NADAguides.com Value Report

Reference Number 375221 Edition Jan-Feb 2016 Date 01/04/2016

<table>
<thead>
<tr>
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<tr>
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</tr>
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</table>

Floor Areas: Double-Wide

<table>
<thead>
<tr>
<th>Width</th>
<th>Length</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>32</td>
<td>60</td>
<td>$51,903.00</td>
</tr>
</tbody>
</table>

1. Base Structure Value $51,903.00

2. State Location Adjustment x 101 %

3. Total Guide Book Retail Value (in average condition) $52,422.03

4. Condition Adjustment Selected: Excellent x 114 %

5. Condition Adjusted Value $59,761.11

6. Total Adjusted Value of Home $59,761.11

7. Total Additional Features + $9,120.76

8. Total Adjusted (Retail) Value of Home and Optional Equipment $68,881.87

Comments: This value report was produced by using NADAguides.com’s Manufactured Housing Online Request Form. This is an automated valuation tool that generates value reports based on user-selected home criteria.

The value indication of this value report represents the depreciated replacement cost of the home and added features in retail dollars, and does not include adjustments for land, community “in place location value”, or local market comparable sales.

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### ADDITIONAL FEATURES

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit of Measure</th>
<th>Age</th>
<th>Unit Price</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Components</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>BATH FIXTURES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fiberglass Shower Stall</td>
<td>1</td>
<td>ea.</td>
<td>5+ Yrs</td>
<td>$136.00</td>
<td>$136.00</td>
</tr>
<tr>
<td>Garden Tub (Skirted)</td>
<td>1</td>
<td>ea.</td>
<td>5+ Yrs</td>
<td>$226.00</td>
<td>$226.00</td>
</tr>
<tr>
<td>Fiberglass Tub - Combo</td>
<td>1</td>
<td>ea.</td>
<td>5+ Yrs</td>
<td>$191.00</td>
<td>$191.00</td>
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<tr>
<td>Total BATH FIXTURES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$553.00</td>
</tr>
<tr>
<td><strong>BUILT-INS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deluxe Buffet/Hutch</td>
<td>1</td>
<td>ea.</td>
<td>5+ Yrs</td>
<td>$109.00</td>
<td>$109.00</td>
</tr>
<tr>
<td>Total BUILT-INS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$109.00</td>
</tr>
<tr>
<td><strong>CARPETING COMPLETE THROUGHOUT HOME (Including Kitchen and Bathroom)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-wide</td>
<td>1</td>
<td>home</td>
<td>5+ Yrs</td>
<td>$392.00</td>
<td>$392.00</td>
</tr>
<tr>
<td>Total CARPETING COMPLETE THROUGHOUT HOME (Including Kitchen and Bathroom)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>DOORS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm Doors - Multi-wide</td>
<td>1</td>
<td>all</td>
<td>5+ Yrs</td>
<td>$108.00</td>
<td>$108.00</td>
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<td>Sliding Glass Door (6' x 6')</td>
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<td>ea.</td>
<td>5+ Yrs</td>
<td>$159.00</td>
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<tr>
<td>Deluxe House Type Exterior Door</td>
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<td>Total DOORS</td>
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<td><strong>ELECTRICAL</strong></td>
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<tr>
<td>Electric Home - Total</td>
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<td>ea.</td>
<td>5+ Yrs</td>
<td>$363.00</td>
<td>$363.00</td>
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<tr>
<td>Total ELECTRICAL</td>
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<td></td>
<td></td>
<td></td>
<td>$363.00</td>
</tr>
<tr>
<td><strong>EXTERIOR</strong></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dormer</td>
<td>1</td>
<td>ea.</td>
<td>5+ Yrs</td>
<td>$214.00</td>
<td>$214.00</td>
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<tr>
<td>Total EXTERIOR</td>
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<td></td>
<td></td>
<td></td>
<td>$214.00</td>
</tr>
<tr>
<td><strong>FAN</strong></td>
<td></td>
<td></td>
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<tr>
<td>Ceiling Paddle Fan</td>
<td>4</td>
<td>ea.</td>
<td>5+ Yrs</td>
<td>$78.00</td>
<td>$312.00</td>
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<tr>
<td>Total FAN</td>
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<td></td>
<td></td>
<td>$312.00</td>
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</table>
### Components

**FLOORING**
- Tiled Entry Way: 1 ea. 5+ Yrs $90.00  $90.00
- T & G Plywood Sub-Flooring: 1920 sq. ft. 5+ Yrs $0.25  $480.00

**Total FLOORING** $570.00

**HOUSE TYPE ROOFING**
- Multi-wide: 1 home 5+ Yrs $617.00  $617.00

**Total HOUSE TYPE ROOFING** $617.00

**HOUSE TYPE SIDING**
- Multi-wide: 1 home 5+ Yrs $661.00  $661.00

**Total HOUSE TYPE SIDING** $661.00

**INTERIOR**
- Cathedral/Vaulted Ceiling Rooms: 3 ea. 5+ Yrs $121.00  $363.00

**Total INTERIOR** $363.00

**KITCHEN APPLIANCES**
- 18 CF Refrigerator: 1 ea. 5+ Yrs $315.00  $315.00
- Dishwasher: 1 ea. 5+ Yrs $177.00  $177.00
- Garbage Disposal: 1 ea. 5+ Yrs $37.00  $37.00

**Total KITCHEN APPLIANCES** $529.00

**MISCELLANEOUS**
- Clothes Washer: 1 ea. 5+ Yrs $190.00  $190.00
- Clothes Dryer: 1 ea. 5+ Yrs $145.00  $145.00
- Fireplace (Permanent): 1 ea. 5+ Yrs $762.00  $762.00

**Total MISCELLANEOUS** $1,097.00

**PLUMBING**
- Stainless Steel Sink: 1 ea. 5+ Yrs $92.00  $92.00

**Total PLUMBING** $92.00
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### Components

#### WINDOWS
- Skylight
  - 1 ea.
  - 5+ Yrs
  - $133.00
- Storm Windows (Std or Self-Storing) - Multi-wide
  - 1 all
  - 5+ Yrs
  - $266.00

Total WINDOWS: $399.00

**Total Components**: $6,637.00

### Accessories

#### CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)
- 3 1/2 Ton Electric
  - 1 ea.
  - 5+ Yrs
  - $865.00

Total CENTRAL AIR CONDITIONING SYSTEM: $865.00

#### PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)
- Wood w/Rails
  - 100 sq. ft.
  - 5+ Yrs
  - $9.84

Total PORCHES/DECKS: $984.00

#### SKIRTING TO 30" HIGH (Measure Around Perimeter)
- Metal or Vinyl (Vertical)
  - 184 lin. ft.
  - 5+ Yrs
  - $2.14

Total SKIRTING TO 30" HIGH: $393.76

#### STEPS
- Wood - 3 Steps
  - 1 ea.
  - 5+ Yrs
  - $241.00

Total STEPS: $241.00

**Total Accessories**: $2,483.76

**Total Additional Features**: $9,120.76

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