Attachment C

Thanks for the Business!
Please make check payable to:
Coastal Valuations
P.O. Box 7695
Newport Beach, CA 92658
mwatcher@coastalvaluations.com
Cell 949-439-9411 Fax 949-863-9738

Not Paid, Due Upon Receipt

INVOICE

INVOICE NUMBER
1034 Daisy Ave
DATE
05/18/2016

REFERENCE	
Internal Order #:	1034 Daisy Ave
Lender Case #:	Affordable Housing Clrhs
Client File #:	
Main File # on form:	1034 Daisy Ave
Other File # on form:	Affordable Housing Clrhs
Federal Tax ID:	
Employer ID:	

TO:
Leonardo Carrillo
Affordable Housing Clearinghouse
23861 El Toro Road, Suite #401
Lake Forest, CA 92630

Telephone Number: (949) 859-925 Fax Number: (949) 859-853
Alternate Number: E-Mail: housingspecialist@affordable-h

DESCRIPTION

Lender: Affordable Housing Clearinghouse Client: Affordable Housing Clearinghouse
Purchaser/Borrower: Affordable Housing Clearinghouse
Property Address: 1034 Daisy Ave
City: Long Beach
County: Los Angeles State: CA Zip: 90813
Legal Description: Long Beach Harbor View Tract Lot 6

FEES	AMOUNT
GP Form 8 Units	1,000.00
SUBTOTAL	1,000.00

PAYMENTS			AMOUNT
Check #:	Date:	Description:	
Check #:	Date:	Description:	

	$	$ 202.37		$ 147.14		$ 125.93	
Data Source(s)	MLS, Realist	CRMLS#PW15150354;DOM 8		CRMLS#PW15252383;DOM 14		No MLS-For Sale by Owner	
Verification Source(s)	Inspection	Doc#1155307		Doc#287054		Doc#1554659	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing Concessions		ArmLth Conv;9550		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		09/18/2015		09/18/2015		09/14/2015	
Rights Appraised	Fee Simple	Fee Simple		Fee Si		Fee Simple	

SUBTOTAL	
TOTAL DUE	$ 1,000.00

Check #: Date: Description:
BOUNCED CHECK, INSUFFICIENT FUNDS

SUBJECT PHOTO PAGE

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

Subject Front

1034 Daisy Ave	
SALES PRICE	
GROSS LIVING AREA	4,536
TOTAL ROOMS	10
TOTAL BEDROOMS	8
TOTAL BATHROOMS	4
LOCATION	Average
VIEW	No View
SITE	7,408
QUALITY	Avg/Frame/Stucco
AGE	94

SUBJECT REAR

SUBJECT STREET

Photograph Addendum

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

1034 Daisy Ave-A, B & C-Front

1034 Daisy Ave-A, B & C-Front

1034 Daisy Ave-A, B & C-Rear-Side

1036 Daisy Ave-A, B & C-Front

1036 Daisy Ave-A, B & C-Side

1036 Daisy Ave-A, B & C-Rear

Photograph Addendum

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

Alley

1038 Daisy Ave-Front

1038 Daisy Ave-Front

1040 Daisy Ave-Front

1040 Daisy Ave-Front-Side

1040 Daisy Ave-Rear

Photograph Addendum

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

1034 Daisy Ave-A, B & C-Meters

1036 Daisy Ave-A, B & C-Meters

1038 & 1040 Daisy Ave-Meters

Rear-1 and a 2 Car Garages

2 Car Garage

2 Car Garage

Photograph Addendum

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

1036 Daisy Ave-Side/1 Car Garage-Rear

All Units Have a Boxed and Strapped Water Heater outside or a Strapped Water Heater in the Kitchen

All Units Have a Boxed and Strapped Water Heater outside or a Strapped Water Heater in the Kitchen

Unit Water Meters

Unit Water Meters

Units Fire Extinguishers

PHOTOGRAPH ADDENDUM

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

All Units Have Smoke Detectors

All Units Have Smoke Detectors

All Units Have Either Floor or Wall Heating, Carbon Monoxide Detectors are located near Heating Systems

Units Have Either Floor or Wall Heating, Carbon Monoxide Detectors are located near Heating Systems

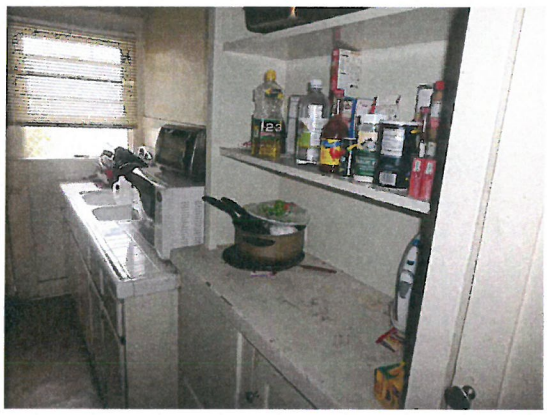
Units Have Either Floor or Wall Heating, Carbon Monoxide Detectors are located near Heating Systems

1036 Daisy Ave-A, B & C-Wood Deck

Photograph Addendum

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

1034-A Daisy Ave-Living Room



1034-A Daisy Ave-Kitchen

1034-A Daisy Ave-Bathroom

1034-A Daisy Ave-Bedroom

1034-B Daisy Ave-Living Room

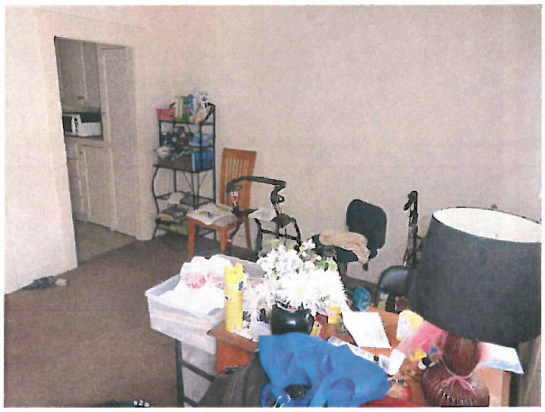
1034-B Daisy Ave-Kitchen

Photograph Addendum

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

1034-B Daisy Ave-Bathroom

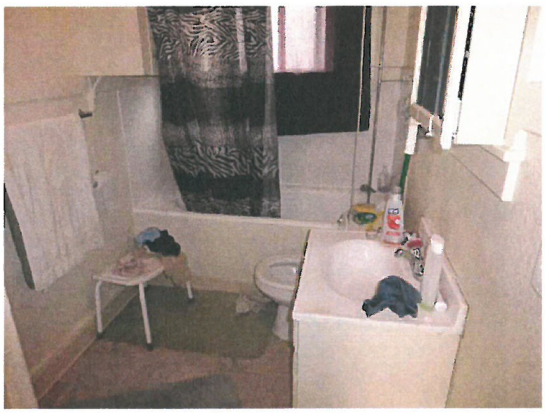
1034-B Daisy Ave-Bedroom



1034-C Daisy Ave-Living Room

1034-C Daisy Ave-Kitchen

1034-C Daisy Ave-Bedroom



1034-C Daisy Ave-Bathroom

Photograph Addendum

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

1036-A Daisy Ave-Studio/Living Room

1036-A Daisy Ave-Kitchen

1036-A Daisy Ave-Bathroom

1036-B Daisy Ave-Living Room

1036-B Daisy Ave-Kitchen

1036-B Daisy Ave-Bedroom

Photograph Addendum

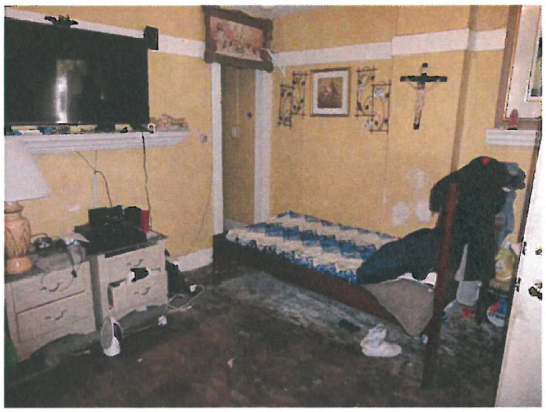
Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

1036-B Daisy Ave-Bedroom

1036-B Daisy Ave-Bathroom

1036-B Daisy Ave-Bathroom

1036-B Daisy Ave-Staircase Entry



1036-C Daisy Ave-Studio/Living Room

1036-C Daisy Ave-Kitchen

Photograph Addendum

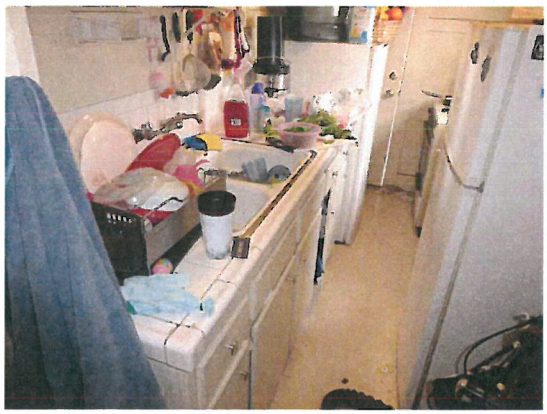
Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

1038 Daisy Ave-Studio/Living Room

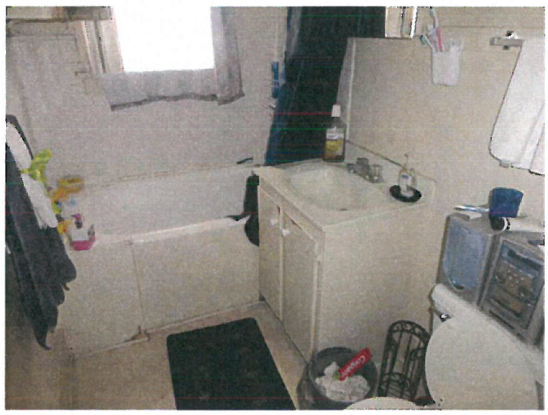
1038 Daisy Ave-Kitchen

1038 Daisy Ave-Bathroom

1040 Daisy Ave-Studio/Living Room



1040 Daisy Ave-Kitchen



1040 Daisy Ave-Bathroom

COMPARABLE PHOTO PAGE

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

Comparable 1

740 Daisy Ave

PROX. TO SUBJECT	0.25 miles S
SALES PRICE	700,000
GROSS LIVING AREA	
TOTAL ROOMS	13
TOTAL BEDROOMS	7
TOTAL BATHROOMS	4
LOCATION	Average
VIEW	No View
SITE	7,497
QUALITY	Avg/Frame/Stucco
AGE	94

COMPARABLE 2

1409 Magnolia Ave

PROX. TO SUBJECT	0.32 miles N
SALES PRICE	970,000
GROSS LIVING AREA	
TOTAL ROOMS	14
TOTAL BEDROOMS	3
TOTAL BATHROOMS	2
LOCATION	Average
VIEW	No View
SITE	4,605
QUALITY	Avg/Frame/Stucco
AGE	75

COMPARABLE 3

1117 Pine Ave

PROX. TO SUBJECT	0.36 miles E
SALES PRICE	1,125,000
GROSS LIVING AREA	
TOTAL ROOMS	12
TOTAL BEDROOMS	4
TOTAL BATHROOMS	4
LOCATION	Average
VIEW	No View
SITE	9,002
QUALITY	Avg/Frame/Stucco
AGE	96

Comparable Photo Page

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

Comparable 4

1478 Henderson Ave

Prox. to Subject	0.44 miles N
Sales Price	955,000
Gross Living Area	
Total Rooms	8
Total Bedrooms	6
Total Bathrooms	4
Location	Average
View	No View
Site	4,719
Quality	Avg/Frame/Stucco
Age	91

Comparable 5

1445 Elm Ave

Prox. to Subject	0.70 miles NE
Sales Price	1,100,000
Gross Living Area	
Total Rooms	8
Total Bedrooms	9
Total Bathrooms	4.8
Location	Average
View	No View
Site	7,476
Quality	Avg/Frame/Stucco
Age	70

Comparable 6

1916 Henderson Ave

Prox. to Subject	0.86 miles N
Sales Price	960,000
Gross Living Area	
Total Rooms	14
Total Bedrooms	6
Total Bathrooms	4
Location	Average
View	No View
Site	7,623
Quality	Avg/Frame/Stucco
Age	94

Location Map

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

Plat Map

Borrower	Affordable Housing Clearinghouse						
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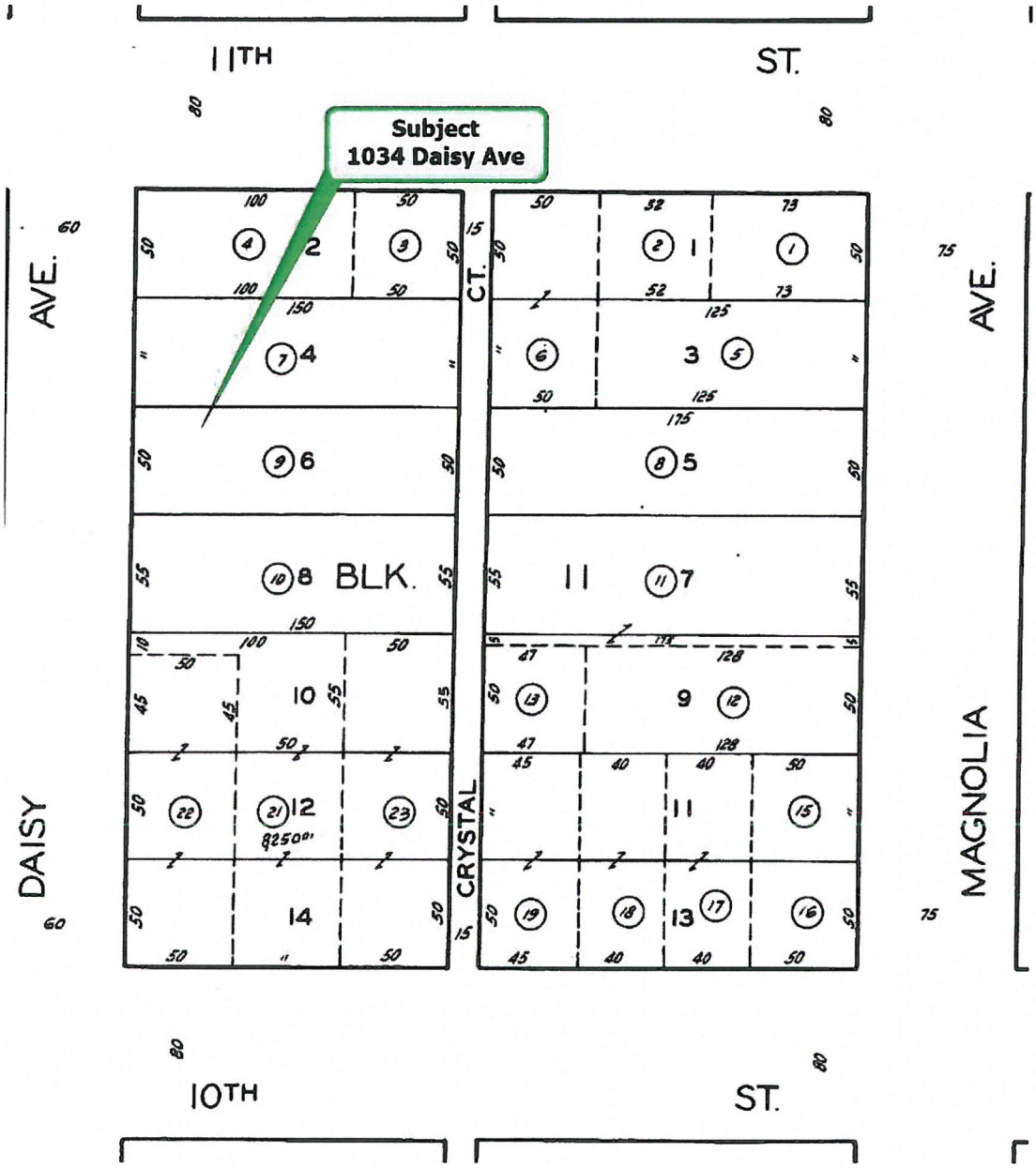
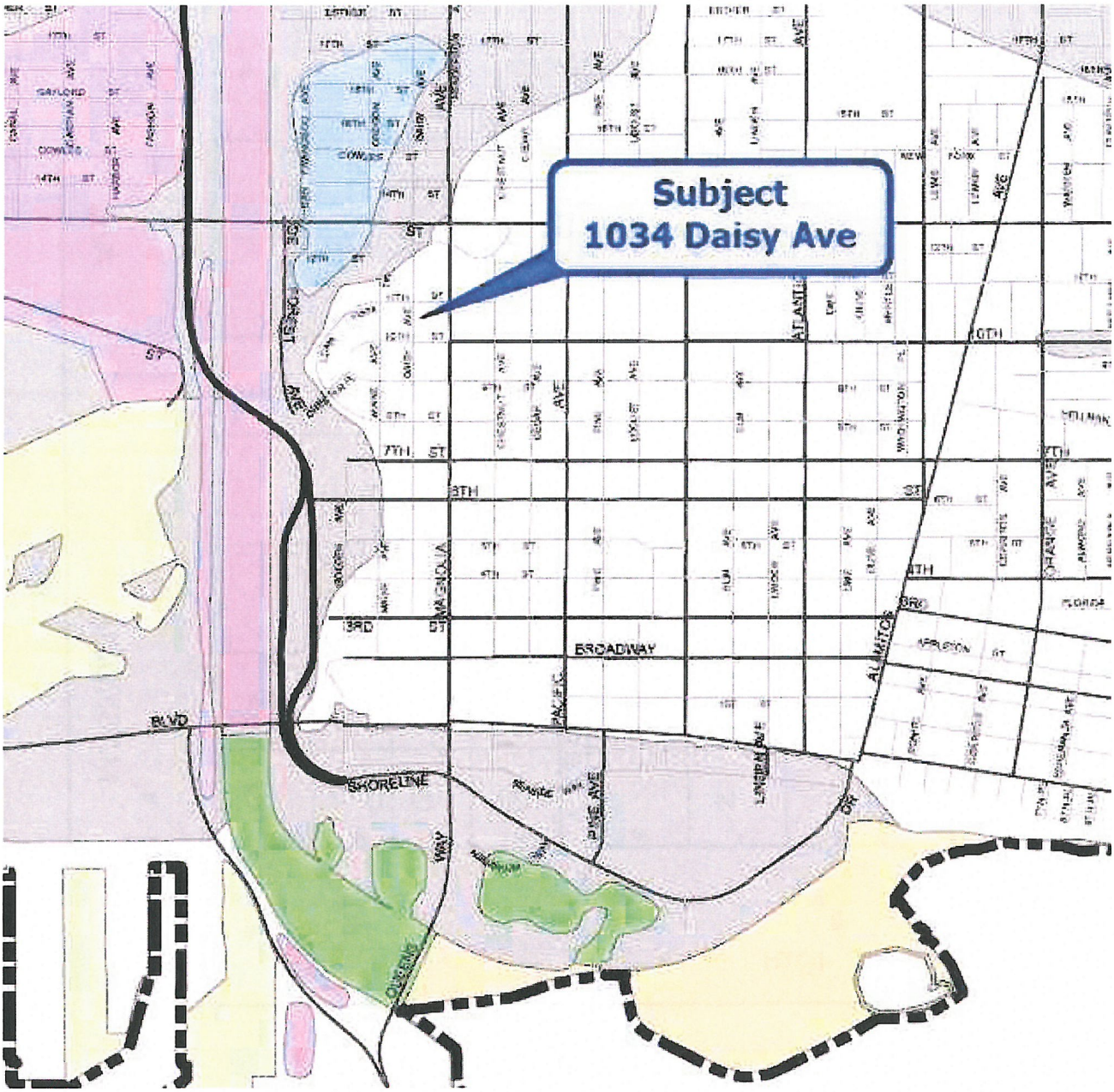
Lender/Client	Affordable Housing Clearinghouse						



Flood Map

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse