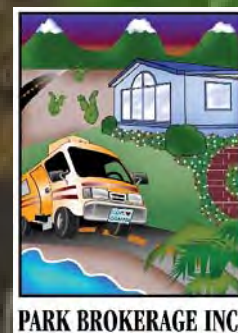


## Very High Quality Doublewide MHC in Orange County, CA



**FERNWOOD MOBILE HOME PARK**  
**10550 Western Avenue, Stanton, CA**  
**165 All Doublewide Sites & Homes, Some Garages**  
**All Ages, Built 1971, 20.16 Acres**  
**Clubhouse, Pool, Spa, City Utilities**  
**Very Reasonable Rents \$825-\$1,150**  
**55 Year Lease Expires May 2025**  
**\$37,000,000 Sales Price**



John Grant  
858-586-9400  
Email: [john@parkbrokerage.com](mailto:john@parkbrokerage.com)  
11510 Caminito Garcia  
San Diego, CA 92131

# FERNWOOD MOBILE HOME PARK

Orange County, CA

PARKBROKERAGE INC.





# FERNWOOD MOBILE HOME PARK

Orange County, CA

**PARK**BROKERAGE INC.





# FERNWOOD MOBILE HOME PARK

Orange County, CA

PARKBROKERAGE INC.

## 165 Sites Doublewide Manufactured Housing Community

### Address

10550 Western Avenue, Stanton, CA

### Age

Built 1971

### Capitalization Rate

### Total Parcel Size

20.16 Acres

### Cash on Cash Return

### No. Spaces

165 MH Sites

### Loan

New Financing

### Water/Sewer

City/City

## PROPERTY INFORMATION:

**Fernwood Mobile Home Park** is a beautiful, all doublewide homes manufactured housing community in the very strong market location of Stanton in the middle of Orange County. The sites rents are \$825-\$1,150 plus submetered gas and water, and sewer and trash. The electric is directly billed. There is no rent control in the City of Stanton. A recent, comprehensive Orange County rent survey put the average, all ages, site rent in Orange County at \$1,513 and average occupancy rate at 99%. The community has a clubhouse, pool, and spa. The seller originally leased the land to a mhc developer for 55 years and the lease expires in May, 2025. The annual land rent is \$282,888, and if the park was owned today without the lease, the capitalization rate would be approximately 4.0%.

**PLEASE DO NOT DISTURB TENANTS OR MANAGEMENT. THEY ARE NOT AWARE THE COMMUNITY IS FOR SALE. PLEASE KEEP THIS LISTING CONFIDENTIAL.**

## LOAN INFORMATION:

Agency financing at a low 3% interest rate is expected for 10-12 years.

## | DEBT SERVICE:

Income Statement and Values	2017	2018	2019
Gross Rents	2,050,458	2,097,462	2,238,197
% Change PYr to CYr	5.07%	2.24%	6.29%
Advertising	263	263	263
Auto & Travel		0	0
Cleaning & Maint.	72,949	72,440	83,472
Insurance	8,156	8,066	11,903
Legal & Prof. Fees	14,834	28,927	7,812
Interest	0	19	19
Repairs	31,287	35,498	33,506
Taxes	70,402	71,414	72,380
Utilities	139,660	134,600	136,488
Wages & Salaries	64,366	67,272	61,331
Depreciation	3,836	3,267	9,647
Licenses and Permits	5,014	4,842	6,331
Management Fees	123,909	125,015	135,993
Pest Control	0	0	0
Supplies	887	576	1,176
Telephone	4,324	5,172	3,481
Refurbishments	0	0	0
Bank Charges	0	0	0
Security	0	0	0
Promotion		0	0
Park Activities	3,662	2,129	1,748
Computer Services	0	0	0
Consulting Fees	0	338	0
Contract Services		0	1,376
Painting Exterior	42	0	0
Credit Fees	899	592	470
Dues & Subscriptions	2,568	8,037	4,985
Office Expense	4,116	5,984	8,699
Postage & Delivery	378	387	369
Supervision		0	0
Travel	1,363	463	1,067
Training/Education	190	376	2,631
Payroll Processing Fees	0	0	0
Transaction Fees	0	0	0
Meals	147	0	76
Miscellaneous	0	0	0
Total Expenses	553,252	575,677	585,222
% Change PYr to CYr	-0.23%	4.05%	1.66%
Ground Lease	254,400	254,400	254,400
Net Income	1,242,806	1,267,385	1,398,575
% Change PYr to CYr	0.21%	1.98%	10.25%

**Income Statement**

Period = Jan 2020-Jun 2020

Book = Cash ; Tree = ysi\_is

	Period to Date	%	Year to Date	%	
<b>4000-0000</b>	<b>INCOME</b>				
4000-0001	RENTAL INCOME				
4000-0020	Rent	1,014,829.31	89.00	1,014,829.31	89.00
4000-0055	Parking Fees	6,000.00	0.53	6,000.00	0.53
4099-9999	TOTAL RENTAL INCOME	1,020,829.31	89.53	1,020,829.31	89.53
4100-0000	EXPENSE REIMBURSEMENT				
4100-0015	Gas Expense Recovery	42,103.24	3.69	42,103.24	3.69
4100-0020	Sewer Expense Recovery	22,450.00	1.97	22,450.00	1.97
4100-0025	Trash Expense Recovery	16,575.00	1.45	16,575.00	1.45
4100-0030	Water Expense Recovery	27,153.61	2.38	27,153.61	2.38
4199-9999	TOTAL EXPENSE REIMBURSEMENT	108,281.85	9.50	108,281.85	9.50
4200-0000	OTHER INCOME				
4200-0025	Late/NSF Charges	1,150.00	0.10	1,150.00	0.10
4200-0065	Miscellaneous Income	10,000.00	0.88	10,000.00	0.88
4999-9998	TOTAL OTHER INCOME	11,150.00	0.98	11,150.00	0.98
<b>4999-9999</b>	<b>TOTAL INCOME</b>	<b>1,140,261.16</b>	<b>100.00</b>	<b>1,140,261.16</b>	<b>100.00</b>
<b>5000-0000</b>	<b>OPERATING EXPENSES</b>				
5000-0001	RECOVERABLE OPERATING EXPENSES				
5000-0002	UTILITIES				
5000-0015	Utilities-Electric	5,227.66	0.46	5,227.66	0.46
5000-0025	Utilities-Gas	27,177.63	2.38	27,177.63	2.38
5000-0040	Utilities-Water	33,605.72	2.95	33,605.72	2.95
5099-9999	TOTAL UTILITIES	66,011.01	5.79	66,011.01	5.79
5100-0000	CONTRACT EXPENSE				
5100-0005	Exterminator Service-Contract	419.00	0.04	419.00	0.04
5100-0015	Landscape Maintenance-Contract	4,890.00	0.43	4,890.00	0.43
5100-0020	Security Patrol-Contract	5,843.85	0.51	5,843.85	0.51
5100-0035	Day Porter-Contract	1,089.00	0.10	1,089.00	0.10
5100-0050	Trash Collection-Contract	25,883.58	2.27	25,883.58	2.27
5100-0055	Parking Lot Sweeping-Contract	800.00	0.07	800.00	0.07
5100-0065	Pool Maintenance-Contract	2,915.00	0.26	2,915.00	0.26
5199-9999	TOTAL CONTRACT EXPENSE	41,840.43	3.67	41,840.43	3.67
5200-0000	REPAIRS & MAINTENANCE				
5200-0042	R&M-Fire/Life/Safety	94.50	0.01	94.50	0.01
5200-0046	R&M-Exterior Bldg	14,057.00	1.23	14,057.00	1.23
5200-0048	R&M-Landscape Irrigation	333.00	0.03	333.00	0.03
5200-0050	R&M-Landscape Tree Trimming	6,150.00	0.54	6,150.00	0.54
5200-0051	R&M-Plumbing	600.00	0.05	600.00	0.05
5200-0053	R&M-Pool	255.00	0.02	255.00	0.02
5200-0059	R&M-Utility Meters	3,687.17	0.32	3,687.17	0.32
5200-0077	Building Supplies	98.05	0.01	98.05	0.01
5299-9999	TOTAL REPAIRS & MAINTENANCE	25,274.72	2.22	25,274.72	2.22
5300-0000	GENERAL & ADMINISTRATIVE				
5300-0005	Licenses, Permits & Fees	476.00	0.04	476.00	0.04
5300-0009	Office Supplies	98.06	0.01	98.06	0.01

**Income Statement**

Period = Jan 2020-Jun 2020

Book = Cash ; Tree = ysi\_is

		Period to Date	%	Year to Date	%
5300-0011	Office Expense	784.37	0.07	784.37	0.07
5300-0013	Postage & Delivery	108.45	0.01	108.45	0.01
5300-0019	Rent-Ground Lease	127,200.00	11.16	127,200.00	11.16
5300-0023	Telephone	2,538.48	0.22	2,538.48	0.22
5300-0029	Travel/Mileage Reimbursement	29.58	0.00	29.58	0.00
5300-0032	Dues & Subscriptions	2,129.48	0.19	2,129.48	0.19
5300-0037	Accounting	5,633.50	0.49	5,633.50	0.49
5300-0059	Billing Services	2,345.40	0.21	2,345.40	0.21
5300-0065	Contributions	300.00	0.03	300.00	0.03
5399-9999	TOTAL GENERAL & ADMINISTRATIVE	141,643.32	12.42	141,643.32	12.42
5500-0000	PAYROLL EXPENSE				
5500-0010	Payroll-Salaries	24,739.93	2.17	24,739.93	2.17
5500-0020	Payroll-Taxes	1,587.61	0.14	1,587.61	0.14
5500-0021	Payroll-Health	4,943.56	0.43	4,943.56	0.43
5500-0022	Payroll-Workers Comp	1,794.98	0.16	1,794.98	0.16
5500-0023	Payroll-Admin	950.78	0.08	950.78	0.08
5599-9999	TOTAL PAYROLL EXPENSE	34,016.86	2.98	34,016.86	2.98
6000-0000	PROFESSIONAL MANAGEMENT FEES				
6000-0010	Property Management Fee	56,008.41	4.91	56,008.41	4.91
6099-9999	TOTAL PROFESSIONAL MANAGEMENT FEES	56,008.41	4.91	56,008.41	4.91
6100-0000	REAL ESTATE TAXES				
6100-0010	Taxes-Property	34,464.76	3.02	34,464.76	3.02
6199-9999	TOTAL REAL ESTATE TAXES	34,464.76	3.02	34,464.76	3.02
6799-9999	TOTAL RECOVERABLE OPERATING EXPENSES	399,259.51	35.01	399,259.51	35.01
6800-0000	NON-RECOVERABLE OPERATING EXPENSES				
6800-0005	NR-Credit Checks	182.70	0.02	182.70	0.02
6800-0020	NR-Contracted Services	692.28	0.06	692.28	0.06
6800-0025	NR-Benefits	1,901.01	0.17	1,901.01	0.17
6800-0050	NR-R&M Inspections	3,000.00	0.26	3,000.00	0.26
6899-9999	TOTAL NON-RECOVERABLE OPERATING EXPENSES	5,775.99	0.51	5,775.99	0.51
7999-9998	TOTAL OPERATING EXPENSES	405,035.50	35.52	405,035.50	35.52
<b>7999-9999</b>	<b>NET OPERATING INCOME</b>	<b>735,225.66</b>	<b>64.48</b>	<b>735,225.66</b>	<b>64.48</b>
8099-9999	NON-OPERATING EXPENSE				
8100-0005	Legal Fees	149.54	0.01	149.54	0.01
8100-0040	Interest Expense	35.34	0.00	35.34	0.00
8100-0060	State Income Tax	800.00	0.07	800.00	0.07
8999-9998	TOTAL NON-OPERATING EXPENSE	984.88	0.09	984.88	0.09
<b>8999-9999</b>	<b>NET INCOME/LOSS</b>	<b>734,240.78</b>	<b>64.39</b>	<b>734,240.78</b>	<b>64.39</b>

Summary Report - Fernwood MHP

SEPTEMBER 2020

SPC	Rent	Extra	Sewer	Parking	Gas	Water	Trash	Rent Credit	Late Charges	Bal Fwd	Guest	Timer Credit	Total
1 SCHOONOVER	945.00	-	23.00			22.39	28.74	17.00					\$ 1,036.13
2 L NAGAHAMA	1,096.00	-	23.00			17.16	20.06	17.00					\$ 1,173.22
3 SONIA JESSEN	1,072.00	-	23.00			28.77	46.14	17.00					\$ 1,186.91
4 EDGAR CABANILLA	1,055.00	-	23.00			27.16	28.74	17.00					\$ 1,150.90
5 PINEDA	1,057.00	-	23.00			14.73	20.06	17.00					\$ 1,131.79
6 RAMIREZ	906.00	-	23.00	50.00		20.78	24.41	17.00					\$ 1,041.19
7 MIKE BLUMER	1,106.00	-	23.00			39.94	37.44	17.00					\$ 1,223.38
8 P BECK	904.00	-	23.00			20.78	15.71	17.00					\$ 980.49
9 JOSE ROSALES A. ROSALES	1,046.00	-	23.00	50.00		33.56	28.74	17.00	50.00				\$ 1,248.30
10 H RAMIREZ	1,085.00	-	23.00			25.58	80.93	17.00					\$ 1,231.51
11 CLAUDIA ACOSTA	1,053.00	-	23.00	50.00		27.16	33.10	17.00					\$ 1,203.26
12 ENGELKE	1,125.00	-	23.00			22.39	24.41	17.00					\$ 1,211.80
13 VENEGAS AGUIRRE	1,046.00	-	23.00			36.76	54.85	17.00					\$ 1,177.61
14 DAVID PINTO	1,075.00	-	23.00			30.37	41.80	17.00					\$ 1,187.17
15 G NEWCOMB L NEWCOMB	1,003.00	-	23.00			20.78	20.06	17.00					\$ 1,083.84
16 MONDRAGON	1,047.00	-	23.00			12.32	20.06	17.00					\$ 1,119.38
17 DO HEE LEE	1,125.00	-	23.00			27.16	37.44	17.00					\$ 1,229.60
18 MURRAY	902.00	-	23.00			25.58	15.71	17.00					\$ 983.29
19 F VILLALOBOS	1,085.00	-	23.00	50.00		28.77	41.80	17.00					\$ 1,245.57
20 MARTIN CERNA	1,085.00	-	23.00			38.35	28.74	17.00				(10.00)	\$ 1,182.09
21 V MOSEMAN	902.00	-	23.00			14.73	28.74	17.00					\$ 985.47
22 D NGUYEN H NGUYEN	921.00	-	23.00			19.57	20.06	17.00					\$ 1,000.63
23 S MCLAUGHLIN J MCLAUGHLIN	1,049.00	-	23.00			16.51	13.93	17.00					\$ 1,119.44
24 LES JOHNSON	1,033.00	-	23.00			22.39	41.80	17.00					\$ 1,137.19
25 JOSE FLORES CECILIA FLORES	1,057.00	-	23.00			25.58	28.74	17.00					\$ 1,151.32
26 NATALIA PROFFIT	1,055.00	-	23.00			20.78	15.71	17.00					\$ 1,131.49
27 LE NGUYEN	1,111.00	-	23.00			44.74	33.10	17.00					\$ 1,228.84
28 TOBY SLAUGHTER	1,030.00	-	23.00	50.00		44.74	33.10	17.00					\$ 1,197.84
29 ANTONIO CORTEZ	1,106.00	-	23.00			17.16	20.06	17.00					\$ 1,183.22
30 JANET FRNAKS	966.00	-	23.00			15.94	20.06	17.00					\$ 1,042.00
31 RENEE FOURNIER MIKE FOURNIER	1,125.00	-	23.00			22.39	24.41	17.00					\$ 1,211.80
32 DARA OKAMURA	1,085.00	-	23.00			15.94	24.41	17.00		2,357.01			\$ 3,522.36
33 VIVIAN MCNAMARA	1,036.00	-	23.00			33.56	46.14	17.00					\$ 1,155.70
34 KIM HUYNH	1,125.00	-	23.00			30.37	24.41	17.00					\$ 1,219.78
35 SILVIA MIRANDA WILBERT MIRANDA	1,065.00	-	23.00			15.94	24.41	17.00					\$ 1,145.35
36 PATRICIA HALOVICH	906.00	-	23.00			12.32	15.71	17.00					\$ 974.03
37 AMRIT SARKER	1,111.00	-	23.00	50.00		43.14	41.80	17.00					\$ 1,285.94
38 GABRIEL RAMIREZ BAEZ	1,125.00	-	23.00			27.16	28.74	17.00					\$ 1,220.90
39 SANCHEZ	1,096.00	-	23.00			51.12	54.85	17.00					\$ 1,241.97
40 PAUL KIM	1,106.00	-	23.00			28.77	41.80	17.00					\$ 1,216.57
41 M DOBOSH L DOBOSH	907.00	-	23.00			20.78	20.06	17.00					\$ 987.84
42 LINDA HENDRICKS	904.00	-	23.00			8.86	18.13	17.00					\$ 970.99
43 B BOLDEN D BOLDEN	1,072.00	-	23.00			18.38	20.06	17.00					\$ 1,150.44



SPC	Rent	Extra	Sewer	Parking	Gas	Water	Trash	Rent Credit	Late Charges	Bal Fwd	Guest	Timer Credit	Total
44 ROTHSCHELL	909.00	-	23.00		14.62	18.13	17.00						\$ 981.75
45 REX LONG	1,085.00	-	23.00		14.73	20.06	17.00						\$ 1,159.79
46 R VILLEGAS	907.00	-	23.00		33.56	37.44	17.00						\$ 1,018.00
47 THOR ENGEBRETSON	1,057.00	-	23.00		20.78	15.71	17.00						\$ 1,133.49
48 AGUILAR LOPEZ	1,072.00	-	23.00		46.33	54.85	17.00						\$ 1,213.18
49 IRMA SMITH	928.00	-	23.00	50.00	15.94	33.10	17.00						\$ 1,067.04
50 TREADWELL	904.00	-	23.00		14.73	20.06	17.00			1,054.00			\$ 2,032.79
51 ALBERTO TAFOYA	1,111.00	-	23.00		47.93	41.80	17.00						\$ 1,240.73
52 R KULT	917.00	-	23.00		27.16	28.74	17.00						\$ 1,012.90
53 ERICA SCHMIDT	1,072.00	-	23.00		20.78	33.10	17.00						\$ 1,165.88
54 JS HUTASEVEE	1,111.00	-	23.00		30.37	37.44	17.00						\$ 1,218.81
55 H BURG D BURG	936.00	-	23.00		19.05	13.93	17.00						\$ 1,008.98
56 CAROL BLASETTI	1,027.00	-	23.00	50.00	25.58	28.74	17.00						\$ 1,171.32
57 CARLOS MORA	1,120.00	-	23.00		22.39	33.10	17.00						\$ 1,215.49
58 L SAAVEDRA M SAAVEDRA	1,072.00	-	23.00		59.10	50.49	17.00						\$ 1,221.59
59 RC BARELA	1,072.00	-	23.00		44.74	50.49	17.00						\$ 1,207.23
60 SPENCE	1,055.00	-	23.00		36.76	24.41	17.00						\$ 1,156.17
61 PAM DOUMA	872.00	-	23.00		35.15	33.10	17.00						\$ 980.25
62 W. WYATT E. DOYLE	1,125.00	-	23.00		15.94	20.06	17.00						\$ 1,201.00
63 GLORIA VASQUEZ	1,055.00	-	23.00		39.94	28.74	17.00						\$ 1,163.68
64 ALINA HOEFLISH	1,057.00	-	23.00		22.39	37.44	17.00						\$ 1,156.83
65 VIET DOAN	1,125.00	-	23.00		20.78	24.41	17.00						\$ 1,210.19
66 R MASTRON J MASTRON	904.00	-	23.00		23.98	11.37	17.00						\$ 979.35
67 SJ NGUYEN	1,090.00	-	23.00		14.73	37.44	17.00						\$ 1,182.17
68 ZOE BOORN	1,106.00	-	23.00		17.16	41.80	17.00						\$ 1,204.96
69 HAI NGUYEN	1,096.00	-	23.00		20.78	33.10	17.00						\$ 1,189.88
70 LILING CHIEN	1,115.00	-	23.00	50.00	28.77	37.44	17.00						\$ 1,271.21
71 JAIME TAFOYA	1,125.00	-	23.00		43.14	67.90	17.00						\$ 1,276.04
72 ROLANDO CASTILLO	1,120.00	-	23.00		23.98	24.41	17.00						\$ 1,208.39
73 D HORST	904.00	-	23.00		9.89	11.37	17.00						\$ 965.26
74 T LARSON	923.00	-	23.00		7.92	(0.32)	17.00						\$ 970.60
75 MARION ALSTON	1,055.00	-	23.00		19.57	41.80	17.00						\$ 1,156.37
76 JUANA PIEDRA	905.00	-	23.00		39.94	37.44	17.00						\$ 1,022.38
77 JONATHAN PUGA	1,150.00	-	23.00		33.56	37.44	17.00						\$ 1,261.00
78 N STOLLER	1,090.00	-	23.00		14.73	15.71	17.00					(10.00)	\$ 1,150.44
79 JAVIER MARIN	1,057.00	-	23.00		30.37	50.49	17.00			12,078.96			\$ 13,256.82
80 HEATHER JENSEN	1,072.00	-	23.00		27.16	15.71	17.00						\$ 1,154.87
81 DANA TRUJILLO	1,044.00	-	23.00		17.16	20.06	17.00						\$ 1,121.22
82 JESS VU	1,023.00	-	23.00		38.35	63.55	17.00						\$ 1,164.90
83 HIEU LAM	1,038.00	-	23.00		39.94	63.55	17.00						\$ 1,181.49
84 MINH DANG NGUYEN	1,125.00	-	23.00		11.10	15.71	17.00						\$ 1,191.81
85 CHRISTIN MANNING	1,036.00	-	23.00		20.78	15.71	17.00						\$ 1,112.49
86 E REICHERT	935.00	-	23.00		44.74	11.37	17.00						\$ 1,031.11
87 LENEICE AXUP	1,111.00	-	23.00		13.52	24.41	17.00						\$ 1,188.93
88 SERGIO RODRIGUEZ	1,115.00	-	23.00	50.00	30.44	43.31	17.00						\$ 1,278.75
89 BERTHA ALBARADO	1,085.00	-	23.00	50.00	65.49	80.93	17.00						\$ 1,321.42
90 BA CRUMLEY	1,048.00	-	23.00		23.98	46.14	17.00						\$ 1,158.12
91 E CONTRERAS	1,027.00	-	23.00		33.56	24.41	17.00						\$ 1,124.97
92 STEVEN LINSTROM	1,057.00	-	23.00		27.16	33.10	17.00						\$ 1,157.26

SPC	Rent	Extra	Sewer	Parking	Gas	Water	Trash	Rent Credit	Late Charges	Bal Fwd	Guest	Timer Credit	Total
93 ADREIAN CHAVEZ	1,057.00	-	23.00			23.98	24.41	17.00					\$ 1,145.39
94 SANTOS CRISTOBAL	1,072.00	-	23.00			25.58	20.06	17.00				(10.00)	\$ 1,147.64
95 LIETZ	901.00	-	23.00			14.62	1.34	17.00					\$ 956.96
96 SANDI STACH	1,106.00	-	23.00			14.73	24.41	17.00		2,384.54			\$ 3,569.68
97 ALFREDO GARCIA	1,125.00	-	23.00			27.16	33.10	17.00					\$ 1,225.26
98 J LACAYO	1,055.00	-	23.00			23.98	24.41	17.00					\$ 1,143.39
99 TONG SUN CHONG	1,085.00	-	23.00			12.32	11.37	17.00					\$ 1,148.69
100 WELD MENDEZ	904.00	-	23.00			28.77	46.14	17.00					\$ 1,018.91
101 GERRY WHITE	1,115.00	-	23.00			28.77	33.10	17.00					\$ 1,216.87
102 I NAUJOCK	764.00	-	23.00			9.83	-	17.00					\$ 813.83
103 FRANCISCO ROSA	1,057.00	-	23.00			20.78	20.06	17.00					\$ 1,137.84
104 VIVIAN DUKE	1,055.00	-	23.00	50.00		19.57	50.49	17.00					\$ 1,215.06
105 E SAHDALA T SAHDALA	1,055.00	-	23.00			25.58	37.44	17.00					\$ 1,158.02
106 D JACKSON P JACKSON	904.00	-	23.00	50.00		14.73	33.10	17.00					\$ 1,041.83
107 MARY RICHARDSON	947.00	-	23.00			12.68	(0.32)	17.00					\$ 999.36
108 MELISSA JIMENEZ	1,150.00	-	23.00			17.16	59.20	17.00					\$ 1,266.36
109 J CASTILLO	1,072.00	-	23.00			47.93	46.14	17.00					\$ 1,206.07
110 ANGIE LEPEZ	1,072.00	-	23.00			20.78	20.06	17.00					\$ 1,152.84
111 OROZCO CARPIO	1,072.00	-	23.00	50.00		13.52	20.06	17.00					\$ 1,195.58
112 LIEM MINH NGUYEN	1,115.00	-	23.00			29.18	22.32	17.00					\$ 1,206.50
113 W DREW J DREW	927.00	-	23.00			22.39	37.44	17.00					\$ 1,026.83
114 SHOPE	1,115.00	-	23.00			30.37	20.06	17.00					\$ 1,205.43
115 KHANH DUONG	1,115.00	-	23.00	50.00		38.35	41.80	17.00					\$ 1,285.15
116 JEFF DUCAS	1,096.00	-	23.00			54.32	46.14	17.00					\$ 1,236.46
117 M VAN MEEVEREN	1,085.00	-	23.00	50.00		47.93	41.80	17.00					\$ 1,264.73
118 J CAMARILLO	1,018.00	-	23.00	50.00		30.37	24.41	17.00					\$ 1,162.78
119 JOYCE KELLY	921.00	-	23.00			20.78	46.14	17.00					\$ 1,027.92
120 JESSE PADILLA	1,125.00	-	23.00			20.78	20.06	17.00					\$ 1,205.84
121 JOCELYN DENO	1,115.00	-	23.00			17.16	24.41	17.00					\$ 1,196.57
122 E SIRON	1,055.00	-	23.00			15.94	33.10	17.00					\$ 1,144.04
123 WILLIAM GARCIA	1,096.00	-	23.00			28.77	33.10	17.00					\$ 1,197.87
124 K ARRENDONDO M ARRENDONDO	1,090.00	-	23.00			17.16	20.06	17.00					\$ 1,167.22
125 M GILMORE	904.00	-	23.00			13.64	5.54	17.00	(2.00)				\$ 961.18
126 ZAMBRANO	945.00	-	23.00			27.16	20.06	17.00					\$ 1,032.22
127 A MOYER	852.00	-	23.00			17.79	22.32	17.00					\$ 932.11
128 GARRETT BREVIK	1,115.00	-	23.00			54.32	37.44	17.00					\$ 1,246.76
129 R CHAVEZ	880.00	-	23.00			18.38	37.44	17.00					\$ 975.82
130 C MONTANEZ	915.00	-	23.00			23.98	15.71	17.00					\$ 994.69
131 MARK SANTAMARIA	1,120.00	-	23.00			15.94	15.71	17.00	-				\$ 1,191.65
132 HERNANDEZ	1,057.00	-	23.00			23.98	24.41	17.00					\$ 1,145.39
133 B WEST	904.00	-	23.00			9.83	(0.64)	17.00					\$ 953.19
134 ANNA CHURCHILL	1,027.00	-	23.00			19.57	41.80	17.00					\$ 1,128.37
135 M NGUYEN	1,115.00	-	23.00			22.39	20.06	17.00					\$ 1,197.45
136 TENSON ROBINSON	1,036.00	-	23.00			25.58	24.41	17.00					\$ 1,125.99
137 RICHARD JAMES	1,057.00	-	23.00			39.94	50.49	17.00					\$ 1,187.43
138 JASON DREW	1,055.00	-	23.00			30.37	46.14	17.00					\$ 1,171.51
139 A BENNETT P BENNETT	997.00	-	23.00			15.94	28.74	17.00					\$ 1,081.68
140 S WATTS	904.00	-	23.00			17.16	11.37	17.00					\$ 972.53
141 C LE	917.00	-	23.00			18.38	24.41	17.00					\$ 999.79

SPC	Rent	Extra	Sewer	Parking	Gas	Water	Trash	Rent Credit	Late Charges	Bal Fwd	Guest	Timer Credit	Total
142 BARBARA HARTMANN	1,120.00	-	23.00			12.32	11.37	17.00					\$ 1,183.69
143 R. SOLIS L. GARCIA	1,125.00	-	23.00			33.56	33.10	17.00					\$ 1,231.66
144 BERTHA SCHWARTZ	888.00	-	23.00			30.37	20.06	17.00					\$ 978.43
145 MANZO	936.00	-	23.00			35.15	33.10	17.00					\$ 1,044.25
146 KWANG LEE	1,115.00	-	23.00			22.39	15.71	17.00					\$ 1,193.10
147 GRACE KANG	1,090.00	-	23.00			17.79	9.74	17.00					\$ 1,157.53
148 LAN NGUYEN	1,120.00	-	23.00			11.10	7.01	17.00		1,225.71			\$ 2,403.82
149 MARIA VILLALOBOS	1,057.00	-	23.00			30.37	46.14	17.00					\$ 1,173.51
150 F SALDIVAR	1,106.00	-	23.00			20.32	18.13	17.00					\$ 1,184.45
151 TRAN LUU	1,111.00	-	23.00			19.57	28.74	17.00					\$ 1,199.31
152 LISA GONZALEZ	892.00	-	23.00			14.62	1.34	17.00					\$ 947.96
153 S BERGER	875.00	-	23.00			27.16	33.10	17.00					\$ 975.26
154 LUIS ARELLANO HUGO LEON	1,085.00	-	23.00			23.98	80.93	17.00					\$ 1,229.91
155 W CEPHAS	904.00	-	23.00			30.37	20.06	17.00					\$ 994.43
156 S. FORTIER	1,125.00	-	23.00	50.00		33.56	50.49	17.00					\$ 1,299.05
157 FRED CALLENDER	1,049.00	-	23.00	50.00		30.37	24.41	17.00					\$ 1,193.78
158 MANAGER	-	-											\$ -
159 NAM TRINH	1,120.00	-	23.00	50.00		14.73	15.71	17.00					\$ 1,240.44
160 D AUSTIN K AUSTIN	1,036.00	-	23.00			25.58	28.74	17.00					\$ 1,130.32
161 ISELA HERRERA	1,125.00	-	23.00			11.10	20.06	17.00					\$ 1,196.16
162 PEDIGO	1,115.00	-	23.00			8.68	28.74	17.00		0.04			\$ 1,192.46
163 DAO	872.00	-	23.00			31.70	43.31	17.00					\$ 987.01
164 HAROLD ROLAND	872.00	-	23.00			19.57	33.10	17.00					\$ 964.67
165 MAI TRAN	1,115.00	-	23.00			27.16	41.80	17.00		9.00			\$ 1,232.96
<b>GRAND TOTALS</b>	<b>\$ 169,750.00</b>	<b>\$ -</b>	<b>\$ 3,772.00</b>	<b>\$ 1,000.00</b>	<b>\$ 4,143.85</b>	<b>\$ 4,865.57</b>	<b>\$ 2,788.00</b>	<b>\$ (2.00)</b>	<b>\$ 50.00</b>	<b>\$ 19,109.26</b>	<b>\$ -</b>	<b>\$ (30.00)</b>	<b>\$ 205,446.68</b>



