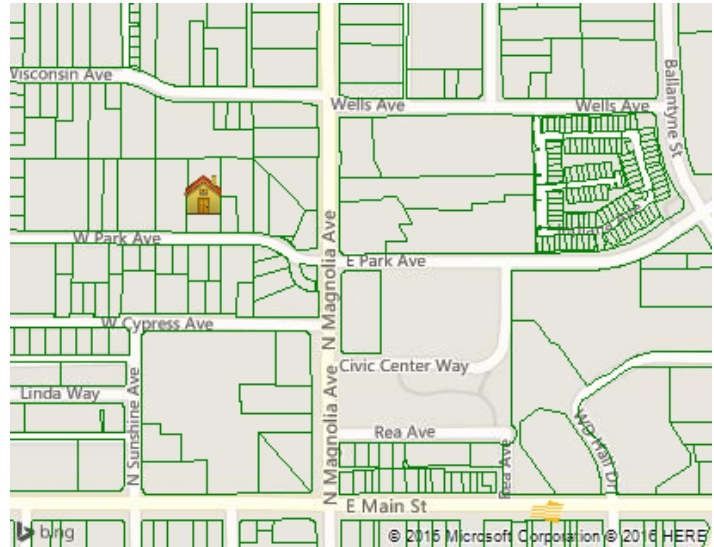




LOCATION

<b>Property Address</b>	228 W Park Ave El Cajon, CA 92020	
<b>Subdivision</b>	Palm Acres	
<b>Carrier Route</b>	C042	
<b>County</b>	San Diego County, CA	



PROPERTY SUMMARY

<b>Property Type</b>	Commercial
<b>Land Use</b>	Apartment House 5+ Units
<b>Improvement Type</b>	Apartment House 5+ Units
<b>Square Feet</b>	22920
<b># of Buildings</b>	1

GENERAL PARCEL INFORMATION

<b>APN/Tax ID</b>	487-172-71-00
<b>Alternate Parcel ID</b>	
<b>City</b>	El Cajon
<b>Tax Area</b>	03188
<b>2010 Census Trct/Blk</b>	158.01/2
<b>Assessor Roll Year</b>	2015

CURRENT OWNER

<b>Name</b>	American Dream Homes L L C
<b>Mailing Address</b>	3525 Del Mar Heights Rd # 291 San Diego, CA 92130-2199
<b>Owner Occupied</b>	No
<b>Owner Right Vesting</b>	

SALES HISTORY THROUGH 09/16/2016

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels Book/Page Or Document#
7/28/2004	8/5/2004	\$4,100,000	American Dream Homes LLC	Bowers Ronald W & Bowers Tonie L	Grant Deed	2004-0742970
3/19/2002	4/2/2002		Bowers Ronald W & Bowers Tonie L	Bowers Ronald W & Bowers Tonie L	Intrafamily Transfer & Dissolution	2002-0274074
12/14/2001	1/31/2002	\$2,220,000	Bowers Ronald W & Bowers Tonie L	Peniston Marjorie L & The Marjorie L Peniston Trust	Grant Deed	2002-0083015
2/29/2000	3/3/2000		Peniston Marjorie L & Wachtler Family Partners Lp	Peniston Marjorie L 1987 Trust Et Al Wachtler Fami	Correction Deed	2000-0110721
3/2/1999	3/3/1999		The Wachtler Family Partners Lp	Penistop Marjorie L & Marjorie L Peniston 1987 Tru	Grant Deed	1999-0135455
3/3/1999	3/3/1999		The Wachtler Family Partners Lp	Wachtler James B & Wachtler Sarah M	Grant Deed	1999-0135454
1/28/1998	2/26/1998	\$1,200,000	Wachtler James B & Wachtler Sarah M	M N M Properties Inc	Grant Deed	1998-0101800

TAX ASSESSMENT

Tax Assessment	2015	Change (%)	2014	Change (%)	2013
<b>Assessed Land</b>	\$1,170,000.00		\$1,170,000.00	\$1,170,000.00 (100.0%)	
<b>Assessed Improvements</b>	\$1,630,000.00		\$1,630,000.00	\$1,630,000.00 (100.0%)	
<b>Total Assessment</b>	\$2,800,000.00		\$2,800,000.00	\$2,800,000.00 (100.0%)	

**Exempt Reason**

% Improved 58%

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2015			\$34,329.70
2014			\$34,330.94
2013			\$34,468.42

**MORTGAGE HISTORY**

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
08/24/2012	\$2,568,000	American Dream Homes LLC	Union Bank	2012-0506687
05/02/2007	\$2,125,000	American Dream Homes LLC	Luther Burbank Savings	2007-0300371
08/05/2004	\$2,400,000	American Dream	California Bank And Trust	2004-0742971
12/23/2003	\$1,850,000	Bowers Ronald W Bowers Tonie L	Washington Mutual	2003-1504154
01/31/2002	\$1,575,000	Bowers Ronald W Bowers Tonie L And Bowers Toni	Washington Mutual	2002-0083016
03/03/2000	\$1,125,000	Peniston Marjorie L Wachtler Family Partners Lp An	Washington Mutual	2000-0110722

**FORECLOSURE HISTORY**

No foreclosures were found for this parcel.

**PROPERTY CHARACTERISTICS: BUILDING****Building # 1**

<b>Type</b>	Apartment House 5+ Units	<b>Condition</b>	<b>Units</b>	26
<b>Effective Year Built</b>	1987	<b>Stories</b>		
<b>BRs</b>		<b>Baths</b>	F H	<b>Rooms</b>
<b>Total Sq. Ft.</b>	22,920			
<b>Building Square Feet (Living Space)</b>		<b>Building Square Feet (Other)</b>		

**- CONSTRUCTION**

<b>Quality</b>	<b>Roof Framing</b>
<b>Shape</b>	<b>Roof Cover Deck</b>
<b>Partitions</b>	<b>Cabinet Millwork</b>
<b>Common Wall</b>	<b>Floor Finish</b>
<b>Foundation</b>	<b>Interior Finish</b>
<b>Floor System</b>	<b>Air Conditioning</b>
<b>Exterior Wall</b>	<b>Heat Type</b>
<b>Structural Framing</b>	<b>Bathroom Tile</b>
<b>Fireplace</b>	<b>Plumbing Fixtures</b>

**- OTHER**

<b>Occupancy</b>	<b>Building Data Source</b>
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**PROPERTY CHARACTERISTICS: EXTRA FEATURES**

No extra features were found for this parcel.

**PROPERTY CHARACTERISTICS: LOT**

<b>Land Use</b>	Apartment House 5+ Units	<b>Lot Dimensions</b>
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<b>Block/Lot</b>	/17	<b>Lot Square Feet</b>	35,283
<b>Latitude/Longitude</b>	32.798190°/-116.963909°	<b>Acreage</b>	0.81

## PROPERTY CHARACTERISTICS: UTILITIES/AREA

<b>Gas Source</b>		<b>Road Type</b>	
<b>Electric Source</b>		<b>Topography</b>	
<b>Water Source</b>		<b>District Trend</b>	
<b>Sewer Source</b>		<b>School District</b>	
<b>Zoning Code</b>	R-3:Restricted Multiple		
<b>Owner Type</b>			

## LEGAL DESCRIPTION

<b>Subdivision</b>	Palm Acres	<b>Plat Book/Page</b>	
<b>Block/Lot</b>	/17	<b>Tax Area</b>	03188
<b>Tract Number</b>	001716		
<b>Description</b>	001716 Lot 17*(Ex St Op)		

## FLOOD ZONE INFORMATION

<b>Zone Code</b>	<b>Flood Risk</b>	<b>BFE</b>	<b>Description</b>	<b>FIRM Panel ID</b>	<b>FIRM Panel Eff. Date</b>
0.2 PCT	Moderate		An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100- year flooding.	060289-06073C1662G	05/16/2012