

7176 Vine Ave, Winton:

4.7 Overall Acreage, of which approximately 3 acres are fenced-in, unused field (holding goats for weed abatement).

General Questions:

Is there a common area electric bill? (Y or N), NO

Is there a common area maintenance bill including gardening? NO

NOTE: SAFE (Owner) DOES MAINTENANCE FOR ALL TENANT RESIDENCES. TENANTS ARE RESPONSIBLE FOR THEIR GARDENING AND YARDS

MAINTENANCE FOR COMPLEX AVERAGES AROUND THE FOLLOWING: LABOR +/- 4DAYS/WK = \$40,000 ANNUALLY PLUS MATERIALS +/- \$20,000 ANNUALLY. VARIES +/- \$6000 A YEAR.

Who pays the water bill? TENANTS PAY WATER BILL (SEE BELOW)

Are there any domestic wells on property or all units on Winton Water Services?

NO DOMESTIC WELLS. ALL UNITS ON WINTON WATER.

Are there any septic systems or tanks on property, or all units on the Winton Sewer system?

ALL UNITS ON WINTON SEWER SYSTEMS EXCEPT SEPTIC FOR TOILET IN SHOP

How much does shop rent for? SHOP HAS NEVER BEEN RENTED

Does shop have water? YES

Does shop have electric? YES

Is there power to Storage Unit? YES, NOT ON SEPARATE METER.
PULLS FROM UNIT 7136-A METER.

Is there water service to Storage Units? YES

NOTE ON STORAGE UNITS: STORAGE UNITS ARE NOT BEING
RENTED AT THIS TIME. UNITS HAVE BEEN RENTED IN PAST ABOUT
10 +/- YEARS AGO. SAFE USES STORAGES PRESENTLY.

Is there a management fee? MANAGEMENT FEE IS PAID TO DANIEL.
PAYMENT OF 8% GROSS COLLECTED RENTS. ALSO, 50% OF FIRST
MONTHS RENT FOR NEW TENANTS. ALSO, ANNUAL END OF YEAR
BONUS OF \$1000.

UNIT SUMMARY:

Address	Bedrooms / Bath/Sq Ft	Tenant Name	Lease Type (monthly or annual) (M or A)	Written Lease (Y or N)	Lease Start Date	Monthly Rent	Indicate Separate Meters (G for Gas, E for Electric, W for water)
7128 Grape	3/2	Valenzuela	M	Y		1450	G, E, W
7138 Grape	3/2	Perez	M	Y		1050	G, E, W
7148 Grape	3/2	Perez	M	Y		1100	G, E, W
7131 Grape	3/2	Cervantes	M	Y		1050	G, E, W

7141 Grape	3/2	Cruz	M	Y		1200	G, E, W
7151 Grape	3/2	Esquivel	M	Y		1250	G, E, W
7136 Vine	3/2	Gallo	M	Y		1350	G, E, W
7136-A Vine	2/1	Ramirez	M	Y		1050	ALL 7136 is Combi ned
7136-B Vine	2/1	Lupez	M	Y		1200	ALL 7136 is Combi ned
7136- CVine	2/1	Rutz	M	Y		1000	ALL 7136 is Combi ned
7152 Vine	4/2	Ponce	M	Y		1450	G,E,W
7162 Vine	2/1	Rutz	M	Y		1000	G,E,W
7176 Vine	3/2	Bran	M	Y		1200	G,E,W
7176A	3/2	Ruda	M	Y		1350	G,E,W
Storage 1	500 sq/ft	N/A					From 7136 Meter
Storage 2	500 sq/ft	N/A					From 7136 Meter

Storage 3	500 sq/ft	N/A					From 7136 Meter
Storage 4	500 sq/ft	N/A					From 7136 Meter
Shop	400 sq/ft	1 toilet, has water and electric					

IMPROVEMENTS made over last 3 years:

Installed Air Conditioning in the following units at a cost of \$10,000 +/-:
7128, 7151, 7136, 7152, 7176-A

New Tile and Cabinets in the following units: 7128, 7138, 7148, 7136-A, 7136-C, 7152

Painted the following units: 7128, 7131, 7136-A,B,C, 7152 7176

Note: United 7136-B will need a second layer of roofing composition this year. Estimate cost \$12,000.