.	5+ Years	\$221.	00	\$221.0
- Clothes Washer		ea.	5+ Years	\$199.	00	\$199.0
Total MISCELLANEOUS						\$420.0
- PLUMBING						
- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00		\$19.0
- Plumb for Washer	1	ea.	5+ Years	\$76.	00	\$76.0
Total PLUMBING						\$95.0
otal Components						\$7,627.2
ccessories						
- AWNINGS (Aluminum w/Metal Roofing)						
- Patio	100	sq. ft.	5+ Years	\$2.	09	\$209.0
Total AWNINGS (Aluminum w/Metal Roofing)						\$209.0
- CENTRAL AIR CONDITIONING SYSTEM (By	Ton, 12,000 BTU = 1 Ton)					
- 2 Ton Electric	1	ea.	5+ Years	\$719.	00	\$719.0
Total CENTRAL AIR CONDITIONING SYSTEM	1 (By Ton, 12,000 BTU = 1 Ton)					\$719.0
- PORCHES/DECKS (Measure Width x Length I	ncluding Carpet & Rails)					
- Elevated - Wood w/Rails	64	sq. ft.	5+ Years	\$6.	78	\$433.9
Total PORCHES/DECKS (Measure Width x Len	ngth Including Carpet & Rails)					\$433.9
- SKIRTING TO 30" HIGH (Measure Around Per	imeter)					
- Dealer & John Resident Afternoon Principle & billion and the						



#### **Used Manufactured Home Value Report**

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Date: 09/21/2020

Reference Number Space	pe 7	Office Location				Guide E	Edition Sep	o-Oct 2020
Year Mfg'd	Manufacturer			Trac	le Name		State	Region
1980	SKYLINE			НО	METTE		CA	PA
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 BUILDING	GS/SHEDS							
- Steel			44	sq. ft.	5+ Years	\$2	.11	\$92.84
Total STORAGE BUIL	DINGS/SHEDS							\$92.84
Total Additive Values								\$92.84
Total Additional Feat	ures							\$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**

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 10– 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 10 was estimated to be \$31,000.

#### **Off-Site Value**

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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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/14/2020

Year Mt	g'd	Manufa	acturer		Tra	ade Name	State	Region
1978		SKY	LINE		Н	OMETTE	CA	PA
Floor	Areas: Double-Wide	Chart: 325						
1 15-01	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Olidin. 020	Width		Length	Total Value		
N	lain Floor Area		20	_ x	52	\$6,619.20		
Floo	r Value							\$6,619.2
Item	s Multiplier (N/A)						×	N/A
	e Structure Value							\$6,619.2
2. State	e Location Adjustment	Selected: Yes					×	107 9
	Book Retail Value (in		ion)					\$7,082.54
4. Con	dition Adjustment Selec	cted: Average					×	100 %
5. Con	dition Adjusted Value	Remaining F	hysical Life: 46-39	yrs.				\$7,082.5
6. Land	d-Lease Community Ad	ljustment Selec	ted: N/A				×	N/A
7. Land	d-Lease Community Ad	ljusted Value						\$7,082.54
8. Tota	al Adjusted Value of U	sed Home						\$7,082.54
9. Tota	Additional Features						+	\$8,089.64
10. Tota	l Repairs							\$0.00
11. Tota	il Adjusted (Retail) Va	lue of Used He	ome and Optional	Equipment				\$15,172.18
12. Who	lesale Value Selected:	N/A				× N/	A	N/A
13. Addi	tional Adjustments Sele	ected: No						
repared F	or:							
repared B	y: Anderson & Braba	int, Inc.						
comments								
or this and	alysis, NADA rates the	home average	quality and the ove	rall condition w	vas considered avera	age.		
OTAL AD	JUSTED VALUE ROUN	NDED TO \$15,	200.					

#### 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: 09/14/2020

eference Numbe	r Space 10	Office Location		Guide Edition Sep	o-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
Components					
- 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 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	Manufacture		Trac	de Name	Sta	te Region
1978	SKYLINE		НО	METTE	CA	A PA
Accessories						
- CENTRAL AIR C	ONDITIONING SYSTEM (By Tor	i, 12,000 BTU = 1 Ton)				
- 2 1/2 Ton Hea	t Pump & Self Contained	2	ea.	5+ Years	\$1,586.00	\$3,172.00
Total CENTRAL A	AIR CONDITIONING SYSTEM (B	y Ton, 12,000 BTU = 1 Ton)				\$3,172.00
- PORCHES/DECI	KS (Measure Width x Length Inclu	uding Carpet & Rails)				
- Elevated - Wo	od 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 Perime	eter)				
- Masonite		149	lin. ft.	5+ Years	\$6.64	\$989.36
Total SKIRTING	TO 30" HIGH (Measure Around P	erimeter)				\$989.36
- STEPS						
- Wood - 4 Step	s	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS						\$444.00
Total Accessories						\$6,079.44
Additive Values						
- STORAGE BUIL	DINGS/SHEDS					
- Masonite or W	/ood	42	sq. ft.	5+ Years	\$5.60	\$235.20
Total STORAGE	BUILDINGS/SHEDS					\$235.20
Total Additive Value	es					\$235.20
Total Additional F						\$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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/14/2020

Te	ar Mfg'd N	lanufacturer		Tra	de Name	State	Region
	1976	SKYLINE		CA	MERON	CA	PA
	Floor Areas: Single-Wide Chart: 32	27					
		Width		Length	Total Value		
	Main Floor Area	12	×	52	\$3,420.00		
	Floor Value						\$3,420.0
	Items Multiplier (N/A)					x	N/
1.	Base Structure Value					9	\$3,420.0
2.	State Location Adjustment Selected:	Yes			-	×	107 9
3.	Total Book Retail Value (in average	condition)					\$3,659.4
4.	Condition Adjustment Selected: Aver	rage			•	x	100 9
5.	Condition Adjusted Value Remai	ning Physical Life: 40-3	3 yrs.				\$3,659.4
6.	Land-Lease Community Adjustment	Selected: N/A				×	N/
7.	Land-Lease Community Adjusted Va	lue					\$3,659.4
8.	Total Adjusted Value of Used Hom	ie					\$3,659.4
9.	Total Additional Features					+	\$4,228.5
10.	Total Repairs					7	\$0.0
11.	Total Adjusted (Retail) Value of Us	sed Home and Optiona	al Equipment				\$7,887.9
12.	Wholesale Value Selected: N/A				x N/A	4	N/
13.	Additional Adjustments Selected: No						
repa	red For:						
repa	red By: Anderson & Brabant, Inc.						
omn	ents:						
or th	s analysis, NADA rates the home fair	quality and the overall	condition was	considered average.			
	AD MICTED VALUE WAS DOUBLE	ED TO \$7 900					
ОТА	L ADJUSTED VALUE WAS ROUNDE	LD 10 \$1,300.					

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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 Se	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
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
- 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
Accessories					
- 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 Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

50		MERON  5+ Years	\$6.7	CA 8	2000.00
				8	\$339.00 \$339.00
				8	2000163
				8	2000-0
				8	2000-0
133	lín. ft.	5+ Years	\$6.6		\$339.00
133	lin. ft.	5+ Years	\$6.6		
133	lin, ft.	5+ Years	\$6.6		
			Ψ0.0	4	\$883.12
					\$883.12
3	ea.	5+ Years	\$222.0	0	\$666.00
					\$666.00
1	ea,	5+ Years	\$197.0	0	\$197.00
					\$197.00
					\$2,969.19
40	sq. ft.	5+ Years	\$3.2	4	\$129.60
48	sq. ft.	5+ Years	\$5.6	0	\$268.80
					\$398.40
					\$398.40
	40 48	40 sq. ft.	40 sq. ft. 5+ Years	40 sq. ft. 5+ Years \$3.2	40 sq. ft. 5+ Years \$3.24

### **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

# 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.

#### **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 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

				SUMMA	RY OF	SALES Sorted		CHO DOMINGU	JEZ			
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/14/2020

Ye	ear Mfg'd	Manufa	cturer		Trade	Name	State	Region
	1982	KAUFMAN	& BROAD		CANYON CR	EST (sgl/multi)	CA	PA
	SVS Quality Selected: Star	ndard						
	Floor Areas: Double-Wide	Chart: 315						
			Width		Length	Total Value		
	Main Floor Area		20	×	52	\$9,264.86		
	Floor Value							\$9,264.8
	Items Multiplier (N/A)						x	N
1.	Base Structure Value							\$9,264.8
2.	State Location Adjustmen	t Selected: Yes				7	x	107
3.	Total Book Retail Value (i	n average conditi	on)					\$9,913.4
4.	Condition Adjustment Sel	ected: Good				7	x	112
5.	Condition Adjusted Value	Remaining P	hysical Life: 50-43	yrs.				\$11,103.0
6.	Land-Lease Community A	Adjustment Select	ed: N/A			-	x	N
7.	Land-Lease Community A	Adjusted Value						\$11,103.0
8.	Total Adjusted Value of	Used Home						\$11,103.0
9.	Total Additional Features						+	\$4,688.1
10.	Total Repairs						-	\$0.0
11.	Total Adjusted (Retail) V	/alue of Used Ho	me and Optional	Equipment				\$15,791.1
12.	Wholesale Value Selected	d: N/A				x N/A		N
13.	Additional Adjustments Se	elected: No						
repa	ared For:							
repa	ared By: Anderson & Brat	pant, Inc.						
omr	ments:							
or th	nis analysis, the home was	considered to be	average quality and	d in overall go	ood condition.			
OTA	AL ADJUSTED VALUE ROL	INDED TO \$15.8	enn					

#### 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: 09/14/2020

Reference Number Space	12 Office Location	Office Location		Sep-Oct 2020	
Year Mfg'd	Manufacturer	Trade Name	State	Region	

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
Components					
- BATH FIXTURES					
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.00	\$382.00
Total BATH FIXTURES					\$382.00
- DOORS					
- Deluxe House Type Exterior Door	4	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
Accessories					
- AWNINGS (Aluminum w/Metal Roofing)					
- Patio	120	sq. ft.	5+ Years	\$2.09	\$250.80
Total AWNINGS (Aluminum w/Metal Roofing)					\$250.80



#### Used Manufactured Home Value Report

(This is not an appraisal form)

Reference Number Space	ce 12	Office Location			Guide Edition	Sep-Oct 2020
Year Mfg'd	Manufactu	irer	Tra	de Name	State	Region
1982	KAUFMAN & E	BROAD	CANYON	REST (sgl/multi)	CA	PA
Accessories						
- PORCHES/DECKS (	Measure Width x Length I	ncluding Carpet & Rails)				
- Elevated - Wood w	//Rails	80	sq. ft.	5+ Years	\$6.78	\$542.40
Total PORCHES/DEC	CKS (Measure Width x Len	gth Including Carpet & Rails)				\$542.40
- SKIRTING TO 30" HI	GH (Measure Around Peri	meter)				
- Masonite		149	lin. ft.	5+ Years	\$6.64	\$989.36
Total SKIRTING TO 3	0" HIGH (Measure Around	d 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 BUILDING	GS/SHEDS					
- Aluminum (Vertica	1)	24	sq. ft.	5+ Years	\$3.24	\$77.76
- Masonite or Wood		48	sq. ft.	5+ Years	\$5.60	\$268.80
Total STORAGE BUIL	DINGS/SHEDS					\$346.56
Total Additive Values						\$346.56

### **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**

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 13 – 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 13 – 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 13 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 13 was estimated to be \$12,900.

#### SUMMARY OF VALUE CONCLUSIONS

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

Off-site Value (NADA): \$12,900

	SUMMARY OF SALES - RANCHO DOMINGUEZ											
	Sorted by Date											
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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)

1974

Date: 09/21/2020

PA

CA

Reference Number	Space 13	Office Location		Guide Edition S	Sep-Oct 2020
Year Mfg'd	Manufactu	rer	Trade Name	State	Region

**FLEETWOOD** 

	Floor Areas: Single-Wide Chart: 322						
		Width		Length	Total Value		
	Main Floor Area	12	×	60	\$4,039.02		
	Floor Value						\$4,039.02
	Items Multiplier (N/A)					×	N/A
1.	Base Structure Value				- 2		\$4,039.02
2.	State Location Adjustment Selected: Yes					x	107 %
3.	Total Book Retail Value (in average condition	on)					\$4,321.75
4.	Condition Adjustment Selected: Good				17	x	112 %
5.	Condition Adjusted Value Remaining Ph	nysical Life: 50-43	yrs.				\$4,840.36
6.	Land-Lease Community Adjustment Selecte	ed: N/A				х	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					1.4	\$0.00
11.	Total Adjusted (Retail) Value of Used Ho	me and Optional I	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.

FLEETWOOD

TOTAL ADJUSTED VALUE ROUNDED TO \$12,900.

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

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	e 13 Office Location				Guide Edition	Sep-Oct 2020
Year Mfg'd	Manufacturer	T	Trad	le Name	State	Region
1974	FLEETWOOD		FLEE	TWOOD	CA	PA
Components						
- PLUMBING						
- Gas Tee for Dryer (	incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.0
- Plumb for Washer		1	ea.	5+ Years	\$76.00	\$76.0
- Sink Kitchen Doubl	e Bowl	1	ea.	5+ Years	\$24.00	\$24.0
- Stainless Steel Sinl	k	1	ea.	5+ Years	\$92.00	\$92.0
Total PLUMBING						\$211.0
- WINDOWS						
- Dual Glazed Windo	ws - Single-wide	1	all	3 Years	\$494.00	\$494.0
Total WINDOWS						\$494.0
Total Components						\$5,818.2
Accessories						
- AWNINGS (Aluminum	w/Metal Roofing)					
- Patio		320	sq. ft.	5+ Years	\$2.09	\$668.8
Total AWNINGS (Alum	ninum w/Metal Roofing)					\$668.8
- PORCHES/DECKS (M	Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w	/Rails	32	sq. ft.	5+ Years	\$6.78	\$216.9
Total PORCHES/DEC	KS (Measure Width x Length Including Carpet & Ra	iils)				\$216.9
- SKIRTING TO 30" HI	GH (Measure Around Perimeter)					
- Metal or Vinyl (Verl	tical)	144	lin. ft.	5+ Years	\$3.00	\$432.0
Total SKIRTING TO 3	0" HIGH (Measure Around Perimeter)					\$432.0
- STEPS						
- Wood - 4 Steps		2	ea.	5+ Years	\$222.00	\$444.0
Total STEPS						\$444.0



#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number	er Space 13	Office Location		Guide Edition Sep-Oc		
Year Mfg'd	Manufacti	urer	Trade Name	State	Region	
1974	FLEETWO	OOD	FLEETWOOD	CA	PA	

#### Accessories

<ul> <li>WINDOW AIR UNITS</li> </ul>	- All Types
--------------------------------------	-------------

Total Additional Features					\$8,103.56
Total Additive Values					\$129.60
Total STORAGE BUILDINGS/SHEDS					\$129.60
- Aluminum (Vertical)	40	sq. ft.	5+ Years	\$3.24	\$129.60
Additive Values - STORAGE BUILDINGS/SHEDS					
Total Accessories					\$2,155.76
Total WINDOW AIR UNITS - All Types					\$394.00
- 12,000 BTU	2	ea.	5+ Years	\$197.00	\$394.00
- WINDOW AIR UNITS - All Types					

# **INDIVIDUAL HOME APPRAISAL SUMMARY**

# **SPACE NO. 14**

# RANCHO DOMINGUEZ MOBILE ESTATES

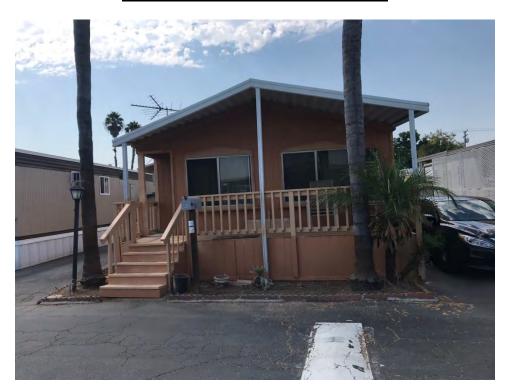
435 E. GARDENA BOULEVARD

**CARSON, CALIFORNIA 90248** 

Date of Value September 10, 2020

Date of Report October 9, 2020

# 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

				SUMMA	RY OF	SALES Sorted		CHO DOMINGU	JEZ			
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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

Ye	ear Mfg'd	Ma	anufacturer		Tra	de Name	State	Region
L	1989	GO	LDEN WEST		GOL	DEN WEST	CA	PA
	Floor Areas: Double-Wide	e Chart: 30	12					
			Width		Length	Total Value		
	Main Floor Area		20	×	44	\$13,892.40		
	Floor Value							\$13,892.4
	Items Multiplier (N/A)						x	N/
1.	Base Structure Value							\$13,892.4
2.	State Location Adjustme	nt Selected: \	Yes				x	107 9
3,	Total Book Retail Value	(in average co	ondition)					\$14,864.8
4.	Condition Adjustment Se	elected: Avera	ige				×	100 9
5.	Condition Adjusted Value	e Remain	ing Physical Life: 46-39	yrs.				\$14,864.8
6.	Land-Lease Community	Adjustment S	Selected: N/A				×	N/
7.	Land-Lease Community	Adjusted Val	ue					\$14,864.8
8.	Total Adjusted Value o	f Used Home						\$14,864.8
9.	Total Additional Features	5					+	\$9,657.3
10.	Total Repairs						2	\$0.0
11.	Total Adjusted (Retail)	Value of Use	ed Home and Optional	Equipment				\$24,522.1
12.	Wholesale Value Selecte	ed: N/A				× N/	Α	N/A
13.	Additional Adjustments S	Selected: No						
repa	ared For:							
repa	ared By: Anderson & Bra	bant, Inc.						
Comr	ments:							
was	s reported that the dishwas	sher was disc	onnected and the garba	ge disposal	was not working; there	efore, these items have not l	been includ	ed.
or th	nis analysis, NADA rates th	ne home aver	age quality and the over	rall condition	was considered avera	age.		
Sin	AL ADJUSTED VALUE RO	MARKET SO	20.0.0					

#### 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**.

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



# **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/17/2020

Reference Number	er Space 14	Office Location	Guide Edition	Sep-Oct 2020
Year Mfg'd	Manufacturer		Trade Name Sta	te 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	41	home	5+ Years	\$833.00	\$833.00
Total HOUSE TYPE SIDING					\$833.00



# Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Year Mfg'd	Manufacturer		Trac	de Name		State	Region
1989	GOLDEN WEST		GOLD	EN WEST		CA	PA
Components							
- INTERIOR							
- Cathedral/Vaulted C	Ceiling Rooms	2	ea.	5+ Years	\$121.00	)	\$242.0
- Drywall/Gypsum Wa	alls	128	lin. ft.	5+ Years	\$3.43	3	\$439.0
Total INTERIOR							\$681.0
- KITCHEN APPLIANCE	S						
- 20 CF Refrigerator		1	ea.	5+ Years	\$288.00	)	\$288.0
Total KITCHEN APPLIA	ANCES						\$288.0
- MISCELLANEOUS							
- Clothes Dryer		1	ea.	5+ Years	\$221.00	)	\$221.0
- Clothes Washer		1	ea.	5+ Years	\$199.00	)	\$199.0
Total MISCELLANEOU	S						\$420.0
- PLUMBING							
- Gas Tee for Dryer (i	ncl. Vent)	1	ea.	5+ Years	\$19.00	)	\$19.0
- Plumb for Washer		1	ea.	5+ Years	\$76.00	)	\$76.0
Total PLUMBING							\$95.0
Total Components							\$6,527.0
Accessories							
- AWNINGS (Aluminum	w/Metal Roofing)						
- Patio		120	sq. ft.	5+ Years	\$2.09	9	\$250.8
Total AWNINGS (Alumi	num w/Metal Roofing)						\$250.8
- PORCHES/DECKS (M	easure Width x Length Including Carpet & Rails)						
- Elevated - Wood w/l	Rails	120	sq. ft.	5+ Years	\$6.78	3	\$813.6
Total PORCHES/DECK	S (Measure Width x Length Including Carpet & Ra	ails)					\$813.6
- SKIRTING TO 30" HIG	H (Measure Around Perimeter)						
- Masonite		137	lin. ft.	5+ Years	\$6.64	1	\$909.6
Table Supplied to the	" HIGH (Measure Around Perimeter)						\$909.6



# Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 1	4	Office Location			Guide E	dition Sep	p-Oct 2020
Year Mfg'd	Manufacturer		Trac	le Name	1	State	Region
1989	GOLDEN WEST		GOLD	EN WEST		CA	PA
Accessories							
- STEPS							
- Wood - 4 Steps		2	ea.	5+ Years	\$222	.00	\$444.00
Total STEPS							\$444.00
- WINDOW AIR UNITS - A	All Types						
- 12,000 BTU		1	ea.	5+ Years	\$197	.00	\$197.00
Total WINDOW AIR UNIT	rs - 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 BUILDII	NGS/SHEDS						\$515.20
Total Additive Values							\$515.20
Total Additional Feature							\$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

# 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

				SUMMA	RY OF	SALES Sorted		CHO DOMINGU	JEZ			
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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

Ye	ar Mfg'd		Manufa	cturer			Trade Name		State	Region
	1988	H	ALLMARK-SOU	THWEST CORP			YORKTOWN		CA	PA
	Floor Areas: Doub	ole-Wide	Chart: 309							
				Width		Length		Total Value		
	Main Floor Ar	ea		20	× -	52	_	\$13,229.80		
	Floor Value									\$13,229.8
	Items Multiplier (	N/A)							x	N/
1.	Base Structure	Value								\$13,229.8
2.	State Location A	djustment	Selected: Yes					-	x	107 9
3.	Total Book Retai	Value (in	average condition	on)						\$14,155.8
4.	Condition Adjust	ment Selec	cted: Good					-	x	112 9
5.	Condition Adjust	ed Value	Remaining Pl	nysical Life: 50-43	yrs.					\$15,854.5
6.	Land-Lease Con	munity Ad	djustment Select	ed; N/A				-	х	N/A
7.	Land-Lease Con	munity Ad	djusted Value							\$15,854.5
8.	Total Adjusted	Value of U	Ised Home							\$15,854.5
9.	Total Additional I	eatures							+	\$9,032.1
10.	Total Repairs									\$0.0
11.	Total Adjusted	Retail) Va	alue of Used Ho	me and Optional	Equipment					\$24,886.7
12.	Wholesale Value	Selected:	N/A					x N/A		N/A
13.	Additional Adjust	ments Sel	ected: No							
repa	red For:									
repa	red By: Anderso	n & Braba	ant, Inc.							
	nents:									
or th	is analysis, NADA	rates the	home average q	uality and the ove	rall condition	was considered	good.			
OTA	L ADJUSTED VA	LUE ROUI	NDED TO \$24,9	00.						

# 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: 09/17/2020

Reference Number	r Space 18	Office Location	Guide Edition	Sep-Oct 2020
	-			
Contraction of	T AN electrical	or Department of the Control of the		and the second second

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

# ADDITIONAL FEATURES

		Unit of			
Description	Quantity	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
- 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



#### Used Manufactured Home Value Report

(This is not an appraisal form)

1988

Date: 09/17/2020

PA

CA

Reference Number	r Space 18	Office Location		Guide Edition	Sep-Oct 202	)20
Year Mfg'd	Manufacturer		Trade Name	Stat	e Regio	ion

YORKTOWN

HALLMARK-SOUTHWEST CORP

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 Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Reference Number S	pace 18	Office Location			Guide Edition	Sep-Oct 2020
Year Mfg'd	Manufacturer		Trac	le Name	State	Region
1988 HALLMARK-SOUTHWEST CORP			YOR	KTOWN	CA	PA
Accessories						
- AWNINGS (Alumi	num w/Metal Roofing)					
- Carport		225	sq. ft.	5+ Years	\$2.09	\$470.2
- Patio		48	sq. ft.	5+ Years	\$2.09	\$100.3
Total AWNINGS (A	Aluminum w/Metal Roofing)					\$570.5
- SKIRTING TO 30"	HIGH (Measure Around Perimeter)					
- Masonite		144	lin. ft.	5+ Years	\$6.64	\$956.1
Total SKIRTING T	O 30" HIGH (Measure Around Perimeter)					\$956.1
- STEPS						
- Wood - 4 Steps		2	ea.	5+ Years	\$222.00	\$444.0
Total STEPS						\$444.0
- WATER COOLER	S (Roof or Window Mount)					
- Evaporative Co	olers (All CFMS)	1	ea.	5+ Years	\$308.00	\$308.0
Total WATER COO	DLERS (Roof or Window Mount)					\$308.0
Total Accessories						\$2,278.7
Additive Values						
- EARTHQUAKE R	ESISTANT SYSTEMS (Parts & Labor) - All	Types and Mfg.				
- Multi Section		1	ea.	5+ Years	\$393.00	\$393.0
Total EARTHQUAI	KE RESISTANT SYSTEMS (Parts & Labor	) - All Types and Mfg.				\$393.0
- STORAGE BUILD	INGS/SHEDS					
- Steel		50	sq. ft.	5+ Years	\$2.11	\$105.5
Total STORAGE B	UILDINGS/SHEDS					\$105.5
Total Additive Values	5					\$498.5
Total Additional Fe	76 - Mr					\$9,032.1

# **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.

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 20 – 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 20 – 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 20 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 20 was estimated to be \$11,400.

#### SUMMARY OF VALUE CONCLUSIONS

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

Off-site Value (NADA): \$11,400

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ				
	Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/21/2020

Ye	ar Mfg'd M	anufacturer		Trade	Name	State	Region
	1971 SILVERCREST SILVERCRES					CA	PA
	Floor Areas: Double-Wide Chart: 3	01					
		Width		Length	Total Value		
	Main Floor Area	20	×	44	\$8,239.35		
	Floor Value						\$8,239.3
	Items Multiplier (N/A)					x	N/A
1.	Base Structure Value						\$8,239.3
2.	State Location Adjustment Selected:	Yes				×	107 %
3.	Total Book Retail Value (in average of	ondition)					\$8,816.1
4.	Condition Adjustment Selected: Aver	age				x	100 %
5.	Condition Adjusted Value Remain	ning Physical Life: 46-39	yrs.				\$8,816.1
6.	Land-Lease Community Adjustment	Selected: N/A				x	N/A
7.	Land-Lease Community Adjusted Va	ue					\$8,816.1
8.	Total Adjusted Value of Used Hom	е					\$8,816.1
9.	Total Additional Features					+	\$2,544.0
10.	Total Repairs					+	\$0.0
11.	Total Adjusted (Retail) Value of Us	ed Home and Optional	Equipment				\$11,360.1
12.	Wholesale Value Selected: N/A				× N/	A	N/
13.	Additional Adjustments Selected: No						
repa	red For:						
repa	red By: Anderson & Brabant, Inc.						
Comn	nents:						
or th	is analysis, NADA rates the home ave	rage quality and the ove	rall condition	was considered average	e.		
ОТА	L ADJUSTED VALUE ROUNDED TO	\$11,400.					
		7.17.72.7	- cost guide q				

#### 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	20	Office Location				Guide	Edition Se	ep-Oct 2020
Year Mfg'd	Manufacturer			Trade	Name		State	Region
1971 SILVERCREST				SILVE	RCREST		CA	PA
ADDITIONAL FEATURE	<u>s</u>							
Description		Q	uantity	Unit of Measure	Age	Unit P	rice	Total Value
Components								
- BATH FIXTURES								
- Fiberglass Tub - Co	ombo		2	ea.	5+ Years	\$19	1.00	\$382.00
Total BATH FIXTURES	3							\$382.00
- FAN								
- Kitchen Range Hoo	d		1	ea.	5+ Years	\$82	2.00	\$82.00
Total FAN								\$82.00
- HOUSE TYPE ROOF!	NG							
- Multi-wide			1	home	5+ Years	\$43	1.00	\$431.00
Total HOUSE TYPE R	OOFING							\$431.00
- KITCHEN APPLIANCE	ES							
- 20 CF Refrigerator			1	ea.	5+ Years	\$28	8.00	\$288.00
Total KITCHEN APPLIA	ANCES							\$288.00
Total Components								\$1,183.00
Accessories								
- SKIRTING TO 30" HIG	GH (Measure Around Perimeter)							
- Metal or Vinyl (Verti	ical)		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	\$22	2.00	\$666.00
Total STEPS								\$666.00
Total Accessories								\$1,050.00



# **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space	e 20	Office Location			Guide Edition Sep	-Oct 2020
Year Mfg'd	Manufacturer		Trac	de Name	State	Region
1971	SILVERCREST		SILVE	CA	PA	
Additive Values						
- STORAGE BUILDING	GS/SHEDS					
- Aluminum (Vertical	)	96	sq. ft.	5+ Years	\$3.24	\$311.0
Total STORAGE BUIL	DINGS/SHEDS					\$311.0
						\$311.0
Total Additive Values						\$511.0

# **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*)

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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): \$9,200

	SUMMARY OF SALES - RANCHO DOMINGUEZ Sorted by Date											
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	Additions	Living Area	Quality	Cond.	Comments
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43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below 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.





#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Ye	ar Mfg'd	Manufacti	urer		Trade	Name	State	Region
	1978	SKYLIN	E		HOM	ETTE	CA	PA
	Floor Areas: Double-Wide C	hart: 325						
			Width		Length	Total Value		
	Main Floor Area		20	- × -	48	\$6,343.68		
	enconstant.							\$6,343.6
	Floor Value						×	\$6,343.00 N/A
	Items Multiplier (N/A)  Base Structure Value						^	\$6,343.6
2	State Location Adjustment Se	lected: Yes					x	107 9
3.	Total Book Retail Value (in av		)					\$6,787.74
4.	Condition Adjustment Selected						×	100 %
5.			sical Life: 46-39	yrs.				\$6,787.7
6.	Land-Lease Community Adjus					,	x	N/A
7.	Land-Lease Community Adjus	sted Value						\$6,787.74
8.	Total Adjusted Value of Use	d Home						\$6,787.7
9.	Total Additional Features						+	\$2,376.7
10.	Total Repairs						4	\$0.0
11.	Total Adjusted (Retail) Value	e of Used Hom	e and Optional	Equipment				\$9,164.4
12.	Wholesale Value Selected: N/	/A				x N/.	A	N/A
13.	Additional Adjustments Select	ted: No						
repa	red For:							
	red By: Anderson & Brabant,	Inc.						
omn	nents:							
or th	is analysis, NADA rates the ho	me average qu	ality and the ove	rall condition	was considered average	9.		
OTA	L ADJUSTED VALUE ROUND	ED TO \$9.200						

#### 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: 09/14/2020

Reference Number	Space 21	Office Location		Guide Edition S	ep-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
Components					
- 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
Accessories					
- 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 & F	Rails)				
- Elevated - Wood w/Rails	80	sq. ft.	5+ Years	\$6.78	\$542.40
Total PORCHES/DECKS (Measure Width x Length Including Carpet	et & 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



#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space	e 21	Office Location				Guide Edition	Sep-Oct 2020
Year Mfg'd	Manufacturer			Trac	de Name	State	Region
1978	SKYLINE			НО	METTE	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 BUILDING	SS/SHEDS						
- Aluminum (Vertical	)		48	sq. ft.	5+ Years	\$3.24	\$155.52
Total STORAGE BUIL	DINGS/SHEDS						\$155.52
Total Additive Values							\$155.52
Total Additional Featu	ıres						\$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.

#### **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 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.

#### **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 22 – 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 22 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 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

	SUMMARY OF SALES - RANCHO DOMINGUEZ Sorted by Date											
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/21/2020

Year Mfg'd	Ma	nufacturer		Trade	Name	State	Region
1976		SKYLINE		CAM	ERON	CA	PA
Floor Are	as: Single-Wide Chart: 327						
		Width		Length	Total Value		
Main	Floor Area	12	×	52	\$3,420.00		
Floor Va	lue						\$3,420.0
	ultiplier (N/A)					x	N//
	ructure Value						\$3,420.0
	cation Adjustment Selected: Y	es			-	×	107 9
	ok Retail Value (in average co						\$3,659.4
4. Conditio	n Adjustment Selected: Good				-	×	113 9
5. Conditio	n Adjusted Value Remaini	ng Physical Life: 44-37	yrs.				\$4,135,1
6. Land-Le	ase Community Adjustment S	elected: N/A				×	N/
7. Land-Le	ase Community Adjusted Valu	ie					\$4,135.1
8. Total Ad	ljusted Value of Used Home						\$4,135.1
9. Total Ad	ditional Features					+	\$5,705.8
10. Total Re	pairs						\$0.0
11. Total Ad	ljusted (Retail) Value of Use	d Home and Optional	Equipment				\$9,840.9
12. Wholesa	le Value Selected: N/A				× N/A		N/A
13. Addition	al Adjustments Selected: No						
repared For:							
repared By:	Anderson & Brabant, Inc.						
comments:							
or this analysi	s NADA rates the home fair q	uality and the overall co	ndition was	considered good.			
OTAL ADJUS	TED VALUE ROUNDED TO	\$9,800.					
		1004C/70B user	s - cost guid	le quality converts to: Fai	r.		

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#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/21/2020

Reference Number	er Space 22	Office Location		Guide Edition Se	Sep-Oct 2020	
Year Mfg'd	Manufacture	er	Trade Name	State	Region	
1976	SKYLINE		CAMERON	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
- 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



#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Year Mfg'd	Manufacturer		Trad	le Name		State	Region
1976	SKYLINE		CAM	MERON		CA	PA
Components							
- MISCELLANEOUS							
- Clothes Dryer		1	ea.	5+ Years	\$221.0	0	\$221.00
- Clothes Washer		1	ea.	5+ Years	\$199.0	0	\$199.00
Total MISCELLANEO	us						\$420.00
- OMIT VALUES (Subt	ract) Deduct from Base Structure Value						
- Furnace - Only (69	0,000 BTU or Less)	1	ea.	5+ Years	(\$140.00	))	(\$140.00
Total OMIT VALUES	(Subtract) Deduct from Base Structure Value	0					(\$140.00
- PLUMBING							
- Gas Tee for Dryer	1	ea.	5+ Years	\$19.0	0	\$19.00	
- Plumb for Washer		1	ea.	5+ Years	\$76.0	0	\$76.00
Total PLUMBING							\$95.00
Total Components							\$3,713.42
Accessories							
- AWNINGS (Aluminur	n w/Metal Roofing)						
- Patio		175	sq. ft.	5+ Years	\$2.0	9	\$365.75
Total AWNINGS (Alun	minum w/Metal Roofing)						\$365.75
- PORCHES/DECKS (	Measure Width x Length Including Carpet &	Rails)					
- Elevated - Wood v	v/Rails	40	sq. ft.	5+ Years	\$6.7	8	\$271,20
Total PORCHES/DEC	CKS (Measure Width x Length Including Carp	et & Rails)					\$271.20
- SKIRTING TO 30" HI	GH (Measure Around Perimeter)						
- Metal or Vinyl (Ver	rtical)	128	lin. ft.	5+ Years	\$3.0	0	\$384.00
Total SKIRTING TO 3	30" HIGH (Measure Around Perimeter)						\$384.00
- STEPS							
- Wood - 4 Steps		2	ea.	5+ Years	\$222.0	0	\$444.00
Total STEPS							\$444.00





**Total Additional Features** 

#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/21/2020

2011-00-00-00-00-00-00-00-00-00-00-00-00-							Date	: 09/21/2020
Reference Number Space	22	Office Location				Guide Edition	on Se	p-Oct 2020
Year Mfg'd	Manufacturer			Trac	de Name	s	tate	Region
1976	SKYLINE			MERON		CA	PA	
Accessories								
- WINDOW AIR UNITS	- All Types							
- 12,000 BTU			1	ea.	5+ Years	\$197.00		\$197.00
Total WINDOW AIR UN	NITS - All Types							\$197.00
Total Accessories								\$1,661.95
Additive Values								
- STORAGE BUILDING	S/SHEDS							
- Aluminum (Vertical)			102	sq. ft.	5+ Years	\$3.24		\$330.48
Total STORAGE BUILT	DINGS/SHEDS							\$330.48
Total Additive Values								\$330.48

\$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**

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 23 – 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 23 – 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 23 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 23 was estimated to be \$23,000.

#### SUMMARY OF VALUE CONCLUSIONS

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

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

	SUMMARY OF SALES - RANCHO DOMINGUEZ Sorted by Date											
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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
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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	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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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 Numbe	r Space 23	Office Location	Guide Edition	Sep-Oct 2020
		The state of the s	 	

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		Length	Total Value
Main Floor Area	20	× -	48	\$8,434.36

	Floor Value		\$8,434.36
	Items Multiplier (N/A)	×	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	×	112 %
5.	Condition Adjusted Value Remaining Physical Life: 50-43 yrs.		\$10,107.74
6.	Land-Lease Community Adjustment Selected: N/A	×	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	4	\$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**.



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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
Components					
- 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 Manufactured Home Value Report

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Date: 09/18/2020

Reference Number Spa	oce 23 O	ffice Location			Guide Ed	tion Se	p-Oct 2020
Year Mfg'd	Manufacturer		Trac	de Name		State	Region
1980	KAUFMAN & BROAD		CANYON	REST (sgl/multi)		CA	PA
- HOUSE TYPE SIDIN	NG			F. V	£000.0		0000 00
	OIDINO	1	home	5+ Years	\$833.0	0	\$833.00
Total HOUSE TYPE							\$833.00
- KITCHEN APPLIANO		.0.	- 55	- 4	*****		****
- 20 CF Refrigerato		1	ea.	5+ Years	\$288.0	0	\$288.00
Total KITCHEN APP	LIANCES						\$288.00
- MISCELLANEOUS					200/ 0		****
- Clothes Dryer		1	ea.	5+ Years	\$221.0		\$221.00
- Clothes Washer		1	ea.	5+ Years	\$199.0	0	\$199.00
Total MISCELLANEC							\$420.00
	stract) Deduct from Base Structure Value						
- Furnace - Only (6		1	ea.	5+ Years	(\$140.00	)	(\$140.00)
	(Subtract) Deduct from Base Structure V	'alue					(\$140.00
- PLUMBING							
- Gas Tee for Dryei	r (incl. Vent)	1	ea.	5+ Years	\$19.0	0	\$19.00
- Plumb for Washer	r	1	ea.	5+ Years	\$76.0	0	\$76.00
Total PLUMBING							\$95.00
- WINDOWS							
- Dual Glazed Wind	dows - Multi-wide	1	all	5+ Years	\$592.0	0	\$592.00
Total WINDOWS							\$592.00
Total Components							\$9,150.38
Accessories							
- AWNINGS (Aluminu	m w/Metal Roofing)						
- Carport		369	sq. ft.	5+ Years	\$2.0	9	\$771.21
- Patio		140	sq. ft.	5+ Years	\$2.0	9	\$292.60
Total AWNINGS (Alu	ıminum w/Metal Roofing)						\$1,063.81



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Reference Number Space	e 23	Office Location			Guide Edition S	ep-Oct 2020
Year Mfg'd	Manufacturer		Trade Name		State	Region
1980	KAUFMAN & BROAD		CANYON C	REST (sgl/multi)	CA	PA
Accessories						
- PORCHES/DECKS (M	Measure Width x Length Including C	Carpet & Rails)				
- Elevated - Wood w	/Rails	120	sq. ft.	5+ Years	\$6.78	\$813.60
Total PORCHES/DEC	KS (Measure Width x Length Include	ding Carpet & Rails)				\$813.6
- SKIRTING TO 30" HIG	GH (Measure Around Perimeter)					
- Masonite		136	lin. ft.	5+ Years	\$6.64	\$903.0
Total SKIRTING TO 30	0" HIGH (Measure Around Perimete	er)				\$903.0
- STEPS						
- Wood - 4 Steps		2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS						\$444.0
Total Accessories						\$3,224.4
Additive Values						
- EARTHQUAKE RESIS	STANT SYSTEMS (Parts & Labor)	- All Types and Mfg.				
- Multi Section		1	ea.	5+ Years	\$393.00	\$393.0
Total EARTHQUAKE	RESISTANT SYSTEMS (Parts & La	abor) - All Types and Mfg.				\$393.0
- STORAGE BUILDING	SS/SHEDS					
- Masonite or Wood		24	sq. ft.	5+ Years	\$5.60	\$134.4
Total STORAGE BUIL	DINGS/SHEDS					\$134.4
Total Additive Values						\$527.4
						EV. 575.71.71

### **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.

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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): \$8,300

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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.



#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Ye	ar Mfg'd	Manufacturer		Trade	e Name	State	Region
1 1	1976	SKYLINE		SK	SKYLINE		PA
	Floor Areas: Single-Wide Chart: 3	21					
		Width		Length	Total Value		
	Main Floor Area	12	×	52	\$4,016.40		
	Floor Value						\$4,016.4
	Items Multiplier (N/A)					×	N/A
1.	Base Structure Value						\$4,016.4
2.	State Location Adjustment Selected	Yes				x	107 %
3.	Total Book Retail Value (in average	condition)					\$4,297.5
4.	Condition Adjustment Selected: Goo	od				×	112 9
5.	Condition Adjusted Value Rema	ining Physical Life: 50-43	yrs.				\$4,813.2
6.	Land-Lease Community Adjustment	Selected: N/A				×	N/A
7.	Land-Lease Community Adjusted Va	alue					\$4,813.2
8.	Total Adjusted Value of Used Hon	ne					\$4,813.2
9.	Total Additional Features					+	\$3,502.8
10.	Total Repairs					+1	\$0.00
11.	Total Adjusted (Retail) Value of U	sed Home and Optional	Equipment				\$8,316.0
12.	Wholesale Value Selected: N/A				x N/	Α	N/A
13.	Additional Adjustments Selected: No	)					
repa	red For:						
repa	red By: Anderson & Brabant, Inc.						
omn	nents:						
or th	is analysis, NADA rates the home av	erage quality and the over	rall condition v	vas considered good.			
OTA	L ADJUSTED VALUE ROUNDED TO	\$8,300.					

#### 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: 09/14/2020

Reference Numbe	Space 24	Office Location		Guide Edition Se	p-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
Components					
- 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
Accessories					
- 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



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space	24	Office Location _				Guide E	Edition Sep	o-Oct 2020
Year Mfg'd	Manufacturer		Trade Name SKYLINE				State	Region
1976	SKYLINE						CA	PA
Accessories								
- STEPS								
- Wood - 4 Steps			2	ea.	5+ Years	ears \$222.00		\$444.00
Total STEPS								\$444.00
- WINDOW AIR UNITS	- All Types							
- 12,000 BTU			1	ea.	5+ Years	\$197	7.00	\$197.00
Total WINDOW AIR UN	NITS - All Types							\$197.00
Total Accessories								\$2,529.80
Additive Values								
- STORAGE BUILDING	S/SHEDS							
- Steel			100	sq. ft.	5+ Years	\$2	2.11	\$211.00
Total STORAGE BUILI	DINGS/SHEDS							\$211.00
Total Additive Values								\$211.00
Total Additional Featu	Ires							\$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.

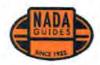
#### SUMMARY OF VALUE CONCLUSIONS

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

Off-site Value (NADA): \$13,300

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/14/2020

Ye	ear Mfg'd	Manufactu	irer		Trade	Name	State	Region
	1976	BENDIX	(		METEOR CS	TM (sgl/multi)	CA	PA
	SVS Quality Selected: Standa	rd						
		Chart: 315						
			Width		Length	Total Value		
	Main Floor Area	-	20	×	48	\$7,667.60		
								7-2-20-5
	Floor Value							\$7,667.6
	Items Multiplier (N/A)						X	N/
1.	Base Structure Value	1. (. ) V				-	10	\$7,667.6
2.	State Location Adjustment Se						X	107
3. 4.	Total Book Retail Value (in av					-	ď.	\$8,204.3
5.	Condition Adjustment Selecte Condition Adjusted Value		ical Life: 50-43 yr	**			X	\$9.188.8
6.	Land-Lease Community Adju			5.		-	x	\$9,100.0
7.	Land-Lease Community Adju		19/0					\$9.188.8
8.	Total Adjusted Value of Use					-		\$9,188.8
-		ou monie						
9.	Total Additional Features						+	\$4,158.2
10.	Total Repairs							\$0.0
11.	Total Adjusted (Retail) Valu	e of Used Home	and Optional E	quipment				\$13,347.0
12.	Wholesale Value Selected: N	/A				x N/A	3	N/
13.	Additional Adjustments Selec	ted: No						
repa	ared For:							
repa	ared By: Anderson & Brabant	, Inc.						
comr	ments:							
or th	nis analysis, the home was con	sidered average	quality and in ove	rall good co	indition.			

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

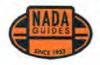


#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Numbe	Space 25 Office	Location			Guide E	dition Se	ep-Oct 2020
Year Mfg'd	Manufacturer		Trade	e Name		State	Region
1976	BENDIX		METEOR CS	STM (sgl/multi)		CA	PA
ADDITIONAL FE	EATURES						
Description		Quantity	Unit of Measure	Age	Unit Pr	rice	Total Value
Components							
- BATH FIXTUR	RES						
- Fiberglass	Tub - Combo	2	ea.	5+ Years	\$191	.00	\$382.00
Total BATH FI	IXTURES						\$382.00
- FAN							
- Kitchen Ra	ange Hood	1	ea.	5+ Years	\$82	.00	\$82.00
Total FAN							\$82.0
- HOUSE TYPE	EROOFING						
- Multi-wide		1	home	5+ Years	\$431	.00	\$431.00
Total HOUSE	TYPE ROOFING						\$431.0
- KITCHEN AP	PLIANCES						
- 20 CF Refr	rigerator	1	ea.	5+ Years	\$288	.00	\$288.0
Total KITCHE	N APPLIANCES						\$288.0
- WINDOWS							
- Dual Glaze	ed Windows - Multi-wide	1	all	5+ Years	\$592	.00	\$592.0
Total WINDOV	ws						\$592.0
Total Componen	nts						\$1,775.0
Accessories							
- AWNINGS (A	sluminum w/Metal Roofing)						
- Patio		80	sq. ft.	5+ Years	\$2	.09	\$167.2
Total AWNING	GS (Aluminum w/Metal Roofing)						\$167.2
- PORCHES/D	ECKS (Measure Width x Length Including Carpet &	Rails)					
- Elevated -	Wood w/Rails	72	sq. ft.	5+ Years	\$6	5.78	\$488.1



#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space	25	Office Location			Guide Edition	n Sep-Oct 2020
Year Mfg'd	Manufacturer		Tra	de Name	Sta	ate Region
1976	BENDIX		METEOR (	CSTM (sgl/multi)	С	A PA
Accessories						
- SKIRTING TO 30" HIG	CH (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						\$2,002.40
Additive Values						
- STORAGE BUILDING	S/SHEDS					
- Masonite or Wood		68	sq. ft.	5+ Years	\$5.60	\$380.80
Total STORAGE BUILD	DINGS/SHEDS					\$380.80
Total Additive Values						\$380.80
Total Additional Featu	res	-				\$4,158.20

### **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

# 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.

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 27 – 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 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.

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 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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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
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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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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
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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
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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
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
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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.



#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020

Ye	ar Mfg'd	Manufacturer		Trade	Name	State	Region
	1965 NA	TIONAL HOMES		NATIONAL	L (sgl/multi)	CA	PA
-	SVS Quality Selected: Standard						
	Floor Areas: Double-Wide Chart:	315					
		Width		Length	Total Value		
	Main Floor Area	20	×	50	\$5,701.98		
	Floor Value						\$5,701.9
	Items Multiplier (N/A)					×	N/
1.	Base Structure Value						\$5,701.9
2.	State Location Adjustment Selected	d: Yes			-	×	107
3.	Total Book Retail Value (in average	e condition)					\$6,101.1
4.	Condition Adjustment Selected: Av	erage			V =	×	100 9
5.	Condition Adjusted Value Rema	aining Physical Life: 46-39	9 yrs.				\$6,101.1
6.	Land-Lease Community Adjustmen	nt Selected: N/A			_	x	N/
7.	Land-Lease Community Adjusted \	/alue					\$6,101.1
8.	Total Adjusted Value of Used Ho	me					\$6,101.1
9.	Total Additional Features					+	\$2,532.6
10.	Total Repairs					~1	\$0.0
11.	Total Adjusted (Retail) Value of U	Jsed Home and Optiona	l Equipment				\$8,633.7
12.	Wholesale Value Selected: N/A				x N/A		N/
13.	Additional Adjustments Selected: N	lo					
repa	ared For:						
repa	ared By: Anderson & Brabant, Inc.						
omr	nents:						
or th	is analysis, the home was considered	ed to be average quality a	nd in overall a	average condition.			
OTA	AL ADJUSTED VALUE ROUNDED T	O \$8.600.					

#### 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: 09/14/2020

Reference Number Space	e 27	Office Location			Guide Ed	dition Se	ep-Oct 2020
Year Mfg'd	Manufacturer		Trad	e Name		State	Region
1965	NATIONAL HOMES		NATIONA	AL (sgl/multi)		CA	PA
ADDITIONAL FEATURI	<u>ES</u>						
Description		Quantity	Unit of Measure	Age	Unit Pric	ce	Total Value
Components							
- BATH FIXTURES							
- Fiberglass Tub - Co	ombo	2	ea.	5+ Years	\$191.0	00	\$382.00
Total BATH FIXTURE	S						\$382.00
- DOORS							
- Deluxe House Type	e Exterior Door	1	ea.	5+ Years	\$99.0	00	\$99.00
Total DOORS							\$99.00
- FAN							
- Kitchen Range Hoo	od	1	ea.	5+ Years	\$82.0	00	\$82.00
Total FAN							\$82.00
- KITCHEN APPLIANC	ES						
- 20 CF Refrigerator		1	ea.	5+ Years	\$288.0	00	\$288.00
Total KITCHEN APPL	IANCES						\$288.00
Total Components							\$851.00
Accessories							
- AWNINGS (Aluminum	w/Metal Roofing)						
- Patio		60	sq. ft.	5+ Years	\$2.0	9	\$125.40
Total AWNINGS (Alun	ninum w/Metal Roofing)						\$125.40
- PORCHES/DECKS (M	Measure Width x Length Including	Carpet & Rails)					
- Elevated - Wood w	/Rails	40	sq. ft.	5+ Years	\$6.7	78	\$271.20
Total PORCHES/DEC	KS (Measure Width x Length Inclu	ding Carpet & Rails)					\$271.20
- SKIRTING TO 30" HIG	GH (Measure Around Perimeter)						
- Metal or Vinyl (Ver	tical)	140	lin. ft.	5+ Years	\$3.0	00	\$420.00

Total SKIRTING TO 30" HIGH (Measure Around Perimeter)

\$420.00



#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/14/2020 Guide Edition Sep-Oct 2020 Reference Number Space 27 Office Location Region Year Mfg'd Manufacturer Trade Name State 1965 NATIONAL HOMES NATIONAL (sgl/multi) CA PA Accessories - STEPS \$222.00 \$444.00 2 5+ Years - Wood - 4 Steps ea. \$444.00 Total STEPS - WINDOW AIR UNITS - All Types - 12,000 BTU 5+ Years \$197.00 \$197.00 1 ea. Total WINDOW AIR UNITS - All Types \$197.00 Total Accessories \$1,457.60 Additive Values - STORAGE BUILDINGS/SHEDS - Masonite or Wood 40 sq. ft. 5+ Years \$5.60 \$224.00 \$224.00 Total STORAGE BUILDINGS/SHEDS \$224.00 **Total Additive Values** 

**Total Additional Features** 

\$2,532.60

### **INDIVIDUAL HOME APPRAISAL SUMMARY**

#### SPACE NO. 28

#### RANCHO DOMINGUEZ MOBILE ESTATES

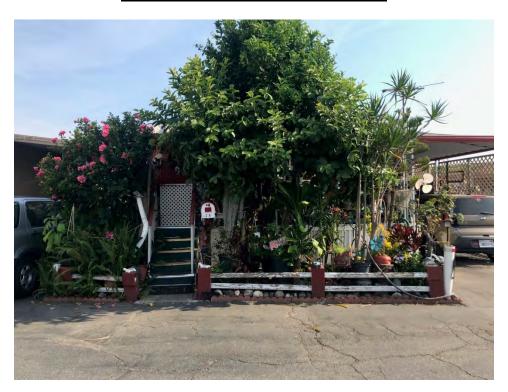
435 E. GARDENA BOULEVARD

**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.

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Space 28 – 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): \$30,000

Off-site Value (NADA): \$14,700

				SUMMA	RY OF	SALES Sorted		CHO DOMINGU	JEZ			
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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

Ye	ar Mfg'd N	Manufacturer		Trade	Name	State	Region
	1977	UNKNOWN		PRESTIG	E (sgl/multi)	CA	PA
	SVS Quality Selected: Standard						
	Floor Areas: Double-Wide Chart: 3	315					
		Width		Length	Total Value		
	Main Floor Area	20	×	40	\$5,375.92		
	Floor Value						\$5,375.9
	Items Multiplier (N/A)					×	N/
1.	Base Structure Value						\$5,375.9
2.	State Location Adjustment Selected	: Yes			-	×	107 9
3.	Total Book Retail Value (in average	condition)					\$5,752.2
4.	Condition Adjustment Selected: Ave	rage				×	100 9
5.	Condition Adjusted Value Remai	ining Physical Life: 46-39	yrs.				\$5,752.2
6.	Land-Lease Community Adjustment	Selected: N/A			-	x	N/A
7.	Land-Lease Community Adjusted Va	alue					\$5,752.2
8.	Total Adjusted Value of Used Hon	ne					\$5,752.2
9.	Total Additional Features					+	\$8,996.5
10.	Total Repairs					-	\$0.0
11.	Total Adjusted (Retail) Value of U	sed Home and Optional	Equipmen	it _			\$14,748.8
12.	Wholesale Value Selected: N/A				x N/A		N/
13.	Additional Adjustments Selected: No	0					
repa	ared For:						
	ared By: Anderson & Brabant, Inc.						
omr	ments:						
or th	is analysis, the home was considered	d to be average quality ar	nd in overall	average condition.			

#### 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: 09/14/2020

Reference Number Spa	ace 28	Office Location	Guide Edition	Sep-Oct 2020
Year Mfg'd	Manufacturer		Trade Name Sta	ate Region
1977	UNKNOWN	PRES	STIGE (sgl/multi) C/	A 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
- 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 Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space	e 28	Office Location				Guide E	dition Se	p-Oct 2020
Year Mfg'd	Manufacturer			Trad	e Name		State	Region
1977	UNKNOWN			PRESTIG	SE (sgl/multi)		CA	PA
Components								
- KITCHEN APPLIANC	ES							
- 20 CF Refrigerator		1		ea.	4 Years	\$397.	00	\$397.0
- Double Oven (Built	-In)	1		ea.	New	\$1,747.	00	\$1,747.0
Total KITCHEN APPL	IANCES							\$2,144.0
- MISCELLANEOUS								
- Clothes Dryer		1		ea.	New	\$480.	00	\$480.0
- Clothes Washer		1		ea.	New	\$439.	00	\$439.0
Total MISCELLANEOU	US							\$919.0
- PLUMBING								
- Gas Tee for Dryer	(incl. Vent)	1		ea.	5+ Years	\$19.	00	\$19.0
- Plumb for Washer		1		ea.	5+ Years	\$76.	00	\$76.0
Total PLUMBING								\$95.0
- WET BARS								
- Walk Up		1		ea.	5+ Years	\$173.	00	\$173.0
Total WET BARS								\$173.0
Total Components								\$5,961.8
Accessories								
- AWNINGS (Aluminum	w/Metal Roofing)							
- Carport		27	9	sq. ft.	5+ Years	\$2.	09	\$583.1
- Patio		17	4	sq. ft.	5+ Years	\$2.	09	\$363.6
Total AWNINGS (Alum	ninum w/Metal Roofing)							\$946.7
- PORCHES/DECKS (M	Measure Width x Length Includin	g Carpet & Rails)						
- Elevated - Wood w	/Rails	12	20	sq. ft.	5+ Years	\$6.	78	\$813.6
Total PORCHES/DEC	KS (Measure Width x Length Inc	cluding Carpet & Rails)						\$813.6



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/14/2020

Reference Number Space 2	28 Office	Location			Guide E	dition Se	p-Oct 2020
Year Mfg'd	Manufacturer		Trac	le Name		State	Region
1977	UNKNOWN		PRESTIC	GE (sgl/multi)		CA	PA
Accessories							
- SKIRTING TO 30" HIGH	H (Measure Around Perimeter)						
- Metal or Vinyl (Vertica	al)	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 BUILD	INGS/SHEDS						\$470.40
Total Additive Values							\$470.40
Total Additional Featur	es						\$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

# 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

	SUMMARY OF SALES - RANCHO DOMINGUEZ											
	Sorted by Date											
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/21/2020

Guide Edition Sep-Oct 2020 Reference Number Space 29 Office Location Year Mfg'd **Trade Name** Manufacturer State Region 1977 UNKNOWN **JEFFERSON** CA PA SVS Quality Selected: Standard Floor Areas: Double-Wide Chart: 315 Width Length Total Value \$7,859.29 Main Floor Area 20 48 Floor Value \$7.859.29 Items Multiplier (N/A) N/A X \$7,859.29 1. **Base Structure Value** 2. State Location Adjustment Selected: Yes 107 % X \$8,409,44 Total Book Retail Value (in average condition) 3. 4. Condition Adjustment Selected: Average 100 % \$8,409.44 Remaining Physical Life: 46-39 yrs. 5. Condition Adjusted Value 6. Land-Lease Community Adjustment Selected: N/A N/A X \$8,409.44 7. Land-Lease Community Adjusted Value 8. Total Adjusted Value of Used Home \$8,409.44 \$4,831.03 9. **Total Additional Features** 10. **Total Repairs** \$0.00 \$13,240.47 Total Adjusted (Retail) Value of Used Home and Optional Equipment Wholesale Value Selected: N/A x N/A N/A 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 Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 29		Office Location		Guide Edition Sep-Oct 202		
Year Mfg'd	Manufactu	ırer	Trade Name	State	Region	
1977	UNKNOV	VN	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)

eference Number Space	e 29 Office Lo	ocation		Guide Edition S		Sep-Oct 2020
Year Mfg'd	Manufacturer	Trade Name			State	Region
1977	UNKNOWN		JEFF	ERSON	CA	PA
omponents						
- MISCELLANEOUS						
- Clothes Dryer		1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer		1	ea.	5+ Years	\$199.00	\$199.00
Total MISCELLANEOU	JS					\$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
otal Components						\$3,530.40
ccessories						
- AWNINGS (Aluminum	w/Metal Roofing)					
- Carport		243	sq. ft.	5+ Years	\$2.09	\$507.87
Total AWNINGS (Alun	ninum w/Metal Roofing)					\$507.8
- SKIRTING TO 30" HIG	GH (Measure Around Perimeter)					
- Metal or Vinyl (Ver	tical)	136	lin. ft.	5+ Years	\$3.00	\$408.00
Total SKIRTING TO 3	0" HIGH (Measure Around Perimeter)					\$408.0
- STEPS						
- Wood - Rail		2	ea.	5+ Years	\$55.00	\$110.00
Total STEPS						\$110.0
- WINDOW AIR UNITS	- All Types					
- 12,000 BTU		1	ea.	5+ Years	\$197.00	\$197.0
Total WINDOW AIR U	NITS - All Types					\$197.0

Date: 09/21/2020



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/21/2020

Reference Number	er Space 29	Office Location		Guide Edition	Sep-Oct 2020	
Year Mfg'd	Manufacture	r	Trade Name	Stat	e Region	
1977	UNKNOWN		JEFFERSON	CA	PA	

#### **Additive Values**

- STORAGE BUILDINGS/SHEDS

Total STORAGE BUILDINGS/SHEDS \$77.	Total Additional Features					\$4,831.03
- Auditinum (Vertical)	Total Additive Values					\$77.76
- Aluminum (Vertical) 24 sq. ft. 5+ Years \$3.24 \$77.	Total STORAGE BUILDINGS/SHEDS					\$77.76
	- Aluminum (Vertical)	24	sq. ft.	5+ Years	\$3.24	\$77.76

### **INDIVIDUAL HOME APPRAISAL SUMMARY**

#### SPACE NO. 30

#### RANCHO DOMINGUEZ MOBILE ESTATES

435 E. GARDENA BOULEVARD

**CARSON, CALIFORNIA 90248** 

Date of Value September 10, 2020

Date of Report October 9, 2020

# 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.

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 30 – 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 30 – 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 30 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 30 was estimated to be \$8,200.

#### SUMMARY OF VALUE CONCLUSIONS

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

Off-site Value (NADA): \$8,200

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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
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
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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
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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: 09/10/2020

	971	1971 GUERDON				Trade Name				
Flo		GUERDI	ON		(	GREAT LAKES		CA	PA	
	oor Areas: Double-Wide	Chart: 311								
			Width		Length		Total Value			
	Main Floor Area	1	20	_ x	40		\$5,092.50			
F	Floor Value								\$5,092.5	
It	tems Multiplier (N/A)							×	N/	
. в	Base Structure Value								\$5,092.5	
. s	State Location Adjustment S	Selected: Yes					-	×	107	
3. T	otal Book Retail Value (in a	average condition	)						\$5,448.9	
. C	Condition Adjustment Select	ted: Average					_	x	100	
. C	Condition Adjusted Value	Remaining Phys	sical Life: 46-39	yrs.					\$5,448.9	
. L	and-Lease Community Adju	ustment Selected	: N/A				_	x	N/	
L	and-Lease Community Adju	usted Value							\$5,448.9	
. т	otal Adjusted Value of Us	sed Home							\$5,448.9	
. Т	otal Additional Features							+	\$2,702.6	
0. T	otal Repairs							-	\$0.0	
1. T	otal Adjusted (Retail) Val	ue of Used Home	e and Optional	Equipment					\$8,151.6	
2. V	Vholesale Value Selected: N	N/A					x N/A		N/	
3. A	Additional Adjustments Sele	cted: No								
epare	d For:									
epare	d By: Anderson & Braban	nt, Inc.								
omme	nts:									
or this	analysis, NADA rates the h	ome average qua	lity and the over	all condition	was considered a	verage.				
DTAL A	ADJUSTED VALUE ROUN	DED TO \$8,200.								

#### 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: 09/10/2020

Reference Number Space	30 Office Locati	on			Guide	Edition S	ep-Oct 2020
Year Mfg'd	Manufacturer		Trade	e Name	T	State	Region
1971	GUERDON		GREA	T LAKES		CA	PA
ADDITIONAL FEATURE	<u>s</u>						
Description		Quantity	Unit of Measure	Age	Unit P	rice	Total Value
Components							
- BATH FIXTURES							
- Fiberglass Tub - Co	mbo	2	ea.	5+ Years	\$19	1.00	\$382.00
Total BATH FIXTURES							\$382.00
- FAN							
- Kitchen Range Hoo	d	1	ea.	5+ Years	\$82	2.00	\$82.00
Total FAN							\$82.00
- KITCHEN APPLIANCE	ES .						
- 20 CF Refrigerator		1	ea.	5+ Years	\$28	8.00	\$288.00
Total KITCHEN APPLIA	ANCES						\$288.00
Total Components							\$752.00
Accessories							
- AWNINGS (Aluminum	w/Metal Roofing)						
- Patio		110	sq. ft.	5+ Years	\$	2.09	\$229.90
Total AWNINGS (Alum	inum w/Metal Roofing)						\$229.90
- PORCHES/DECKS (M	leasure Width x Length Including Carpet & Rails)						
- Elevated - Wood w/	Rails	83	sq. ft.	5+ Years	\$	6.78	\$562.74
Total PORCHES/DECK	(S (Measure Width x Length Including Carpet & F	Rails)					\$562.74
- SKIRTING TO 30" HIG	GH (Measure Around Perimeter)						
- Metal or Vinyl (Verti	cal)	126	lin. ft.	5+ Years	\$	3.00	\$378.00
Total SKIRTING TO 30	" HIGH (Measure Around Perimeter)						\$378.00



## **Used Manufactured Home Value Report**

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Year Mfg'd	Manufacturer			Trac	le Name	State	Region		
1971	GUERDON			GREA	AT 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 BUILDING	S/SHEDS								
- Masonite or Wood			60	sq. ft.	5+ Years	\$5.60	\$336.00		
Total STORAGE BUIL	DINGS/SHEDS						\$336.00		
Total Additive Values							\$336.00		
Total Additional Featu	ires						\$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.

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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 31 – Rancho Dominguez (*Continued*)

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#### SUMMARY OF VALUE CONCLUSIONS

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Off-site Value (NADA): \$8,100

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
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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.





#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

_	ar Mfg'd N	Manufacturer		11	rade Name		State	Region
	1968	CHAMPION		С	HAMPION		CA	PA
F	Floor Areas: Single-Wide Chart: 3	17						
		Width		Length		Total Value		
	Main Floor Area	12	x	56		\$3,695.36		
	Floor Value							\$3,695.3
	Items Multiplier (N/A)						×	N/A
1.	Base Structure Value							\$3,695.3
2.	State Location Adjustment Selected	: Yes				_	×	107 %
3.	Total Book Retail Value (in average							\$3,954.0
4.	Condition Adjustment Selected: Ave	erage					×	100 %
5.	Condition Adjusted Value Rema	ining Physical Life: 46-39 y	rs.					\$3,954.0
6.	Land-Lease Community Adjustment	Selected: N/A					×	N/A
7.	Land-Lease Community Adjusted Va	alue						\$3,954.04
3.	Total Adjusted Value of Used Hon	me						\$3,954.0
9.	Total Additional Features						+	\$4,159.6
10.	Total Repairs						-	\$0.0
11.	Total Adjusted (Retail) Value of U	sed Home and Optional E	quipment					\$8,113.6
12.	Wholesale Value Selected: N/A					x N/A		N/A
13.	Additional Adjustments Selected: No	0						
гера	red For:							
repa	red By: Anderson & Brabant, Inc.							
omn	nents:							
or th	is analysis, NADA rates the home av	verage quality and the overa	all condition	was considered ave	erage.			
ОТА	L ADJUSTED VALUE ROUNDED TO	O \$8,100.						

#### 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: 09/10/2020

Reference Number Space	31 Office Locati	on			Guide	Edition S	ep-Oct 2020
Year Mfg'd	Manufacturer		Trade	e Name		State	Region
1968	CHAMPION		CHA	MPION		CA	PA
ADDITIONAL FEATURE	<u>s</u>						
Description		Quantity	Unit of Measure	Age	Unit P	rice	Total Value
Components							
- BATH FIXTURES							
- Fiberglass Tub - Co	mbo	1	ea.	5+ Years	\$19	1.00	\$191.00
Total BATH FIXTURES	£.						\$191.00
- DOORS							
- Deluxe House Type	Exterior Door	2	ea.	5+ Years	\$99	9.00	\$198.00
Total DOORS							\$198.0
- FAN							
- Kitchen Range Hood	d	1	ea.	5+ Years	\$82	2.00	\$82.00
Total FAN							\$82.0
- HOUSE TYPE ROOFII	NG						
- Single-wide		1	home	5+ Years	\$316	6.00	\$316.00
Total HOUSE TYPE RO	OOFING						\$316.0
- KITCHEN APPLIANCE	S						
- 20 CF Refrigerator		1	ea.	5+ Years	\$288	3.00	\$288.00
Total KITCHEN APPLIA	ANCES						\$288.0
Total Components							\$1,075.00
Accessories							
- AWNINGS (Aluminum	w/Metal Roofing)						
- Patio		328	sq. ft.	5+ Years	\$3	2.09	\$685.52
Total AWNINGS (Alumi	inum w/Metal Roofing)						\$685.5
- PORCHES/DECKS (M	easure Width x Length Including Carpet & Rails)	lo T					
- Elevated - Wood w/l	Rails	84	sq. ft.	5+ Years	\$0	6.78	\$569.53
Total PORCHES/DECK	(S (Measure Width x Length Including Carpet & F	Rails)					\$569.53



## **Used Manufactured Home Value Report**

Reference Number Space 3	Office Lo	ocation			Guide E	dition Sep	o-Oct 2020
Year Mfg'd	Manufacturer		Trad	le Name		State	Region
1968	CHAMPION		CHA	MPION		CA	PA
Accessories							
- SKIRTING TO 30" HIGH	(Measure Around Perimeter)						
- Metal or Vinyl (Vertica	al)	143	lin. ft.	5+ Years	\$3	.00	\$429.00
Total SKIRTING TO 30"	HIGH (Measure Around Perimeter)						\$429.00
- STEPS							
- Wood - 4 Steps		3	ea.	5+ Years	\$222	.00	\$666.00
Total STEPS							\$666.00
- WINDOW AIR UNITS - A	All Types						
- 12,000 BTU		1	ea.	5+ Years	\$197	.00	\$197.00
Total WINDOW AIR UNI	TS - All Types						\$197.00
Total Accessories							\$2,547.04
Additive Values							
- STORAGE BUILDINGS/	SHEDS						
- Masonite or Wood		96	sq. ft.	5+ Years	\$5	.60	\$537.60
Total STORAGE BUILDI	NGS/SHEDS						\$537.60
Total Additive Values							\$537.60

**Total Additional Features** 

\$4,159.64

## **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

## 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

				SUMMA	RY OF	SALES Sorted		CHO DOMINGU	JEZ			
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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 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	×	14	\$962.64
Expando/Tip-Out Floor Area	6	×	16	\$1,100.16

	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				×	107 %
3.	Total Book Retail Value (in average condition	n)				\$4,873.74
4.	Condition Adjustment Selected: Good				x	112 %
5.	Condition Adjusted Value Remaining Phy	ysical Life: 50-43	yrs.			\$5,458.59
6.	Land-Lease Community Adjustment Selected	d: N/A			×	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 Hon	ne and Optional	Equipment			\$10,792.07
12.	Wholesale Value Selected: N/A				x N/A	N/A

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".

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



## **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	e 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**

(This is not an appraisal form)

Reference Number Sp	ace 34	Office Location			Guide E	dition Se	p-Oct 2020
Year Mfg'd	Manufacturer		Trac	de Name		State	Region
1963	REDMAN		NEV	V MOON		CA	PA
Components							
- PLUMBING							
- Gas Tee for Drye	er (incl. Vent)	1	ea.	5+ Years	\$19	.00	\$19.00
- Plumb for Washe	er	1	ea.	5+ Years	\$76	.00	\$76.00
Total PLUMBING							\$95.00
Total Components							\$2,563.00
Accessories							
- AWNINGS (Alumino	um w/Metal Roofing)						
- Patio		140	sq. ft.	5+ Years	\$2	.09	\$292.60
Total AWNINGS (AI	uminum w/Metal Roofing)						\$292.60
- PORCHES/DECKS	(Measure Width x Length Including Car	pet & Rails)					
- Elevated - Wood	w/Rails	66	sq. ft.	5+ Years	\$6	.78	\$447.48
Total PORCHES/DE	ECKS (Measure Width x Length Including	g Carpet & Rails)					\$447.48
- SKIRTING TO 30" I	HIGH (Measure Around Perimeter)						
- Metal or Vinyl (V	ertical)	150	lin. ft.	5+ Years	\$3	.00	\$450.00
Total SKIRTING TO	30" HIGH (Measure Around Perimeter)	1					\$450.00
- STEPS							
- Wood - 4 Steps		2	ea.	5+ Years	\$222	.00	\$444.00
Total STEPS							\$444.00
- WINDOW AIR UNIT	TS - All Types						
- 12,000 BTU		2	ea.	3 Years	\$274	.00	\$548.00
Total WINDOW AIR	LINITS - All Types						\$548.00



## **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/17/2020

v						
Year Mfg'd	Manufacturer		Trac	de Name	State	Region
1963	REDMAN		NEV	V MOON	CA	PA
Additive Values	STANIT SYSTEMS (Darks & Labor) All T					
<ul> <li>EARTHQUAKE RESI</li> <li>Single Section</li> </ul>	STANT SYSTEMS (Parts & Labor) - All Ty	/pes and Mfg.	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.			2.77, 302	\$314.00
- STORAGE BUILDING	GS/SHEDS					
- Masonite or Wood		49	sq. ft.	5+ Years	\$5.60	\$274.40
Total STORAGE BUIL	DINGS/SHEDS					\$274.40
						\$588.40

## **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

## SUMMARY DESCRIPTION OF HOME SPACE 35 – RANCHO DOMINGUEZ



## **HOME DESCRIPTION**

Manufacturer/

Trade Name: Howden Homes (NADA spells manufacturer name Howdan) / Rollaway

Home Type: Single Wide Year Built: 1962

Room Count: 2 Bedroom(s) / 1 Bath(s) Living Area: 672 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: Evaporative cooler

Laundry: Unknown

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.

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 35 – Rancho Dominguez (*Continued*)

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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 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.

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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 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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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
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	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
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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
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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: 09/21/2020

Ye	ar Mfg'd	Ma	nufacturer		Trade	Name	State	Region
	1962	HOW	DAN MFG CO		ROLL-A-WA	AY (sgl/multi)	CA	PA
	SVS Quality Selecte	d: Standard						
	Floor Areas: Single-	Wide Chart: 322						
			Width		Length	Total Value		
	Main Floor Area		12	× -	56	\$2,653.82		
								0.855
	Floor Value							\$2,653.8
	Items Multiplier (N/						X	N/.
1.	Base Structure Va					-		\$2,653.8
2.	State Location Adju						×	107 9
3.	Total Book Retail \		AND THE RESERVE OF THE PERSON			1-		\$2,839.5
4.	Condition Adjustme			.3			x	112
5.	Condition Adjusted		ng Physical Life: 50-43 y	rs.		-	v	\$3,180.3 N/
6.	Land-Lease Comm						X	\$3,180.3
7. 8.	Land-Lease Comm					-		\$3,180.3
0.	Total Adjusted Va	ide of Osed Home				-		\$3,100.3
9.	Total Additional Fe	atures					+	\$2,971.3
10.	Total Repairs							\$0.0
11.	Total Adjusted (R	etail) Value of Use	d Home and Optional E	quipment	1			\$6,151.6
12.	Wholesale Value S	elected: N/A				x N/A		N/
13.	Additional Adjustm	ents Selected: No						
repa	ared For:							
		& Brabant, Inc.						
omr	nents:							
or th	is analysis, the hom	e was considered t	o be average quality and	in overall g	good condition.			
OTA	L ADJUSTED VALU	JE ROUNDED TO	\$6,200.					

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 35	Office Location	Guide Edition Se	p-Oct 2020
Year Mfg'd	Manufacturer	Trade	Name State	Region
1962	HOWDAN MFG CO	ROLL-A-W	AY (sgl/multi) 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					
- 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 & R	ails)				\$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



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Reference Number Space	e 35	Office Location				Guide Editi	on Sep	o-Oct 2020
Year Mfg'd	Manufacturer			Trac	de Name	s	tate	Region
1962	HOWDAN MFG CO			ROLL-A-V	VAY (sgl/multi)		CA	PA
Accessories								
- STEPS								
- Wood - 4 Steps			2	ea.	5+ Years	\$222.00		\$444.00
Total STEPS								\$444.00
- WATER COOLERS (F	Roof or Window Mount)							
- Evaporative Coolers	s (All CFMS)		1	ea.	5+ Years	\$308.00		\$308.00
Total WATER COOLE	RS (Roof or Window Mount)							\$308.00
Total Accessories								\$1,981.24
Additive Values								
- STORAGE BUILDING	S/SHEDS							
- Steel			128	sq. ft.	5+ Years	\$2.11		\$270.08
Total STORAGE BUIL	DINGS/SHEDS							\$270.08
Total Additive Values								\$270.08
Total Additive Values  Total Additional Featu	ıres							\$2,97

### **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**

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Space 36 – Rancho Dominguez (*Continued*)

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Space 36 – Rancho Dominguez (*Continued*)

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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): \$12,400

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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

Ye	ar Mfg'd		Manufa	cturer		Tra	de Name		State	Region
	1973		SKYL	INE		FF	REEDOM		CA	PA
	Floor Areas: D  Main Floor Floor Value Items Multipli	Area	Chart: 311	Width 20	x -	Length 44	-	Total Value \$7,295.29	x	\$7,295.20 N/A
1.	Base Structi									\$7,295.2
2.		n Adjustment S	Selected: Yes					-	x	107 %
3.			average condition	on)						\$7,805.96
4.	Condition Ad	justment Selec	ted: Good					-	×	112 %
5.	Condition Ad	justed Value	Remaining Ph	nysical Life: 50-43	yrs.					\$8,742.6
6.	Land-Lease (	Community Adj	ustment Selecte	ed: N/A				_	×	N/A
7.	Land-Lease (	Community Adj	usted Value							\$8,742.68
В.	Total Adjust	ed Value of U	sed Home					1		\$8,742.68
9.	Total Addition	nal Features							+	\$3,666.28
10.	Total Repairs									\$0.00
11.	Total Adjust	ed (Retail) Val	ue of Used Ho	me and Optional	Equipment					\$12,408.96
12.	Wholesale Va	alue Selected:	N/A					x N/A		N/A
13.	Additional Ad	justments Sele	ected: No							
repa	red For:									
repa	red By: And	erson & Brabar	nt, Inc.							
omn	nents:									
or th	is analysis, NA	ADA rated the h	nome average o	uality and the over	rall condition	was considered good	1.			
ОТА	L ADJUSTED	VALUE ROUN	NDED TO \$12,4	00.						
_				1004C/70B users -	cost quide o	uality converts to: Av	erane			

#### 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**.



Reference Number Space 36

### **Used Manufactured Home Value Report**

(This is not an appraisal form)

**Total Components** 

- Carport

Accessories

Date: 09/18/2020

Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer		Trade	Name	St	ate	Region
1973	SKYLINE		FRE	EDOM	C	Α	PA
ADDITIONAL FEATURE	<u>s</u>						
Description		Quantity	Unit of Measure	Age	Unit Price		Total Value
Components							
- BATH FIXTURES							
- Fiberglass Tub - Co	mbo	2	ea.	5+ Years	\$191.00		\$382.0
Total BATH FIXTURES							\$382.0
- FAN							
- Kitchen Range Hood	i i	1	ea.	5+ Years	\$82.00		\$82.0
Total FAN							\$82.0
- HOUSE TYPE ROOFIN	NG						
- Multi-wide		1	home	5+ Years	\$431.00		\$431.0
Total HOUSE TYPE RO	OOFING						\$431.0
- KITCHEN APPLIANCE	S						
- 20 CF Refrigerator		1	ea.	5+ Years	\$288.00		\$288.00
Total KITCHEN APPLIA	ANCES						\$288.0

252

120

134

sq. ft.

sq. ft.

lin. ft.

5+ Years

5+ Years

5+ Years

\$2.09

\$2.09

\$3.00

Office Location

- Metal or Vinyl (Vertical)

- AWNINGS (Aluminum w/Metal Roofing)

Total AWNINGS (Aluminum w/Metal Roofing)

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

Total SKIRTING TO 30" HIGH (Measure Around Perimeter)

\$1,183.00

\$526.68

\$250.80

\$777.48

\$402.00

\$402.00



### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/18/2020

Reference Number	er Space 36	Office Location		Guide Edition Sep	Oct 2020
Year Mfg'd	Manufactur	rer	Trade Name	State	Region
1973	SKYLINE		FREEDOM	CA	PA

Α	C	C	e	S	S	0	ri	es

- STEPS					
		45	5 · V	6000.00	6444.00
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS			_		\$444.00
- WINDOW AIR UNITS - All Types					
- 12,000 BTU	3	ea.	5+ Years	\$197.00	\$591.00
Total WINDOW AIR UNITS - All Types					\$591.00
Total Accessories					\$2,214.48
Additive Values					
- STORAGE BUILDINGS/SHEDS					
- Masonite or Wood	48	sq. ft.	5+ Years	\$5.60	\$268.80
Total STORAGE BUILDINGS/SHEDS					\$268.80
Total Additive Values					\$268.80
Total Additional Features					\$3,666.28

### **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

## 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**

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 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.

### **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 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.

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 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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/10/2020

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		Length	Total Value
Main Floor Area	20	х -	40	\$5,244.80

	Floor Value		\$5,244.80
	Items Multiplier (N/A)	х	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	×	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	1.5	\$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 Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1976	CELTIC CORP	CELTIC CUSTOM (sgl/multi)	CA	PA

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
- 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 & R	ails)				\$806.82



### **Used Manufactured Home Value Report**

(This is not an appraisal form)

is is not an appraisal form)					Da	te: 09/10/2020
Reference Number Space 3	Office	Location			Guide Edition S	ep-Oct 2020
Year Mfg'd	Manufacturer		Trac	le Name	State	Region
1976	CELTIC CORP	CELTIC CORP CELTIC CUSTOM (sgl/multi)				PA
Accessories	I (Measure Around Perimeter)					
- Masonite	(Wedsure Around Fermiolor)	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 BUILDI	NGS/SHEDS					\$113.40
Total Additive Values						\$113.40
Total Additional Feature	es					\$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.

### **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 39 – 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 39 – 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 39 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 39 was estimated to be \$10,200.

### SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure): \$27,000

Off-site Value (NADA): \$10,200

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/10/2020

Ye	ar Mfg'd	Manufacturer		Trade	Name	State	Region
	1965	FLEETWOOD		BROAD	MORE	CA	PA
-	Floor Areas: Double-Wide Chart:	: 297					
		Width		Length	Total Value		
	Main Floor Area	20	x	48	\$7,731.40		
	Floor Value						\$7,731.4
	Items Multiplier (N/A)					×	\$7,731.4 N/
1.	Base Structure Value					^	\$7,731.4
2.	State Location Adjustment Selecte	d: Yes			-	x	107 9
3.	Total Book Retail Value (in average						\$8,272.6
4.	Condition Adjustment Selected: Av	verage			-	х	100 %
5.	Condition Adjusted Value Rem	aining Physical Life: 52-45	yrs.				\$8,272.6
6.	Land-Lease Community Adjustmen	nt Selected: N/A			-	x	N/A
7.	Land-Lease Community Adjusted	Value					\$8,272.60
8.	Total Adjusted Value of Used Ho	ome					\$8,272.6
9.	Total Additional Features					+	\$1,971.8
10.	Total Repairs					-	\$0.0
11.	Total Adjusted (Retail) Value of	Used Home and Optional	Equipment				\$10,244.4
12.	Wholesale Value Selected: N/A				x N/A		N/A
13.	Additional Adjustments Selected: N	No					
repa	red For:						
repa	red By: Anderson & Brabant, Inc.						
omn	nents:						
or th	is analysis, NADA rates the home g	good quality and the overal	I condition was	s considered average.			
ОТА	L ADJUSTED VALUE ROUNDED	TO \$10,200.					

#### 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: 09/10/2020

					-		T
Year Mfg'd	Manufacturer			e Name		State	Region
1965	FLEETWOOD		BROA	DMORE		CA	PA
ADDITIONAL FEATURE	<u>s</u>						
Description		Quantity	Unit of Measure	Age	Unit Pri	ce	Total Value
Components							
- BATH FIXTURES							
- Fiberglass Tub - Cor	mbo	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.	\$159.00 \$159	
Total DOORS							\$159.00
- FAN							
- Kitchen Range Hood	d l	_ 1	ea.	5+ Years	\$82.	00	\$82.00
Total FAN							\$82.00
- KITCHEN APPLIANCE	S						
- 20 CF Refrigerator		1	ea.	5+ Years	\$288.	00	\$288.00
Total KITCHEN APPLIA	ANCES						\$288.00
Total Components							\$911.00
Accessories							
- SKIRTING TO 30" HIG	H (Measure Around Perimeter)						
- Masonite		20	lin. ft.	5+ Years	\$6.	64	\$132.80
- Metal or Vinyl (Vertic	cal)	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



### Used Manufactured Home Value Report

(This is not an appraisal form)

Date:		

Reference Number Space	e 39	Office Location				Guide Edition Se	ep-Oct 2020
Year Mfg'd	d Manufacturer Trade Name					State	Region
1965	FLEETWOOD		BROADMORE			CA	PA
Additive Values							
- STORAGE BUILDING	S/SHEDS						
- STORAGE BUILDING - Aluminum (Vertical)			42	sq. ft.	5+ Years	\$3.24	\$136.0
			42	sq. ft.	5+ Years	\$3.24	1500000
- Aluminum (Vertical)			42	sq. ft.	5+ Years	\$3.24	\$136.0 \$136.0

### **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

# 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*)

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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 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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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
43	\$10,000	\$17.36	Jun-14	Skyline/Buddy	1969	2/1	SW	None	576	Avg	Below Avg	Park 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.



### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Ye	ar Mfg'd	Manufacturer		Trade	Name	State	Region	
	1972 F	LEETWOOD		FLEET	TWOOD	CA CA		
	Floor Areas: Single-Wide Chart: 3	22						
	rice rice on gio Trice on one o	Width		Length	Total Value			
	Main Floor Area	12	x	54	\$3,599.64			
	Floor Value						\$3,599.6	
	Items Multiplier (N/A)					×	N/	
1.	Base Structure Value						\$3,599.6	
2.	State Location Adjustment Selected	: Yes				x	107 9	
3.	Total Book Retail Value (in average	condition)					\$3,851.6	
4.	Condition Adjustment Selected: Ave	rage			7	x	100 %	
5.	Condition Adjusted Value Rema	ining Physical Life: 46-39	yrs.				\$3,851.6	
6.	Land-Lease Community Adjustment	Selected: N/A			•	×	N/A	
7.	Land-Lease Community Adjusted Va	alue					\$3,851.6	
8.	Total Adjusted Value of Used Hon	ne					\$3,851.6	
9.	Total Additional Features					+	\$2,809.4	
10.	Total Repairs						\$0.0	
11.	Total Adjusted (Retail) Value of U	sed Home and Optional	Equipment				\$6,661.0	
12.	Wholesale Value Selected: N/A				x N//	A	N/A	
13.	Additional Adjustments Selected: No							
repa	red For:							
repa	red By: Anderson & Brabant, Inc.							
omn	nents:							
or th	is analysis, NADA rates the home av	erage quality and the ove	rall condition	was considered averag	e.			
ОТА	L ADJUSTED VALUE ROUNDED TO	\$6,700.						
		Tribrata and trib		uality converts to: Avera				

#### 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: 09/10/2020

Reference Number Space	40	Office Location			Guide E	dition S	ep-Oct 2020
Year Mfg'd	Manufacturer		Trad	e Name		State	Region
1972	FLEETWOOD		FLEE	TWOOD		CA	PA
ADDITIONAL FEATURES	5						
Description		Quantity	Unit of Measure	Age	Unit Pr	rice	Total Value
Components							
- BATH FIXTURES							
- Fiberglass Tub - Con	nbo	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 ROOFIN	G						
- Single-wide		1	home	5+ Years	\$316	.00	\$316.00
Total HOUSE TYPE RO	OFING						\$316.00
- KITCHEN APPLIANCES	S						
- 20 CF Refrigerator		1	ea.	5+ Years	\$288	.00	\$288.00
Total KITCHEN APPLIA	NCES						\$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 (Me	easure Width x Length Including C	arpet & Rails)					
- Elevated - Wood w/R		24	sq. ft.	5+ Years	\$6	.78	\$162.72
Total PORCHES/DECKS	S (Measure Width x Length Includ	ling Carpet & Rails)					\$162.72
- SKIRTING TO 30" HIGH	H (Measure Around Perimeter)						
- Metal or Vinyl (Vertical	al)	132	lin. ft.	5+ Years	\$3	.00	\$396.00
Total SKIRTING TO 30"	HIGH (Measure Around Perimete	er)					\$396.00



### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/10/2020

Reference Number Space	e 40	Office Location				Guide E	Edition Sep	o-Oct 2020
Year Mfg'd	Manufacturer			Trac	le Name		State	Region
1972 FLEETWOOD			FLEETWOOD					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 U	NITS - All Types							\$394.00
Total Accessories								\$1,396.72
Additive Values								
- STORAGE BUILDING	S/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 BUIL	DINGS/SHEDS							\$334.72
Total Additive Values								\$334.72
Total Additional Featu	ires							\$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

# 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.

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 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

				SUMMA	RY OF	SALES Sorted		CHO DOMINGU	JEZ			
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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 42	Office Location		Guide Edition Sep	o-Oct 2020
Year Mfg'd	Manu	facturer	Trade Name	State	Region
1001	LINK	NOWN	1 VKE//IE/W	CA	DΔ

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	×	10	\$630.40

	Floor Value		\$3,794.56
	Items Multiplier (N/A)	х	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	×	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.

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



### **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 20		
Year Mfg'd	Manufacture	r	Trade Name	State	Region	
1964	UNKNOWN		LAKEVIEW	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
- 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 Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/17/2020

Year Mfg'd	Manufacturer		Trac	de Name	C+	ate	Region
1964	UNKNOWN	_		(EVIEW	100	A	PA
,,,,,	Ollinovit		Litt	VEVIEW.			1.7
Components							
- MISCELLANEOUS							
- Clothes Dryer		1	ea.	5+ Years	\$221.00		\$221.00
- Clothes Washer		1	ea.	5+ Years	\$199.00		\$199.00
Total MISCELLANEOU	JS						\$420.0
- OMIT VALUES (Subtr	act) 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 Va	lue					(\$140.00
- PLUMBING							
- Gas Tee for Dryer (	incl. Vent)	1	ea.	5+ Years	\$19.00		\$19.0
- Plumb for Washer		1	ea.	5+ Years	\$76.00		\$76.0
Total PLUMBING							\$95.0
Total Components							\$3,631.0
Accessories							
- AWNINGS (Aluminum	w/Metal Roofing)						
- Carport		180	sq. ft.	5+ Years	\$2.09		\$376.2
- Patio		32	sq. ft.	5+ Years	\$2.09		\$66.8
Total AWNINGS (Alum	ninum w/Metal Roofing)						\$443.0
- ENCLOSURE ROOM	S - THREE SIDED (Attached to Home, R	equires Porch or Slab					
- Doors (People)		1	ea.	5+ Years	\$66.00		\$66.0
- Honeycomb Insulat	ed Wall (w/Windows & Doors)	27	lin. ft.	5+ Years	\$31.00		\$837.0
Total ENCLOSURE RO	OOMS - THREE SIDED (Attached to Hon	ne, Requires Porch or	Slab)				\$903.0
- PORCHES/DECKS (M	Measure Width x Length Including Carpet	& Rails)					
- Elevated - Wood w		140	sq. ft.	5+ Years	\$6.78		\$949.2



### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

					T -		Ι
Year Mfg'd	Manufacturer	_		e Name		ate	Region
1964	UNKNOWN		LAK	EVIEW		CA	PA
Accessories							
- SKIRTING TO 30" HIGH	H (Measure Around Perimeter)						
- Masonite		128	lin. ft.	5+ Years	\$6.64		\$849.9
Total SKIRTING TO 30"	HIGH (Measure Around Perimeter)						\$849.9
- STEPS							
- Wood - 4 Steps		3	ea.	1 Year	\$389.00		\$1,167.0
Total STEPS							\$1,167.0
- WINDOW AIR UNITS -	All Types						
- 12,000 BTU		1	ea.	5+ Years	\$197.00		\$197.0
Total WINDOW AIR UN	ITS - All Types						\$197.0
Total Accessories							\$4,509.2
Additive Values							
- EARTHQUAKE RESIS	TANT SYSTEMS (Parts & Labor) - All Types and	Mfg.					
- Single Section		1	ea.	5+ Years	\$116.00		\$116.0
- Third/Tag-A-Long Se	ection	2	ea.	5+ Years	\$99.00		\$198.0
Total EARTHQUAKE R	ESISTANT SYSTEMS (Parts & Labor) - All Type	s and Mfg.					\$314.0
- STORAGE BUILDINGS	S/SHEDS						
- Masonite or Wood		48	sq. ft.	5+ Years	\$5.60		\$268.8
Total STORAGE BUILD	INGS/SHEDS						\$268.8
Total Additive Values							\$582.8

### **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

# 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.

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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 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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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 44 was estimated to be \$45,000.

### **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 44 was estimated to be \$40,600.

### SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure): \$45,000

Off-site Value (NADA): \$40,600

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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
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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
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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
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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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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

Ye	ar Mfg'd N	lanufacturer	Tr	ade Name	State	Region
	2000	CAVCO IND	CL	E SERIES	CA	PA
	Floor Areas: Double-Wide Chart: 2	269				
		Width	Length	Total	Value	
	Main Floor Area	20 x	40	\$24,	736.94	
	Floor Value					\$24,736.9
	Items Multiplier (N/A)				×	N/A
1.	Base Structure Value					\$24,736.9
2.	State Location Adjustment Selected	Yes			×	107 9
3.	Total Book Retail Value (in average	condition)				\$26,468.5
4.	Condition Adjustment Selected: Goo	od			×	109
5.	Condition Adjusted Value Rema	ining Physical Life: 63-56 yrs.				\$28,850.6
6.	Land-Lease Community Adjustment	Selected: N/A			x	N/
7,	Land-Lease Community Adjusted Va	alue				\$28,850.6
8.	Total Adjusted Value of Used Hon	ne				\$28,850.6
9.	Total Additional Features				+	\$11,751.8
10.	Total Repairs				- 15	\$0.0
11.	Total Adjusted (Retail) Value of U	sed Home and Optional Equipment				\$40,602.4
12.	Wholesale Value Selected: N/A				x N/A	N/
13.	Additional Adjustments Selected: No					
repa	ared For:					
repa	ared By: Anderson & Brabant. Inc.					
omr	ments:					
or th	nis analysis, NADA rates the home ex	cellent quality and the overall condition	n was considered go	od.		
OTA	AL ADJUSTED VALUE ROUNDED TO	O \$40,600.				
		1004C/70B users - cost guide	quality converts to: Ex	ccellent.		

#### 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: 09/17/2020

Reference Number Space 44		Office Location	Guide Edition Se	Guide Edition Sep-Oct 2020		
Year Mfg'd	Manufacturer	Trade Nar	me State	Region		
2000	CAVCO IND	CLE SERI	ES 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
- 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 Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/17/2020

Year Mfg'd	Manufacturer		Trad	le Name	Sta	e Region
2000	CAVCO IND		CLE	SERIES	CA	PA
Components						
- KITCHEN APPLIANC	ES					
- 20 CF Refrigerator		1	ea.	5+ Years	\$288.00	\$288.0
- Garbage Disposal		1	ea.	5+ Years	\$80.00	\$80.0
Total KITCHEN APPLI	ANCES					\$368.0
- MISCELLANEOUS						
- Clothes Dryer		1	ea.	5+ Years	\$221.00	\$221.0
- Clothes Washer		1	ea.	5+ Years	\$199.00	\$199.0
Total MISCELLANEOU	JS					\$420.0
- PLUMBING						
- Gas Tee for Dryer	(incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.0
- Plumb for Washer		1	ea.	5+ Years	\$76.00	\$76.0
- Stainless Steel Sin	k	1	ea.	5+ Years	\$92.00	\$92.0
Total PLUMBING						\$187.
- WINDOWS						
- Skylight		1	ea.	5+ Years	\$133.00	\$133.0
- Dual Glazed Windo	ows - Multi-wide	1	all	5+ Years	\$592.00	\$592.0
Total WINDOWS						\$725.
Total Components						\$9,116.
Accessories						
- AWNINGS (Aluminum	w/Metal Roofing)					
- Patio		160	sq. ft.	5+ Years	\$2.09	\$334.
Total AWNINGS (Alun	ninum w/Metal Roofing)					\$334.
- PORCHES/DECKS (N	Measure Width x Length Including Carpet 8	& Rails)				
- Elevated - Wood w	/Rails	120	sq. ft.	5+ Years	\$6.78	\$813.
	KS (Measure Width x Length Including Ca	D . II . \				\$813.



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Date: 09/17/2020

Reference Number Space	9 44	Office Location					Guide Edition Sep-Oct 2020			
Year Mfg'd	Manufacturer			Trad	e Name		State	Region		
2000	CAVCO IND		SERIES		CA	PA				
Accessories										
- SKIRTING TO 30" HIC	GH (Measure Around Perimeter)									
- Metal or Vinyl (Vert	ical)	1	35	lin. ft.	5+ Years	\$3	3.00	\$405.00		
Total SKIRTING TO 30	" HIGH (Measure Around Perimeter	r)						\$405.00		
- STEPS										
- Aluminum w/Rail - S	Set		1	ea.	5+ Years	\$311.00		\$311.00		
- Wood - 4 Steps			1	ea.	5+ Years	\$222	2.00	\$222.00		
Total STEPS								\$533.00		
- WINDOW AIR UNITS	- All Types									
- 12,000 BTU			1	ea.	5+ Years	\$197	7.00	\$197.00		
Total WINDOW AIR UI	NITS - All Types							\$197.00		
Total Accessories								\$2,283.00		
Additive Values										
- STORAGE BUILDING	S/SHEDS									
- Masonite or Wood		-	63	sq. ft.	5+ Years	\$5	5.60	\$352.80		
Total STORAGE BUIL	DINGS/SHEDS							\$352.80		
Total Additive Values								\$352.80		
Total Additional Featu	ıres							\$11,751.80		

### **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

# 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**

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### SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure): \$33,000

Off-site Value (NADA): \$19,500

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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.





#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/11/2020

-		- 1		Trade Name		State	Region	
		nufacturer NKNOWN			VICEROY		CA	PA
S	SVS Quality Selected: Standard							
F	Floor Areas: Double-Wide Chart: 315	5						
		Width		Length		Total Value		
	Main Floor Area	20	×	48		\$6,900.84		
	Floor Value							\$6,900.8
	Items Multiplier (N/A)						x	N/
	Base Structure Value							\$6,900.8
	State Location Adjustment Selected: Y	es				-	×	107
	Total Book Retail Value (in average co							\$7,383.9
	Condition Adjustment Selected: Good					-	×	112
5.	Condition Adjusted Value Remaining	ng Physical Life: 50-43 yr	rs.					\$8,269.9
3.	Land-Lease Community Adjustment Se	elected: N/A					x	N/
7.	Land-Lease Community Adjusted Value	ie				1.2		\$8,269.9
3.	Total Adjusted Value of Used Home							\$8,269.9
9.	Total Additional Features						+	\$11,184.6
10.	Total Repairs						4	\$0.0
11.	Total Adjusted (Retail) Value of Use	d Home and Optional E	quipment					\$19,454.6
12.	Wholesale Value Selected: N/A					x N/A	4	N/
13.	Additional Adjustments Selected: No							
repar	red For:							
	red By: Anderson & Brabant, Inc.							
omm	nents:							
or thi	is analysis, the home was considered to	o be average quality and	in overall g	ood condition.				
OTAI	L ADJUSTED VALUE ROUNDED TO	\$19,500.						
		1004C/70B users - of the control of	cost guide o	uality converts t	o: Average.			

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: 09/11/2020

Reference Number	er Space 45	Office Location		Guide Editio	State Region	o-Oct 2020
Year Mfg'd	Manufacturer		Trade Name	St	ate	Region

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
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	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



### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Year Mfg'd Manufacturer		Trac	Sta	State		
1972 UNKNOWN			CEROY	C		Region
Components						
- KITCHEN APPLIANCES						
- 20 CF Refrigerator	1	ea.	2 Years	\$509.00		\$509.00
- Dishwasher	1	ea.	3 Years	\$248.00		\$248.0
- Garbage Disposal	1	ea.	5+ Years	\$80.00		\$80.0
- Microwave Oven	1	ea.	5+ Years	\$238.00		\$238.00
Total KITCHEN APPLIANCES						\$1,075.0
- MISCELLANEOUS						
- Clothes Dryer	1	ea.	5+ Years	\$221.00		\$221.0
- Clothes Washer	1	ea.	5+ Years	\$199.00		\$199.0
Total MISCELLANEOUS						\$420.0
- PLUMBING						
- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00		\$19.0
- Plumb for Washer	1	ea.	5+ Years	\$76.00		\$76.0
Total PLUMBING						\$95.0
- WINDOWS						
- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00		\$592.0
Total WINDOWS						\$592.0
Total Components						\$8,944.0
Accessories						
- AWNINGS (Aluminum w/Metal Roofing)						
- Carport	216	sq. ft.	5+ Years	\$2.09		\$451.4
Total AWNINGS (Aluminum w/Metal Roofing)						\$451.4
- SKIRTING TO 30" HIGH (Measure Around Perimeter)						
- Metal or Vinyl (Vertical)	136	lin. ft.	5+ Years	\$3.00		\$408.0
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)						\$408.0



### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space	e 45	Office Location	Office Location					Guide Edition Sep-Oct 2020			
Year Mfg'd	Manufacturer			Trac		State	Region				
1972	UNKNOWN			VIC	CEROY		CA	PA			
Accessories											
- STEPS											
- Wood - 4 Steps		3	ea.	3 Years	\$305	.00	\$915.00				
Total STEPS								\$915.00			
- WATER COOLERS (F	Roof or Window Mount)										
- Evaporative Cooler	rs (All CFMS)		1	ea.	5+ Years	\$308	.00	\$308.00			
Total WATER COOLE	RS (Roof or Window Mount)							\$308.00			
Total Accessories								\$2,082.44			
Additive Values											
- STORAGE BUILDING	SS/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 BUIL	DINGS/SHEDS							\$158.20			
Total Additive Values								\$158.20			
Total Additional Feat	ures							\$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**

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 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.

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 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

				SUMMA	RY OF	SALES Sorted		CHO DOMINGU	JEZ			
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/16/2020 Reference Number Space 48 Office Location Guide Edition Sep-Oct 2020 Year Mfg'd **Trade Name** Manufacturer State Region 1978 HILLCREST SKYLINE CA PA Floor Areas: Double-Wide Chart: 318 Width Total Value Length Main Floor Area 20 48 \$7.539.00 Floor Value \$7,539.00 Items Multiplier (N/A) N/A X **Base Structure Value** \$7,539.00 2. State Location Adjustment Selected: Yes 107 % X 3. Total Book Retail Value (in average condition) \$8,066.73 112 % Condition Adjustment Selected: Good 4. 5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs. \$9.034.74 6. Land-Lease Community Adjustment Selected: N/A 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 Total Adjusted (Retail) Value of Used Home and Optional Equipment \$15,944.99 11. Wholesale Value Selected: N/A N/A x N/A 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 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	

#### 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	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



#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/16/2020

Year Mfg'd						
rear wing u	Manufacturer		Trac	State	Region	
1978	SKYLINE		HILL	CREST	CA	PA
omponents						
- MISCELLANEOUS						
- Clothes Dryer		1	ea.	5+ Years	\$221.00	\$221.0
- Clothes Washer		1	ea.	5+ Years	\$199.00	\$199.0
Total MISCELLANE	ous					\$420.0
- PLUMBING						
- Gas Tee for Drye	er (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.0
- Plumb for Washe	er	1	ea.	5+ Years	\$76.00	\$76.0
Total PLUMBING						\$95.0
otal Components						\$4,523.7
accessories						
- AWNINGS (Alumin	um w/Metal Roofing)					
- Patio					2.4.2.2	
- Patio		80	sq. ft.	5+ Years	\$2.09	\$167.2
75 1.75 2.75 2.75 2.75	luminum w/Metal Roofing)	80	sq. ft.	5+ Years	\$2.09	25 0000
Total AWNINGS (Al	luminum w/Metal Roofing) 6 (Measure Width x Length Including Carpet & Ra		sq. ft.	5+ Years	\$2.09	
Total AWNINGS (Al	(Measure Width x Length Including Carpet & Ra		sq. ft.	5+ Years 5+ Years	\$2.09 \$6.78	\$167.2
Total AWNINGS (Al	(Measure Width x Length Including Carpet & Ra	ails)				\$167.2 \$244.0
Total AWNINGS (AI - PORCHES/DECKS - Elevated - Wood Total PORCHES/DE	(Measure Width x Length Including Carpet & Rad w/Rails	ails)				\$167.2 \$244.0
Total AWNINGS (AI - PORCHES/DECKS - Elevated - Wood Total PORCHES/DE	Weasure Width x Length Including Carpet & Rad w/Rails  ECKS (Measure Width x Length Including Carpet HIGH (Measure Around Perimeter)	ails)				\$167.2 \$244.0 \$244.0
Total AWNINGS (AI - PORCHES/DECKS - Elevated - Wood Total PORCHES/DE - SKIRTING TO 30" - Shiplap (Horizon	Weasure Width x Length Including Carpet & Rad w/Rails  ECKS (Measure Width x Length Including Carpet HIGH (Measure Around Perimeter)	ails) 36 t & Rails)	sq. ft.	5+ Years	\$6.78	\$167.2 \$244.0 \$244.0 \$867.3
Total AWNINGS (AI - PORCHES/DECKS - Elevated - Wood Total PORCHES/DE - SKIRTING TO 30" - Shiplap (Horizon	6 (Measure Width x Length Including Carpet & Rad w/Rails ECKS (Measure Width x Length Including Carpet HIGH (Measure Around Perimeter)	ails) 36 t & Rails)	sq. ft.	5+ Years	\$6.78	\$167.2 \$244.0 \$244.0 \$867.3
Total AWNINGS (AI - PORCHES/DECKS - Elevated - Wood Total PORCHES/DE - SKIRTING TO 30" - Shiplap (Horizon Total SKIRTING TO	6 (Measure Width x Length Including Carpet & Rad w/Rails ECKS (Measure Width x Length Including Carpet HIGH (Measure Around Perimeter)	ails) 36 t & Rails)	sq. ft.	5+ Years	\$6.78	\$167.2 \$244.0 \$244.0 \$867.3
Total AWNINGS (AI - PORCHES/DECKS - Elevated - Wood Total PORCHES/DE - SKIRTING TO 30" - Shiplap (Horizon Total SKIRTING TO	6 (Measure Width x Length Including Carpet & Rad w/Rails ECKS (Measure Width x Length Including Carpet HIGH (Measure Around Perimeter)	ails) 36 t & Rails)	sq. ft.	5+ Years 5+ Years	\$6.78 \$6.24	\$167.2 \$244.0 \$244.0 \$867.3 \$867.3
Total AWNINGS (AI - PORCHES/DECKS - Elevated - Wood Total PORCHES/DE - SKIRTING TO 30" - Shiplap (Horizon Total SKIRTING TO - STEPS - Wood - 4 Steps	6 (Measure Width x Length Including Carpet & Rad w/Rails ECKS (Measure Width x Length Including Carpet HIGH (Measure Around Perimeter) htal) 0 30" HIGH (Measure Around Perimeter)	ails) 36 t & Rails)	sq. ft.	5+ Years 5+ Years	\$6.78 \$6.24	\$167.2 \$244.0 \$244.0 \$867.3 \$867.3
Total AWNINGS (AI - PORCHES/DECKS - Elevated - Wood Total PORCHES/DE - SKIRTING TO 30"   - Shiplap (Horizon Total SKIRTING TO - STEPS - Wood - 4 Steps Total STEPS	6 (Measure Width x Length Including Carpet & Rad w/Rails ECKS (Measure Width x Length Including Carpet HIGH (Measure Around Perimeter) htal) 0 30" HIGH (Measure Around Perimeter)	ails) 36 t & Rails)	sq. ft.	5+ Years 5+ Years	\$6.78 \$6.24	\$167.2 \$244.0 \$244.0 \$867.3 \$867.3
Total AWNINGS (AI - PORCHES/DECKS - Elevated - Wood Total PORCHES/DE - SKIRTING TO 30" - Shiplap (Horizon Total SKIRTING TO - STEPS - Wood - 4 Steps Total STEPS - WINDOW AIR UNIT	6 (Measure Width x Length Including Carpet & Rad w/Rails  ECKS (Measure Width x Length Including Carpet HIGH (Measure Around Perimeter)  otal)  otal (Measure Around Perimeter)	ails) 36 t & Rails) 139	sq. ft.	5+ Years 5+ Years	\$6.78 \$6.24 \$222.00	\$167.2 \$167.2 \$244.0 \$244.0 \$867.3 \$867.3 \$444.0 \$197.0



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/16/2020

\$393.00 \$393.00 \$73.85
\$393.00
- 3 6 7 7 - 5
- 3 6 7 7 - 5
PA
Region

### **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

# 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**

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 49 – 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 49 – 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 49 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 49 was estimated to be \$14,000.

#### SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure): \$29,000

Off-site Value (NADA): \$14,000

	SUMMARY OF SALES - RANCHO DOMINGUEZ Sorted by Date											
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/16/2020

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		Length	Total Value	
Main Floor Area	20	×	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	1 2	\$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 Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/16/2020

Reference Number Space 49		Office Location		Guide Edition Sep-Oct 20		
Year Mfg'd	Manufactu	irer	Trade Name	State	Region	
1981	KAUFMAN & E	BROAD	UNKNOWN	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	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 Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/16/2020

	ace 49	Office Location			Guide Edition	Sep-Oct 2020
Year Mfg'd	Manufacturer		Trac	le Name	State	Region
1981	KAUFMAN & BROAD		UNI	KNOWN	CA	PA
Components						
- MISCELLANEOUS						
- Clothes Dryer		1	ea.	5+ Years	\$221.00	\$221.0
- Clothes Washer		1	ea.	5+ Years	\$199.00	\$199.0
Total MISCELLANE	ous					\$420.0
- PLUMBING						
- Gas Tee for Drye	er (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.
- Plumb for Washe	er	1	ea.	5+ Years	\$76.00	\$76.0
Total PLUMBING						\$95.
Total Components						\$2,827.0
otal components						
Accessories	um w/Metal Roofing)					
- AWNINGS (Alumina	um w/Metal Roofing)	120	sg. ft.	5+ Years	\$2.09	\$250.
- AWNINGS (Aluminu		120	sq. ft.	5+ Years	\$2.09	
- AWNINGS (Aluminu - Carport Total AWNINGS (Al	um w/Metal Roofing) uminum w/Metal Roofing) (Measure Width x Length Including Car		sq. ft.	5+ Years	\$2.09	
- AWNINGS (Aluminu - Carport Total AWNINGS (Al	uminum w/Metal Roofing) (Measure Width x Length Including Car		sq. ft.	5+ Years 5+ Years	\$2.09 \$6.78	\$250.
- AWNINGS (Aluminu - Carport  Total AWNINGS (Al - PORCHES/DECKS - Elevated - Wood	uminum w/Metal Roofing) (Measure Width x Length Including Car	rpet & Rails) 80		2015		\$250.4 \$542.4
- AWNINGS (Aluminu - Carport  Total AWNINGS (Al - PORCHES/DECKS - Elevated - Wood  Total PORCHES/DE	uminum w/Metal Roofing) (Measure Width x Length Including Car	rpet & Rails) 80		2015		\$250.4 \$542.4
- AWNINGS (Aluminu - Carport  Total AWNINGS (Al - PORCHES/DECKS - Elevated - Wood  Total PORCHES/DE	uminum w/Metal Roofing) (Measure Width x Length Including Call w/Rails ECKS (Measure Width x Length Includin	rpet & Rails) 80		2015		\$250.8 \$542.4 \$542.4
- AWNINGS (Alumina - Carport  Total AWNINGS (All - PORCHES/DECKS - Elevated - Wood  Total PORCHES/DE - SKIRTING TO 30" if - Masonite	uminum w/Metal Roofing) (Measure Width x Length Including Call w/Rails ECKS (Measure Width x Length Includin	rpet & Rails) 80 g Carpet & Rails)	sq. ft.	5+ Years	\$6.78	\$250.8 \$250.8 \$542.4 \$542.4 \$849.8 \$849.8
- AWNINGS (Alumina - Carport  Total AWNINGS (All - PORCHES/DECKS - Elevated - Wood  Total PORCHES/DE - SKIRTING TO 30" if - Masonite	uminum w/Metal Roofing) (Measure Width x Length Including Carl w/Rails ECKS (Measure Width x Length Includin	rpet & Rails) 80 g Carpet & Rails)	sq. ft.	5+ Years	\$6.78	\$250. \$542. \$542. \$849.
- AWNINGS (Alumina - Carport  Total AWNINGS (Alumina - Carport  Total AWNINGS (Alumina - Carport  - PORCHES/DECKS  - Elevated - Wood  Total PORCHES/DE  - SKIRTING TO 30" II  - Masonite  Total SKIRTING TO	uminum w/Metal Roofing) (Measure Width x Length Including Carl w/Rails ECKS (Measure Width x Length Includin	rpet & Rails) 80 g Carpet & Rails)	sq. ft.	5+ Years	\$6.78	\$250.4 \$542.4 \$542.4 \$849.4
- AWNINGS (Aluminu - Carport  Total AWNINGS (Al - PORCHES/DECKS - Elevated - Wood  Total PORCHES/DE - SKIRTING TO 30" B - Masonite  Total SKIRTING TO	uminum w/Metal Roofing) (Measure Width x Length Including Carl w/Rails ECKS (Measure Width x Length Includin	rpet & Rails)  80  128	sq. ft.	5+ Years 5+ Years	\$6.78 \$6.64	\$250.8 \$542.4 \$542.4 \$849.8
- AWNINGS (Alumina - Carport  Total AWNINGS (Alumina - Carport  Total AWNINGS (Alumina - Carport  - PORCHES/DECKS - Elevated - Wood  Total PORCHES/DE - SKIRTING TO 30" II - Masonite  Total SKIRTING TO - STEPS - Wood - 4 Steps	uminum w/Metal Roofing)  (Measure Width x Length Including Call w/Rails  ECKS (Measure Width x Length Includin HIGH (Measure Around Perimeter)  30" HIGH (Measure Around Perimeter)	rpet & Rails)  80  128	sq. ft.	5+ Years 5+ Years	\$6.78 \$6.64	\$250. \$542. \$542. \$849. \$849.
- AWNINGS (Aluminu - Carport  Total AWNINGS (Aluminu - Carport  Total AWNINGS (Aluminu - Carport  - PORCHES/DECKS  - Elevated - Wood  Total PORCHES/DE  - SKIRTING TO 30" H  - Masonite  Total SKIRTING TO  - STEPS  - Wood - 4 Steps  Total STEPS	uminum w/Metal Roofing)  (Measure Width x Length Including Call w/Rails  ECKS (Measure Width x Length Includin HIGH (Measure Around Perimeter)  30" HIGH (Measure Around Perimeter)	rpet & Rails)  80  128	sq. ft.	5+ Years 5+ Years	\$6.78 \$6.64	\$250. \$542. \$542. \$849. \$849.



#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/16/2020

Reference Number Spa	oce 49 Office	Location			Guide Edition Se	p-Oct 2020
Year Mfg'd	Manufacturer		Trac	le Name	State	Region
1981	KAUFMAN & BROAD		UNI	NOWN	CA	PA
Additive Values - STORAGE BUILDIN	NGS/SHEDS					

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

# 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

	SUMMARY OF SALES - RANCHO DOMINGUEZ											
	Sorted by Date											
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/19/2020

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		Length	Total Value		
	Main Floor Area	12	х	48	\$2,529.36		
	Floor Value						\$2,529.36
	Items Multiplier (N/A)					×	N/A
1.	Base Structure Value				T <u>-</u>		\$2,529.36
2.	State Location Adjustment Selected: Yes					x	107 %
3.	Total Book Retail Value (in average condition	on)			_		\$2,706.42
4.	Condition Adjustment Selected: Fair					×	82 %
5.	Condition Adjusted Value Remaining P	hysical Life: 43-34	yrs.				\$2,219.26
6.	Land-Lease Community Adjustment Select	ted: N/A				×	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 Ho	ome and Optional	Equipment	E <sup>2</sup> s			\$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".

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

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The state of the s	Office Location		Guide Edition	Sep-Oct 2020	
Year Mfg'd	Man	ufacturer	Trade Name	State	Region

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1963	UNIVERSAL HOMES	UNIVERSAL	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
- 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
Accessories					
- 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	s Porch or Slat	)			
- 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, Re-	quires Porch o	Slab)			\$834.00
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails	s)				
- Elevated - Wood w/Rails	128	sq. ft.	5+ Years	\$6.78	\$867.84
Total PORCHES/DECKS (Measure Width x Length Including Carpet 8	Rails)				\$867.84



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#### Accessories

<ul> <li>SKIRTING TO 30" HIGH (Measure Around Perime</li> </ul>	
	ter)

Total Additional Features					\$4,157.32
Total Accessories					\$3,516.32
Total WINDOW AIR UNITS - All Types					\$394.00
- 12,000 BTU	2	ea.	5+ Years	\$197.00	\$394.00
- WINDOW AIR UNITS - All Types					
Total STEPS					\$444.00
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
- STEPS					
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$408.00
- Metal or Vinyl (Vertical)	136	lin. ft.	5+ Years	\$3.00	\$408.00

### **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

# 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.

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Space 51 – Rancho Dominguez (*Continued*)

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#### SUMMARY OF VALUE CONCLUSIONS

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

Off-site Value (NADA): \$5,300

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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.



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

1972

Date: 09/11/2020

PA

CA

Reference Number	Space 51	Office Location		Guide Edition	Sep-Oct 2020	_
Year Mfg'd	Manufacturer		Trade Name	State	e Region	

BILTMORE (sgl/multi)

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

KAUFMAN & BROAD

	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	×	107 %
3.	Total Book Retail Value (in average condition)		\$4,687.63
4.	Condition Adjustment Selected: Poor	×	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



#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space 51		Office Location		Guide Edition Se	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
Components					
- 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					
- 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	e 51	Office Location				Guide Edition	Sep	-Oct 2020
Year Mfg'd	Manufacturer			Trac	le Name	Sta	te	Region
1972	KAUFMAN & BROAD			BILTMOR	RE (sgl/multi)	C	A	PA
Accessories								
- WINDOW AIR UNITS	- All Types							
- 12,000 BTU			1	ea.	5+ Years	\$197.00		\$197.00
Total WINDOW AIR U	NITS - All Types							\$197.00
Total Accessories								\$1,043.00
Additive Values								
- STORAGE BUILDING	SS/SHEDS							
- Steel			35	sq. ft.	5+ Years	\$2.11		\$73.85
Total STORAGE BUIL	DINGS/SHEDS							\$73.85
Total Additive Values								\$73.85
Total Additional Feat	urae							\$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

# 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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/22/2020

Ye	ar Mfg'd	Manufacturer		Trade	Name	State	Region
	1967	FLEETWOOD		FLEET	WOOD	CA	PA
	Floor Areas: Single-Wide Char	t: 322					
		Width		Length	Total Value		
	Main Floor Area	10	х -	43	\$2,250.60		
	Expando/Tip-Out Floor Area	8	x	40	\$3,667.20		
	Floor Value						\$5,917.80
	Items Multiplier (N/A)					×	N/A
1.	Base Structure Value						\$5,917.80
2.	State Location Adjustment Selec	ted: Yes				×	107 %
3.	Total Book Retail Value (in avera	age condition)					\$6,332.05
4.	Condition Adjustment Selected:	Good				х	112 %
5.	Condition Adjusted Value Re	emaining Physical Life: 50	)-43 yrs.				\$7,091.89
6.	Land-Lease Community Adjustm	nent Selected: N/A				×	N/A
7.	Land-Lease Community Adjuste	d 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	of Used Home and Optic	onal Equipment				\$12,201.89
12.	Wholesale Value Selected: N/A				x N/A	1	N/A
13.	Additional Adjustments Selected	: No					
repa	ared For:						
	ared By: Anderson & Brabant, Ir	ic.					
comr	ments:					(320 SF).	

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**.

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

TOTAL ADJUSTED VALUE ROUNDED TO \$12,200.

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



# Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/22/2020

Reference Number Space	52	Office Location				Guide E	Edition S	ep-Oct 2020
Year Mfg'd	Manufacturer			Trad	e Name		State	Region
1967	FLEETWOOD			FLEE	TWOOD		CA	PA
ADDITIONAL FEATURE	<u>s</u>							
Description		C	Quantity	Unit of Measure	Age	Unit P	rice	Total Value
Components								
- BATH FIXTURES								
- Fiberglass Tub - Cor	mbo		1	ea.	5+ Years	\$191	.00	\$191.00
Total BATH FIXTURES								\$191.00
- FAN								
- Kitchen Range Hood	i -		1	ea.	5+ Years	\$82	.00	\$82.00
Total FAN								\$82.00
- HOUSE TYPE ROOFIN	NG							
- Single-wide			1	home	5+ Years	\$316	.00	\$316.00
- Third/Tag-A-Long Se	ection		1	home	5+ Years	\$123	.00	\$123.00
Total HOUSE TYPE RO	OFING							\$439.00
- HOUSE TYPE SIDING								
- Single-wide			1	home	5+ Years	\$486	.00	\$486.00
- Third/Tag-A-Long Se	ection		1	home	5+ Years	\$343	.00	\$343.00
Total HOUSE TYPE SID	DING							\$829.00
- KITCHEN APPLIANCE	S							
- 20 CF Refrigerator			1	ea.	5+ Years	\$288	.00	\$288.00
Total KITCHEN APPLIA	NCES							\$288.00
Total Components								\$1,829.00
Accessories								
- AWNINGS (Aluminum v	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 (Alumin	num w/Metal Roofing)							\$827.64



# **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/22/2020

Reference Number Space	e 52	Office Location			Guide Ed	ition Se	p-Oct 2020
Year Mfg'd	Manufactur	er	Trac	de Name		State	Region
1967	FLEETWOO	DD	FLE	ETWOOD		CA	PA
Accessories							
- PORCHES/DECKS (M	Measure Width x Length Inc	cluding Carpet & Rails)					
- Elevated - Compos	ite w/Rails	28	sq. ft.	5+ Years	\$11.0	2	\$308.
Total PORCHES/DEC	KS (Measure Width x Leng	th Including Carpet & Rails)					\$308.
- SKIRTING TO 30" HIC	GH (Measure Around Perin	neter)					
- Shiplap (Horizontal	)	122	lin. ft.	5+ Years	\$6.2	4	\$761.2
Total SKIRTING TO 30	" HIGH (Measure Around	Perimeter)					\$761.
- STEPS							
- Pre-cast Concrete	w/Rail - 4 Steps	1	ea.	5+ Years	\$416.0	0	\$416.0
- Wood - 4 Steps		1	ea.	5+ Years	\$222.0	0	\$222.0
Total STEPS							\$638.0
- WINDOW AIR UNITS	- All Types						
- 12,000 BTU		2	ea.	5+ Years	\$197.0	0	\$394.0
Total WINDOW AIR UI	NITS - All Types						\$394.0
Total Accessories							\$2,929.4
Additive Values							
- STORAGE BUILDING	S/SHEDS						
- Aluminum (Vertical)		48	sq. ft.	5+ Years	\$3.2	4	\$155.5
- Masonite or Wood		35	sq. ft.	5+ Years	\$5.6	0	\$196.0
Total STORAGE BUILI	DINGS/SHEDS						\$351.5
Γotal Additive Values							\$351.5
Total Additional Featu							\$5,110.0

# **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.

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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 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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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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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
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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
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: 09/11/2020

Guide Edition Sep-Oct 2020 Reference Number Space 54 Office Location Year Mfg'd **Trade Name** Manufacturer State Region 1971 SILVERCREST SILVERCREST CA PA Floor Areas: Double-Wide Chart: 301 Width Total Value Length \$8,743.70 Main Floor Area 20 48 Floor Value \$8,743.70 Items Multiplier (N/A) N/A X **Base Structure Value** \$8,743.70 1. 107 % 2. State Location Adjustment Selected: Yes x \$9,355.76 3. Total Book Retail Value (in average condition) 100 % 4. Condition Adjustment Selected: Average X \$9,355.76 5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs. 6. Land-Lease Community Adjustment Selected: N/A N/A X 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 **Total Repairs** \$0.00 10. \$13,046.25 11. Total Adjusted (Retail) Value of Used Home and Optional Equipment Wholesale Value Selected: N/A N/A 12. x N/A 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 Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/11/2020

Reference Number	er Space 54	Office Location		Guide Edition Sep	o-Oct 2020
Year Mfg'd	Manufact	turer	Trade Name	State	Region
4074	CHALEBOO	DECT	CILVEDODECT	CA	DΛ

# 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
- 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 & R	tails)				\$379.68



# **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/11/2020

v		T	Mana		Ctata	Dogian
Year Mfg'd Manufacturer			e Name RCREST	-	State	Region
1971 SILVERCREST		SILVE	RCREST		CA	I FA
Accessories						
- SKIRTING TO 30" HIGH (Measure Around Perimeter)						
- Metal or Vinyl (Vertical)	140	lin. ft.	5+ Years	\$3.0	00	\$420.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)						\$420.0
- STEPS						
- Wood - 4 Steps	2	ea.	5+ Years	\$222.0	00	\$444.0
Total STEPS						\$444.0
- WATER COOLERS (Roof or Window Mount)						
- Evaporative Coolers (All CFMS)	1	ea.	5+ Years	\$308.0	00	\$308.0
Total WATER COOLERS (Roof or Window Mount)						\$308.0
- WINDOW AIR UNITS - All Types						
- 12,000 BTU	1	ea.	5+ Years	\$197.0	00	\$197.0
Total WINDOW AIR UNITS - All Types						\$197.0
Total Accessories						\$2,352.6
Additive Values						
- STORAGE BUILDINGS/SHEDS						
- Aluminum (Vertical)	35	sq. ft.	5+ Years	\$3.2	24	\$113.4
- Masonite or Wood	49	sq. ft.	5+ Years	\$5.6	30	\$274.4
Total STORAGE BUILDINGS/SHEDS						\$387.8
Total Additive Values						\$387.8

# **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**

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### SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure): \$28,000

Off-site Value (NADA): \$16,000

				SUMMA	RY OF	SALES Sorted		CHO DOMINGU	JEZ			
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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.



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/22/2020

re	ar Mfg'd N	Manufacturer	Trad	e Name	State	Region
	1972	SKYLINE	UNK	NOWN	CA	PA
	SVS Quality Selected: Standard					
- 0	Floor Areas: Double-Wide Chart: 3	315				
		Width	Length	Total Value		
	Main Floor Area	20 x	47	\$6,814.44		
	Floor Value					\$6,814.4
	Items Multiplier (N/A)				x	N/A
1.	Base Structure Value					\$6,814.4
2.	State Location Adjustment Selected:	Yes			×	107 9
3.	Total Book Retail Value (in average	condition)				\$7,291.4
4.	Condition Adjustment Selected: Goo	d			×	112 9
5.	Condition Adjusted Value Remai	ning Physical Life: 50-43 yrs.				\$8,166.4
6.	Land-Lease Community Adjustment	Selected: N/A			x	N/A
7.	Land-Lease Community Adjusted Va	alue				\$8,166.4
8.	Total Adjusted Value of Used Hon	ne				\$8,166.4
9.	Total Additional Features				+	\$7,875.6
10.	Total Repairs					\$0.0
11.	Total Adjusted (Retail) Value of Us	sed Home and Optional Equipment				\$16,042.04
12.	Wholesale Value Selected: N/A			x N/	A	N/A
13.	Additional Adjustments Selected: No	)				
repa	ared For:					
repa	ared By: Anderson & Brabant, Inc.					
omn	nents:					
was	reported that the home has wall hear	t only and a furnace has been omitted				
or th	is analysis, NADA rates the home av	erage quality and the overall condition	was considered good.			
	L ADJUSTED VALUE ROUNDED TO	\$40.000				

#### 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: 09/22/2020

Reference Numbe	Space 55	Office Location		Guide Edition Se	o-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
Components					
- 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 Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/22/2020

Year Mfg'd Manufacturer		Trac	State	Region	
1972 SKYLINE		UNI	CA	PA	
components					
- KITCHEN APPLIANCES					
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.00	\$288.0
- Cooktop & Oven (Built-In)	1	ea.	5+ Years	\$642.00	\$642.0
- Garbage Disposal	1	ea.	5+ Years	\$80.00	\$80.0
Total KITCHEN APPLIANCES					\$1,010.0
- MISCELLANEOUS					
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.0
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.0
Total MISCELLANEOUS					\$420.0
- OMIT VALUES (Subtract) Deduct from Base Structure Value					
- Furnace - Only (69,000 BTU or Less)	1	ea.	5+ Years	(\$140.00)	(\$140.0
Total OMIT VALUES (Subtract) Deduct from Base Structure Value					(\$140.0
- PLUMBING					
- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.0
- Plumb for Washer	-1	ea.	5+ Years	\$76.00	\$76.0
- Single Lever Faucet	2	ea.	5+ Years	\$36.00	\$72.0
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.0
- Stainless Steel Sink	1	ea.	5+ Years	\$92.00	\$92.0
Total PLUMBING					\$283.0
otal Components					\$6,272.4
ccessories					
- AWNINGS (Aluminum w/Metal Roofing)					



### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/22/2020

Reference Number Space	e 55	Office Location			Guide Edition	on Se	p-Oct 2020
Year Mfg'd	Manufacturer		Tra	ide Name	s	tate	te Region
1972	SKYLINE		UI	IKNOWN	CA		PA
Accessories							
- SKIRTING TO 30" HIG	GH (Measure Around Perimeter)						
- Metal or Vinyl (Ver	tical)	134	lin. ft.	5+ Years	\$3.00		\$402.00
Total SKIRTING TO 3	0" HIGH (Measure Around Perimet	er)					\$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 RESI	STANT SYSTEMS (Parts & Labor)	- All Types and Mfg.					
- Multi Section		1	ea.	5+ Years	\$393.00		\$393.00
Total EARTHQUAKE	RESISTANT SYSTEMS (Parts & L	abor) - All Types and Mi	g.				\$393.00
- STORAGE BUILDING	GS/SHEDS						-
- Aluminum (Vertical	)	35	sq. ft.	5+ Years	\$3.24		\$113.40
Total STORAGE BUIL	DINGS/SHEDS						\$113.40
Total Additive Values							\$506.40
Total Additional Feat	ures						\$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

# 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

	SUMMARY OF SALES - RANCHO DOMINGUEZ											
Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/18/2020

Year M	ear Mfg'd Manufacturer Trade Name						State	Region	
198	1982 SKYLINE					HOMETTE	CA	PA	
Floo	or Areas: Double-Wide	Chart: 325							
			Width		Length		Total Value		
1	Main Floor Area		20	x	44		\$6,652.52		
Flo	or Value								\$6,652.5
Iter	ms Multiplier (N/A)							×	N/A
1. Ba	se Structure Value								\$6,652.5
2. Sta	ate Location Adjustment S	elected: Yes						×	107 %
3. Tot	tal Book Retail Value (in a	verage condition	)						\$7,118.2
4. Co	ndition Adjustment Select	ed: Good						×	112 9
5. Co	ndition Adjusted Value	Remaining Phy	sical Life: 50-43	yrs.					\$7,972.3
6. Lar	nd-Lease Community Adju	ustment Selected	: N/A				-	×	N/A
7. Lar	nd-Lease Community Adju	usted Value							\$7,972.3
B. Tot	tal Adjusted Value of Us	ed Home							\$7,972.3
9. Tot	tal Additional Features							+	\$3,489.3
10. Tot	tal Repairs								\$0.0
11. Tot	tal Adjusted (Retail) Val	ue of Used Hom	e and Optional	Equipment					\$11,461.7
12. Wh	nolesale Value Selected: N	N/A					x N/A		N/A
13. Add	ditional Adjustments Sele	cted: No							
repared	For:								
repared	By: Anderson & Braban	it, Inc.							
omment	s:								
or this ar	nalysis, NADA rates the h	ome average qua	ality and the ove	rall condition	n was considered	d good.			
OTAL A	DJUSTED VALUE ROUN	DED TO \$11,500	).						

#### 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: 09/18/2020

Reference Number Space	e 56 Office	Location			Guide Edition	Sep-Oct 2020
Year Mfg'd	Manufacturer		Trade	e Name	Stat	e Region
1982	SKYLINE		HON	METTE	CA	PA
ADDITIONAL FEATURE	<u>:s</u>					
Description		Quantity	Unit of Measure	Age	Unit Price	Total Value
Components						
- BATH FIXTURES						
- Fiberglass Tub - Co	ombo	2	ea.	5+ Years	\$191.00	\$382.0
Total BATH FIXTURES	S					\$382.0
- FAN						
- Kitchen Range Hoo	d	1	ea.	5+ Years	\$82.00	\$82.0
Total FAN						\$82.0
- KITCHEN APPLIANCE	ES					
- 20 CF Refrigerator		1	ea.	5+ Years	\$288.00	\$288.0
Total KITCHEN APPLIA	ANCES					\$288.0
Total Components						\$752.0
Accessories						
- AWNINGS (Aluminum	w/Metal Roofing)					
- Patio		100	sq. ft.	5+ Years	\$2.09	\$209.0
Total AWNINGS (Alum	inum w/Metal Roofing)					\$209.0
- CENTRAL AIR COND	ITIONING SYSTEM (By Ton, 12,000 BTU =	1 Ton)				
- 2 1/2 Ton Heat Pur	np & Self Contained	1	ea.	5+ Years	\$1,586.00	\$1,586.0
Total CENTRAL AIR C	ONDITIONING SYSTEM (By Ton, 12,000 E	BTU = 1 Ton)				\$1,586.0
- PORCHES/DECKS (M	leasure Width x Length Including Carpet &	Rails)				
- Elevated - Wood w/	Rails	32	sq. ft.	5+ Years	\$6.78	\$216.9
Total PORCHES/DECH	KS (Measure Width x Length Including Carp	et & Rails)				\$216.9
- STEPS						
- Wood - 4 Steps		2	ea.	5+ Years	\$222.00	\$444.0
Total STEPS						\$444.0



# **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space	56	Office Location				Guide Edition S	ep-Oct 2020
Year Mfg'd	Manufacturer			le Name	State	Region	
1982			METTE	CA	PA		
Accessories							
- WINDOW AIR UNITS -	All Types						
- 12,000 BTU			1	ea.	5+ Years	\$197.00	\$197.00
Total WINDOW AIR UN	ITS - All Types						\$197.00
Total Accessories							\$2,652.96
Additive Values							
- STORAGE BUILDINGS	S/SHEDS						
- Steel			40	sq. ft.	5+ Years	\$2.11	\$84.40
Total STORAGE BUILD	INGS/SHEDS						\$84.40
Total Additive Values							\$84.40
Total Additional Featur	res						\$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**

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Space 57 – 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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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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#### SUMMARY OF VALUE CONCLUSIONS

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

Off-site Value (NADA): \$11,500

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Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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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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

Ye	ear Mfg'd	Manufacturer				Trade Name		State	Region
	1977	BENDIX				METEOR		CA	
	SVS Quality Selected: Standard								
	Floor Areas: Double-Wide Cl	nart: 315							
		Wid	lth		Length		Total Value		
	Main Floor Area	20	)	x	48		\$7,859.29		
	Floor Value								\$7,859.29
	Items Multiplier (N/A)							×	N/A
1.	Base Structure Value								\$7,859.29
2.	State Location Adjustment Sele	ected: Yes						×	107 %
3.	Total Book Retail Value (in ave	rage condition)					1.2		\$8,409.44
4.	Condition Adjustment Selected	: Average						×	100 %
5.	Condition Adjusted Value F	Remaining Physical Life:	46-39 yrs.						\$8,409.44
6.	Land-Lease Community Adjust	ment Selected: N/A					-	×	N/A
7.	Land-Lease Community Adjust	ed Value							\$8,409.44
8.	Total Adjusted Value of Used	I Home							\$8,409.44
9.	Total Additional Features							+	\$3,136.16
10.	Total Repairs							-	\$0.00

#### Prepared For:

Prepared By: Anderson & Brabant, Inc.

12. Wholesale Value Selected: N/A

13. Additional Adjustments Selected: No

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.

N/A

x N/A



#### **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 202		
Year Mfg'd	Manufacture	r	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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Date: 09/21/2020

Year Mfg'd	Manufacturer		Trac	le Name	State	Region
1977	BENDIX			TEOR	CA	PA
Accessories						
- AWNINGS (Aluminum	w/Metal Roofing)					
- Patio		60	sq. ft.	5+ Years	\$2.09	\$125.40
Total AWNINGS (Alum	ninum w/Metal Roofing)					\$125.4
- PORCHES/DECKS (N	Measure Width x Length Including Carpet & Ra	ails)				
- Elevated - Wood w	Rails	18	sq. ft.	5+ Years	\$6.78	\$122.04
Total PORCHES/DEC	KS (Measure Width x Length Including Carpet	t & Rails)				\$122.04
- SKIRTING TO 30" HIG	GH (Measure Around Perimeter)					
- Masonite		13	lin. ft.	5+ Years	\$6.64	\$86.32
- Metal or Vinyl (Vert	ical)	126	lin. ft.	5+ Years	\$3.00	\$378.00
Total SKIRTING TO 30	" HIGH (Measure Around Perimeter)					\$464.3
- STEPS						
- Wood - 4 Steps		1	ea.	5+ Years	\$222.00	\$222.00
Total STEPS						\$222.00
- WATER COOLERS (F	Roof or Window Mount)					
- Evaporative Cooler	s (All CFMS)	1	ea.	5+ Years	\$308.00	\$308.00
Total WATER COOLE	RS (Roof or Window Mount)					\$308.00
Total Accessories						\$1,241.76
Additive Values						
- EARTHQUAKE RESIS	STANT SYSTEMS (Parts & Labor) - All Types	and Mfg.				
- Multi Section		1	ea.	5+ Years	\$393.00	\$393.00
Total EARTHOLIAKE I	RESISTANT SYSTEMS (Parts & Labor) - All 1	Types and Mfa				\$393.00



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#### **Additive Values**

- STORAGE BUILDINGS/SHEDS

				\$3,136.16
				\$506.40
				\$113.40
35	sq. ft.	5+ Years	\$3.24	\$113.40
	35	35 sq. ft.	35 sq. ft. 5+ Years	35 sq. ft. 5+ Years \$3.24

### **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

### SUMMARY DESCRIPTION OF HOME SPACE 58 – RANCHO DOMINGUEZ



#### **HOME DESCRIPTION**

Manufacturer/

Trade Name: Fleetwood / Fleetwood

Home Type: Single Wide Year Built: 1969

1980 (Effective)

Room Count: 2 Bedroom(s) / 1 Bath(s) Living Area: 960 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: Drywall

Kitchen: Appliances include a range/oven and refrigerator.

Bathroom(s): Bathroom features a tile shower with enclosure. Tile countertops.

Heating: None

Air Conditioning: Two window units Laundry: Washer and dryer.

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.

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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.



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/17/2020

Ye	ear Mfg'd	Manufactu	rer		Trad	e Name	State	Region
	1980	FLEETWO	OD		FLEE	TWOOD	CA	PA
	Floor Areas: Single-Wide C	hart: 322						
			Width		Length	Total Value		
	Main Floor Area	_	12	× -	52	\$4,308.48		
	Expando/Tip-Out Floor Are	a	8	×	42	\$3,850.56		
	Floor Value							\$8,159.04
	Items Multiplier (N/A)						×	N/A
1.	Base Structure Value							\$8,159.04
2.	State Location Adjustment Se	lected: Yes				-	x	107 %
3.	Total Book Retail Value (in av	erage condition)						\$8,730.17
4.	Condition Adjustment Selecte	d: Average					×	100 %
5.	Condition Adjusted Value	Remaining Phys	ical Life: 46-39	/rs.				\$8,730.17
6.	Land-Lease Community Adjus	stment Selected:	N/A				x	N/A
7.	Land-Lease Community Adjus	sted Value						\$8,730.17
В.	Total Adjusted Value of Use	d Home						\$8,730.17
9.	Total Additional Features						+	\$9,239.20
10.	Total Repairs						4	\$0.00
11.	Total Adjusted (Retail) Valu	e of Used Home	and Optional I	Equipment				\$17,969.37
12.	Wholesale Value Selected: N	4	N/A					
13.	Additional Adjustments Selec	ted: No						
repa	ared For:							
	ared 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".

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: 09/17/2020

Reference Number Space 58		Office Location		Guide Edition Sep-Oct 20		
Year Mfg'd	Manufa	cturer	Trade Name	State	Region	
1980	FLEETV	VOOD	FLEETWOOD	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
- 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



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/17/2020

					Date	e: 09/17/2020
Reference Number Space 58	Office Location			Guide E	dition Se	ep-Oct 2020
Year Mfg'd Manufa	acturer	Tra	de Name		State	Region
1980 FLEET	WOOD	FLE	ETWOOD		CA	PA
Components						
- KITCHEN APPLIANCES						
- 20 CF Refrigerator	i	ea.	5+ Years	\$288	.00	\$288.00
Total KITCHEN APPLIANCES						\$288.0
- MISCELLANEOUS						
- Clothes Dryer	1	ea.	5+ Years	\$221	.00	\$221.0
- Clothes Washer	1	ea.	5+ Years	\$199	.00	\$199.0
Total MISCELLANEOUS						\$420.0
- OMIT VALUES (Subtract) Deduct from Base	e 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	\$19.0
- Plumb for Washer	1	ea.	5+ Years	\$76	.00	\$76.0
- Single Lever Faucet	3	ea.	5+ Years	\$36	.00	\$108.0
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24	.00	\$24.0
Total PLUMBING						\$227.0
- WINDOWS						
- Dual Glazed Windows - Single-wide	1	all	5+ Years	\$355	.00	\$355.0
- Dual Glazed Windows - Third/Tag-A-Lon	g Section 1	all	5+ Years	\$60	.00	\$60.0
Total WINDOWS						\$415.0
Total Components						\$6,674.6
Accessories						
- AWNINGS (Aluminum w/Metal Roofing)						
- Patio	116	sq. ft.	5+ Years	\$2	2.09	\$242.4
Total AWNINGS (Aluminum w/Metal Roofing	9)					\$242.4



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space	58	Office Location			Guide Edition S	ep-Oct 2020
Year Mfg'd	Manufacturer		Tra	de Name	State	Region
1980	FLEETWOOD		FLE	ETWOOD	CA	PA
Accessories						
- PORCHES/DECKS (M.	easure Width x Length Includi	ng Carnet & Rails)				
- Elevated - Wood w/F		64	sq. ft.	5+ Years	\$6.78	\$433.9
	S (Measure Width x Length In		34. 11.	J. Teals	ψο.70	\$433.9
	H (Measure Around Perimeter					<b>\$100.0</b>
- Metal or Vinyl (Vertic		144	lin, ft.	5+ Years	\$3.00	\$432.0
	' HIGH (Measure Around Peri	meter)				\$432.0
- STEPS						13.120
- Wood - 4 Steps		2	ea.	5+ Years	\$222.00	\$444.0
Total STEPS						\$444.0
- WINDOW AIR UNITS -	All Types					
- 12,000 BTU		2	ea.	5+ Years	\$197.00	\$394.0
Total WINDOW AIR UN	IITS - All Types					\$394.0
Total Accessories						\$1,946.3
Additive Values						
- EARTHQUAKE RESIS	TANT SYSTEMS (Parts & Lab	oor) - All Types and Mfg.				
- Single Section		1	ea.	5+ Years	\$116.00	\$116.0
- Third/Tag-A-Long Se	ection	1	ea.	5+ Years	\$99.00	\$99.0
Total EARTHQUAKE R	ESISTANT SYSTEMS (Parts	& Labor) - All Types and Mfg				\$215.0
- STORAGE BUILDINGS	S/SHEDS					
- Masonite or Wood		72	sq. ft.	5+ Years	\$5.60	\$403.2
Total STORAGE BUILD	INGS/SHEDS					\$403.2
Total Additive Values						\$618.2

### **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

# 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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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	er Space 59	Office Location		Guide Edition Se	o-Oct 2020
Year Mfg'd	Manufactu	rer	Trade Name	State	Region
1971	UNKNOW	'N	VICEROY	CA	PA

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width		Length	Total Value
Main Floor Area	20	×	48	\$6,709.15

	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	×	107 %
3.	Total Book Retail Value (in average condition)		\$7,178.79
4.	Condition Adjustment Selected: Average	×	100 %
5.	Condition Adjusted Value Remaining Physical Life: 46-39 yrs.		\$7,178.79
6.	Land-Lease Community Adjustment Selected: N/A	×	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 Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/17/2020

Year Mfg'd Manufacturer		Trade	e Name		State	Region
1971 UNKNOWN		VIC	EROY		CA	PA
ADDITIONAL FEATURES						
Description	Quantity	Unit of Measure	Age	Unit Prid	ce	Total Value
Components						
- BATH FIXTURES						
- Fiberglass Tub - Combo	2	ea.	5+ Years	\$191.0	00	\$382.00
Total BATH FIXTURES						\$382.00
- FAN						
- Kitchen Range Hood	1	ea.	5+ Years	\$82.0	00	\$82.00
Total FAN						\$82.00
- KITCHEN APPLIANCES						
- 20 CF Refrigerator	1	ea.	5+ Years	\$288.0	00	\$288.00
Total KITCHEN APPLIANCES						\$288.00
- WINDOWS						
- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.0	00	\$592.00
Total WINDOWS						\$592.00
Total Components						\$1,344.00
Accessories						
- AWNINGS (Aluminum w/Metal Roofing)						
- Patio	60	sq. ft.	5+ Years	\$2.0	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	\$3.0	00	\$408.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)						\$408.00
- STEPS						
- Wood - 4 Steps	3	ea.	5+ Years	\$222.0	00	\$666.00
Total STEPS						\$666.00



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/17/2020

Reference Number Space 5	59	Office Location				Guide Edition	Sep	o-Oct 2020
Year Mfg'd	Manufacturer			Trad	le Name	Sta	ite	Region
1971 UNKNOWN				VIC	CEROY	CA		PA
Accessories								
- WINDOW AIR UNITS -	All Types							
- 12,000 BTU			1	ea.	5+ Years	\$197.00		\$197.00
Total WINDOW AIR UNI	TS - 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 BUILDI	NGS/SHEDS							\$274.40
Total Additive Values								\$274.40
Total Additional Feature	es							\$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.

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 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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/11/2020

Ye	ar Mfg'd	Manufacturer		Т	rade Name		State	Region
	1989 HALLMAF	RK-SOUTHWEST CORP		Y	ORKTOWN		CA	PA
	Floor Areas: Double-Wide Chart:	309						
		Width		Length		Total Value		
	Main Floor Area	20	×	57	-	\$14,565.60		
	Floor Value							\$14,565.6
	Items Multiplier (N/A)						x	N/A
1.	Base Structure Value							\$14,565.6
2.	State Location Adjustment Selecte	d: Yes				-	х	107 %
3.	Total Book Retail Value (in average	e condition)						\$15,585.19
4.	Condition Adjustment Selected: Go	ood				_	x	112 9
5.	Condition Adjusted Value Rem	aining Physical Life: 50-43	yrs.					\$17,455.4
6.	Land-Lease Community Adjustmen	nt Selected: N/A				-	х	N/A
7.	Land-Lease Community Adjusted	Value				1		\$17,455.42
8.	Total Adjusted Value of Used Ho	ome						\$17,455.4
9.	Total Additional Features						+	\$5,255.8
10.	Total Repairs							\$0.0
11.	Total Adjusted (Retail) Value of I	Used Home and Optional	Equipment					\$22,711.2
12.	Wholesale Value Selected: N/A					x N/A		N/A
13.	Additional Adjustments Selected: N	No						
repa	ared For:							
repa	ared By: Anderson & Brabant, Inc.							
Comn	nents:							
or th	is analysis, NADA rates the home a	verage quality and the over	rall condition	was considered go	od.			
OTA	AL ADJUSTED VALUE ROUNDED 1	ГО \$22,700.						
_		10010/705		uality converts to: A	Augenen			

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: 09/11/2020

Reference Numbe	Space 60	Office Location	Guide Edition Se	p-Oct 2020
Year Mfg'd	Manufacturer	Trade Name	State	Region
1989	HALLMARK-SOUTHWEST CO	RP YORKTOWN	CA	PA

ADDITIONAL FEATURES					
Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components	Quantity	Measure	Age	Onit i noe	Total Value
- 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 Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number	er Space 60	Office Location		Guide Edition Sep-Oct 2020		
Year Mfg'd	Manufactu	rer	Trade Name	State	Region	
1989	HALLMARK-SOUTHV	WEST CORP	YORKTOWN	CA	PA	

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
Total SKIRTING TO	30" HIGH (Measure Around Perimeter)					\$1,022.56
- 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 UNI	TS - All Types					
- 12,000 BTU		4	ea.	5+ Years	\$197.00	\$788.00
Total WINDOW AIR	R UNITS - All Types					\$788.00
Total Accessories						\$2,573.96
Additive Values						
- STORAGE BUILDI	NGS/SHEDS					
- Steel		35	sq. ft.	5+ Years	\$2.11	\$73.85
Total STORAGE BI	UILDINGS/SHEDS					\$73.85
Total Additive Values						\$73.85
Total Additional Fe	atures					\$5,255.81

### **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

# 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

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Space 62 – Rancho Dominguez (*Continued*)

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Space 62 – 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): \$30,000

Off-site Value (NADA): \$9,100

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						Sorted	by Da	te				<u></u>
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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)

Reference Number Space 62

Date: 09/11/2020

Guide Edition Sep-Oct 2020

Ye	Year Mfg'd Manu		facturer	cturer Trade Name		Name	State	Region	
	1964		PUR	RITAN		PUR	ITAN	CA	PA
	SVS Quality Selecte	d: Stand	ard						
	Floor Areas: Double	-Wide	Chart: 315						
				Width		Length	Total Value		
	Main Floor Area			20	×	48	\$5,367.32		
	Floor Value								\$5,367.3
	Items Multiplier (N/	A)						x	N/A
1.	Base Structure Va	lue							\$5,367.3
2.	State Location Adju	stment S	Selected: Yes					x	107 9
3.	Total Book Retail V	alue (in a	average condi	tion)					\$5,743.0
4.	Condition Adjustme	ent Selec	ted: Good					x	112 9
5.	Condition Adjusted	Value	Remaining I	Physical Life: 50-43 y	rs.				\$6,432.2
6.	Land-Lease Comm	unity Adj	ustment Selec	cted: N/A				x	N/A
7.	Land-Lease Comm	unity Adj	justed Value						\$6,432.2
8.	Total Adjusted Va	lue of Us	sed Home						\$6,432.2
9.	Total Additional Fe	atures						+	\$2,674.8
10.	Total Repairs							4	\$0.0

Office Location

Prepared For:

Prepared By: Anderson & Brabant, Inc.

12. Wholesale Value Selected: N/A

13. Additional Adjustments Selected: No

Comments:

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

11. Total Adjusted (Retail) Value of Used Home and Optional Equipment

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**.

\$9,107.09

x N/A

N/A



#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space	e 62	Office Location		Guide Edition Se	p-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
Components					
- 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)					
- 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 & R	ails)				\$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 Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Space	02	Office Location			Guide Editi	011 001	5-001 2020
Year Mfg'd	Manufacturer		Trac	de Name	S	tate	Region
1964	PURITAN		PL	JRITAN		CA	PA
Accessories							
- 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 UN	IITS - All Types	_					\$197.00
Total Accessories							\$1,601.89
Additive Values							
- STORAGE BUILDINGS	S/SHEDS						
- Aluminum (Vertical)		50	sq. ft.	5+ Years	\$3.24		\$162.00
Total STORAGE BUILD	DINGS/SHEDS						\$162.00
							\$162.00

**Total Additional Features** 

\$2,674.89

# **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

# 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**

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 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.

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 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

				SUMMA	RY OF	SALES Sorted		CHO DOMINGU	JEZ			
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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.



Reference Number Space 63

#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/11/2020

Guide Edition Sep-Oct 2020

			10 h 1 1 1 1 1 1 1		
Year Mfg'd	Manufacturer	Trade Name	State	Region	
1979	KAUFMAN & BROAD	BAYWOOD (sgl/multi)	CA	PA	

Office Location

SVS Quality Selected: Standard

Floor Areas: Double-Wide Chart: 315

	Width		Length	Total Value
Main Floor Area	20	_ x	50	\$8,454.66

	multi todi ritod	00,101.00	
	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	×	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	2.50	\$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 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
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
- 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 Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Spa	ce 63	Office Location				Guide E	dition Se	p-Oct 2020
Year Mfg'd	Manufacturer			Trad	le Name		State	Region
1979	KAUFMAN & BROAD			BAYWOO	DD (sgl/multi)		CA	PA
Components								
- INTERIOR								
- Drywall/Gypsum V	Walls		140	lin. ft.	5+ Years	\$3	.43	\$480.2
Total INTERIOR								\$480.2
- KITCHEN APPLIANO	CES							
- 20 CF Refrigerato	or		1	ea.	5+ Years	\$288	.00	\$288.0
Total KITCHEN APPI	LIANCES							\$288.0
- MISCELLANEOUS								
- Clothes Dryer			1	ea.	5+ Years	\$221	.00	\$221.0
- Clothes Washer			1	ea.	5+ Years	\$199	.00	\$199.0
Total MISCELLANEC	DUS							\$420.0
- PLUMBING								
- Gas Tee for Dryer	r (incl. Vent)		1	ea.	5+ Years	\$19	.00	\$19.0
- Plumb for Washer	r		1	ea.	5+ Years	\$76	.00	\$76.0
Total PLUMBING								\$95.0
- WET BARS								
- Walk Up			1	ea.	5+ Years	\$173	3.00	\$173.0
Total WET BARS								\$173.0
- WINDOWS								
- Dual Glazed Wind	dows - Multi-wide		1	all	5+ Years	\$592	2.00	\$592.0
Total WINDOWS								\$592.0
Total Components								\$7,829.2
Accessories								
- AWNINGS (Aluminu	m w/Metal Roofing)							
- Carport			384	sq. ft.	5+ Years	\$2	2.09	\$802.5
- Patio			100	sq. ft.	5+ Years	\$2	2.09	\$209.0
Total AWNINGS (Alu	uminum w/Metal Roofing)							\$1,011.5



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/11/2020

Reference Number Spa	ce 63	Office Location			Guide Edition Sep-Oct 2020			
Year Mfg'd Manufacture 1979 KAUFMAN & BF			Trad	le Name		State	Region	
			BAYWOO	OD (sgl/multi)		CA	PA	
Accessories								
- PORCHES/DECKS (	Measure Width x Length Including (	Carpet & Rails)						
- Elevated - Wood v	w/Rails	75	sq. ft.	5+ Years	\$6	.78	\$508.50	
Total PORCHES/DEG	CKS (Measure Width x Length Include	ding Carpet & Rails)					\$508.50	
- SKIRTING TO 30" H	IGH (Measure Around Perimeter)							
- Masonite		100	lin. ft.	5+ Years	\$6	.64	\$664.00	
- Metal or Vinyl (Ve	rtical)	50	lin. ft.	5+ Years	\$3	.00	\$150.00	
Total SKIRTING TO	30" HIGH (Measure Around Perimet	er)					\$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 RES	ISTANT SYSTEMS (Parts & Labor)	- All Types and Mfg.						
- Multi Section		1	ea.	5+ Years	\$393	.00	\$393.00	
Total EARTHQUAKE	RESISTANT SYSTEMS (Parts & L	abor) - All Types and Mfg.					\$393.00	
- STORAGE BUILDIN	GS/SHEDS							
- Steel		40	sq. ft.	5+ Years	\$2	.11	\$84.40	
Total STORAGE BUI	LDINGS/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

# 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

				SUMMA	RY OF	SALES Sorted		CHO DOMINGU	JEZ			
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/18/2020

Guide Edition Sep-Oct 2020 Reference Number Space 64 Office Location State Trade Name Region Year Mfg'd Manufacturer HALLMARK-SOUTHWEST CORP YORKTOWN CA PA 1986 Floor Areas: Double-Wide Chart: 309 Total Value Width Length \$11,686.14 48 Main Floor Area 20 \$11,686.14 Floor Value N/A X Items Multiplier (N/A) \$11,686.14 **Base Structure Value** 107 % State Location Adjustment Selected: Yes 2 \$12,504.17 Total Book Retail Value (in average condition) 3. 112 % Condition Adjustment Selected: Good 4. \$14,004.67 5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs. N/A X Land-Lease Community Adjustment Selected: N/A 6. \$14,004.67 Land-Lease Community Adjusted Value 7 \$14,004.67 8. Total Adjusted Value of Used Home \$12,557.22 9. **Total Additional Features** \$0.00 10. **Total Repairs** \$26,561.89 Total Adjusted (Retail) Value of Used Home and Optional Equipment N/A x N/A Wholesale Value Selected: N/A Additional Adjustments Selected: No 13. 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 Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 64		fice Location	Guide Edition	Sep-Oct 2020	
Year Mfg'd	Manufacturer	Trade Name	Stat	e Region	
1986	HALLMARK-SOUTHWEST CORP	YORKTOWN	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
- 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 Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

						_
Year Mfg'd	Manufacturer			e Name	State	Region
1986	HALLMARK-SOUTHWEST CORP		YOR	KTOWN	CA	PA
omponents						
- HOUSE TYPE RO	DOFING					
- Multi-wide		1	home	5+ Years	\$431.00	\$431.0
Total HOUSE TYP	PE ROOFING					\$431.0
- HOUSE TYPE SI	DING					
- Multi-wide		1	home	5+ Years	\$833.00	\$833.0
Total HOUSE TYP	PE SIDING					\$833.0
- INTERIOR						
- Cathedral/Vaul	ted Ceiling Rooms	5	ea.	5+ Years	\$121.00	\$605.0
- Drywall/Gypsu	m Walls	136	lin. ft.	5+ Years	\$3.43	\$466.4
Total INTERIOR						\$1,071.4
- KITCHEN APPLIA	ANCES					
- 20 CF Refriger	ator	1	ea.	5+ Years	\$288.00	\$288.0
Total KITCHEN A	PPLIANCES					\$288.0
- MISCELLANEOU	S					
- Clothes Dryer		1	ea.	5+ Years	\$221.00	\$221.0
- Clothes Washe	er	1	ea.	5+ Years	\$199.00	\$199.0
Total MISCELLAN	IEOUS					\$420.0
- PLUMBING						
- Gas Tee for Dr	yer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.0
- Plumb for Was	her	1	ea.	5+ Years	\$76.00	\$76.0
Total PLUMBING						\$95.0
- WINDOWS						
- Dual Glazed W	/indows - Multi-wide	1	all	5+ Years	\$592.00	\$592.0
Total WINDOWS						\$592.0



# **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/18/2020

Year Mfg'd	Manufacturer		Trac	le Name	State	Region
1986	HALLMARK-SOUTHWEST CORP		YOR	KTOWN	CA	PA
Accessories						
- AWNINGS (Alumir	num w/Metal Roofing)					
- Carport		288	sq. ft.	5+ Years	\$2.09	\$601.9
- Free Standing		64	sq. ft.	1 Year	\$6.25	\$400.0
- Patio		140	sq. ft.	5+ Years	\$2.09	\$292.6
Total AWNINGS (A	luminum w/Metal Roofing)					\$1,294.5
- PORCHES/DECKS	S (Measure Width x Length Including Carpet & Rai	ls)				
- Elevated - Wood	d w/Rails	60	sq. ft.	5+ Years	\$6.78	\$406.8
Total PORCHES/D	ECKS (Measure Width x Length Including Carpet	& Rails)				\$406.8
- SKIRTING TO 30"	HIGH (Measure Around Perimeter)					
- Masonite		140	lin. ft.	5+ Years	\$6.64	\$929.6
Total SKIRTING TO	0 30" HIGH (Measure Around Perimeter)					\$929.6
- STEPS						
- Wood - 4 Steps		1	ea.	2 Years	\$389.00	\$389.0
Total STEPS						\$389.0
- WINDOW AIR UNI	TS - All Types					
- 12,000 BTU		1	ea.	5+ Years	\$197.00	\$197.0
Total WINDOW AIR	R UNITS - All Types					\$197.0
Total Accessories						\$3,216.9
Additive Values						
- STORAGE BUILD	NGS/SHEDS					
- Steel		50	sq. ft.	4 Years	\$2.96	\$148.0
Total STORAGE B	UILDINGS/SHEDS					\$148.0
Total Additive Values						\$148.0

# **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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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

Ye	ar Mfg'd	Manufactu	rer	Trade Name				State	Region	
	1974	SKYLINE				BUDDY		CA	PA	
	Floor Areas: Double-Wide Ch	art: 311								
	1 looi Aleas. Bouble-wide Cit	lait. 311	Width		Length	Tol	al Value			
	Main Floor Area	_	20	× -	48	-	7,910.84			
	Floor Value								\$7,910.8	
	Items Multiplier (N/A)							x	N/	
1.	Base Structure Value								\$7,910.8	
2.	State Location Adjustment Sele	ected: Yes					_	x	107 9	
3.	Total Book Retail Value (in aver	rage condition)							\$8,464.6	
4.	Condition Adjustment Selected:	Fair					100	x	82 9	
5.	Condition Adjusted Value R	emaining Physi	cal Life: 43-34	yrs.					\$6,940.9	
6.	Land-Lease Community Adjustr	ment Selected:	N/A				7	х	N/	
7.	Land-Lease Community Adjuste	ed Value							\$6,940.9	
8.	Total Adjusted Value of Used	Home					_		\$6,940.9	
9.	Total Additional Features							+	\$2,375.8	
10.	Total Repairs								\$0.0	
11.	Total Adjusted (Retail) Value	of Used Home	and Optional	Equipment					\$9,316.8	
12.	Wholesale Value Selected: N/A						x N/A		N/	
13.	Additional Adjustments Selected	d: No								
repa	ared For:									
repa	ared By: Anderson & Brabant, I	nc.								
	nents:									
here	are two sets of steps, one is in p	poor condition a	and has not bee	n included.						
or th	is analysis, NADA rates the hom	ne average qual	ity and the over	rall condition v	vas considered fair.					
OTA	L ADJUSTED VALUE ROUNDE	D TO \$9.300.								

#### 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: 09/17/2020

Reference Number Space 65		fice Location	Guide Edition Sep-Oct 2020				
Year Mfg'd	Manufacturer			State			
1974	SKYLINE			CA	PA		
ADDITIONAL FEATURES	1						
Description		Quantity	Unit of Measure	Age	Unit Pric	e	Total Value
Components							
- BATH FIXTURES							
- Fiberglass Tub - Con	nbo	2	ea.	5+ Years	\$191.0	0	\$382.00
Total BATH FIXTURES							\$382.00
- FAN							
- Kitchen Range Hood		1	ea.	5+ Years	\$82.0	0	\$82.00
Total FAN							\$82.00
- KITCHEN APPLIANCES	S						
- 20 CF Refrigerator		1	ea.	5+ Years	\$288.0	0	\$288.00
Total KITCHEN APPLIA	NCES						\$288.00
Total Components							\$752.00
Accessories							
- AWNINGS (Aluminum w	/Metal Roofing)						
- Carport		225	sq. ft.	5+ Years	\$2.0	9	\$470.25
Total AWNINGS (Alumin	num w/Metal Roofing)						\$470.25
- SKIRTING TO 30" HIGH	H (Measure Around Perimeter)						
- Metal or Vinyl (Vertic	al)	136	lin. ft.	5+ Years	\$3.0	0	\$408.00

1

ea.

5+ Years

\$222.00

- STEPS

- Wood - 4 Steps

**Total STEPS** 

Total SKIRTING TO 30" HIGH (Measure Around Perimeter)

\$408.00

\$222.00

\$222.00



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 00/17/2020

Reference Number Space	e 65	Office Location				Guide Edition	Sep-Oct 2020
Year Mfg'd	Manufacturer			Trac	de Name	State	Region
1974	SKYLINE			В	UDDY	CA	PA
Accessories							
- WINDOW AIR UNITS	- All Types						
- 12,000 BTU			2	ea.	5+ Years	\$197.00	\$394.00
Total WINDOW AIR UI	NITS - All Types						\$394.00
Total Accessories							\$1,494.25
Additive Values							
- STORAGE BUILDING	S/SHEDS						
- Aluminum (Vertical)			40	sq. ft.	5+ Years	\$3.24	\$129.60
Total STORAGE BUIL	DINGS/SHEDS						\$129.60
Total Additive Values							\$129.60
Total Additional Featu	ires						\$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

## 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**

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 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.

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 66 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 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

				SUMMA	RY OF	SALES Sorted		CHO DOMINGU	JEZ			
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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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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
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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	Moduline/Corinthian	1976	2/1	SW	None	840	Avg	Poor	Park 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.



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/21/2020

Reference Number	er Space 66	Office Location		Guide Edition	Sep-Oct 2020
Year Mfg'd	Manu	facturer	Trade Name	State	Region

						T 4-	Mana I	C4-4-	Danies
	ar Mfg'd		Manufa				Name	State	Region
	1968 FLEETWOOD					FLEET	WOOD	CA	PA
F	Floor Areas: Sin	ngle-Wide	Chart: 322						
				Width		Length	Total Value		
	Main Floor	Area		12	×	56	\$3,266.24		
	Expando/Ti	p-Out Floor	Area	8	×	19	\$1,741.92		
	Expando/Ti	p-Out Floor	Area	8	×	11	\$1,008.48		
	Floor Value								\$6,016.6
	Items Multiplie	er (N/A)						×	N/A
1.	Base Structu	re Value							\$6,016.6
2.	State Location	Adjustment	Selected: Yes				3	×	107 %
3.	Total Book Re	tail Value (in	average condition	on)					\$6,437.8
4.	Condition Adju	stment Sele	cted: Average					×.	100 %
5.	Condition Adju	sted Value	Remaining Pl	nysical Life: 46-39 y	rs.				\$6,437.8
6.	Land-Lease C	ommunity Ad	djustment Selecte	ed: N/A				x	N/A
7.	Land-Lease C	ommunity Ad	djusted Value						\$6,437.8
8.	Total Adjuste	d Value of L	Jsed Home				-		\$6,437.8
9.	Total Addition	al Features						+	\$9,251.8
10	Total Panaire								\$0.00

9.	Total Additional Features	+	\$9,251.86
10.	Total Repairs		\$0.00

11.	11. Total Adjusted (Retail) Value of Used Home and Optional Equipment		\$15,689.66
12.	Wholesale Value Selected: N/A	× N/A	N/A

13. Additional Adjustments Selected: No

Prepared For:

Prepared By: Anderson & Brabant, Inc.

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".

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 66	Office Location	Guide Edition	Sep-Oct 2020

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

#### ADDITIONAL FEATURES

Description	Quantit	Unit of	A	Mait Dries	Total Value
Description	Quantity	Measure	Age	Unit Price	l otal value
Components					
- 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



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/21/2020

Year Mfg'd Manufacturer		Tron	le Name		State	Region
1968 FLEETWOOD			TWOOD		CA	PA
Components						
- INTERIOR						
- Drywall/Gypsum Walls	212	lin, ft.	5+ Years	\$3.43	3	\$727.10
Total INTERIOR						\$727.1
- KITCHEN APPLIANCES						
- 20 CF Refrigerator	1	ea.	4 Years	\$397.00	)	\$397.0
Total KITCHEN APPLIANCES						\$397.0
- MISCELLANEOUS						
- Clothes Dryer	1	ea.	5+ Years	\$221.00	)	\$221.0
- Clothes Washer	1	ea.	5+ Years	\$199.00		\$199.0
Total MISCELLANEOUS						\$420.0
- 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	0	\$19.0
- Plumb for Washer	1	ea.	5+ Years	\$76.00	0	\$76.0
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	0	\$24.0
Total PLUMBING						\$119.0
otal Components						\$7,496.7
Accessories						
- AWNINGS (Aluminum w/Metal Roofing)						
- Patio	128	sq. ft.	5+ Years	\$2.0	9	\$267.5
Total AWNINGS (Aluminum w/Metal Roofing)						\$267.5
<ul> <li>SKIRTING TO 30" HIGH (Measure Around Perimeter)</li> </ul>						



#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/21/2020

Reference Number Space 66		Office Location				Guide E	dition Sep	p-Oct 2020
Year Mfg'd	Manufacturer			Trad	le Name		State	Region
1968	FLEETWOOD			FLEE	TWOOD		CA	PA
Accessories								
- STEPS								
- Wood - 4 Steps			2	ea.	5+ Years	\$222.	.00	\$444.00
Total STEPS								\$444.00
- WINDOW AIR UNITS - AII	Types							
- 12,000 BTU			1	ea.	5+ Years	\$197.	.00	\$197.00
Total WINDOW AIR UNITS	- All Types							\$197.00
Total Accessories								\$1,665.48
Additive Values								
- STORAGE BUILDINGS/SH	HEDS							
- Masonite or Wood			16	sq. ft.	5+ Years	\$5.	.60	\$89.60
Total STORAGE BUILDING	SS/SHEDS							\$89.60
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

## 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*)

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 71 – 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 71 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 71 was estimated to be \$8,700.

#### SUMMARY OF VALUE CONCLUSIONS

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

Off-site Value (NADA): \$8,700

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/12/2020

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 13 \$1,191.84 Floor Value \$6,141.20 Items Multiplier (N/A) X N/A Base Structure Value 1. \$6,141.20 2. State Location Adjustment Selected: Yes 107 % 3 Total Book Retail Value (in average condition) \$6,571.08 4. Condition Adjustment Selected: Average 100 % 5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs. \$6,571.08 6. Land-Lease Community Adjustment Selected: N/A N/A x 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 Total Adjusted (Retail) Value of Used Home and Optional Equipment \$8,741.52 12. Wholesale Value Selected: N/A x N/A N/A 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.

#### 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**.

For detailed explanation, see "Construction Quality" under "Help".



#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space	9 /1	Office Location			Guide Ed	ition Se	ep-Oct 2020
Year Mfg'd	Manufacturer		Trad	e Name		State	Region
1964	SKYLINE		SK	YLINE		CA	PA
DDITIONAL FEATURE	<u> </u>						
Description		Quantity	Unit of Measure	Age	Unit Pric	e	Total Valu
Components							
- BATH FIXTURES							
- Fiberglass Tub - Co	ombo	1	ea.	5+ Years	\$191.0	0	\$191.0
Total BATH FIXTURES	S						\$191.0
- FAN							
- Kitchen Range Hoo	od	1	ea.	5+ Years	\$82.0	0	\$82.0
Total FAN							\$82.0
- KITCHEN APPLIANCE	ES						
- 20 CF Refrigerator		1	ea.	5+ Years	\$288.0	0	\$288.0
Total KITCHEN APPLI	ANCES						\$288.0
Total Components							\$561.0
Accessories							
- SKIRTING TO 30" HIG	GH (Measure Around Perimeter)						
- Masonite		156	lin. ft.	5+ Years	\$6.6	4	\$1,035.8
Total SKIRTING TO 30	" HIGH (Measure Around Perimeter	)					\$1,035.8
- STEPS							
- Wood - 4 Steps		2	ea.	5+ Years	\$222.0	0	\$444.0
Total STEPS							\$444.0

**Total Accessories** 

\$1,479.84



Reference Number Space 71

#### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	SKYLINE	SKYLINE	CA	PA

Office Location

#### **Additive Values**

-	STORAGE	BUIL	DINGS/S	HEDS

Total Additive Values \$129.60	Total Additive Values					\$129.60 \$129.60
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### **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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/12/2020

Ye	ar Mfg'd		Manufacturer			Т	rade Name		State	Region
	1972		SKYLINE				SKYLINE		CA	PA
-		S 84.00								
	Floor Areas: Double-Wid	le Chart:								
	141 2 5 15 15			dth	_	Length		Total Value		
	Main Floor Area		2	20	×	48		\$5,730.84		
	Floor Value									\$5,730.8
	Items Multiplier (N/A)								×	N/
1.	Base Structure Value									\$5,730.8
2.	State Location Adjustm	ent Selected	: Yes					-	x	107 9
3.	Total Book Retail Value	(in average	condition)							\$6,132.0
4.	Condition Adjustment S	elected: Ave	erage						x	100
5.	Condition Adjusted Val	ue Rema	ining Physical Life	: 46-39 yr	S.					\$6,132.0
6.	Land-Lease Communit	/ Adjustmen	Selected: N/A					_	x	N/
7.	Land-Lease Communit	Adjusted V	alue							\$6,132.0
8.	Total Adjusted Value	of Used Hor	me					_		\$6,132.0
9.	Total Additional Feature	es							+	\$1,751.2
10.	Total Repairs								-	\$0.0
11.	Total Adjusted (Retail	) Value of U	sed Home and O	otional Ed	quipment				-	\$7,883.2
12.	Wholesale Value Selec	ted: N/A						x N/A		N/
13.	Additional Adjustments	Selected: N	0							
repa	ared For:									
repa	ared By: Anderson & B	abant, Inc.								
omn	nents:									
or th	is analysis, NADA rates	the home av	erage quality and	the overal	condition w	as considered ave	erage.			
OT 4	L ADJUSTED VALUE R	OLINDED T	0 \$7 000							

#### 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: 09/12/2020

Reference Number	er Space 72	Office Location		Guide Edition Sep	o-Oct 2020
Year Mfg'd	Manufactu	irer	Trade Name	State	Region
1972	SKYLINI		SKYLINE	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					
- 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					
- 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



### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Spac	9 72	Office Location				Guide Edition Se	p-Oct 2020
Year Mfg'd	Manufacturer			Trad	le Name	State	Region
1972	SKYLINE			SK	YLINE	CA	PA
Additive Values - STORAGE BUILDING	S/SHEDS						
- Masonite or Wood			32	sq. ft.	5+ Years	\$5.60	\$179.2
T-1-I STORAGE BUIL	DINGS/SHEDS						\$179.2
Total STORAGE BUIL							
Total Additive Values							\$179.20

### **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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/12/2020

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 Total Value Length Main Floor Area 20 48 \$5,286.40 Floor Value \$5,286.40 Items Multiplier (N/A) N/A x 1. Base Structure Value \$5,286.40 2. State Location Adjustment Selected: Yes 107 % X 3. Total Book Retail Value (in average condition) \$5,656.45 Condition Adjustment Selected: Average 4 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 Total Adjusted (Retail) Value of Used Home and Optional Equipment 11. \$8,133.45 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 Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space	Office Location	on	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
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
- 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
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

# J.D. POWER



### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/12/2020

	40 40	sq. ft.	5+ Years 5+ Years		3.24	\$129.60 \$84.40 \$214.00
	40	sq. ft.	5+ Years	\$3	3.24	\$129.6
						\$852.0
						\$444.0
	2	ea.	5+ Years	\$222	2.00	\$444.0
		НО	METTE		CA	PA
r		Trac	le Name		State	Region
Office Location _				Guide	Edition Sep	Oct 2020
			Trac	Trade Name HOMETTE	Trade Name HOMETTE	Trade Name State  HOMETTE CA

### **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

# 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.

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 75 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 75 was estimated to be \$9,000.

### SUMMARY OF VALUE CONCLUSIONS

On-site Value (Assumes notice of illegal use and park closure): \$22,000

Off-site Value (NADA): \$9,000

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te		•		<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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



Reference Number Space 75

### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Guide Edition Sep-Oct 2020

Ye	ear Mfg'd		Manufactu	er		Trade	Name	State	Region
	1971	FLEETWOOD				FLEET	TWOOD	CA	PA
	Floor Areas: Single-Wid	Chart:	322						
				Width		Length	Total Value		
	Main Floor Area			12	×	56	\$3,572.45		
	Expando/Tip-Out Flo	or Area		8	×	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 Adjustm	ent Selecte	ed: Yes					×	107 %
3.	Total Book Retail Value	(in averag	e condition)						\$4,999.69
4.	Condition Adjustment S	elected: A	verage					x	100 %
5.	Condition Adjusted Val	ie Rem	naining Physi	cal Life: 46-39 y	rs.				\$4,999.69
6.	Land-Lease Community	Adjustme	nt Selected:	N/A				х	N/A
7.	Land-Lease Community	Adjusted	Value						\$4,999.69
8.	Total Adjusted Value	of Used Ho	ome						\$4,999.69
9.	Total Additional Feature	es						+	\$3,956.73
10.	Total Repairs								\$0.00

Office Location

#### Prepared For:

12.

Prepared By: Anderson & Brabant, Inc.

Wholesale Value Selected: N/A

13. Additional Adjustments Selected: No

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.

11. Total Adjusted (Retail) Value of Used Home and Optional Equipment

TOTAL ADJUSED 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.

\$8,956.42

N/A

x N/A

## J.D. POWER



### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Space 7	5	Office Location			Guide Edition	Sep-Oct 2020
Year Mfg'd	Manufacturer		Trad	le Name	State	Region
1971	FLEETWOOD		FLEE	TWOOD	CA	PA
ADDITIONAL FEATURES						
Description		Quantity	Unit of Measure	Age	Unit Price	Total Value
Components						
- BATH FIXTURES						
- Fiberglass Tub - Coml	00	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES						\$191.00
- DOORS						
- Deluxe House Type E	xterior 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 APPLIAN	CES					\$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
Accessories						
- 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

Year Mfg'd Manufacturer		Trac	le Name	State	Region
1971 FLEETWOOD		1.000	TWOOD	CA	PA
Accessories					
- PORCHES/DECKS (Measure Width x Length Including Carpet & Ra	ails)				
- Elevated - Wood w/Rails	48	sq. ft.	5+ Years	\$6.78	\$325.
Total PORCHES/DECKS (Measure Width x Length Including Carpet	& Rails)				\$325.
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Metal or Vinyl (Vertical)	152	lin. ft.	5+ Years	\$3.00	\$456.
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$456.
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.
Total STEPS					\$444.
- WINDOW AIR UNITS - All Types					
- 12,000 BTU	2	ea.	5+ Years	\$197.00	\$394.
Total WINDOW AIR UNITS - All Types					\$394.
otal Accessories					\$2,164.
additive Values					
- STORAGE BUILDINGS/SHEDS					
- Masonite or Wood	128	sq. ft.	5+ Years	\$5.60	\$716.
Total STORAGE BUILDINGS/SHEDS					\$716.
otal Additive Values					\$716.
otal Additive Values					\$/1

### **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

# 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.

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### 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*)

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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.

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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 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.

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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 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

				SUMMA	RY OF	SALES Sorted		CHO DOMINGU	JEZ			
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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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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: 09/18/2020

Ye	ear Mfg'd	Manufacturer		Т	rade Name		State	Region
	1972 W	ICK BUILDING		GI	RANDVILLE		CA	PA
	Floor Areas: Single-Wide Chart: 3	328						
		Width		Length		Total Value		
	Main Floor Area	12	×	47		\$2,850.84		
	Floor Value							\$2,850.8
	Items Multiplier (N/A)						x	N/A
1.	Base Structure Value							\$2,850.8
2.	State Location Adjustment Selected	i: Yes				_	x	107 %
3.	Total Book Retail Value (in average	condition)						\$3,050.4
4.	Condition Adjustment Selected: Go	od				1	×	113 9
5.	Condition Adjusted Value Rema	nining Physical Life: 44-3	7 yrs.					\$3,446.9
6.	Land-Lease Community Adjustmen	t Selected: N/A					×	N/A
7.	Land-Lease Community Adjusted V	alue						\$3,446.9
8.	Total Adjusted Value of Used Hor	me						\$3,446.9
9.	Total Additional Features						+	\$6,799.6
10.	Total Repairs							\$0.00
11.	Total Adjusted (Retail) Value of U	sed Home and Options	al Equipment					\$10,246.62
12.	Wholesale Value Selected: N/A					× N/A		N/A
13.	Additional Adjustments Selected: N	0						
repa	ared For:							
repa	ared By: Anderson & Brabant, Inc.							
omr	nents:							
or th	is analysis, NADA rates the home fa	ir quality and the overall	condition was o	considered good.				
	L ADJUSTED VALUE ROUNDED T	0.640.000						1.0

#### 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: 09/18/2020

Reference Number	Space 76	Office Location		Guide Edition Sep	o-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
Components					
- 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	ce /6	Office Location				Guide Ed	dition Se	p-Oct 2020
Year Mfg'd	Manufacturer			Trac	de Name		State	Region
1972	WICK BUILDING			GRA	NDVILLE		CA	PA
Components								
- WINDOWS								
- Dual Glazed Windo	ows - Single-wide		1	all	4 Years	\$494.0	00	\$494.00
Total WINDOWS								\$494.00
Total Components								\$4,331.21
Accessories								
- AWNINGS (Aluminum	n w/Metal Roofing)							
- Patio			224	sq. ft.	5+ Years	\$2.0	9	\$468.16
Total AWNINGS (Alun	ninum w/Metal Roofing)							\$468.16
- SKIRTING TO 30" HI	GH (Measure Around Perimeter)							
- Masonite			118	lin. ft.	4 Years	\$9.2	25	\$1,091.50
Total SKIRTING TO 3	0" HIGH (Measure Around Perimeter)	)						\$1,091.50
- STEPS								
- Wood - 4 Steps			2	ea.	5+ Years	\$222.0	00	\$444.00
Total STEPS								\$444.00
Total Accessories								\$2,003.66
Additive Values								
- STORAGE BUILDING	SS/SHEDS							
- Masonite or Wood			83	sq. ft.	5+ Years	\$5.6	60	\$464.80
Total STORAGE BUIL	DINGS/SHEDS							\$464.80
Total Additive Values								\$464.80
Total Additional Feat								

### **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

	SUMMARY OF SALES - RANCHO DOMINGUEZ												
						Sorted	by Da	te				<u></u>	
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/12/2020

Ye	ar Mfg'd	Manut	facturer	Trade Name			State	Region		
	1975	SKY	LINE		FREI	FREEDOM CA				
	Floor Areas: Double-Wide	Chart: 311								
			Width		Length	Total Value				
	Main Floor Area		20	× -	48	\$8,119.02				
	Floor Value							\$8,119.0		
	Items Multiplier (N/A)						×	N/		
1.	Base Structure Value							\$8,119.0		
2.	State Location Adjustmen	t Selected: Yes					×	107 9		
3.	Total Book Retail Value (i	n average cond	ition)					\$8,687.3		
4.	Condition Adjustment Sel	ected: Average					×	100 %		
5.	Condition Adjusted Value	Remaining	Physical Life: 46-39	yrs.				\$8,687.3		
6.	Land-Lease Community A	Adjustment Sele	cted: N/A				×	N/A		
7.	Land-Lease Community A	Adjusted Value						\$8,687.3		
8.	Total Adjusted Value of	Used Home						\$8,687.3		
9.	Total Additional Features						+	\$2,309.2		
10.	Total Repairs						-	\$0.0		
11.	Total Adjusted (Retail) \	/alue of Used H	lome and Optional	Equipment				\$10,996.5		
12.	Wholesale Value Selected	d: N/A				x N/A	A	N/		
13.	Additional Adjustments Se	elected: No								
repa	red For:									
repa	red By: Anderson & Brat	oant, Inc.								
omn	nents:									
or th	is analysis, NADA rates th	e home average	quality and the ove	rall condition v	vas considered average	e.				
ОТА	L ADJUSTED VALUE RO	UNDED TO \$11	000							

#### 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: 09/12/2020

Reference Number Space	77 0	Office Location _				Guide I	Edition Se	ep-Oct 2020		
Year Mfg'd	Year Mfg'd Manufacturer				Trade Name					
1975	SKYLINE				CA	PA				
ADDITIONAL FEATURES	5									
Description		Qu	antity	Unit of Measure	Age	Unit P	rice	Total Value		
Components										
- BATH FIXTURES										
- Fiberglass Tub - Con	nbo		1	ea.	5+ Years	\$191	.00	\$191.00		
Total BATH FIXTURES								\$191.00		
- FAN										
- Kitchen Range Hood			1	ea.	5+ Years	\$82	2.00	\$82.00		
Total FAN								\$82.00		
- KITCHEN APPLIANCES	S									
- 20 CF Refrigerator			1	ea.	5+ Years	\$288	3.00	\$288.00		
Total KITCHEN APPLIA	NCES							\$288.00		
Total Components								\$561.00		
Accessories										
- SKIRTING TO 30" HIGH	H (Measure Around Perimeter)									
- Masonite			136	lin. ft.	5+ Years	\$6	6.64	\$903.04		
Total SKIRTING TO 30"	HIGH (Measure Around Perimeter)							\$903.04		
- STEPS										
- Wood - 4 Steps			3	ea.	5+ Years	\$222	2.00	\$666.00		

Total STEPS

**Total Accessories** 

\$666.00

\$1,569.04

### J.D. POWER



### Used Manufactured Home Value Report

(This is not an appraisal form)

Reference Number Space	e 77	Office Location				Guide Edition Se	p-Oct 2020
Year Mfg'd			State	Region			
1975	SKYLINE			FRI	CA	PA	
Additive Values							
- STORAGE BUILDING - Masonite or Wood	SS/SHEDS		32	sq. ft.	5+ Years	\$5.60	\$179.2
	111111111111111111111111111111111111111		32	sq. ft.	5+ Years	\$5.60	\$179.2 \$179.2
- Masonite or Wood	111111111111111111111111111111111111111		32	sq. ft.	5+ Years	\$5.60	- 0 000

### **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**

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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 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.

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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 78 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 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

	SUMMARY OF SALES - RANCHO DOMINGUEZ Sorted by Date												
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/18/2020

Ye	0.01.01.00.4		ufacturer		Trade	State CA	Region PA	
	1977	ON MANOR		WINSTO				
	SVS Quality Selected: \$	Standard						
	Floor Areas: Double-Wi	de Chart: 315						
			Width		Length	Total Value		
	Main Floor Area		20	×	48	\$7,859.29		
	Floor Value							\$7.859.29
	Items Multiplier (N/A)						×	N/A
1.	Base Structure Value							\$7,859.29
2.	State Location Adjustn	ent Selected: Yes	5				×	107 %
3.	Total Book Retail Value	e (in average con	dition)					\$8,409.44
4.	Condition Adjustment	Selected: Good				Ī	×	112 %
5.	Condition Adjusted Va	ue Remaining	Physical Life: 50-43 y	rs.				\$9,418.57
3.	Land-Lease Communit	y Adjustment Sele	ected: N/A				×	N/A
7.	Land-Lease Communit	y Adjusted Value						\$9,418.57
3.	Total Adjusted Value	of Used Home						\$9,418.57
9.	Total Additional Featur	es					+	\$10,830.08
10.	Total Repairs							\$0.00
11.	Total Adjusted (Retai	) Value of Used	Home and Optional I	Equipment				\$20,248.65
12.	Wholesale Value Select	ted: N/A				x N/A		N/A
13.	Additional Adjustments	Selected: No						
repa	ared For:							
rena	ared By: Anderson & B	rabant, Inc.						

#### 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.

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

TOTAL ADJUSTED VALUE ROUNDED TO \$20,200.

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.



### Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space 78		Office Location	Guide Edition S	Sep-Oct 2020	
Year Mfg'd	Manufacturer	Trade Nam	e State	Region	
1977	WINSTON MANOR	WINSTON MAI	NOR 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	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



### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/18/2020

Accessories	State	Region
- KITCHEN APPLIANCES - 20 CF Refrigerator	CA	PA
- 20 CF Refrigerator - Dishwasher - Dishwasher - Garbage Disposal - Garbage Disposal - Cotal KITCHEN APPLIANCES  - MISCELLANEOUS - Clothes Dryer - Clothes Washer - Clothes Washer - Clothes Washer - Clothes Washer - OMIT VALUES (Subtract) Deduct from Base Structure Value - Furnace - Only (69,000 BTU or Less) - Total OMIT VALUES (Subtract) Deduct from Base Structure Value - PLUMBING - Gas Tee for Dryer (incl. Vent) - Plumb for Washer - Plumb for Washer - WINDOWS - Dual Glazed Windows - Multi-wide - Total WINDOWS - Total Components - Coccessories		
- Dishwasher		
- Garbage Disposal 1 ea. 5+ Years  Total KITCHEN APPLIANCES  - MISCELLANEOUS - Clothes Dryer 1 ea. 5+ Years - Clothes Washer 1 ea. 5+ Years  Total MISCELLANEOUS - OMIT VALUES (Subtract) Deduct from Base Structure Value - Furnace - Only (69,000 BTU or Less) 1 ea. 5+ Years  Total OMIT VALUES (Subtract) Deduct from Base Structure Value - PLUMBING - Gas Tee for Dryer (incl. Vent) 1 ea. 5+ Years  Total PLUMBING - WINDOWS - Dual Glazed Windows - Multi-wide 1 all 5+ Years  Total WINDOWS  Total Components  **Coccessories**	\$288.00	\$288.0
Total KITCHEN APPLIANCES  - MISCELLANEOUS  - Clothes Dryer	\$177.00	\$177.0
- MISCELLANEOUS - Clothes Dryer 1 ea. 5+ Years - Clothes Washer 1 ea. 5+ Years  Total MISCELLANEOUS - OMIT VALUES (Subtract) Deduct from Base Structure Value - Furnace - Only (69,000 BTU or Less) 1 ea. 5+ Years  Total OMIT VALUES (Subtract) Deduct from Base Structure Value - PLUMBING - Gas Tee for Dryer (incl. Vent) 1 ea. 5+ Years  Total PLUMBING - WINDOWS - Dual Glazed Windows - Multi-wide 1 all 5+ Years  Total WINDOWS  Total Components  Coccessories	\$80.00	\$80.0
- Clothes Dryer		\$545.0
- Clothes Washer 1 ea. 5+ Years  Total MISCELLANEOUS  - OMIT VALUES (Subtract) Deduct from Base Structure Value		
Total MISCELLANEOUS  - OMIT VALUES (Subtract) Deduct from Base Structure Value - Furnace - Only (69,000 BTU or Less) 1 ea. 5+ Years  Total OMIT VALUES (Subtract) Deduct from Base Structure Value  - PLUMBING - Gas Tee for Dryer (incl. Vent) 1 ea. 5+ Years - Plumb for Washer 1 ea. 5+ Years  Total PLUMBING - WINDOWS - Dual Glazed Windows - Multi-wide 1 all 5+ Years  Total WINDOWS  Total WINDOWS  Total Components	\$221.00	\$221.0
- OMIT VALUES (Subtract) Deduct from Base Structure Value - Furnace - Only (69,000 BTU or Less)  Total OMIT VALUES (Subtract) Deduct from Base Structure Value - PLUMBING - Gas Tee for Dryer (incl. Vent) - Plumb for Washer  1 ea. 5+ Years - Plumb for Washer 1 ea. 5+ Years  Total PLUMBING - WINDOWS - Dual Glazed Windows - Multi-wide 1 all 5+ Years  Total WINDOWS  Total Components	\$199.00	\$199.0
- Furnace - Only (69,000 BTU or Less)  Total OMIT VALUES (Subtract) Deduct from Base Structure Value  - PLUMBING  - Gas Tee for Dryer (incl. Vent)  - Plumb for Washer  1 ea. 5+ Years  Total PLUMBING  - WINDOWS  - Dual Glazed Windows - Multi-wide  Total WINDOWS  Total WINDOWS  Total Components		\$420.0
Total OMIT VALUES (Subtract) Deduct from Base Structure Value  - PLUMBING  - Gas Tee for Dryer (incl. Vent)  - Plumb for Washer  1 ea. 5+ Years  Total PLUMBING  - WINDOWS  - Dual Glazed Windows - Multi-wide  Total WINDOWS  Total WINDOWS  Total Components  Accessories		
- PLUMBING  - Gas Tee for Dryer (incl. Vent)  - Plumb for Washer  1 ea. 5+ Years  Total PLUMBING  - WINDOWS  - Dual Glazed Windows - Multi-wide  1 all 5+ Years  Total WINDOWS  Total Components	(\$140.00)	(\$140.00
- Gas Tee for Dryer (incl. Vent)  - Plumb for Washer  1 ea. 5+ Years  Total PLUMBING  - WINDOWS  - Dual Glazed Windows - Multi-wide  Total WINDOWS  Total Components  Coccessories		(\$140.00
- Plumb for Washer 1 ea. 5+ Years  Total PLUMBING  - WINDOWS  - Dual Glazed Windows - Multi-wide 1 all 5+ Years  Total WINDOWS  Total Components		
Total PLUMBING  - WINDOWS  - Dual Glazed Windows - Multi-wide 1 all 5+ Years  Total WINDOWS  Total Components  Accessories	\$19.00	\$19.0
- WINDOWS - Dual Glazed Windows - Multi-wide 1 all 5+ Years  Total WINDOWS  Total Components  Accessories	\$76.00	\$76.0
- Dual Glazed Windows - Multi-wide 1 all 5+ Years  Total WINDOWS  Total Components  Accessories		\$95.0
Total WINDOWS  Total Components  Accessories		
Total Components Accessories	\$592.00	\$592.0
		\$592.0
Accessories		\$8,610.0
- AWNINGS (Aluminum w/Metal Roofing)		
- Patio 100 sq. ft. 5+ Years	\$2.09	\$209.0



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/18/2020

Reference Number Space	e 78	Office Location			Guide Edition Se	ep-Oct 2020
Year Mfg'd	Manufacturer		Trac	le Name	State	Region
1977	WINSTON MANO	R	WINST	ON MANOR	CA	PA
Accessories						
- PORCHES/DECKS (N	Measure Width x Length Includ	ling Carpet & Rails)				
- Elevated - Wood w	/Rails	60	sq. ft.	5+ Years	\$6.78	\$406.8
Total PORCHES/DEC	KS (Measure Width x Length	ncluding Carpet & Rails)				\$406.8
- SKIRTING TO 30" HIC	GH (Measure Around Perimeter	er)				
- Masonite		20	lin. ft.	5+ Years	\$6.64	\$132.8
- Metal or Vinyl (Vert	ical)	120	lin. ft.	5+ Years	\$3.00	\$360.0
Total SKIRTING TO 30	0" HIGH (Measure Around Per	rimeter)				\$492.8
- STEPS						
- Wood - 4 Steps		2	ea.	5+ Years	\$222.00	\$444.0
Total STEPS						\$444.0
Total Accessories						\$1,552.6
Additive Values						
- EARTHQUAKE RESIS	STANT SYSTEMS (Parts & La	abor) - All Types and Mfg.				
- Multi Section		1	ea.	5+ Years	\$393.00	\$393.0
Total EARTHQUAKE	RESISTANT SYSTEMS (Parts	& Labor) - All Types and Mfg.				\$393.0
- STORAGE BUILDING	SS/SHEDS					
- Masonite or Wood		49	sq. ft.	5+ Years	\$5.60	\$274.4
Total STORAGE BUIL	DINGS/SHEDS					\$274.4
Total Additive Values						\$667.4
						\$10,830.0

### **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.

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Space 79 – Rancho Dominguez (*Continued*)

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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 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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/12/2020

Ye	ar Mfg'd		Manufa	cturer			Trade	Name		State	Region
	1986	Н	ALLMARK-SOU	THWEST CORP			YORK	TOWN		CA	PA
	Floor Areas: Doub	ole-Wide	Chart: 309								
				Width		Length			Total Value		
	Main Floor Ar	ea		20	×	48			\$11,686.14		
	Floor Value										\$11,686.14
	Items Multiplier (	N/A)								×	N/A
1,	Base Structure	Value									\$11,686.14
2.	State Location A	djustment	Selected: Yes						-	×	107 %
3.	Total Book Reta	l Value (in	average condit	ion)							\$12,504.17
4.	Condition Adjust	ment Sele	cted: Average							×	100 %
5.	Condition Adjust	ed Value	Remaining F	Physical Life: 46-39	yrs.				12		\$12,504.1
6.	Land-Lease Cor	nmunity A	djustment Selec	ted: N/A						×	N/A
7.	Land-Lease Cor	nmunity A	djusted Value								\$12,504.1
8.	Total Adjusted	Value of U	Jsed Home								\$12,504.17
9.	Total Additional	Features								+	\$5,627.8
10.	Total Repairs									-	\$0.00
11.	Total Adjusted	(Retail) V	alue of Used H	ome and Optional	Equipment						\$18,131.9
12.	Wholesale Value	Selected	: N/A						x N/A	4	N/A
13.	Additional Adjus	tments Se	lected: No								

#### Disclaimer

Comments:

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**.

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

Prepared By: Anderson & Brabant, Inc.

TOTAL ADJUSTED VALUE ROUNDED TO \$18,100.

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



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/12/2020

Reference Number Spa	ace 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
Components					
- 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 Sp	pace 79 Office Loc	cation			Guide Edition S	ep-Oct 2020
Year Mfg'd	Manufacturer		Trad	e Name	State	Region
1986	HALLMARK-SOUTHWEST CORP		YOR	KTOWN	CA	PA
ccessories						
- AWNINGS (Alumin	num w/Metal Roofing)					
- Carport		280	sq. ft.	5+ Years	\$2.09	\$585.2
- Patio		112	sq. ft.	5+ Years	\$2.09	\$234.0
Total AWNINGS (A	luminum w/Metal Roofing)					\$819.2
- PORCHES/DECKS	S (Measure Width x Length Including Carpet & Rai	ils)				
- Elevated - Wood	d w/Rails	64	sq. ft.	5+ Years	\$6.78	\$433.9
Total PORCHES/D	ECKS (Measure Width x Length Including Carpet	& Rails)				\$433.9
- SKIRTING TO 30"	HIGH (Measure Around Perimeter)					
- Masonite		140	lin. ft.	5+ Years	\$6.64	\$929.6
Total SKIRTING TO	O 30" HIGH (Measure Around Perimeter)					\$929.6
- STEPS						
- Wood - 4 Steps		2	ea.	5+ Years	\$222.00	\$444.0
Total STEPS						\$444.0
- WINDOW AIR UN	ITS - All Types					
- 12,000 BTU		1	ea.	5+ Years	\$197.00	\$197.0
Total WINDOW AIR	R UNITS - All Types					\$197.0
otal Accessories						\$2,823.8
Additive Values						
- STORAGE BUILD	INGS/SHEDS					
- Masonite or Wo	ood	35	sq. ft.	5+ Years	\$5.60	\$196.0
Total STORAGE B	UILDINGS/SHEDS					\$196.0
otal Additive Values	3					\$196.0
Total Additional Fe	E					\$5,627.8

### **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

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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
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: 09/12/2020

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		Length	Total Value
Main Floor Area	20	×	54	\$8,664.18

\$8,664.18	Floor Value
x N/A	Items Multiplier (N/A)
\$8,664.18	Base Structure Value
x 107 %	State Location Adjustment Selected: Yes
\$9,270.67	Total Book Retail Value (in average condition)
x 112 %	Condition Adjustment Selected: Good
\$10,383.15	Condition Adjusted Value Remaining Physical Life: 50-43 yrs.
x N/A	Land-Lease Community Adjustment Selected: N/A
\$10,383.15	Land-Lease Community Adjusted Value
\$10,383.15	Total Adjusted Value of Used Home
+ \$4,402.60	Total Additional Features
- \$0.00	Total Repairs

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**.



Reference Number Space 80

#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/12/2020

Guide Edition Sep-Oct 2020

Year Mfg'd	Manufacturer		Trade	Name	State	Region	
1978	LANCER		LANCER (sgl/multi)				
DDITIONAL FEATURE	<u>s</u>						
Description		Quantity	Unit of Measure	Age	Unit Price	Total Value	
Components							
- BATH FIXTURES							
- Fiberglass Tub - Co	ombo	2	ea.	5+ Years	\$191.00	\$382.0	
Total BATH FIXTURES	3					\$382.0	
- FAN							
- Kitchen Range Hoo	d	1	ea.	5+ Years	\$82.00	\$82.0	
Total FAN						\$82.0	
- HOUSE TYPE ROOF!	NG						
- Multi-wide		1	home	5+ Years	\$431.00	\$431.0	
Total HOUSE TYPE R	OOFING					\$431.0	
- HOUSE TYPE SIDING	3						
- Multi-wide		1	home	5+ Years	\$833.00	\$833.0	
Total HOUSE TYPE SI	DING					\$833.0	
- KITCHEN APPLIANCE	ES						
- 20 CF Refrigerator		1	ea.	5+ Years	\$288.00	\$288.0	
Total KITCHEN APPLIA	ANCES					\$288.0	
- WINDOWS							
- Dual Glazed Windo	ws - Multi-wide	1	all	5+ Years	\$592.00	\$592.0	
Total WINDOWS						\$592.0	

320

sq. ft.

5+ Years

Office Location

- AWNINGS (Aluminum w/Metal Roofing)

Total AWNINGS (Aluminum w/Metal Roofing)

**Total Components** 

- Carport

Accessories

\$2,608.00

\$668.80

\$668.80

\$2.09



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/12/2020

-Oct 2020	Suide Edition Sep			cation	80 Office Lo	eference Number Space 8
Region	State	e Name	Trad		Manufacturer	Year Mfg'd
PA	CA	R (sgl/multi)	LANCER		LANCER	1978
						ccessories
					H (Measure Around Perimeter)	- SKIRTING TO 30" HIGH
\$444.00	\$3.00	5+ Years	lin. ft.	148	cal)	- Metal or Vinyl (Vertical
\$444.00					" HIGH (Measure Around Perimeter)	Total SKIRTING TO 30"
						- STEPS
\$444.00	\$222.00	5+ Years	ea.	2		- Wood - 4 Steps
\$444.00						Total STEPS
\$1,556.80						otal Accessories
						dditive Values
					S/SHEDS	- STORAGE BUILDINGS
\$81.00	\$3.24	5+ Years	sq. ft.	25		- Aluminum (Vertical)
\$156.80	\$5.60	5+ Years	sq. ft.	28		- Masonite or Wood
\$237.80					DINGS/SHEDS	Total STORAGE BUILD
\$237.80						otal Additive Values

**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.

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 81 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 81 was estimated to be \$13,400.

#### SUMMARY OF VALUE CONCLUSIONS

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

Off-site Value (NADA): \$13,400

				SUMMA	RY OF	SALES	- RANG	CHO DOMINGU	JEZ			
						Sorted	by Da	te				<u></u>
Sp	Sale Price	Price/ Sq.Ft.	Sale Date	Make/Model	Year Blt	BR/Ba	Туре	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: 09/12/2020

Reference Number Sp	pace 81	Office Location		Guide Edition S	ep-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		Length	Total Value		
	Main Floor Area	Main Floor Area 20		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				_	х	107 %
3.	Total Book Retail Value (in average cond	lition)					\$5,611.94
4.	Condition Adjustment Selected: Good				_	×	112 %
5.	Condition Adjusted Value Remaining	Physical Life: 50-43	yrs.				\$6,285.37
6.	Land-Lease Community Adjustment Sele	ected: N/A				х	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					7	\$0.00
11.	Total Adjusted (Retail) Value of Used	Home and Optional	Equipment	1			\$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.

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".

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: 09/12/2020

Reference Numb	er Space 81	Space 81 Office Location		Guide Edition Se	Sep-Oct 2020	
Year Mfg'd	Manufac	turer	Trade Name	State	Region	
1976	CELTIC (	CORP	ARBOR (sgl/multi)	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
- 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 Manufactured Home Value Report**

(This is not an appraisal form)

Date: 09/12/2020

Year Mfg'd	Manufacturer		Trade Name			Region
1976	CELTIC CORP		ARBOR	R (sgl/multi)	CA	PA
Components						
- PLUMBING						
- Gas Tee for Dryer (	incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.0
- Plumb for Washer		1	ea.	5+ Years	\$76.00	\$76.0
Total PLUMBING						\$95.0
- WINDOWS						
- Dual Glazed Window	ws - Multi-wide	1	all	5+ Years	\$592.00	\$592.0
Total WINDOWS						\$592.0
otal Components						\$4,977.8
Accessories						
- AWNINGS (Aluminum	w/Metal Roofing)					
- Patio		98	sq. ft.	5+ Years	\$2.09	\$204.8
- Patio Total AWNINGS (Alum	inum w/Metal Roofing)	98	sq. ft.	5+ Years	\$2.09	2077
Total AWNINGS (Alum	inum w/Metal Roofing) leasure Width x Length Including Carpet & R		sq. ft.	5+ Years	\$2.09	2077
Total AWNINGS (Alum	leasure Width x Length Including Carpet & R		sq. ft.	5+ Years 4 Years	\$2.09 \$9.42	\$204.8 \$204.8 \$734.7
Total AWNINGS (Alum - PORCHES/DECKS (M - Elevated - Wood w/	leasure Width x Length Including Carpet & R	tails)				\$204.8
Total AWNINGS (Alum - PORCHES/DECKS (M - Elevated - Wood w/ Total PORCHES/DECK	leasure Width x Length Including Carpet & R Rails	tails)				\$204.8 \$734.7
Total AWNINGS (Alum - PORCHES/DECKS (M - Elevated - Wood w/ Total PORCHES/DECK	Rails  KS (Measure Width x Length Including Carpet & R  KS (Measure Width x Length Including Carpet  KH (Measure Around Perimeter)	tails)				\$204.8 \$734.7 \$734.7
Total AWNINGS (Alum - PORCHES/DECKS (M - Elevated - Wood w/ Total PORCHES/DECK - SKIRTING TO 30" HIG - Metal or Vinyl (Vertic	Rails  KS (Measure Width x Length Including Carpet & R  KS (Measure Width x Length Including Carpet  KH (Measure Around Perimeter)	tails) 78 et & Rails)	sq. ft.	4 Years	\$9.42	\$204.8 \$734.7 \$734.7 \$396.0
Total AWNINGS (Alum - PORCHES/DECKS (M - Elevated - Wood w/ Total PORCHES/DECK - SKIRTING TO 30" HIG - Metal or Vinyl (Vertic	leasure Width x Length Including Carpet & R Rails  KS (Measure Width x Length Including Carpe GH (Measure Around Perimeter) Ical)	tails) 78 et & Rails)	sq. ft.	4 Years	\$9.42	\$204.8 \$734.7 \$734.7 \$396.0
Total AWNINGS (Alum - PORCHES/DECKS (M - Elevated - Wood w/ Total PORCHES/DECK - SKIRTING TO 30" HIG - Metal or Vinyl (Vertic	leasure Width x Length Including Carpet & R Rails  KS (Measure Width x Length Including Carpe GH (Measure Around Perimeter) ical)  HIGH (Measure Around Perimeter)	tails) 78 et & Rails)	sq. ft.	4 Years	\$9.42	\$204.8 \$734.7 \$734.7 \$396.0
Total AWNINGS (Alum - PORCHES/DECKS (M - Elevated - Wood w/ Total PORCHES/DECK - SKIRTING TO 30" HIG - Metal or Vinyl (Vertic Total SKIRTING TO 30 - STEPS	leasure Width x Length Including Carpet & R Rails  KS (Measure Width x Length Including Carpe GH (Measure Around Perimeter) ical)  HIGH (Measure Around Perimeter)	tails) 78 et & Rails)	sq. ft.	4 Years 5+ Years	\$9.42 \$3.00	\$204.8 \$734.7



#### **Used Manufactured Home Value Report**

(This is not an appraisal form)

**Total Additive Values** 

**Total Additional Features** 

Date: 09/12/2020

\$252.24

\$7,098.62

Reference Number Space	81	Office Location				Guide Edition Sep	o-Oct 2020
Year Mfg'd	Manufacturer			Trac	le Name	State	Region
1976	CELTIC CORP		ARBOR (sgl/multi)			CA	PA
Additive Values							
- STORAGE BUILDING	S/SHEDS						
- Masonite or Wood		_   -	36	sq. ft.	5+ Years	\$5.60	\$201.60
- Steel			24	sq. ft.	5+ Years	\$2.11	\$50.6
Total STORAGE BUILI	DINGS/SHEDS						\$252.24