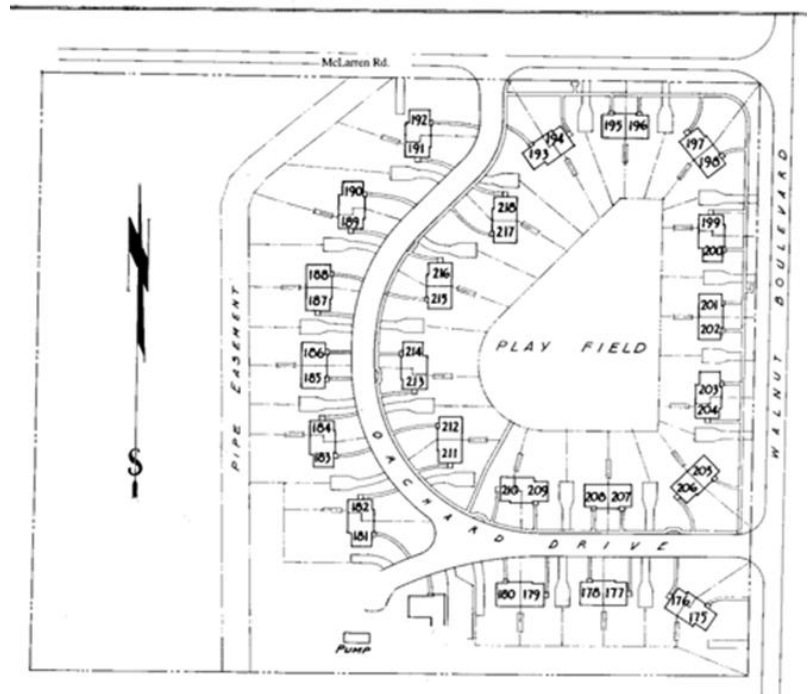


CA011004 Los Nogales Brentwood - Family Development



Built 1942

One Bedroom Units	10	Handicapped Units	6
Two Bedroom Units	24	Units NOT on Demand Rent Schedule	0
Three Bedroom Units	10	TOTAL Amount of Units for Leasing	44



Status

Based on the Replacement Reserves Report of the 2011 Physical Needs Assessment, this property will require \$1,872,687 in repairs and replacements over the next 20 years. As of 2015, the immediate physical needs are valued at \$431,382.

Planned Action

HACCC plans to comprehensively rehabilitate the existing property over the next 10-15 years. The current plan calls for financing the work with 4% tax credits, supportable debt, and other sources as necessary.

HACCC SITE INFORMATION

03/31/15

Los Nogales CA011004
Walnut Blvd. & McClarren Rd. Brentwood, CA 94513

APN 012-142-017-0

Site Area 7.3 Acres

Zoning N/A

Buildings with apartments 22
Buildings with other uses 4

44 Units Originally

10 One Bedroom Units at 544 SF 5,440 SF
24 Two Bedroom Units at 697 SF 16,728 SF
10 Three Bedroom Units at 880 SF 8,800 SF

Walkways 6,120 SF

Parking and Driveways 26,400 SF

EIOP 12/31/1942

Non Dwelling Buildings

Name	Size	Bldg Type
A Place of Learning	1,178 sq. ft.	V - N
Head Start Building A	960 sq. ft.	Modular
Head Start Building B	1,365 sq. ft.	Modular
Head Start Building C	1,365 sq. ft.	Modular

Los Nogales – Dwelling Unit Characteristics

CA011004	Structural composition	Conventional wood framing ; concrete slab foundation; concrete raised foundation
	Roofing	Composition shingle roofing
	Exterior siding	Stucco; wood trim
	Interior finishes	Textured/painted drywall; VCT; sheet vinyl.
	Utilities	Natural gas wall heaters, water heaters, stoves, dryer connections; electrical lighting, refrigerator, outlets
	Windows	Dual glazed aluminum frames
	Other amenities	Rear yard fencing, patios, and storage sheds