

J.D. POWER NADAguides.com New Manufactured Home Price Report



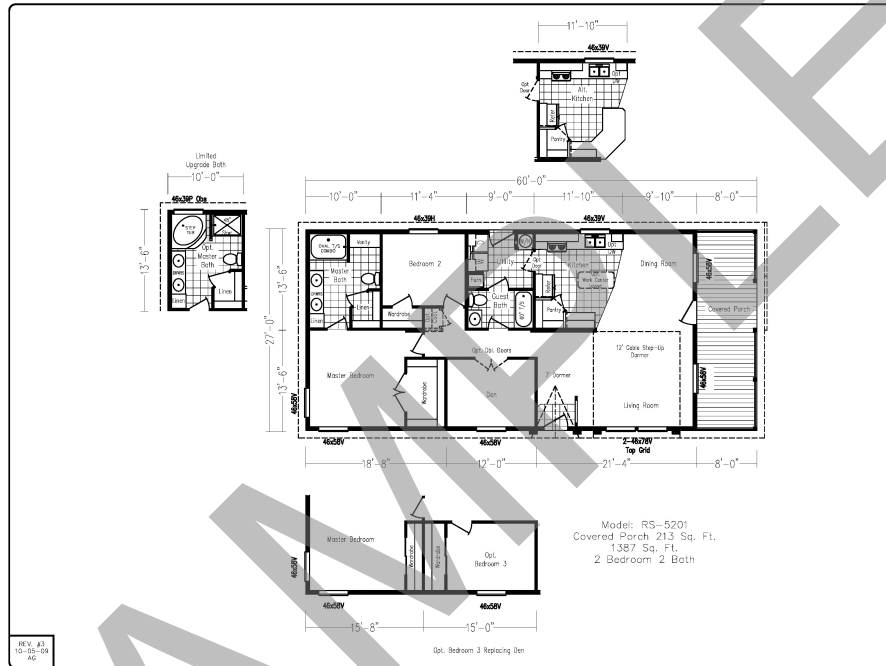
Reference Number 375239

Date 01/04/2016

Model Year	Manufacturer	Series/Trade Name	Primary Floor Plan Name	Secondary Floor Plan Name
2016	KARSTEN COMPANY	RIVERSIDE	R-5201F	

Width / Length	Division/Plant of Manufacturer	Building Code
27 x 60	Golden West Homes - Plant 972 (Karsten Brand), 2445 Pacific Blvd SW, Albany, OR 97321	HUD

FLOOR PLAN IMAGE



2 bedrooms, 2 bathrooms

New Home Retail Price Summary

Average New Retail Price	<u>\$79,729.86</u>
Total Factory Options	<u>\$10,984.67</u>
Surcharge	<u>\$3,732.04</u>
Average New Retail Total Price	<u>\$94,446.57</u>

This value is for the home only, and it does not include: home delivery, setup, site preparation, foundation, skirting, utilities, utility connections, air conditioning, decks, steps, or other options negotiated as part of the home purchase; sales and related taxes assessed to the purchase; or sale discounts/rebates deducted from the purchase price.

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 and price reports based on user-selected home criteria.

Disclaimer

This New Manufactured Home Price Report is intended to be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule.



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STANDARD FEATURES

Standard features are based on the Series/Trade Name that was selected. In some instances, the standard features may vary based on the floor plan/model name that was selected.

Construction and Exterior

Dormer/Gable:	Yes
Exterior Walls:	2"x6"
OSB Exterior Wrap:	No
Overhanging Eaves:	14
Roof Load:	30#
Roof Pitch:	3/12
Roof Type:	Shingle
Siding Type:	Wood
Storm Doors:	No
Wind Zone I:	Yes

Interior

Ceilings:	Vaulted
Side Wall Height:	7.50
Sub-Flooring:	OSB
Walls:	Drywall

Energy and Utility

Electrical Service:	200-Amp
Energy Star Rated Home:	No
Furnace:	Electric
Insulation - Floors (R-Value):	33
Insulation - Roof (R-Value):	40
Insulation - Walls (R-Value):	19
Total Electric Home:	Yes
Water Heater Size:	40
Water Heater Type:	Electric
Windows:	Double pane



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Kitchen

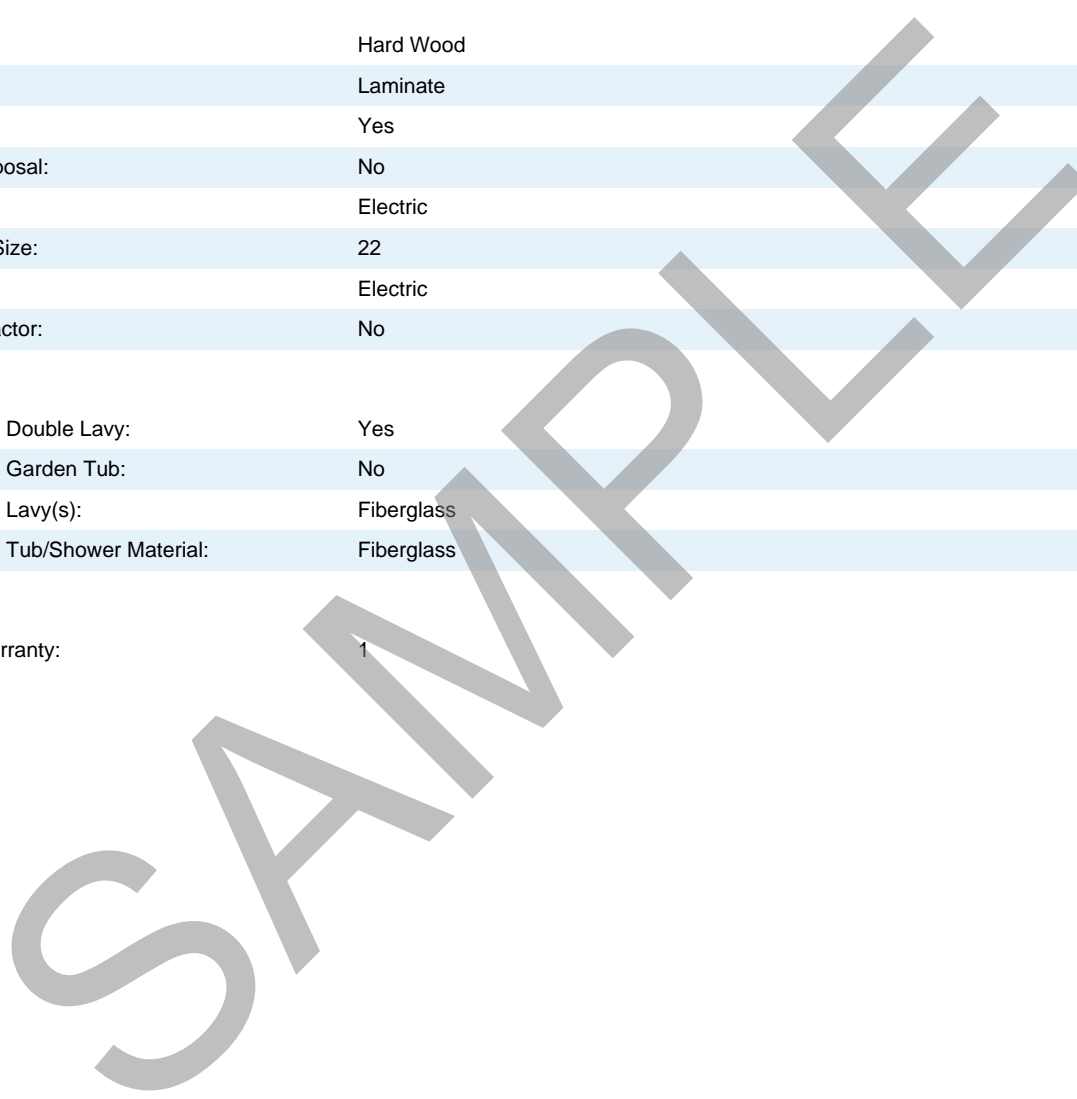
Cabinets:	Hard Wood
Counter Top:	Laminate
Dishwasher:	Yes
Garbage Disposal:	No
Oven:	Electric
Refrigerator Size:	22
Stove:	Electric
Trash Compactor:	No

Bath

Master Bath - Double Lavy:	Yes
Master Bath - Garden Tub:	No
Master Bath - Lavy(s):	Fiberglass
Master Bath - Tub/Shower Material:	Fiberglass

Warranty

Extended Warranty: 1





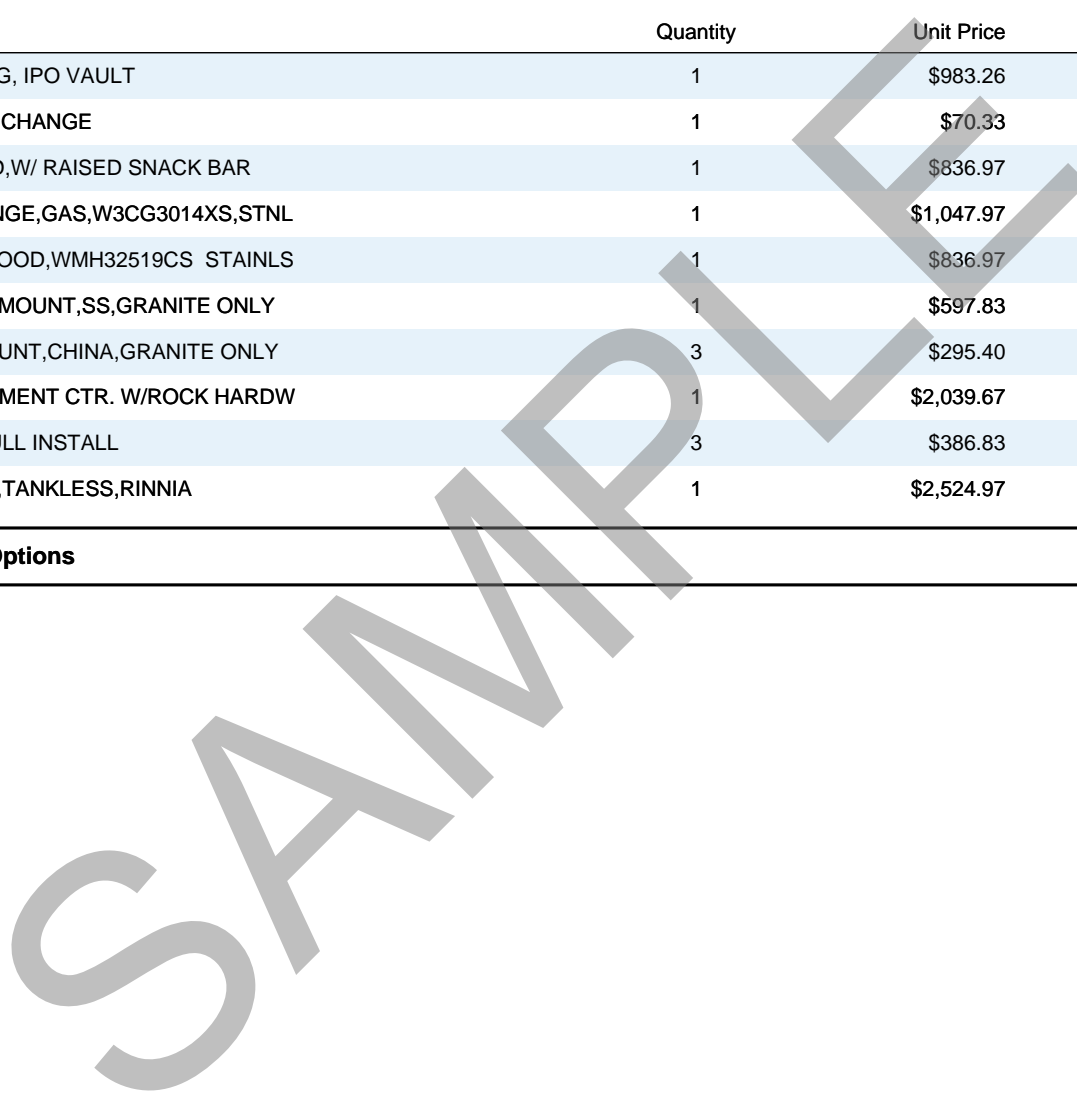
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FACTORY OPTIONS

Description	Quantity	Unit Price	Total Value
9'0" FLAT CEILING, IPO VAULT	1	\$983.26	\$983.26
CARPET,COLOR CHANGE	1	\$70.33	\$70.33
CAB,ISLAND,ADD,W/ RAISED SNACK BAR	1	\$836.97	\$836.97
COOKTOP,X,RANGE,GAS,W3CG3014XS,STNL	1	\$1,047.97	\$1,047.97
MICRO-RANGEHOOD,WMH32519CS STAINLS	1	\$836.97	\$836.97
SINK,KIT,UNDERMOUNT,SS,GRANITE ONLY	1	\$597.83	\$597.83
LAVY,UNDERMOUNT,CHINA,GRANITE ONLY	3	\$295.40	\$886.20
ADD ENTERTAINMENT CTR. W/ROCK HARDW	1	\$2,039.67	\$2,039.67
SOLAR TUBE, FULL INSTALL	3	\$386.83	\$1,160.50
WATER HEATER,TANKLESS,RINNIA	1	\$2,524.97	\$2,524.97
Total Factory Options			\$10,984.67



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