

20-0047 10

| Sale # | APN | Location (Occupancy) | # Spaces | Age (WAY) | Land (SF) Land Area/ Space | Sale Price Sale Date | \$/Space \$/Space, Excl. Imps. | EGI GIM OER | NOI OAR | Notes |
|--------|-----------------|---|----------|-----------|---------------------------------------|---------------------------|--------------------------------------|-------------------|------------|---|
| 5 | 019-410-003-000 | 10100 Pioneer Trail Truckee, CA | 229 | 1965 | 1,287,198 5,621 | \$19,700,000 1/17/2019 | \$86,026 | 12.81 | 4.90% | Similar to subject: 100% peaked roofs (HUD code) & multi-sectional. Inferior: not gated. Homes not on perimeter foundations. |
| 6 | 135-2100-10 | 3500 Buchanan St Riverside, CA | 245 | 1972 | 1,397,840 5,705 | \$28,750,000 3/1/2018 | \$117,347 | 16.31 | 4.00% | Age 55+ restricted. 100% peaked roofs (HUD code), but not all multisectional. Homes not on perimeter foundations. Gated community. Clubhouse. Pool. |
| 7 | Multiple | 3550 China Garden Rd Placerville, CA | 147 | 1972 | 1,050,700 7,148 *Est. Land Area | \$13,500,000 5/10/2018 | \$91,837 | 12.95 | 5.00% | 75% peaked roofs. 80% multisectional homes. Homes not on perimeter foundations. |

Assessor Ex # II Date 2-19-20
 APN 004-081-55
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