



AGENDA
CITY OF EL SEGUNDO
SENIOR CITIZEN HOUSING CORPORATION
BOARD
3:30 PM
PARK VISTA - PETER & EDNA FREEMAN ROOM
615 E. HOLLY AVENUE
EL SEGUNDO, CA 90245
JANUARY 28, 2026

MEMBERS OF SENIOR CITIZEN HOUSING CORPORATION BOARD

Timothy Whelan, President
Denise Fessenbecker, Vice President
Julia Newman
Paula Rotolo
George Funk
Valerie Smith, Non-voting Member

The Senior Citizen Housing Corporation Board, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the Senior Citizen Housing Corporation Board, regarding any matter on this agenda, that the City received after issuing the agenda packet are available for public inspection in the Park Vista Lobby, Joslyn Center, and the El Segundo Public Library during normal business hours. Such documents may also be posted on the City's website at www.elsegundo.org and additional copies will be available at the meeting.

Unless otherwise noted in the agenda, the public can only comment on city-related business that is within the jurisdiction of the Senior Citizen Housing Corporation Board and/or items listed on the agenda during the Public Communications portion of the Meeting. Members of the public may also provide comments electronically by sending an email to the following address before 3:00 P.M. on the day of the meeting: agnesho@elsegundo.org. Please include the meeting date and item number in the subject line. The time limit for comments is five (5) minutes per person. Before speaking to the Senior Citizen Housing Corporation Board, please state: your name, residence, and organization/group you represent, if desired. Please respect the time limits.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.

CALL TO ORDER/ROLL CALL

PUBLIC COMMUNICATION – (Related to City Business Only – 5-minute limit per person, 30-minute limit total) *Individuals who have received value of \$50 or more to communicate to the **Senior Citizen Housing Corporation Board** on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the **Senior Citizen Housing Corporation Board** . Failure to do so shall be a misdemeanor and punishable by a fine of \$250. While all comments are welcome, the Brown Act does not allow action on any item not on the agenda.*

A. CONSENT

1. Approval of Meeting Minutes

Recommendation -

1. Approve the special Senior Citizen Housing Corporation Meeting minutes for the December 10, 2025, meeting.
2. Alternatively, discuss other actions related to this item.

B. UNFINISHED BUSINESS

C. NEW BUSINESS

2. President's Report

Recommendation -

1. Receive and file reports regarding correspondence, meetings, and business related to Park Vista.
2. Alternatively, discuss and take other actions related to this item.

3. Financial Statement and LAIF (Local Agency Investment Fund)

Recommendation -

1. Receive and file the status of reports including, but not limited to statements, invoices, and finances for November and December 2025.
2. Receive and file the LAIF investment fund and transfer between accounts.
3. Alternatively, discuss and take other action related to this item.

4. Park Vista Physical Property Assessment

Recommendation -

-
1. Receive and file the Park Vista physical property assessment.
 2. Alternatively, discuss and take other action related to this item.

5. Gated Entry Repair/ Replacement

Recommendation -

1. Discuss the possibility of updating the facility's gated entry.
2. Alternatively, discuss and take other action related to this item.

6. Rental Rate Increase for Current Tenants

Recommendation -

1. Review and consider whether to increase rental rates for current tenants and, if so, by what amount. Any rental rate increase for current tenants would go into effect on June 1, 2026.
2. Alternatively, discuss and take other action related to this item.

D. REPORTS - COMMUNITY DEVELOPMENT DEPARTMENT

7. Upcoming Events

Recommendation -

1. Discuss any upcoming events at the Joslyn Center and citywide.

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

A General Report From Individual Board Members

F. REPORTS – MANAGEMENT (CADMAN GROUP)

ADJOURNMENT

POSTED:

DATE:

TIME:

BY:

MINUTES OF THE MEETING
El Segundo Special Senior Citizen Housing Board Corporation
Wednesday,
December 10, 2025
Park Vista Senior Housing
615 E. Holly Avenue, El Segundo, CA 90245

CALL TO ORDER:

The meeting was called to order at 3:30 p.m. by Board Tim Whelan

ROLL CALL

Members Present:	Tim Whelan Denise Fessenbecker Paula Rotolo George Funk
Absent:	Julia Newman
Non-Voting Board Member:	Val Smith
Others:	Michael Allen Agnes Ho Venus Wesson Neil Cadman

PUBLIC COMMUNICATION. (Suggestion Box Comments)

- Received over seven comments in the suggestion box requesting that the regular Tenant/Management meetings be continued.
- Requested a status update on the contract approval for the vending machines.
- Reported that the door has been broken for over a week, posing a security risk and potential for vehicle damage. Neil is inquiring with staff; residents were reminded to notify staff immediately of such issues.
- Confirmed there is no rental rate increase. While the parking rate increase is not contested, tenants requested better notification protocols, specifically asking that notices not be sent during the holiday season.
- Tenants requested that washer and dryer repairs be addressed in a timelier manner.
- Addressed general tenant concerns regarding building safety and security measures.
- Residents inquired about the recent addition of security guards and the reason for the change. Neil will provide a detailed explanation during the management report.
- Suggested that management provide formal introductions for new renters to the community.

A. CONSENT

1. APPROVAL OF MEETING MINUTES

Motioned by Denise Fessenbecker and seconded by Paula Rotolo to approve the October 22, 2025, Meeting Minutes. The motion passed 5-0.

B. UNFINISHED BUSINESS

None.

C. NEW BUSINESS

2. President's Report (Paul Lanyi)

- Tim welcomed George Funk to the Board and congratulated him on his new appointment.

- Tim extended his gratitude to Paul Lanyi for his dedicated time of service on the Board.

Receive and file: Motion carried 5-0

3. Financial Statements and LAIF (Local Agency Investment Fund). (Neil Cadman)

- Val inquired about the \$6,000 expense for fire service testing covering fiscal years 2024 and 2025. Neil acknowledged the vendor billing oversight, confirming that the charges were valid but had previously been missed in the billing cycle.
- Tim inquired about the classification of several high-cost items, questioning why they were listed under Maintenance Costs rather than Capital Expenditures. Neil clarified that, for these specific items, it is more appropriate to categorize them as maintenance costs rather than capital assets.
- Denise inquired whether a specific dollar threshold exists for designating a project as a "Capital Project." Neil clarified that he has \$10,000 threshold for maintenance-related projects.
- Val raised concerns regarding the building camera that are not functioning properly. Neil noted that the system was recently updated and stated he would look further into the manner.

Receive and file: Motion carried 5-0

4. Consideration of New Vending Machine Proposal. (Michael Allen).

- Michael presented formal proposals from two separate vendors. He noted that if the Board decides to proceed, specific locations will be finalized; however, Property Management will not be responsible for monitoring or servicing the machines. Michael stated that he would following the city attorney office on the installation One Stop Vending, Inc.

Receive and file: Motion carried 5-0

5. 2026 Park Vista Operating Budget. (Neil Cadmen)

Neil presented a draft overview of the 2026 Annual Budget, noting the following key projections:

- Rental Income: Anticipating a 2% increase in revenue.
- Maintenance Costs: Projected to decrease significantly from the \$295,000 budgeted in 2025 to under \$35,000 for the 2026 fiscal year.
- Elevator Services: The budget for elevator maintenance will increase to \$25,000.
- Management Contract: Fees are expected to increase per the 2026 contract terms.
- Utilities (Electricity & Water): A 10% increase has been factored into account for rising utility rates.
- Insurance: General insurance is expected to remain stable in the \$37,000 range.
- Earthquake Insurance: Budgeted at \$95,000 (a conservative estimate compared to the \$70,000 actual cost in 2024).
- Contracted Services: Fire Services and Cable costs are expected to remain flat under current contract amounts.
- Telephone and Internet: Projected to show overall savings.
- Professional Fees: No increase is anticipated for audit services in the coming year.
- Interest Income: Bank account interest is performing strongly; \$90,000 is budgeted for 2026.

Paula Rotolo motion and Denise Fessenbecker second, to approve 2026 Park Vista operating budget. The motion passed 5-0

6. Park Vista’s Income/ Net Worth Thresholds for Tenancy. (Neil Cadmen)

Neil provided a breakdown of the maximum income and asset qualifications required to reside at Park Vista:

- One-Person Household: The limit is based on 5% of total net worth, set at \$45,000.
- Two-Person Household: The limit is based on 5% of total net worth, currently set at \$50,000.
- Neil stated that the Board can review and recommend that the City Council evaluate and adjust the income limits.
- Paula inquired about forming a committee to evaluate these standards. Michael recommended that the Board engage a consultant specializing in affordable housing committees to ensure the review is handled with expert oversight.
- A committee was proposed to work alongside the consultant. Paula, Denise, and George formally volunteered to serve as members. Michael asked Council member Keldorf to join the committee as well.

Paula Rotolo motion and Denise Fressenbecker second, to approve the forming the committee net worth thresholds. The motion passed 5-0

7. Appointment of Board President.

- Paula nominated Tim for the position of Board President and second by Denise. The Board voted all in favor.
- Tim nominated Denise for the position of Board Vice President and second by Paula. The Board voted all in favor.

8. Planter Box Garden in Park Vista. (Val Smith)

Val Smith and Bill Ryan present a presented a proposal to establish a Planter Box Garden Committee.

- Bill suggested utilizing the open space on the second floor, noting its accessibility from both elevators.
- Neil acknowledged that community gardens are a popular modern amenity but raised potential liability concerns. He suggested that the Board consider hiring a professional landscaping company to handle the initial setup, with tenants taking over the ongoing maintenance.
- Val inquired about forming a tenant committee to discuss logistics immediately. Neil advised that a formal plan must be developed and in place before the committee can officially proceed.

D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT

9. Upcoming Events

None.

10. Learn Basic Tech (LBT) Program. (Michael Allen)

- Michael announced an upcoming "Digital Skills for Cybersecurity" training session. While the specific dates are still being determined, the training will be held at the Joslyn Center. This initiative aims to provide informative resources on digital safety and security.

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

- Val followed up on a proposal made six months ago to form a Resident Ambassador Team. The goal of this team would be to formally welcome and orient new tenants to the building.

- Val reported an increase in the frequency of laundry machine breakdowns, requesting more consistent maintenance or a long-term solution.
- Val noted that on October 17th, the generator was down for about an hour, leaving the elevator unoccupied.
- Val concluded by thanking the residents for the high turnout tonight.

F. REPORTS – MANAGEMENT (CADMAN GROUP)

- Tenant/Management meeting schedule for January 2026
- Management has maintained increased security patrols for over a month. While specific details cannot be disclosed due to legal and confidentiality issues, management emphasized that tenant safety remains the top priority and patrols will continue if necessary.
- Concerns were raised regarding tenants propping doors open, which allows unauthorized individuals to bypass the building's secured access.
- A thank you was extended to the Rotary Club for hosting the annual tenant party on December 4th.
- Hilltop Church will host a caroling event for tenants on December 12th at 6:00 p.m.
- Diya from the National Charity League is scheduled to perform for the residents on January 23rd in the Community room on the piano.
- The waiting list is currently 74 applicants. Of these, 27 applicants stated they cannot afford the current rent but wish to remain on the list; 26 applicants are currently not ready to move in due to unrelated personal reasons; 13 applicants indicated a preference for a studio over a 1-bedroom unit; 7 applicants were unreachable due to disconnected phone numbers and will be removed from the list; and 1 applicant on the list currently holds a housing voucher.

ADJOURNMENT: 3:33PM

NEXT MEETING: Wednesday, January 28, 2026



PARK VISTA

Financial Reporting Analysis

November 2025

Gross Income: \$103,683.79

Gross Expenses: \$43,707.86

Expenses for the month were normal except for the following:

- *Maintenance of \$7,026.01. Normal operations, no vacancy prep, but largest single item was the tile in the common area women's bathroom. Repaired after a major plumbing issue.*
- *No water bills in November.*
- *Bank interest of \$8,226.65 reported by the City for November.*

Net Income: \$59,975.93

Total Account Balances: \$2,662,889.05

NOTE: THIS DOCUMENT IS A SUMMARY AND ANALYSIS ONLY OF THE MONTHLY FINANCIAL STATEMENTS FOR PARK VISTA. THEY ARE NOT PART OF THE ACTUAL FINANCIAL STATEMENTS FOR PARK VISTA.

Total number of vacancies for the month: 99% occupied on 11/1/2025
96.9% occupied on 11/30/2025

Move-outs: 2

Move-ins: 0

Notices to Vacate: 2

Budget Comparison Notes:

Operations: Operations for the month performed \$53,937.78 over budget for November, \$324,454.01 over budget YTD. Water much less than budget due to the City crediting the facility over the wrong billing structure.

Income

- Income for the month of November \$20,951.94 over budget for November, \$46,705.12 over budget YTD.

Expenses:

- Overall expenses for November \$32,985.84 under budget, \$153,995.10 under budget YTD.
- Maintenance \$17,557.32 under budget for November, \$54,447.67 under budget YTD.
- Electricity under budget for November by \$333.74, and \$513.46 over budget YTD.
- Gas under budget by \$352.79 for November and \$1,217.79 under budget YTD.
- Cable Television under budget by \$522.04 for November, \$5,580.90 under budget YTD.
- Water performing \$38,174.28 under budget YTD, but this is due to the City of El Segundo roll back of over charging for previous years.
- Telephone \$2,378.97 under budget for November and \$27,018.84 under budget YTD.
- Elevator service over budget by \$10,296.23 YTD due to the final payment of the new flooring.

NOTE: THIS DOCUMENT IS A SUMMARY AND ANALYSIS ONLY OF THE MONTHLY FINANCIAL STATEMENTS FOR PARK VISTA. THEY ARE NOT PART OF THE ACTUAL FINANCIAL STATEMENTS FOR PARK VISTA.

**EL SEGUNDO SENIOR CITIZENS HOUSING
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

December 9, 2025

RE: Interest Income from Deposit with the City, per Agreement for Investment of Funds

Dear President:

The deposit and interest for the quarter/month ending is as follows:	Q3-2025	November-25
		<u>Original</u>
Beginning balance at September 30, 2025	\$	2,441,242.82
Accrued: Interest (Posted quarterly)	\$	17,059.27
Add: Deposits		
Add: Deposits		
Less: Withdrawals		
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:	<u>As of</u> 11/30/2025	<hr/> \$ 2,458,302.09

Accrued Interest (posted quarterly by the 15th day following quarter):							
Interest Earned	October	@	4.260%	Actual	CAMP	for 31 days	\$ 8,832.62
Interest Earned	November	@	4.100%	Actual	CAMP	for 30 days	\$ 8,226.65
Interest Earned	December	@		Actual	CAMP	for 31 days	\$ -
Accrued Interest	quarter to date						\$ 17,059.27

Interest earned is based on the interest earnings rate the City of El Segundo received from the California Asset Management Program and the number of days the funds were held by the City during the given period. Per the understanding reached at the September 1997 meeting of the Board of Directors, interest will be credited to the account and compounded on a quarterly basis. Interest shown for each month is for your information only.

If you have any questions, please do not hesitate to give me a call.

Sincerely,
Dino R. Marsocci

Dino R. Marsocci
Treasury & Customer Services Manager

- Cc: Paul Chung, Chief Financial Officer
Brenda Sum, Accountant
Michael Allen, Community Development Director
Neil Cadman, Facility Management for Park Vista
Eduardo Schonborn, Planning Manager
Venus Wesson, Sr. Admin Specialist
Agnes Ho, Administrative Analyst

Income Statement

Cadman Group

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

Owned By: El Segundo Senior Citizens Housing Corporation

As of: Nov 2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
RENT				
Rent Income	90,122.00	94.41	961,931.72	97.36
Parking Income	1,628.66	1.71	18,237.97	1.85
Passthrough Charges	0.00	0.00	0.00	0.00
Total RENT	91,750.66	96.12	980,169.69	99.21
Maintenance Charge (Income Account)	0.00	0.00	2,539.02	0.26
Prepayment	3,092.89	3.24	-563.18	-0.06
NSF Bank Fees Collected	0.00	0.00	100.00	0.01
Application Fee Income	0.00	0.00	0.00	0.00
Laundry Income	613.59	0.64	5,725.35	0.58
Total Operating Income	95,457.14	100.00	987,970.88	100.00
Expense				
Fire Service	0.00	0.00	4,296.73	0.43
Fire Extinguisher Service	0.00	0.00	0.00	0.00
Maintenance	7,026.01	7.36	215,969.00	21.86
Elevator service	3,831.00	4.01	24,046.23	2.43
Gardening	1,303.49	1.37	15,866.70	1.61
Management Fees	16,750.00	17.55	182,250.00	18.45
Security Service	3,554.85	3.72	3,554.85	0.36
Pest Control	261.80	0.27	3,322.34	0.34
Insurance - Property	0.00	0.00	27,654.44	2.80
Earthquake Insurance	0.00	0.00	70,498.00	7.14
Licenses and Permits	0.00	0.00	450.00	0.05
Electricity	1,749.59	1.83	22,403.21	2.27
Gas	1,313.87	1.38	17,115.55	1.73
Water	0.00	0.00	11,325.72	1.15
Telephone/Internet	371.03	0.39	3,231.16	0.33
Trash	0.00	0.00	335.83	0.03
Cable/Television	5,727.96	6.00	63,169.10	6.39
Office Supplies	740.83	0.78	4,096.22	0.41
Uniforms	0.00	0.00	542.00	0.05
Advertising & Promotion	187.43	0.20	9,141.12	0.93
Legal Expenses (Expense account)	890.00	0.93	1,820.00	0.18
Bank Service Fees	0.00	0.00	48.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Professional Fees	0.00	0.00	6,000.00	0.61
Total Operating Expense	43,707.86	45.79	687,136.20	69.55
NOI - Net Operating Income	51,749.28	54.21	300,834.68	30.45
Other Income & Expense				
Other Income				
Interest on Bank Accounts	8,226.65	8.62	92,538.46	9.37
Total Other Income	8,226.65	8.62	92,538.46	9.37
Net Other Income	8,226.65	8.62	92,538.46	9.37
Total Income	103,683.79	108.62	1,080,509.34	109.37
Total Expense	43,707.86	45.79	687,136.20	69.55
Net Income	59,975.93	62.83	393,373.14	39.82

Balance Sheet

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

As of: 11/30/2025

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	204,596.96
Park Vista Reserve Account - LAIF	2,458,302.09
Total Cash	2,662,899.05
Building Improvements	1,046,041.00
Equipment	184,779.00
Furnishings	153,863.00
Personal Property	-0.05
Accumulated Depreciation	-1,084,089.00
TOTAL ASSETS	2,963,493.00
LIABILITIES & CAPITAL	
Liabilities	
Pet Deposit	4,525.00
Key Deposit	1,770.00
Security Deposit	81,191.00
Passthrough Cash Account	1,596.00
Accounts Payable	11,429.00
Total Liabilities	100,511.00
Capital	
Owner Contribution	35,996.00
Owner Distribution	-35,996.00
Retained Earnings	36,195.95
Prior Years Retained Earnings	12,696.00
Calculated Retained Earnings	393,373.14
Calculated Prior Years Retained Earnings	2,420,716.91
Total Capital	2,862,982.00
TOTAL LIABILITIES & CAPITAL	2,963,493.00

Bill Detail

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

Payees: All

Payment Type: All

Created By: All

GL Accounts: All

Bill Status: All

Date Type: Bill Date

Date Range: 11/01/2025 to 11/30/2025

Show Reversed Transactions: No

Project: All

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
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2120 - Passthrough Cash Account

	11/19/2025	11/19/2025	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	424	Francis, Linda	270.00	0.00	5867	11/20/2025	Linda Francis, Park Vista - 424: Move Out Refund	
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6210 - Maintenance

9242615894	11/04/2025	11/04/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	214.88	0.00	5866	11/12/2025	Maintenance supplies- new door closer	
9242615895	11/04/2025	11/04/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	129.51	0.00	5866	11/12/2025	Maintenance supplies- New bulbs	
256502	11/04/2025	11/04/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	203	Industrial Lock & Security Inc.	162.40	0.00	3000000652	11/24/2025	2 keys made for tenants front door and matched with master + trip charge.	
9242770549	11/06/2025	11/06/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	214	HD Supply	74.62	0.00	5866	11/12/2025	New smoke alarm/Carbon monoxide	
64474-1-123	11/10/2025	11/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		Pitbull Remodeling & Maintenance	2,300.00	0.00	FD20-61C0	11/24/2025	Removed all floor tile in 1st floor common area	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							women's restroom after plumbing drain repairs completed, installed new tile flooring and added grout. Painted bathroom walls.	
64754-1-117	11/10/2025	11/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	295.00	0.00	FD20-61C0	11/24/2025	Checked leak in kitchen range in recreation room, replaced gas valve and gas hose.	
64704-1-108	11/10/2025	11/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	415	Pitbull Remodeling & Maintenance	480.00	0.00	FD20-61C0	11/24/2025	Removed old broken sink and installed new bathroom sink, installed new faucet with pop out drain.	
64613-1-107	11/10/2025	11/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	415	Pitbull Remodeling & Maintenance	370.00	0.00	FD20-61C0	11/24/2025	Snaked bathroom sink, install new brass pop out drain in bathroom sink and replaced p-trap in kitchen sink.	
9242909204	11/11/2025	11/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	144.35	0.00	5868	11/20/2025	Maintenance supplies-New bathroom mirror	
39527	11/14/2025	11/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		Cadman Group	18.65	0.00	ACH	11/14/2025	Quill INV 46294273 - cleaning supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
39527	11/14/2025	11/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	35.10	0.00	ACH	11/14/2025	Quill INV 46293906 -maintenance supplies	
39527	11/14/2025	11/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	13.82	0.00	ACH	11/14/2025	Quill INV 46159321 cleaning supplies	
39527	11/14/2025	11/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	25.23	0.00	ACH	11/14/2025	Quill INV46158212 - cleaning supplies	
39527	11/14/2025	11/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	75.27	0.00	ACH	11/14/2025	Quill INV 46161241 - maintenance supplies	
39527	11/14/2025	11/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	60.29	0.00	ACH	11/14/2025	Quill INV 46196599 - cleaning supplies	
39527	11/14/2025	11/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	58.16	0.00	ACH	11/14/2025	Quill INV 46199200 - cleaning supplies	
39527	11/14/2025	11/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	30.72	0.00	ACH	11/14/2025	Quill INV 46423948 - maintenance supplies	
39527	11/14/2025	11/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	38.40	0.00	ACH	11/14/2025	Quill INV 46390836 - maintenance supplies	
11182025	11/18/2025	11/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	417	Peraza, Gabriel	165.00	0.00	FD27-06C0	11/24/2025	Serviced intercom to make sure functioning with tenants phone	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											number properly.	
9243142771	11/19/2025	11/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	243.07	0.00	5871	12/08/2025	Maintenance supplies; indoor LED ceiling fan light fixture for dining room, vanity light fixture for bathroom vacancy prep #424.	
9243142772	11/19/2025	11/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	141.58	0.00	5871	12/08/2025	Maintenance supplies; new range hood vent for upcoming vacancy prep.	
9243142773	11/19/2025	11/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	17.11	0.00	5871	12/08/2025	Maintenance supplies; pest traps.	
9243142774	11/19/2025	11/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	195.56	0.00	5871	12/08/2025	Maintenance supplies; wet/dry vacuum.	
9243142775	11/19/2025	11/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	1,863.56	0.00	5871	12/08/2025	Maintenance supplies; new fridge and new 4-burner range for vacancy prep #424.	
9243142776	11/19/2025	11/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	194.25	0.00	5871	12/08/2025	Maintenance supplies; range hood vent and toilet seat for vacancy prep #424.	
39540	11/20/2025	11/20/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		Cadman Group	145.79	0.00	ACH	11/20/2025	Quill INV 46481501 - cleaning supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
39540	11/20/2025	11/20/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	58.16	0.00	ACH	11/20/2025	Quill INV 46481135 - cleaning supplies	
9243228082	11/20/2025	11/20/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	117.92	0.00	5871	12/08/2025	Maintenance supplies; vertical blinds for vacancy prep #424.	
9243264079	11/21/2025	11/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	149.93	0.00	5871	12/08/2025	Maintenance supplies; vertical blinds for vacancy prep #424.	
9243312082	11/24/2025	11/24/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	109.74	0.00	5871	12/08/2025	Maintenance supplies; new oval ceramic bathroom vanity sink vacancy prep #424.	
9243312083	11/24/2025	11/24/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	109.74	0.00	5871	12/08/2025	Maintenance supplies; new oval ceramic bathroom vanity sink #110.	
46796	11/25/2025	11/25/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	107	Total Maintenance Group, Inc.	390.00	0.00	0E95-2F00	12/08/2025	Cast iron drain pipe leak in kitchen; locate and expose leaking drain connection behind wall, supply and replace damaged drain section. Supply and repair damaged cabinet/ drywall areas, prime	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											and seal repair section after repairs.	
256939	11/26/2025	11/26/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	309	Industrial Lock & Security Inc.	135.00	0.00	3000000655	12/08/2025	Service to lock for #309 wasn't working, left working properly again.	
11262025	11/26/2025	11/26/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Murphy, Patrick Jeffrey	260.00	0.00	5869	12/04/2025	Tuned upright piano in rec room, replaced 1 broken key.	
							8,822.81	0.00				

6245 - Elevator service

DVB23080001	11/12/2025	11/12/2025	6245 - Elevator service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Amtech Elevator Service	3,831.00	0.00	FD26-1980	11/24/2025	WO #64744; back elevator was stuck on 1st floor, technician dispatched after hours to come out for repairs, elevator reset after power outage at building, tested and left working properly again.	
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6250 - Gardening

6945	11/03/2025	11/03/2025	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,303.49	0.00	8744-0650	11/03/2025	Monthly Service - October	
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6270 - Management Fees

	11/04/2025	11/04/2025	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA		Cadman Group	16,750.00	0.00	ACH	11/04/2025	Management Fees for 11/2025	
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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								

6310 - Security Service

PVA-001	11/20/2025	11/20/2025	6310 - Security Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Guardian International Solutions, Inc	3,554.85	0.00	FD27-F3B0	11/24/2025	On-site security guard beginning 10-24-2025 to 10-29-2025.	
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6315 - Pest Control

24278	11/01/2025	11/01/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AI & Sons Termite and Pest Control Inc.	175.00	0.00	3000000647	11/03/2025	service 9/18/25-10/23/25	
32489	11/25/2025	11/25/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Golden One Pest Control	250.00	0.00	0E99-2950	12/08/2025	#416 treated for pests, 30 day warranty.	
438951	11/26/2025	11/26/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	86.80	0.00	3000000653	11/26/2025	Monthly Service - November	

511.80 0.00

6410 - Electricity

700587779325	11/18/2025	11/18/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	129.58	0.00	3000000649	11/18/2025	service 10/10/25-11/7/25	
700394170456	11/18/2025	11/18/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,620.01	0.00	3000000650	11/18/2025	service 10/10/25-11/9/25	

1,749.59 0.00

6420 - Gas

056 105 3200 3	11/10/2025	11/10/2025	6420 - Gas	Park Vista - 615 E. Holly Avenue El		SoCalGas	1,313.87	0.00	3000000648	11/10/2025	service 10/25-11/3/25	
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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Segundo, CA 90245								

6445 - Telephone/Internet

39539	11/19/2025	11/19/2025	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	49.86	0.00	1119	11/19/2025	Spectrum Mobile line	
8448 30 006 0397046	11/28/2025	11/28/2025	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	321.17	0.00	ACH	11/28/2025	service 11/8/25-12/7/25	

371.03 0.00

6455 - Cable/Television

8448 30 006 0017008	11/18/2025	11/18/2025	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,695.77	0.00	3000000651	11/18/2025	service 11/4/25-12/3/25	
8448 30 006 0255251	11/19/2025	11/19/2025	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	32.19	0.00	ACH	11/19/2025	service 10/30/25-11/29/25	

5,727.96 0.00

7420 - Office Supplies

39527	11/14/2025	11/14/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	177.78	0.00	ACH	11/14/2025	Quill INV 46311107 - office supplies	
39527	11/14/2025	11/14/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	81.76	0.00	ACH	11/14/2025	Quill INV 46311323 - kitchen / coffee supplies	
39527	11/14/2025	11/14/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	11.07	0.00	ACH	11/14/2025	Quill INV 46313674 - office supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
39527	11/14/2025	11/14/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	177.78	0.00	ACH	11/14/2025	Quill INV 46158519 - office supplies	
39527	11/14/2025	11/14/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	81.20	0.00	ACH	11/14/2025	Quill INV 46158718 - office supplies	
39540	11/20/2025	11/20/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	36.75	0.00	ACH	11/20/2025	Quill INV 46481178 - coffee supplies	
39540	11/20/2025	11/20/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	174.49	0.00	ACH	11/20/2025	Quill INV 46556928 - office supplies	
							740.83	0.00				
7450 - Advertising & Promotion												
39529	11/19/2025	11/19/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	187.43	0.00	1119	11/19/2025	Newsletter printing	
7610 - Legal Expenses (Expense account)												
9642	11/13/2025	11/13/2025	7610 - Legal Expenses (Expense account)	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Joseph L. Cruz, APC	890.00	0.00	290A-7930	11/13/2025		
Total							46,024.66	0.00				

Budget - Comparative

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

Period Range: Nov 2025 to Nov 2025

Comparison Period Range: Nov 2024 to Nov 2024

Additional Account Types: Asset, Cash, Liability, Capital

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Income								
RENT								
Rent Income	90,122.00	80,325.00	9,797.00	12.20%	85,154.93	78,690.00	6,464.93	8.22%
Parking Income	1,628.66	1,654.44	-25.78	-1.56%	1,669.80	1,622.00	47.80	2.95%
Total RENT	91,750.66	81,979.44	9,771.22	11.92%	86,824.73	80,312.00	6,512.73	8.11%
Vacancy	0.00	-4,016.25	4,016.25	100.00%	0.00	-2,916.66	2,916.66	100.00%
Prepayment	3,092.89	0.00	3,092.89	–	59.92	0.00	59.92	–
Laundry Income	613.59	602.00	11.59	1.93%	768.40	860.00	-91.60	-10.65%
Total Budgeted Operating Income	95,457.14	78,565.19	16,891.95	21.50%	87,653.05	78,255.34	9,397.71	12.01%
Expense								
Fire Service	0.00	833.33	833.33	100.00%	0.00	833.33	833.33	100.00%
Fire Extinguisher Service	0.00	83.33	83.33	100.00%	0.00	0.00	0.00	0.00%
Maintenance	7,026.01	24,583.33	17,557.32	71.42%	25,386.46	17,500.00	-7,886.46	-45.07%
Elevator service	3,831.00	1,250.00	-2,581.00	-206.48%	0.00	1,250.00	1,250.00	100.00%
Gardening	1,303.49	1,750.00	446.51	25.51%	1,184.59	1,750.00	565.41	32.31%
Management Fees	16,750.00	16,750.00	0.00	0.00%	16,500.00	16,500.00	0.00	0.00%
Security Service	3,554.85	0.00	-3,554.85	–	0.00	0.00	0.00	0.00%
Pest Control	261.80	500.00	238.20	47.64%	82.17	500.00	417.83	83.57%
Insurance - Property	0.00	2,708.33	2,708.33	100.00%	0.00	0.00	0.00	0.00%
Earthquake Insurance	0.00	7,916.66	7,916.66	100.00%	0.00	0.00	0.00	0.00%
Licenses and Permits	0.00	50.00	50.00	100.00%	20.00	50.00	30.00	60.00%
Electricity	1,749.59	2,083.33	333.74	16.02%	1,722.73	2,350.00	627.27	26.69%
Gas	1,313.87	1,666.66	352.79	21.17%	993.84	2,000.00	1,006.16	50.31%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Water	0.00	4,500.00	4,500.00	100.00%	0.00	4,500.00	4,500.00	100.00%
Telephone/ Internet	371.03	2,750.00	2,378.97	86.51%	231.17	2,750.00	2,518.83	91.59%
Cable/Television	5,727.96	6,250.00	522.04	8.35%	5,415.45	6,250.00	834.55	13.35%
Office Supplies	740.83	400.00	-340.83	-85.21%	278.74	400.00	121.26	30.32%
Advertising & Promotion	187.43	1,166.66	979.23	83.93%	1,774.39	450.00	-1,324.39	-294.31%
Entertainment	0.00	416.66	416.66	100.00%	0.00	0.00	0.00	0.00%
Legal Expenses (Expense account)	890.00	300.00	-590.00	-196.67%	0.00	300.00	300.00	100.00%
Bank Service Fees	0.00	6.25	6.25	100.00%	0.00	6.25	6.25	100.00%
Postage	0.00	20.83	20.83	100.00%	0.00	20.83	20.83	100.00%
Professional Fees	0.00	708.33	708.33	100.00%	0.00	625.00	625.00	100.00%
Total Budgeted Operating Expense	43,707.86	76,693.70	32,985.84	43.01%	53,589.54	58,035.41	4,445.87	7.66%
Total Budgeted Operating Income	95,457.14	78,565.19	16,891.95	21.50%	87,653.05	78,255.34	9,397.71	12.01%
Total Budgeted Operating Expense	43,707.86	76,693.70	32,985.84	43.01%	53,589.54	58,035.41	4,445.87	7.66%
NOI - Net Operating Income	51,749.28	1,871.49	49,877.79	2665.14%	34,063.51	20,219.93	13,843.58	68.47%
Other Income								
Interest on Bank Accounts	8,226.65	4,166.66	4,059.99	97.44%	8,349.29	2,500.00	5,849.29	233.97%
Total Budgeted Other Income	8,226.65	4,166.66	4,059.99	97.44%	8,349.29	2,500.00	5,849.29	233.97%
Net Other Income	8,226.65	4,166.66	4,059.99	97.44%	8,349.29	2,500.00	5,849.29	233.97%
Total Budgeted Income	103,683.79	82,731.85	20,951.94	25.33%	96,002.34	80,755.34	15,247.00	18.88%
Total Budgeted Expense	43,707.86	76,693.70	32,985.84	43.01%	53,589.54	58,035.41	4,445.87	7.66%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Net Income	59,975.93	6,038.15	53,937.78	893.28%	42,412.80	22,719.93	19,692.87	86.68%
Cash								
Cash in Bank	51,479.28	0.00	-51,479.28	—	35,132.51	0.00	-35,132.51	—
Park Vista Reserve Account - LAIF	8,226.65	0.00	-8,226.65	—	8,349.29	0.00	-8,349.29	—
Total Budgeted Cash	59,705.93	0.00	-59,705.93	—	43,481.80	0.00	-43,481.80	—
Liability								
Key Deposit	0.00	0.00	0.00	0.00%	30.00	0.00	30.00	—
Security Deposit	-270.00	0.00	-270.00	—	1,039.00	0.00	1,039.00	—
Total Budgeted Liability	-270.00	0.00	-270.00	—	1,069.00	0.00	1,069.00	—



PARK VISTA

Financial Reporting Analysis

December 2025

Gross Income: \$102,921.77

Gross Expenses: \$75,600.46

Expenses for the month were normal except for the following:

- *Maintenance of \$29,327.45. Normal operations, Vacancy rehabilitation of vacated unit 424 for \$14,000.00*
- *Water bills of \$1,327.10 in December.*
- *Bank interest of \$8,335.97 reported by the City for December.*

Net Income: \$27,321.31

Total Account Balances: \$2,691,565.36

NOTE: THIS DOCUMENT IS A SUMMARY AND ANALYSIS ONLY OF THE MONTHLY FINANCIAL STATEMENTS FOR PARK VISTA. THEY ARE NOT PART OF THE ACTUAL FINANCIAL STATEMENTS FOR PARK VISTA.

Total number of vacancies for the month: 97.9% occupied on 12/1/2025
96.9% occupied on 12/31/2025

Move-outs: 1

Move-ins: 1

Notices to Vacate: 0

Budget Comparison Notes:

Operations: Operations for the month performed \$21,283.16 over budget for December, \$345,737.17 over budget YTD. Water is much less than budget due to the City crediting the facility over the wrong billing structure.

Income

- Income for the month of December \$16,020.61 over budget for December, \$139,774.40 over budget YTD.

Expenses:

- Overall expenses for December \$1,093.24 under budget, \$155,088.34 under budget YTD.
- Maintenance \$4,744.12 budget for December, \$49,703.55 under budget YTD.
- Electricity under budget for December by \$321.45, and \$834.91 over budget YTD.
- Gas under budget by \$176.77 for December and \$1,394.56 under budget YTD.
- Cable Television under budget by \$517.76 for December, \$6,098.66 under budget YTD.
- Water performing \$41,347.18 under budget YTD, but this is due to the City of El Segundo roll back of overcharging for previous years.
- Telephone \$2,378.97 under budget for December and \$29,397.81 under budget YTD.
- Elevator service over budget by \$10,728.57 YTD due to the installation of the new flooring.

NOTE: THIS DOCUMENT IS A SUMMARY AND ANALYSIS ONLY OF THE MONTHLY FINANCIAL STATEMENTS FOR PARK VISTA. THEY ARE NOT PART OF THE ACTUAL FINANCIAL STATEMENTS FOR PARK VISTA.

Income Statement

Cadman Group

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

Owned By: El Segundo Senior Citizens Housing Corporation

As of: Dec 2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
RENT				
Rent Income	91,303.00	96.53	1,053,234.72	97.29
Parking Income	1,649.58	1.74	19,887.55	1.84
Passthrough Charges	0.00	0.00	0.00	0.00
Total RENT	92,952.58	98.27	1,073,122.27	99.13
Maintenance Charge (Income Account)	0.00	0.00	2,539.02	0.23
Vacancy	0.00	0.00	0.00	0.00
Prepayment	1,057.05	1.12	493.87	0.05
NSF Bank Fees Collected	25.00	0.03	125.00	0.01
Application Fee Income	20.00	0.02	20.00	0.00
Laundry Income	531.17	0.56	6,256.52	0.58
Total Operating Income	94,585.80	100.00	1,082,556.68	100.00
Expense				
Miscellaneous Prepaid Expenses	0.00	0.00	0.00	0.00
Fire Service	0.00	0.00	4,296.73	0.40
Fire Extinguisher Service	0.00	0.00	0.00	0.00
Maintenance	29,327.45	31.01	245,296.45	22.66
Repair Materials	0.00	0.00	0.00	0.00
Elevator service	1,682.34	1.78	25,728.57	2.38
Gardening	2,109.49	2.23	17,976.19	1.66
Management Fees	16,750.00	17.71	199,000.00	18.38
Security Service	14,638.16	15.48	18,193.01	1.68
Pest Control	425.00	0.45	3,747.34	0.35
Insurance - Property	0.00	0.00	27,654.44	2.55
Earthquake Insurance	0.00	0.00	70,498.00	6.51
Licenses and Permits	0.00	0.00	450.00	0.04
Electricity	1,761.88	1.86	24,165.09	2.23
Gas	1,489.89	1.58	18,605.44	1.72
Water	1,327.10	1.40	12,652.82	1.17
Telephone/Internet	371.03	0.39	3,602.19	0.33
Trash	-335.83	-0.36	0.00	0.00
Cable/Television	5,732.24	6.06	68,901.34	6.36
Depreciation Expense	0.00	0.00	0.00	0.00
Office Supplies	134.71	0.14	4,230.93	0.39
Uniforms	0.00	0.00	542.00	0.05

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Advertising & Promotion	0.00	0.00	9,141.12	0.84
Legal Expenses (Expense account)	175.00	0.19	1,995.00	0.18
Bank Service Fees	12.00	0.01	60.00	0.01
Janitorial Service	0.00	0.00	0.00	0.00
Professional Fees	0.00	0.00	6,000.00	0.55
Total Operating Expense	75,600.46	79.93	762,736.66	70.46
NOI - Net Operating Income	18,985.34	20.07	319,820.02	29.54
Other Income & Expense				
Other Income				
Interest on Bank Accounts	8,335.97	8.81	100,874.43	9.32
Total Other Income	8,335.97	8.81	100,874.43	9.32
Net Other Income	8,335.97	8.81	100,874.43	9.32
Total Income	102,921.77	108.81	1,183,431.11	109.32
Total Expense	75,600.46	79.93	762,736.66	70.46
Net Income	27,321.31	28.89	420,694.45	38.86

Balance Sheet

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

As of: 12/31/2025

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	149,927.30
Park Vista Reserve Account - LAIF	2,541,638.06
Total Cash	2,691,565.36
Building Improvements	1,046,041.00
Equipment	184,779.00
Furnishings	153,863.00
Personal Property	-0.05
Accumulated Depreciation	-1,084,089.00
TOTAL ASSETS	2,992,159.31
LIABILITIES & CAPITAL	
Liabilities	
Pet Deposit	4,525.00
Key Deposit	1,750.00
Security Deposit	82,556.00
Passthrough Cash Account	1,596.00
Accounts Payable	11,429.00
Total Liabilities	101,856.00
Capital	
Owner Contribution	35,996.00
Owner Distribution	-35,996.00
Retained Earnings	36,195.95
Prior Years Retained Earnings	12,696.00
Calculated Retained Earnings	420,694.45
Calculated Prior Years Retained Earnings	2,420,716.91
Total Capital	2,890,303.31
TOTAL LIABILITIES & CAPITAL	2,992,159.31

Bill Detail

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

Payees: All

Payment Type: All

Created By: All

GL Accounts: All

Bill Status: All

Date Type: Bill Date

Date Range: 12/01/2025 to 12/31/2025

Show Reversed Transactions: No

Project: All

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
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2120 - Passthrough Cash Account

	12/09/2025	12/09/2025	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	Garza, Elena	290.00	0.00	5872	12/10/2025	Elena Garza, Park Vista - 512: Move Out Refund	
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4550 - Application Fee Income

	12/23/2025	12/23/2025	4550 - Application Fee Income	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	20.00	0.00	11526	01/15/2026	Application Fee Income for 12/2025	
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6210 - Maintenance

CC077637	12/02/2025	12/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	424	Carpet Concepts	1,558.07	0.00	0783-7790	12/09/2025	Vacancy prep #424; 1b/1b new carpeting and padding in living areas and vinyl in kitchen and bathroom.	
281525	12/02/2025	12/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	415	Pitbull Remodeling & Maintenance	350.00	0.00	9BC6-0580	12/12/2025	Repairs made to main drain line.	
281524	12/02/2025	12/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA	415	Pitbull Remodeling & Maintenance	400.00	0.00	9BC6-0580	12/12/2025	Snaked kitchen sink main line, replaced air	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							gap.	
64903-1-139	12/02/2025	12/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	180.00	0.00	9BC6-0580	12/12/2025	Replaced (1) light ballast in upper garage ceiling by back entrance door.	
64902-1-137	12/02/2025	12/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	330.00	0.00	9BC6-0580	12/12/2025	Replaced (1) brass hose bib in upper garage area. Installed (2) new hose bib locks.	
64704-4-136	12/02/2025	12/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	415	Pitbull Remodeling & Maintenance	350.00	0.00	9BC6-0580	12/12/2025	Installed new drywall, patched and painted to match existing wall texture after plumbing repairs.	
64704-3-135	12/02/2025	12/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	415	Pitbull Remodeling & Maintenance	320.00	0.00	24A1-0970	12/16/2025	Patched new drywall in and primed and painted after plumbing repairs made behind wall.	
253066	12/02/2025	12/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	1,390.00	0.00	077C-B110	12/09/2025	Both roof boilers yearly maintenance contract for 1 year.	
46739	12/02/2025	12/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	424	Total Maintenance Group, Inc.	12,519.00	0.00	0E95-2F00	12/08/2025	Vacancy prep #424 1b/1b; prep and paint cabinets, walls, closets, patio, ceiling entire unit, supply and install LED recessed	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											lights, supply and install new outlets, switches, GFCI outlets, coverplates, resurface kitchen countertops, install cabinet knobs	
46811	12/02/2025	12/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	424	Total Maintenance Group, Inc.	530.00	0.00	0782-0000	12/09/2025	Vacancy prep #424; resurface accessible shower with enclosure including repairs, prep and reglaze.	
64853-1-152	12/03/2025	12/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	110.00	0.00	24A1-0970	12/16/2025	Repaired garage gate lock.	
64972-1-151	12/03/2025	12/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	322	Pitbull Remodeling & Maintenance	75.00	0.00	24A1-0970	12/16/2025	Repaired bathroom light fixture.	Lighting
64971-1-150	12/03/2025	12/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	322	Pitbull Remodeling & Maintenance	180.00	0.00	24A1-0970	12/16/2025	Urgent weekend evening call; snaked bathroom sink to clear clog and clean overflow.	Toilet Clog
64946-1-148	12/03/2025	12/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	510	Pitbull Remodeling & Maintenance	330.00	0.00	9C16-3160	12/16/2025	Updated (3) kitchen ceiling lights to LED T8 strip lights.	
64861-3-147	12/03/2025	12/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA	402	Pitbull Remodeling & Maintenance	430.00	0.00	9C16-3160	12/16/2025	Adjusted santee pipe and installed new	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							plumbing uder bathroom sink, patched drywall under bathroom sink where repairs were made.	
281529	12/03/2025	12/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	214	Pitbull Remodeling & Maintenance	150.00	0.00	9C16-3160	12/16/2025	Installed office-supplied new smoke detector combo in bedroom and checked and lit wall heater.	
64685-1-145	12/03/2025	12/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	350.00	0.00	9C16-3160	12/16/2025	Sanded, primed and painted men's bathroom in common area hall.	
64886-1-144	12/03/2025	12/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	214	Pitbull Remodeling & Maintenance	260.00	0.00	9C16-3160	12/16/2025	Checked and replaced hardwired carbon monoxide detector in unit.	
64861-2-143	12/03/2025	12/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	402	Pitbull Remodeling & Maintenance	320.00	0.00	9C16-3160	12/16/2025	Removed old toilet and wax ring, supplied, assembled and installed new toilet and new wax ring. Hauled away old toilet.	
64861-1-142	12/03/2025	12/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	402	Pitbull Remodeling & Maintenance	450.00	0.00	9C16-3160	12/16/2025	Removed old bathroom sink and faucet, supplied and installed new	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											sink, new pop-out drain and faucet.	
64919-1-141	12/03/2025	12/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	408	Pitbull Remodeling & Maintenance	250.00	0.00	9C16-3160	12/16/2025	Checked and replaced gas valve and gas supply line for stove.	
281518	12/03/2025	12/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	260.00	0.00	9C16-3160	12/16/2025	Replaced smoke and carbon monoxide detectors in unit.	
11302025	12/04/2025	12/04/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	405	Camarena, Edwina	80.00	0.00	5870	12/05/2025	Cleaned and sanitized area in bathroom affected by back-up and overflow from clog.	
INV-0924	12/04/2025	12/04/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	424	Golden Plus Cleaning Services	275.00	0.00	9C1B-A920	12/16/2025	Vacancy prep #424; 1b/1b deep cleaning of unit for move-in ready.	
9243654746	12/05/2025	12/05/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	136.07	0.00	5873	12/16/2025	Janitor-Cleaning supplies.	
65261-1-155	12/05/2025	12/05/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	408	Pitbull Remodeling & Maintenance	95.00	0.00	7E69-3F90	12/17/2025	Made and installed new window screen for west side bedroom window.	
48889	12/08/2025	12/08/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	85.58	0.00	3000000660	12/19/2025	Maintenance supplies; pop-up assembly kit (2), microfiber roll.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
48896	12/08/2025	12/08/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	94.93	0.00	3000000660	12/19/2025	Maintenance supplies; #107 plumbing supplies + parts.	
48911	12/08/2025	12/08/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	155.19	0.00	3000000660	12/19/2025	Maintenance supplies; window screens (3).	
9243760891	12/09/2025	12/09/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	101.84	0.00	5873	12/16/2025	Maintenance supplies- Carpet shampoo	
9243814761	12/10/2025	12/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	101.84	0.00	5874	12/23/2025	Maintenance supplies- Carpet shampoo	
281526	12/10/2025	12/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	280.00	0.00	BEE2-CEB0	01/08/2026	Updated (2) new lights to LED lights in upper garage ceiling. Installed (4) new LED T12 strip lights.	
281523	12/10/2025	12/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	285.00	0.00	BEE2-CEB0	01/08/2026	Removed old paper dispenser from common area men's restroom and recessed trash containers from wall. Removed mirror, soap dispenser, and air freshner. Patched all holes, installed new drywall, patched and	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											matched existing wall texture.	
281522	12/10/2025	12/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	285.00	0.00	BEE2-CEB0	01/08/2026	Removed old paper dispenser from common area women's restroom, removed mirror, soap dispenser, and air freshners. Patched all holes, installed new drywall. Patched and matched existing wall texture.	
65160-1-169	12/10/2025	12/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	406	Pitbull Remodeling & Maintenance	220.00	0.00	BEE2-CEB0	01/08/2026	Emergency after hours call; snaked bathroom sink to main line to clear clog and back-up.	
65206-1-168	12/10/2025	12/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	405	Pitbull Remodeling & Maintenance	180.00	0.00	BEE2-CEB0	01/08/2026	Snaked bathroom sink between units to main line.	
65167-1-167	12/10/2025	12/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	110	Pitbull Remodeling & Maintenance	150.00	0.00	BEE2-CEB0	01/08/2026	Snaked bathroom sink to main line.	
65208-2-164	12/10/2025	12/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	385.00	0.00	BEE2-CEB0	01/08/2026	Supplied, delivered and installed new ladies room toilet with new wax ring in common area	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											restroom and hauled away all trash.	
9243892231	12/12/2025	12/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	HD Supply	162.41	0.00	5874	12/23/2025	Vacancy/ Prep- New toilet seat & sink	
9243892232	12/12/2025	12/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	HD Supply	148.70	0.00	5874	12/23/2025	Vacancy/ Prep- New toilet bowl	
9243892233	12/12/2025	12/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	HD Supply	109.74	0.00	5874	12/23/2025	Vacancy/ Prep- New toilet tank	
	12/12/2025	12/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	HD Supply	326.76	0.00	5874	12/23/2025	Vacancy/ Prep- New ceiling fan + Garbage disposal.	
9243834583	12/12/2025	12/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	HD Supply	111.39	0.00	5874	12/23/2025	Vacancy/ Prep- New vanity light fixture	
9243834584	12/12/2025	12/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	HD Supply	1,814.17	0.00	5874	12/23/2025	Vacancy/ Prep- New stove and fridge	
65174-1-172	12/15/2025	12/15/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	409	Pitbull Remodeling & Maintenance	75.00	0.00	83FD-A0F0	01/12/2026	Service and clean wall furnace, relit.	
65173-1-171	12/15/2025	12/15/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	507	Pitbull Remodeling & Maintenance	180.00	0.00	83FD-A0F0	01/12/2026	After hours call to clear clogged kitchen sink, snaked to clear.	
65207-1-170	12/15/2025	12/15/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El	327	Pitbull Remodeling &	150.00	0.00	83FD-A0F0	01/12/2026	Snaked kitchen sink to clear clog,	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Segundo, CA 90245		Maintenance					clean area of overflow.	
253296	12/16/2025	12/16/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	265.00	0.00	5E35-C2E0	01/07/2026	Service call for hot water heater offline; replaced non functioning flow switch and left working again.	
39646	12/18/2025	12/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	78.23	0.00	ACH	12/18/2025	Quill INV 46746999 Janitorial supplies	
39646	12/18/2025	12/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	66.60	0.00	ACH	12/18/2025	Quill INV 46746073	
9244055501	12/18/2025	12/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	HD Supply	117.92	0.00	5874	12/23/2025	Vacancy/ Prep-New Vertical blinds	
9244154158	12/19/2025	12/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	HD Supply	1,374.89	0.00	5875	01/08/2026	Vacancy/ Prep - New dishwasher machine	
64333-1-85	12/19/2025	12/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	150.00	0.00	E500-0F20	12/19/2025	Repaired elevator room light fixture and replaced (4) LED light bulbs.	
65271-1-185	12/19/2025	12/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	385.00	0.00	83FD-A0F0	01/12/2026	Hauled away all trash, furniture, appliances, mattresses left in trash rooms over the weekend.	
65208-1-184	12/19/2025	12/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly		Pitbull Remodeling	150.00	0.00	83FD-A0F0	01/12/2026	Replaced ceiling light	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Avenue El Segundo, CA 90245		& Maintenance					ballast in common area womens restroom.	
281540	12/19/2025	12/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	110	Pitbull Remodeling & Maintenance	75.00	0.00	83FD-A0F0	01/12/2026	Serviced, cleaned and relit wall furnace.	
281538	12/19/2025	12/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	409	Pitbull Remodeling & Maintenance	150.00	0.00	83FD-A0F0	01/12/2026	Snaked kitchen sink.	
39687	12/22/2025	12/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	85.59	0.00	ACH	12/22/2025	Quill INV 46859168 - janitorial supplies	
39687	12/22/2025	12/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	10.96	0.00	ACH	12/22/2025	Quill INV 46855622 - soap	
65367-1-210	12/22/2025	12/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	419	Pitbull Remodeling & Maintenance	380.00	0.00	83FD-A0F0	01/12/2026	Replaced santee inside wall behind toilet.	
65398-1-206	12/22/2025	12/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	206	Pitbull Remodeling & Maintenance	150.00	0.00	83FD-A0F0	01/12/2026	Snaked clogged toilet to clear.	
64474-2-202	12/22/2025	12/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	290.00	0.00	83FD-A0F0	01/12/2026	Supplied and installed new mirror for common area's lady's restroom, installed new GFCI electric outlet and new wall plate.	
65034-1-201	12/22/2025	12/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly		Pitbull Remodeling	0.00	660.00			Turned off building	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Avenue El Segundo, CA 90245		& Maintenance					water and replaced (6) angle stop valves (3 in common area women's bathroom, 3 in common area men's restroom), installed (6) new water supply lines.	
65368-1-200	12/22/2025	12/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Pitbull Remodeling & Maintenance	150.00	0.00	83FD-A0F0	01/12/2026	Repaired drain pipe under sink leaking into cabinet.	
281543	12/22/2025	12/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	300.00	0.00	83FD-A0F0	01/12/2026	Replaced (2) laundry room ceiling light ballasts.	
9244235396	12/23/2025	12/23/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	103	HD Supply	125.10	0.00	5875	01/08/2026	New vanity light fixtures	
4208	12/26/2025	12/26/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		OC-LA Appliance Solutions	300.00	0.00	8409-4330	01/12/2026	Replaced fridge gasket so fridge can stay cool and freeze again in freezer.	

31,684.98 660.00

6245 - Elevator service

151402192783	12/18/2025	12/18/2025	6245 - Elevator service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Amtech Elevator Service	1,682.34	0.00	75F2-6A30	12/18/2025	Service 1/1/ 26 - 3/31/26	
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6250 - Gardening

6973	12/02/2025	12/02/2025	6250 - Gardening	Park Vista - 615 E. Holly Avenue El		Octavio Rojas Landscaping	1,303.49	0.00	178B-6210	12/05/2025	Monthly Service - November	
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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Segundo, CA 90245								
6973	12/02/2025	12/02/2025	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	156.00	0.00	178B-6210	12/05/2025	Extra supplies and approved work for November, (3) bags of lawn and plant fertilizer	
6992	12/09/2025	12/09/2025	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	650.00	0.00	7E6E-8880	12/17/2025	Trimmed 3 pear trees in courtyard, cleaned up and hauled away all debris to dump.	

2,109.49 0.00

6270 - Management Fees

	12/02/2025	12/02/2025	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,750.00	0.00	ACH	12/02/2025	Management Fees for 12/ 2025	
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6310 - Security Service

PVA-002	12/02/2025	12/02/2025	6310 - Security Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Guardian International Solutions, Inc	14,638.16	0.00	0780-7E90	12/09/2025	On-site security guard services 11-01-2025 to 11-30-2025.	
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6315 - Pest Control

24278	12/02/2025	12/02/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	175.00	0.00	3000000654	12/05/2025	service 10/ 23/25-11/20/ 25	
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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
24278	12/26/2025	12/26/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AI & Sons Termite and Pest Control Inc.	175.00	0.00	3000000662	01/02/2026	service 11/20/25-12/18/25	

350.00 0.00

6410 - Electricity

700394170456	12/16/2025	12/16/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,623.69	0.00	3000000658	12/16/2025	service 11/10/25-12/10/25	
700587779325	12/16/2025	12/16/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	138.19	0.00	3000000659	12/16/2025	service 11/10/25-12/10/25	

1,761.88 0.00

6420 - Gas

056 105 3200 3	12/12/2025	12/12/2025	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	1,489.89	0.00	3000000656	12/12/2025	service 11/3/25-12/4/25	
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6430 - Water

075-18321-000	12/08/2025	12/08/2025	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	0.00	0.00				
075-18531-000	12/16/2025	12/16/2025	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	83.76	0.00	ACH	12/16/2025	Service 9/15/25 - 11/13/25	
075-18481-000	12/16/2025	12/16/2025	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	1,159.58	0.00	ACH	12/16/2025	Service 9/15/25 - 11/13/25	
075-18411-000	12/16/2025	12/16/2025	6430 - Water	Park Vista - 615 E. Holly Avenue El		City of El Segundo - Water	83.76	0.00	ACH	12/16/2025	Service 9/15/25 - 11/13/25	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Segundo, CA 90245								
							1,327.10	0.00				

6445 - Telephone/Internet

39687	12/22/2025	12/22/2025	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	49.86	0.00	ACH	12/22/2025	Spectrum Mobile	
8448 30 006 0397046	12/29/2025	12/29/2025	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	321.17	0.00	ACH	12/29/2025	service 12/8/25-1/7/26	
							371.03	0.00				

6455 - Cable/Television

8448 30 006 0017008	12/16/2025	12/16/2025	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,695.77	0.00	3000000657	12/16/2025	service 12/4/25-1/3/26	
025525111302512/19/2025	12/19/2025	12/19/2025	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	32.19	0.00	ACH	12/19/2025	Service 11/30/25 - 12/29/25	
8448 30 006 0391718	12/23/2025	12/23/2025	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	4.28	0.00	3000000661	12/23/2025	service 12/11/25-1/10/26	
							5,732.24	0.00				

7420 - Office Supplies

39687	12/22/2025	12/22/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	72.94	0.00	ACH	12/22/2025	Quill INV 46859187 - coffee and kitchen supplies	
39687	12/22/2025	12/22/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	61.77	0.00	ACH	12/22/2025	Quill INV 46881787 - coffee supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
							134.71	0.00				

7610 - Legal Expenses (Expense account)

9792	12/10/2025	12/10/2025	7610 - Legal Expenses (Expense account)	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Joseph L. Cruz, APC	175.00	0.00	E87B-82D0	12/12/2025		
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Total							78,516.82	660.00				
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Budget - Comparative

Properties: Park Vista - 615 E. Holly Avenue El Segundo, CA 90245

Period Range: Dec 2025 to Dec 2025

Comparison Period Range: Dec 2024 to Dec 2024

Additional Account Types: Asset, Cash, Liability, Capital

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Income								
RENT								
Rent Income	91,303.00	80,325.00	10,978.00	13.67%	98,556.00	78,690.00	19,866.00	25.25%
Parking Income	1,649.58	1,654.44	-4.86	-0.29%	1,654.99	1,622.00	32.99	2.03%
Total RENT	92,952.58	81,979.44	10,973.14	13.39%	100,210.99	80,312.00	19,898.99	24.78%
Vacancy	0.00	-4,016.25	4,016.25	100.00%	-13,920.00	-2,916.66	-11,003.34	-377.26%
Prepayment	1,057.05	0.00	1,057.05	–	5,836.96	0.00	5,836.96	–
NSF Bank Fees Collected	25.00	0.00	25.00	–	50.00	0.00	50.00	–
Application Fee Income	20.00	0.00	20.00	–	-20.00	0.00	-20.00	–
Laundry Income	531.17	602.00	-70.83	-11.77%	477.33	860.00	-382.67	-44.50%
Total Budgeted Operating Income	94,585.80	78,565.19	16,020.61	20.39%	92,635.28	78,255.34	14,379.94	18.38%
Expense								
Miscellaneous Prepaid Expenses	0.00	0.00	0.00	0.00%	56,801.00	0.00	-56,801.00	–
Fire Service	0.00	833.33	833.33	100.00%	-862.00	833.33	1,695.33	203.44%
Fire Extinguisher Service	0.00	83.33	83.33	100.00%	0.00	0.00	0.00	0.00%
Maintenance	29,327.45	24,583.33	-4,744.12	-19.30%	11,376.81	17,500.00	6,123.19	34.99%
Repair Materials	0.00	0.00	0.00	0.00%	-1,600.00	0.00	1,600.00	–
Elevator service	1,682.34	1,250.00	-432.34	-34.59%	5,139.12	1,250.00	-3,889.12	-311.13%
Gardening	2,109.49	1,750.00	-359.49	-20.54%	2,057.49	1,750.00	-307.49	-17.57%
Management Fees	16,750.00	16,750.00	0.00	0.00%	17,000.00	16,500.00	-500.00	-3.03%
Security Service	14,638.16	0.00	-14,638.16	–	0.00	0.00	0.00	0.00%
Pest Control	425.00	500.00	75.00	15.00%	257.17	500.00	242.83	48.57%
Insurance - Property	0.00	2,708.33	2,708.33	100.00%	-1,378.00	0.00	1,378.00	–

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Earthquake Insurance	0.00	7,916.66	7,916.66	100.00%	-2,154.00	0.00	2,154.00	-
Licenses and Permits	0.00	50.00	50.00	100.00%	0.00	50.00	50.00	100.00%
Electricity	1,761.88	2,083.33	321.45	15.43%	1,844.39	2,350.00	505.61	21.52%
Gas	1,489.89	1,666.66	176.77	10.61%	1,603.00	2,000.00	397.00	19.85%
Water	1,327.10	4,500.00	3,172.90	70.51%	11,992.54	4,500.00	-7,492.54	-166.50%
Telephone/ Internet	371.03	2,750.00	2,378.97	86.51%	231.17	2,750.00	2,518.83	91.59%
Trash	-335.83	0.00	335.83	-	0.00	0.00	0.00	0.00%
Cable/Television	5,732.24	6,250.00	517.76	8.28%	1,381.59	6,250.00	4,868.41	77.89%
Depreciation Expense	0.00	0.00	0.00	0.00%	34,491.00	0.00	-34,491.00	-
Office Supplies	134.71	400.00	265.29	66.32%	1,221.83	400.00	-821.83	-205.46%
Advertising & Promotion	0.00	1,166.66	1,166.66	100.00%	0.00	450.00	450.00	100.00%
Entertainment	0.00	416.66	416.66	100.00%	0.00	0.00	0.00	0.00%
Legal Expenses (Expense account)	175.00	300.00	125.00	41.67%	0.00	300.00	300.00	100.00%
Bank Service Fees	12.00	6.25	-5.75	-92.00%	12.00	6.25	-5.75	-92.00%
Postage	0.00	20.83	20.83	100.00%	0.00	20.83	20.83	100.00%
Janitorial Service	0.00	0.00	0.00	0.00%	878.00	0.00	-878.00	-
Professional Fees	0.00	708.33	708.33	100.00%	0.00	625.00	625.00	100.00%
Total Budgeted Operating Expense	75,600.46	76,693.70	1,093.24	1.43%	140,293.11	58,035.41	-82,257.70	-141.74%
Total Budgeted Operating Income	94,585.80	78,565.19	16,020.61	20.39%	92,635.28	78,255.34	14,379.94	18.38%
Total Budgeted Operating Expense	75,600.46	76,693.70	1,093.24	1.43%	140,293.11	58,035.41	-82,257.70	-141.74%
NOI - Net Operating Income	18,985.34	1,871.49	17,113.85	914.45%	-47,657.83	20,219.93	-67,877.76	-335.70%
Other Income								
Interest on Bank Accounts	8,335.97	4,166.66	4,169.31	100.06%	8,379.58	2,500.00	5,879.58	235.18%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Total Budgeted Other Income	8,335.97	4,166.66	4,169.31	100.06%	8,379.58	2,500.00	5,879.58	235.18%
Net Other Income	8,335.97	4,166.66	4,169.31	100.06%	8,379.58	2,500.00	5,879.58	235.18%
Total Budgeted Income	102,921.77	82,731.85	20,189.92	24.40%	101,014.86	80,755.34	20,259.52	25.09%
Total Budgeted Expense	75,600.46	76,693.70	1,093.24	1.43%	140,293.11	58,035.41	-82,257.70	-141.74%
Net Income	27,321.31	6,038.15	21,283.16	352.48%	-39,278.25	22,719.93	-61,998.18	-272.88%
Asset								
Tenant Account Receivable	0.00	0.00	0.00	0.00%	-100.00	0.00	100.00	-
Building Improvements	0.00	0.00	0.00	0.00%	14,168.00	0.00	-14,168.00	-
Equipment	0.00	0.00	0.00	0.00%	35,424.00	0.00	-35,424.00	-
Accumulated Depreciation	0.00	0.00	0.00	0.00%	-233,323.00	0.00	233,323.00	-
Total Budgeted Asset	0.00	0.00	0.00	0.00%	-183,831.00	0.00	183,831.00	-
Cash								
Cash in Bank	-54,669.66	0.00	54,669.66	-	34,541.17	0.00	-34,541.17	-
Park Vista Reserve Account - LAIF	83,335.97	0.00	-83,335.97	-	8,379.58	0.00	-8,379.58	-
Total Budgeted Cash	28,666.31	0.00	-28,666.31	-	42,920.75	0.00	-42,920.75	-
Liability								
Security Deposit Interest	0.00	0.00	0.00	0.00%	530.00	0.00	530.00	-
Pet Deposit	0.00	0.00	0.00	0.00%	400.00	0.00	400.00	-
Key Deposit	-20.00	0.00	-20.00	-	-20.00	0.00	-20.00	-
Security Deposit	1,365.00	0.00	1,365.00	-	-1,029.00	0.00	-1,029.00	-

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Passthrough Cash Account	0.00	0.00	0.00	0.00%	355.00	0.00	355.00	-
Accounts Payable	0.00	0.00	0.00	0.00%	-19,269.00	0.00	-19,269.00	-
Total Budgeted Liability	1,345.00	0.00	1,345.00	-	-19,033.00	0.00	-19,033.00	-
Capital								
Retained Earnings	0.00	0.00	0.00	0.00%	-82,599.00	0.00	-82,599.00	-
Total Budgeted Capital	0.00	0.00	0.00	0.00%	-82,599.00	0.00	-82,599.00	-

PROPERTY CONDITION ASSESSMENT



PARK VISTA APARTMENTS

615 E. Holly Avenue
El Segundo, California 90245

PREPARED FOR

RSG Inc.

170 Eucalyptus Avenue
Suite 200
Vista, CA 92084

October 10, 2025

PHYSICAL PROPERTY ANALYSIS, LLC
COLLABORATIVE || ACCURATE || REALISTIC



2126 ENGLEWOOD DRIVE || LEMON GROVE, CA 91945 || 619.990.8392
WWW.PHYSICALPROPERTYANALYSIS.COM

October 10, 2025

Mr. James C. Simon
Principal
RSG Inc.
170 Eucalyptus Avenue, Suite 200
Vista, CA 92084

Subject: *PROPERTY CONDITION ASSESSMENT*

Park Vista Apartments
615 E. Holly Avenue
El Segundo, California 90245

To whom it may concern,

Physical Property Analysis, LLC (PPA), is pleased to present the enclosed Property Condition Assessment (PCA) for Park Vista Apartments (the Property). PPA visited the site and reviewed the current and historical conditions for the Property. To the best of PPA's ability, a comprehensive due diligence process was attempted and achieved.

This Report is addressed to RSG Inc. and The City of El Segundo California (the Clients), such other persons and/or entities as may be designated by Client and their respective successor or assigns. There are no third-party beneficiaries (intended or unintended) to this Report, except as expressly stated herein.

Physical Property Analysis, LLC, is not an employee of the client, and its compensation was not based on the findings or recommendations made in the Report or on the closing of any business transaction.

Respectfully,



M. Samantha Speer
Director of Due Diligence

PHYSICAL PROPERTY ANALYSIS, LLC
COLLABORATIVE || ACCURATE || REALISTIC



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APPENDICES



SECTION 1.0 - EXECUTIVE SUMMARY

Property	Park Vista Apartments, 615 E. Holly Avenue, El Segundo, CA 90245.
Site Improvements	The building, walkways, landscaping, and at grade parking areas encompass the site.
Site Configuration	Three (3) non-contiguous parcels that are square and irregular-shaped and measure 1.302 acres in area. The Assessor's Parcel Numbers are 4135-015-900 and -908 and 4135-16-900.
Built Improvements	There is one varied height wood framed apartment building located above one level of concrete masonry unit (CMU) and poured in place concrete framed parking (at grade). According to the provided plans, the gross building area is 86,371 square feet. The rentable building area is 50,340 square feet.
Parking	59 parking stalls are provided. 20 stalls are located in an open parking lot. The remaining 39 stalls are located in the parking garage. Two (2) stalls are designated as accessible.
Units	97
Age / Date of Construction	38 years - constructed 1987
Overall Condition	Good to Fair

UNIT MIX TABLE	TOTAL	UNIT SF*	TOTAL AREA
Studio / One Bathroom	33	414	13,662
One Bedroom / One Bathroom	25	520	13,000
One Bedroom / One Bathroom	6	537	3,222
One Bedroom / One Bathroom	32	610	19,520
Two Bedroom / One Bathroom	1	936	936
Total	97		50,340

*Square footage obtained from client provided plans and other documents.

According to the El Segundo Building Department permit records, the Property was constructed in 1987 as a multi-family residential project. The Property is in serviceable and overall good to fair condition. On the day of PPA's survey, the occupancy was 97.9% with two vacant units at the time of the survey.

If health and safety concerns or deferred maintenance items were identified or reported during the assessment, repair recommendations and preliminary cost estimates are included in the Immediate and Short-Term Work Repair cost Estimate spreadsheet.

Major capital improvements recently completed include replacement of one of the central domestic water boilers 5-6 years ago, and refurbishment of 15 of the units in the last five years. Typical tenant turnover procedures are completed as units are vacated.



A Presurvey Property Questionnaire was forwarded to the designated property contact. The information requested in the questionnaire assists in PPA's research of the Property to obtain pertinent data, discover existing physical deficiencies, chronic problems, the extent of repairs, if any, and their costs and pending repairs and improvements. The Pre-Survey Questionnaire was completed and is attached.

Estimated Remaining Useful Life

It is PPA's professional opinion that the Remaining Useful Life (RUL) of the Property is estimated to be not less than 45 years, based on the current condition, and maintenance status, assuming the repairs are completed, and that appropriate routine maintenance and replacement items are performed on an annual or as-needed basis.

Municipal Research

Municipal research was conducted in person, via online searches, or by written request when required. The report does not constitute a code compliance survey. A detailed analysis of zoning, or other potential code compliance issues was not completed. The following agencies were contacted for information regarding the Property.

- The City of El Segundo Building Department was contacted regarding open violations for the Property. A response has not yet been received from this agency.
- The City of El Segundo Fire Department was contacted in writing regarding the most recent annual inspection and the status of any open violations for the Property. A response has not yet been received from this agency.
- The City of El Segundo Planning Department confirmed that property is zoned R-3 (Multifamily Residential). The open parking lot is located within a recreational park area also owned by the City of El Segundo but is used by the Property for parking.
- According to review of the Federal Emergency Management Agency (FEMA) Flood Zone Firmette, Community/Panel #06037C1766G dated April 21, 2021, the Property is located in Zone X. These areas are defined as outside of the 100- and 5-year flood zones.
- According to various online resources, the Property vicinity is located in Seismic Zone 4, which is an area with significant seismic activity.

The following hazards are neither usual nor anticipated in the region that the Property occupies: landslides, sinkholes, and excessively expansive soils.



SECTION 2.0 – ESTIMATED COSTS

Immediate Repairs - Health / Safety	\$42,275
Short Term Repairs - Deferred Maintenance	<u>\$400,800</u>

TOTAL \$443,075

PREVAILING WAGE INCREASE \$132,923

GRAND TOTAL \$575,998

Capital Needs Over 15- Years Uninflated	\$4,357,480
Cost Per Unit Per Year	\$3,893
Capital Needs Over 15-Years Inflated	\$5,845,719
Cost Per unit Per Year	\$4,018



SECTION 3.0 - OBJECTIVES

The purpose of this observation and resulting report is to assess the general condition of the buildings and site in general accordance with ASTM E2018-15, Standard Guide for Baseline Property Condition Assessments.

The specific objectives are to:

- Identify and locate obvious defects, deficiencies, and items in need of immediate repair or replacement (health and safety issues).
- Identify obvious and significant deficiencies concerning building and fire code compliance.
- Establish a cost estimate to correct such defects, deficiencies, deferred maintenance, and violations.
- Provide both an Immediate Repair (Health Safety) and Short-Term work (Deferred Maintenance) cost estimate.
- Establish a Long-Term work plan (Capital Needs Analysis) to address repairs and replacements at the Property during the term of 15 years.
- Provide a summary of the physical attributes of the Property.

PPA met with and interviewed the Property Manager and Maintenance Personnel with Buckingham Property Management. PPA was provided access to the units and other building areas and maintenance, management and answered our questions as they were able.

PPA contacted the City of El Segundo Building, Planning, and Fire Departments and the Los Angeles County Assessor Department.

PPA reviewed a provided set of construction plans for the structure. The plans were developed by Kamnitzer & Cotton Architecture, Planning and Engineering of Los Angeles, California and were dated March 16, 1986. The plans were reviewed only for salient Property information.



SECTION 4.0 - PROJECT DESCRIPTION

SITE

Topography

The site and surrounding area are flat in topography. The overall slope of the vicinity is to the southwest.

Condition: Good

Drainage

Drainage is facilitated by storm drain inlets located at the parking garage entries, podium level, landscaping, terraces which connect to the municipal storm water system.

Condition: Good

Site Access

Vehicular access to the at grade garage is provided from the south perimeter. The open parking lot is accessed from the east perimeter. Pedestrian entries to the Property are provided at the west, south and east building perimeters. Rolling security gates are provided at the parking areas and pedestrian entry gates are provided at the entrances from the perimeter walkways. A key pad entry system is provided at main building entry, pedestrian, and at the parking garage and parking lot gates.

Condition: Good

Paving, Curbing, and Parking

A total of 59 parking stalls are provided for the apartment units at the Property. Two (2) of the stalls are designated as accessible in the garage. Public parking is on the street only. The open asphalt paved parking lot is located on the adjacent parcel to the southwest and has space for 20 stalls. The garages parking areas and drive aisles are concrete paved.

Condition: Good to Fair

Pedestrian Walkways

Poured in place concrete walkways and ramps provide access to the building and parking areas. Municipal walkways along the east and south perimeters are reportedly City owned and maintained. The building is constructed with a concrete framed podium / terrace level above the garage.

Condition: Good to Fair

Landscaping

Landscaping includes stucco finished planters at the building perimeters, garage entries and at the terrace/podium levels. Plantings include grass, trees, flowering bushes, and ground cover. Potted trees are located on the podium and terrace levels. An automatic irrigation system is provided.

Condition: Good to Fair

Trash Enclosures

Trash is stored in commercial grade dumpsters in the garage. Weekly trash and recycling removal is completed by EDCO. Trash rooms and chutes are provided for the apartment units use.

Condition: Good



Fencing / Retaining Walls

The garage and parking lot entries are secured with rolling chain link and wrought iron security gates. The site perimeters are enclosed with concrete retaining walls, chain link fencing, wood fencing and wrought iron fencing and pedestrian gates.

Condition: Good

Signage

The Property identification signage on the entry canopy at the south facade. The common area and unit signage is mounted on the walls. A site map would be an improved signage feature for emergency personnel.

Condition: Good

Mailboxes

The mailboxes are metal recessed fixtures at the lobby. Provide conforming mailbox heights (48" or less above finish floor) for the future converted mobility units (see Short Term Work).

Condition: Fair

Recreational Facilities / Other Amenities

No other site amenities or facilities were observed.

Condition: N/A

Utilities

Potable water service, storm water removal, and sanitary waste removal are provided by the City of El Segundo. Natural gas is provided by The Southern California Gas Company. Electricity is provided by Southern California Edison.

Condition: Good

Site Security Systems

A security system is installed at the office and is monitored off site. The main entries to the parking garage and apartments are secured by a key pad entry system. A limited coverage security camera system is provided for the Property.

Condition: Good

RECOMMENDATIONS

Immediate Repairs

- Remove and replaced settled, heaved, or cracked concrete paving along the property perimeters to the south of the main building parcel and to the east of the open parking lot, that create a trip hazard for the tenants.

Short Term Work

- The open asphalt paved parking lot located on the southeasterly adjacent City park parcel, is used by the Property for tenant parking. Cracking and damaged asphalt and faded stall markings and seal coat were observed. Maintenance, repairs, partial paving replacements and sealing and remarking of the parking areas at this lot are recommended.



Capital Needs Over The 15 – Year Term

- Maintain the landscaping, planter areas and related water proofing, irrigation components. Trim invasive tree roots and tree limbs annually.
- Seal and remarking the parking stalls at the garage and open parking lot.
- Anticipate repairs and maintenance to the main sanitary waste line system based on the estimated RUL and age.
- Anticipate repairs and maintenance to the main domestic water line, backflow and underground site water lines based on the estimated RUL and age.
- Replace the tenant mailboxes.
- Upgrade the site lighting at the parking area (pole mounted, building mounted in garage) and exterior building mounted lighting with LED fixtures for improved energy efficiency.
- Maintain the garage and pedestrian entry gates, entry systems, chain link fencing, wood fencing and retaining walls during the term.



STRUCTURAL AND ARCHITECTURE

Foundation

Based on visual assessment and the As Building drawings that were available for review, the foundations of the structure consist of poured-in-place concrete walls, slabs, decks (ceiling), and columns with pad footings. Reinforced concrete perimeter and interior footings are presumed at load bearing walls.

Condition: Good

Framing

Based on visual assessment and the As Building drawings that were available for review, the ground floor garage has concrete masonry unit (CMU) walls, and reinforced concrete support columns and footings, with a concrete ceiling and is a Type I. The building is constructed with a podium level above the ground floor garage with the apartments above. The apartment building exterior walls and roofs are conventionally wood framed and is a Type V- 1 hour rated structure.

Condition: Good

Facades

The exteriors of the structure is finished with integral colored stucco and metal accents. Canvas canopies are constructed for shade at the unit balconies and terraces at the fourth floor and the main entry to the building.

Condition: Good to Fair

Windows and Doors

The main building entry door is an aluminum framed storefront assembly that has an auto door opening system and secured entry system. Additional common area doors at the upper terrace doors are aluminum framed storefront type assemblies. The secondary building entry/exit doors, service, stairwell, and other common area doors are insulated metal in metal wood frames. Unit entry doors are wood fixtures in wood frames. Door hardware consists of lever handles and deadbolts. The common area and stairwell doors are equipped with push bar hardware. Dual glazed aluminum framed sliding glass doors are provided at the podium, terrace, and unit balconies.

Common area windows are aluminum framed fixed or horizontal sliding fixtures that are dual glazed. The units have single hung or horizontal sliding windows that are dual glazed aluminum framed assemblies.

Condition: Good to Fair

Roofing and Roof Drainage

The roof areas are low sloped in design, are wood framed and covered with a hot mopped built-up membrane finished with mineral cap sheets. Counter flashing was noted at the rear of the parapet walls. Parapet walls are wood framed extensions of the building exterior walls and are finished with stucco, counter flashings, and roofing.

Roof drainage is provided by interior drains, scuppers, gutters, and downspouts that connect to the subsurface drainage system.

Condition: Good to Fair



Flashing, Sealants, Moisture Protection

The observed roof penetrations are sealed with mastic. Flashings were not observed. The parapet walls have metal copings.

Condition: Fair

Attic Spaces, Draft Stops, Insulation, Roof Vents and Penetrations

Roof vents and penetrations consist of HVAC flues, sanitary waste vents, and vents for exhaust systems. No attic access is available. The provided As Building plans indicate R11 insulation.

Condition: Good

Stairs, Railings, Breezeways

The exterior stairs are wood framed with metal handrails and a wood framed landing. Interior stairs are wood framed with carpeted treads and landing with metal handrails.

Condition: Good

Patios, Balconies and Enclosures

The podium level units have concrete patios that are part of the podium. The podium and upper terrace and the unit balcony decks are sealed with an elastomeric deck coating system. The terrace and first level unit patios are the roof deck of the garage and are reinforced concrete framed. The upper terrace and unit balconies are wood framed. The podium, terrace and balconies are enclosed with stucco walls and metal guardrails. The terrace and unit balconies cantilever out from the structure with wood floor joists, plywood decks, a lightweight concrete topping and an elastomeric deck coating system. Interior drains and over flow scuppers are provided for drainage. A current SB721 inspection was not provided for review.

Condition: Good to Fair

RECOMMENDATIONS

Immediate Repairs

- Obtain the required balcony and elevated structure evaluation for the Property. Any required repairs resulting from the further investigation should be estimated as part of the investigative report.

Short Term Work

- Repair the terrace and podium level water proof coatings in the Short Term due to cracking, damage, and age.

Capital Needs Over The 15 - Year Term

- Replace canvas canopies, clean and prepare exteriors, railings and trim and perform a full exterior painting project for the Property. Repair any stucco damage prior to painting.
- Remove and replace the built-up roofing at the main roof, stairwells, and lower roof areas in the Short Term due to age and worn conditions. Full tear off and replacement of any water damaged substrate and new membrane recommended. Consider cool roof system for energy efficiency. If low areas are identified by roofing contractor, build up areas to promote positive drainage towards drain inlets and scuppers. Repair any damaged roof drainage components. Reflash and seal all penetrations.



- Replace the common area and apartment unit windows.
- Replace the common area and unit entry doors and hardware.
- Replace the unit and common area sliding glass doors.
- Maintain and repair the podium and terrace water proofing.
- Refurbish the balcony structures.



MECHANICAL, ELECTRICAL, PLUMBING, LIFE/SAFETY, VERTICAL TRANSPORTATION

Plumbing

The sanitary sewers were reported and observed to consist of cast iron and ABS materials. The sanitary system flows to connections with the municipal system. Site and building domestic water supply plumbing was observed to be copper.

Condition: Good

Domestic Hot Water Production

The apartments are serviced by two (2) 399,000 BTU rated Raypak brand HiDelta model central gas-fired boiler systems with two (2) approximately 100-gallon storage tanks and recirculating pumps. One of the boilers has been replaced and the second boiler and storage tanks are older. Seismic restraints and bracing are provided at these systems.

Condition: Good to Fair

Electrical

The Property is serviced by a subterranean mounted transformer and underground electrical service. The Cutler Hammer brand main switchgear is located in the garage and provides 2,000-amp, 120 Y / 240 volt, three phase, four wire service. Copper branch wiring was reported and observed. The units are provided with 50-amp electrical service and are individually metered. Circuit breakers are provided for overload protection at the subpanels and the panels are properly labeled. GFCI outlets are provided in the kitchens and bathrooms and on the building exteriors.

Condition: Good

Heating, Ventilation and Air Conditioning

The lobby and limited common areas are heated and cooling by a split HVAC system with an approximately four (4) ton roof-mounted air conditioner and closet enclosed gas-fired furnace (American Standard brand), recessed ductwork, air registers, and programmable thermostat. The apartments are heated by 20,000-25,000 BTU rated wall mounted gas-fired gravity wall heaters with manual thermostats. The two-bedroom unit is provided with a three zone Daikin brand electric mini-split heat pump (ductless) and programmable thermostat. Lighted ceiling fans (CFL fixtures) are provided in the fitness center, community room, and office.

Condition: Good to Poor

Exhaust Systems, Air Quality Control

According to the As Built plans, the common area restrooms have residential grade ventilation fans rated at 80 CFM. One (1) 10,800 CFM rated, centrifugal exhaust fan services the garage. The trash rooms, laundry rooms, janitor rooms, elevator room 2nd floor, and corridors are supposed to be serviced by ceiling or roof-mounted 210-800 CFM rated exhaust fans. The common area corridors are also provided with limited ventilation by horizontal sliding windows. The unit ventilation is provided by switch-operated residential grade bathroom ventilation fans and recirculating range hoods.

Condition: Fair to Poor



Exterior and Interior Lighting

Pole mounted high intensity discharge (HID) fixtures are installed at the open parking lot. Building mounted CFL are installed at the building entries and exits, unit balconies and exterior common areas. The garage, common area and unit interiors have either ceiling-recessed CAL, ceiling- recessed or ceiling-mounted T12 fluorescent, or wall-mounted CFL fixtures. Light emitting diode (LED) bulbs and fixtures are installed when replaced. On turn over the units are having ceiling recessed LED lighting installed at the kitchens.

Condition: Good to Fair

Telecommunication Systems

The units are provided with standard phone jacks and cable connections in the living areas.

Condition: Good

Vertical Transportation

Two (2) hydraulic elevators are provided for the garage to the 4th floor. The systems are Dover and Otis brand. 30 horsepower systems, have 60 hertz motors. The systems are maintained by Amtech Reliable Elevator Services every three months according to posted maintenance paperwork. The last inspection was complete in July 2025. The 5-year load test dates posted on the hydraulic systems were 2011 and 2016 and overdue.

The elevator cabs are finished with vinyl flooring, paneled walls, a lighted ceiling, and stainless-steel accents. Grab bars, raised lettering on the call panels and signage, sufficient turning radius and audible/visual arrival indicator systems are provided for accessibility. The elevator cabs have 17-person and 2,500-pound capacities. The cab Certificates of Inspection were current as of March 2025.

Condition: Good to Fair

Life Safety/Fire Protection /Security

Hardwired with battery back-up operated smoke and carbon monoxide detectors are provided in each unit and the common areas. Fire extinguishers are provided at the common areas and have current certifications (March 2025, Eidson Fire Protection Company). Fire hydrants are located at the adjacent walkways and streets.

A fully automatic wet-pipe fire sprinkler system is provided for the building. Fire hose connections were observed at the exterior and roofs. The posted certifications expired in 2023 for both annual and 5-year flow testing system certifications. The Presurvey Questionnaire reported that the annual inspection and certification was completed May 2025.

A Honeywell brand Firelite alarm panel monitors the sprinkler and alarm systems for the property. The alarm annunciator panel is located in the building lobby. The fire alarm panels were certified by Fast Fire Protection on March 2025. Flashing alarms (audible/visual alarms) and lighted exit signs are installed at the common areas. A monitored security alarm system is provided for the leasing office.

One (1) Onan Cummings brand 1800 rpm, 60 Kw rated, diesel-fired emergency generator with an approximately 100-gallon self-contained diesel fuel tank services the building for emergency power.

Condition: Good to Fair



RECOMMENDATIONS

Immediate Repairs

- The posted annual and 5-year flow certifications expired in 2023 for the fire sprinkler systems. If the annual and 5-year inspections have been completed, current certifications should be provided at all sprinkler standpipes and hose connections. If not yet complete, updated certifications and testing including an annual and 5-year flow test are recommended for the fire sprinkler systems.
- The corridors on the ground floor outer wings and throughout the upper floors reportedly become extremely hot and cold and ventilation is not adequate. Consult with a Mechanical / Electrical Engineer or other design professionals and consider wall-mounted PTAC equipment or other feasible system in the interior corridors for improved air flow, heating, cooling, and ventilation in these areas. Due to the senior tenant profile, immediate repairs should be implemented but upgrades are anticipated to continue into the Short Term (see below).
- The 5-year load test dates posted on the hydraulic elevator systems were 2011 and 2016 and overdue. Obtain current 5-year load tests for the elevator equipment.

Short Term Work

- Replace the original water storage tanks, the remaining original / older boiler and related plumbing components for this system in the Short Term.
- Replace the older / original garage exhaust fan on the roof and related components to this system.
- Continue upgrades to the common area HVAC systems early in the Short Term.
- The units were originally provided with an emergency pull cord system. The system was removed in the years following construction. This system is antiquated and cannot be restored to operational unless upgraded, redesigned, permitted, and installed to current code. Annual Fire Department inspections have not flagged the removal of this system as a violation. However, based on the senior tenant profile, it is recommended that this system be replaced.

Capital Needs Over The 15 - Year Term

- Partial domestic water line and sanitary waste line replacements and repairs.
- Refurbish the domestic water boiler system that was recently replaced.
- Maintain the original gas lines, meters, and connections.
- Maintain and upgrade the original electrical main, breakers and other components.
- Replace common area and unit outlets, switches, subpanels, and lighting during the term.
- Replace the common area heating, air conditioning, and ventilation systems.



- Replace the unit wall heaters.
- Replace the mini split heat pump system for the two-bedroom units.
- Refurbish elevator cab interiors.
- Refurbish elevator equipment.
- Refurbish the original fire sprinkler systems.
- Replace the fire alarm monitoring panels.
- Replace the emergency generator system.
- Replace the exit signs, alarms, pull stations and other life/safety components.
- Replace the building and parking entry systems.
- Replace the security camera system.



INTERIOR

Offices

The leasing office is finished with carpeting, painted drywall walls and ceiling, and standard office furnishings and equipment.

Condition: Good to Fair

Access-ways, Corridors, Vestibules, Meeting Places

The lobby is finished with carpeting, painted drywall walls and ceilings with an orange peel texture. The community room is finished with carpeting and residential grade furnishings and painted drywall walls and ceiling. The community room kitchen has finishes similar to the apartment unit kitchens including a dishwasher, refrigerator, gas fired range / oven, wood cabinets, and laminate counter. The interior corridors are finished with carpeting, wood handrails and painted drywall walls and ceilings and are furnished in seating areas with residential grade chairs, couches and tables and have artwork displayed. The restrooms are finished with ceramic tile flooring, painted drywall walls and ceilings, and commercial grade plumbing fixtures. The media center contains residential furnishings and a television, painted drywall walls and a drywall ceiling with spray applied acoustical texturing.

Condition: Fair

Laundry Facilities and Equipment

There is one laundry room with four (4) washers and four (4) dryers. The room is finished with vinyl tile flooring, painted drywall and CMU walls, painted drywall ceiling, a laminate folding counter, a sink, and accessible front-loading appliances. The equipment is vendor-owned (CSC). Energy Star rated appliances were observed.

Condition: Good to Fair

Indoor Recreation and Equipment

The fitness center contains cardio equipment and a television and is finished with carpeting, and painted drywall walls, drywall with a spray applied acoustical finish.

Condition: Good to Fair

Maintenance and Storage

The maintenance storage is located in the garage areas.

Condition: Good

Unit Finishes

The living areas are provided with carpeting including in the living room, hallways, and bedrooms, except for recently turned units where carpeting is being installed in the bedrooms only. Ceramic tile flooring is installed at the mobility unit bathrooms. Sheet vinyl was originally installed at the kitchens and bathrooms. Bathrooms and kitchens have vinyl plank flooring installed at end of the sheet vinyl useful life. The units have painted drywall walls and ceilings with a smooth or orange peel texture or drywall ceilings with a spray applied acoustical finish.

Condition: Good to Fair

Appliances

Unit kitchens are equipped with residential grade natural gas-fired ranges/ovens, refrigerators, dishwashers, recirculating rangehoods, and garbage disposals.

Condition: Good to Fair



Bath Finishes, Fixtures and Specialties

One-piece pre-molded fiberglass tubs/surrounds are provided at the unit bathrooms. The designated mobility units (six total) have ceramic tile roll in showers. The original vanities are stained or painted solid wood with cultured marble counters and under mount glazed porcelain sinks. The mobility unit showers and toilets have grab bars and shower seats are installed. Residential grade plumbing fixtures are provided. Bathroom accessories include mirrors, medicine cabinets, towel bars, toilet paper holders, and shower curtain rods. Low flow toilets, faucets, and shower heads are installed upon replacement. Wall-mounted porcelain sinks are installed and the mobility unit bathroom.

Condition: Good to Fair

Kitchen Finishes, Fixtures and Specialties

The kitchen cabinets are the original stained or painted wood fixtures and counters are plastic laminate. Plumbing fixtures are residential grade. Sinks are dual basin stainless steel drop-in fixtures.

Condition: Good to Fair

Closet Systems

The unit closets are double door capacity and contain wood shelves and clothes hanging bars. Doors are bypass flush panel plastic assemblies.

Condition: Good to Fair

Window Treatments

Vertical blinds are provided in each unit.

Condition: Good to Fair

RECOMMENDATIONS

Immediate Repairs

- None observed or reported.

Short Term Work

- None observed or reported.

Capital Needs Over The 15 - Year Term

- Refurbish the common area finishes, flooring, and fixtures during the term.
- Replace unit vinyl with vinyl plank in all areas except bedrooms.
- Replace carpeting in bedrooms only.
- Replace cabinets, vanities, and counters in remaining units.
- Replace tub/surrounds and related plumbing fixtures.
- Replace bathroom accessories.



- Replace the bathroom ventilation fans.
- Interior painting at the units.
- Replace window coverings at the units.
- Replace plumbing fixtures at the units.
- Replace interior doors and hardware.
- Replace dishwashers.
- Replace refrigerators.
- Replace range hoods.
- Replace garbage disposals.
- Replace ranges/ovens.



SECTION 5.0 – IMMEDIATE REPAIRS AND SHORT-TERM WORK

IMMEDIATE & SHORT TERM WORK REPAIR COST ESTIMATES



Property Name: Park Vista Apartments
 Address: 615 E. Holly Avenue
 City, State: El Segundo, CA 90245
 Survey Date: 9/16/2025
 Report Date: 10/10/2025

ITEM	QUANTITY	COST	UNIT	IMMEDIATE REPAIRS - Health / Safety	SHORT TERM WORK - Deferred Maintenance	COMMENTS	
SITE							
Pedestrian Walkways	Repair / replaced damage concrete	200	\$40	SF	\$8,000	Remove and replaced settled, heaved or cracked concrete paving along the property perimeters to the south of the main building parcel and to the east of the open parking lot, that create a trip hazard for the tenants.	
Parking	Repair and seal asphalt parking lot	5,600	\$1.50	SF	\$8,400	The open asphalt paved parking lot located on the southeasterly adjacent City park parcel, is used by the Property for tenant parking. Cracking and damaged asphalt and faded stall markings and seal coat were observed. Maintenance, repairs, partial paving replacements and sealing and remarking of the parking areas at this lot are recommended.	
STRUCTURAL / ARCHITECTURE							
Podium Decks	Repair / Maintain Coatings	2,000	\$3.00	SF	\$6,000	Repair the terraces and podium level water proof coatings in the Short Term due to cracking, damage and age.	
Elevated Structures	SB721 Inspection	97	\$75	Each	\$7,275	Obtain the required balcony and elevated structure evaluation for the Property. Any required repairs resulting from the further investigation should be estimated as part of the investigative report.	
MEP / LIFE - SAFETY / VERTICAL TRANSPORTATION							
Plumbing	Domestic Water Heating System	1	\$180,000	Allow	\$180,000	Replace the original water storage tanks, the remaining original / older boiler and related plumbing components for this system in the Short Term.	
HVAC	Central exhaust fan, garage, replace	1	\$20,000	Allow	\$20,000	Replace the older / original garage exhaust fan on the roof and related components to this system.	
HVAC	Interior corridor HVAC	18	\$5,000	Each	\$20,000	\$70,000	The corridors on the ground floor outer wings and throughout the upper floors reportedly become extremely hot and cold and ventilation is not adequate. Consult with a Mechanical / Electrical Engineer or other design professionals and consider wall-mounted PTAC equipment or other feasible system in the interior corridors for improved air flow, heating, cooling and ventilation in these areas. Due to the senior tenant profile, immediate repairs should be implemented but upgrades are anticipated to continue into the Short Term.
Elevator	5-year Load Test	2	\$2,000	Each	\$4,000	The 5-year load test dates posted on the hydraulic elevator systems were 2011 and 2016 and overdue. Obtain current 5-year load tests for the elevator equipment.	
Fire / Life / Safety	Fire Sprinkler, 5-year	1	\$3,000	Each	\$3,000	The posted annual and 5-year flow certifications expired in 2023 for the fire sprinkler systems. If the annual and 5-year inspections have been completed, current certifications should be provided at all sprinkler standpipes and hose connections. If not yet complete, updated certifications and testing including an annual and 5-year flow test are recommended for the fire sprinkler systems.	
Fire / Life / Safety	Emergency Call Button, Units	97	\$1,200	Units	\$116,400	The units were originally provided with an emergency pull cord system. The system was removed in the years following construction. This system is antiquated and can't be restored to operational unless upgraded, redesigned, permitted and installed to current code. Annual Fire Department inspections have not flagged the removal of this system as a violation. However, based on the senior tenant profile, it is recommended that this system be replaced.	
INTERIORS							
Finishes / Fixtures	None observed or reported						
TOTAL UNINFLATED				\$42,275	\$400,800	<i>Cost estimates are preliminary pending design and feasibility analysis for major capital improvements and deferred maintenance repair items. Final pricing should be determined through the competitive bidding process. The above does not include soft costs, overhead, profit or any other permitting and insurance, bond or other fees.</i>	
Prevailing Wage Increase 30%				\$12,683	\$120,240		
GRAND TOTAL UNINFLATED				\$54,958	\$521,040		



SECTION 6.0 – CAPITAL NEEDS (YEARS 1-15)

CAPITAL NEEDS OVER 15 -YEARS



Property Name: Park Vista Apartments
 Address: 615 E. Holly Avenue
 City, State: El Segundo, CA 90245
 Survey Date: 9/16/2025
 Report Date: 10/10/2025

	EUL	AGE	RUL	Quantity	Cost	Unit of Measure	TOTAL	2029	2030	2031	2032	2032	2032	2032	2033	2034	2035	2036	2037	2038	2039	2040	TOTAL OVER THE TERM	
								YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15		
SITE																								
Landscaping	Maintain Irrigation / Planters/ Plants / Trim Trees and Roots	40	38	varies	1	\$40,000	Allow	\$40,000	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	40,000	
Parking	Patching, crack sealing, sealing and striping (open and garaged stalls)	5	0	6	6,500	\$1.50	SF	\$9,750					9,750										19,500	
Utilities	Site / Main Waste line, Maintenance and Partial Repairs	50+	38	12+	1	\$50,000	Allow	\$50,000															12,500	
Utilities	Site Domestic Water Lines, Maintenance and Partial Repairs	50+	38	12+	1	\$15,000	Allow	\$15,000															12,500	
Amenities	Replace mailboxes	25	21	4	97	\$125	Each	\$12,125			12,125												3,750	
Amenities	Site lighting, replace pole and building mounted with LED	20	varies	varies	1	\$20,000	Allow	\$20,000	10,000	10,000													3,750	
Fencing / Retaining Walls	Chain link, wrought iron, wood fencing and concrete retaining walls	25+	38	varies	1	\$15,000	Allow	\$15,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	15,000	
STRUCTURAL / ARCHITECTURE																								
Facades	Exterior painting, per unit, stucco repairs and maintenance	12	8	4	97	\$2,800	Units	\$271,600				271,600												271,600
Roof	Replace roofing, modify drainage	18	15	3	30000	\$12.00	SF	\$360,000			360,000													360,000
Windows	Apartment window replacement	30	38	1+	350	\$750	Each	\$262,500	43,750	43,750	43,750	43,750	43,750	43,750										262,500
Doors	Common area doors and windows	30	38	1+	1	\$20,000	Allow	\$20,000	3,333	3,333	3,333	3,333	3,333	3,333										20,000
Doors	Unit entry doors and hardware	30	38	1+	97	\$850	Each	\$82,450	13,742	13,742	13,742	13,742	13,742	13,742										82,450
Doors	Sliding door replacement	30	38	1+	100	\$2,000	Each	\$200,000	33,333	33,333	33,333	33,333	33,333	33,333										200,000
Podium / Terrace	Maintain the water proofing at the podium and terrace	15	10	5	1	\$15,000	Allow	\$15,000				15,000												15,000
Balconies	Replace / Refurbish Structures	40	38	1+	97	\$1,800	Each	\$174,600	11,640	11,640	11,640	11,640	11,640	11,640	11,640	11,640	11,640	11,640	11,640	11,640	11,640	11,640	11,640	174,600
HEP / LIFE-SAFETY / VERTICAL TRANSPORTATION																								
Plumbing	Domestic Water and Waste Line Repairs	50+	38	12+	97	\$350	Units	\$33,950																8,488
Plumbing	Water Boiler Refurbishment allowance	15	6	9	1	\$20,000	Each	\$20,000								20,000								20,000
Plumbing	Gas main / lines / maintenance and upgrades	40	38	2	1	\$20,000	Allow	\$20,000		20,000														20,000
Electrical	Electrical Service / Maintenance and Repairs	40	38	2	97	\$350	Units	\$33,950		33,950														33,950
Electrical	Subpanels / Outlets / Switches / Lighting Replace, units and common	30	varies	varies	97	\$250	Units	\$24,250	1,617	1,617	1,617	1,617	1,617	1,617	1,617	1,617	1,617	1,617	1,617	1,617	1,617	1,617	1,617	24,250
HVAC	Minisplit heat pump, replace	20	6	14	1	\$9,000	Each	\$9,000																9,000
HVAC	Replace gravity wall heaters	20	varies	varies	80	\$800	Each	\$64,000	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	64,000
HVAC	Common Area HVAC Condenser Replacement - 4 ton	20	11	9	1	\$6,500	Each	\$6,500								6,500								6,500
HVAC	Common Area HVAC Furnace Replacement	20	11	9	1	\$2,800	Each	\$2,800								2,800								2,800
HVAC	Common area PTAC replacements	15	0	varies	8	\$1,800	Each	\$14,400																14,400
HVAC	Common area ventilation fan replacements	15	varies	varies	8	\$2,000	Each	\$16,000	4,000	4,000	4,000	4,000												16,000
Elevator	Refurbish Cab Interior	20	18	2	2	\$8,500	Each	\$17,000			17,000													17,000
Elevator	Maintain Equipment / Controls	30	2	28	2	\$35,000	Each	\$70,000		70,000														70,000
Life/Safety	Replace smoke detectors	10	varies	varies	150	\$100	Units	\$15,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	15,000
Life/Safety	Fire supression system maintenance	50	38	12	97	\$300	Units	\$29,100																29,100
Life/Safety	Replace Fire Alarm Panels	15	10	5	1	\$40,000	Allow	\$40,000				40,000												40,000
Life/Safety	E Generator, Replace	35	25	10	1	\$45,000	Each	\$45,000								45,000								45,000
Life/Safety	Exit signs, alarm pull stations, strobe alarms	10	4	6	1	\$15,000	Allow	\$15,000					15,000											15,000
Security	Security camera system	15	10	5	16	\$1,800	Each	\$28,800					28,800											28,800
FINISHES																								
Finishes / Fixtures	Common area refurbishment - psf	5-20	varies	2+	36,031	\$2.00	SF	\$72,062		24,021	24,021	24,021												72,062
Flooring	Install vinyl plank flooring throughout units, except bedrooms	20	varies	varies	97	\$2,000	Units	\$194,000	12,933	12,933	12,933	12,933	12,933	12,933	12,933	12,933	12,933	12,933	12,933	12,933	12,933	12,933	12,933	194,000
Flooring	Carpet replacement, Bedrooms Only	10	varies	varies	150	\$1,800	Units	\$270,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	270,000
Finishes	Cabinet / Counter / Vanities Replace	25	38	1+	97	\$11,000	Units	\$1,067,000	71,133	71,133	71,133	71,133	71,133	71,133	71,133	71,133	71,133	71,133	71,133	71,133	71,133	71,133	71,133	1,067,000
Finishes	Tub / Surround / Shower, Repairs / Replace	25	38	1+	97	\$3,000	Units	\$291,000	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400	19,400	291,000
Finishes	Bath Accessories	20	varies	varies	80	\$250	Units	\$20,000	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	20,000
Finishes	Bathroom ventilation fans	10	varies	varies	97	\$300	Each	\$29,100	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	29,100
Finishes	Interior Painting	7	varies	varies	150	\$500	Units	\$75,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	75,000
Finishes	Window Coverings	5	varies	varies	180	\$275	Units	\$49,500	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	49,500
Finishes	Plumbing Fixtures	20+	varies	varies	97	\$400	Units	\$38,800	2,587	2,587	2,587	2,587	2,587	2,587	2,587	2,587	2,587	2,587	2,587	2,587	2,587	2,587	2,587	38,800
Finishes	Interior Doors, Hardware	30	varies	varies	97	\$350	Units	\$33,950	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	33,950
Appliance	Dishwasher, Replacement	12	varies	varies	97	\$325	Each	\$31,525	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	31,525
Appliance	Refrigerator Replacement	20	varies	varies	80	\$700	Each	\$56,000	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	56,000
Appliance	Range Hood Replacement	20	varies	varies	80	\$200	Each	\$16,000	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	16,000
Appliance	Disposal Replacement	7	varies	varies	150	\$80	Each	\$12,000	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	12,000
Appliance	Range / Oven Replacement	25	varies	varies	60	\$650	Each	\$39,018	2,601	2,601	2,601	2,601	2,601	2,601	2,601	2,601	2,601	2,601	2,601	2,601	2,601	2,601	2,601	39,018
TOTAL								278,541	443,512	652,562	576,287	348,341	289,291	170,383	170,383	199,683	215,383	170,383	233,970	195,120	204,120	209,520	4,357,480	
PREVAILING WAGE INCREASE								83,562	133,054	195,769	172,886	104,502	86,787	51,115	51,115	59,905	64,615	51,115	70,191	58,536	61,236	62,856	1,307,244	
INFLATION FACTOR, IN PERCENTAGE 1.015								104.57%	106.14%	107.73%	109.35%	110.99%	112.65%	114.34%	116.06%	117.80%	119.56%	12						



SECTION 7.0 –ACCESSIBILITY

A screening for compliance with the following accessibility standards has been performed:

- Uniform Federal Accessibility Standard (“UFAS” per Section 504 of the Rehabilitation Act of 1973)
- Fair Housing Act Amended (FHAA)
- Americans with Disabilities Act (ADA)

This screening is intended to identify basic compliance issues and is not intended to provide a detailed analysis of compliance. Please note that the various standards have similar provisions but are not exactly the same.

Accessibility Per UFAS in Federally Assisted Housing

Section 504 of the Rehabilitation Act of 1973 applies to programs of the Federal government. Some forms of HUD-FHA participation in a transaction “trigger” Section 504 compliance. The HUD-FHA 223f Pilot program is a trigger. UFAS compliance is mandated by Section 504. UFAS is a Federal accessibility standard that pre-dates ADA but contains many similar provisions. Projects subject to this regulation constructed after August 10, 1982, are required to have 5% of the units fully accessible. Common areas must also be accessible. Projects constructed before that are “encouraged” to provide 5% fully accessible units during renovation / rehabilitation / repair as deemed feasible and practical.

UFAS conformance is not currently required as tax credits or HUD financing were not reportedly utilized during original construction. An evaluation was therefore not completed.

Accessibility Per the Fair Housing Act Design and Construction Requirements

The scope of this report is limited to a very general overview of the Property improvements based upon the requirements of the Fair Housing Act (FHA) Guidelines to identify clear and unequivocal violations of the Act. It is not intended for use or reliance as an audit for purposes of determining strict compliance but is a tool to identify whether a full compliance audit may be appropriate.

Applicability

The Fair Housing Act Amended (FHAA) is a civil rights law that forbids discrimination based on race, color, religion, sex, national origin, familial status, and disability. The Fair Housing Act does not require any renovations to existing buildings. The Fair Housing Act design and construction requirements apply to "covered multifamily dwellings" designed and constructed "for first occupancy" after March 13, 1991. A building was not designed or constructed for first occupancy if:

- It was occupied by March 13, 1991.
- If the last building permit or renewal of a building permit was issued on or before June 15, 1990.
- Buildings where the last building permit was issued on or before June 15, 1990, are not covered by the design and construction requirements. Even if the last building permit was issued after June 15, 1990, if the property was occupied before March 13, 1991, it is not covered. HUD adopted these dates to allow time for the requirements to be considered during the design and construction phase of new properties.



- The "first occupancy" language in the statute has been defined in HUD's Fair Housing Act regulations as "a building that has never before been used for any purpose." This means buildings that are rehabilitated are not covered by the design and construction requirements even if the rehabilitation occurs after March 13, 1991, and even if it is substantial rehabilitation.

Construction Requirements

In order to be in compliance with the Fair Housing Act, there are seven basic design and construction requirements that must be met. For the purpose of performing this assessment, PPA has separated the requirements of FHA compliance into eight (8) compliance requirements/questions as follows:

1. An accessible building entrance on an accessible route. All covered multifamily dwellings must have at least one building entrance on an accessible route unless it is impractical to do so because of the terrain or unusual characteristics of the site. An accessible route means a continuous, unobstructed path connecting accessible elements and spaces within a building or site that can be negotiated by a person with a disability who uses a wheelchair, and that is also safe for and usable by people with other disabilities. An accessible entrance is a building entrance connected by an accessible route to public transit stops, accessible parking and passenger loading zones, or public streets and sidewalks.
2. Accessible common and public use areas. Covered housing must have accessible and usable public and common-use areas. Public and common-use areas cover all parts of the housing outside individual units. They include -- for example -- building-wide fire alarms, parking lots, storage areas, indoor and outdoor recreational areas, lobbies, mailrooms and mailboxes, and laundry areas.
3. Usable doors (usable by a person in a wheelchair). All doors that allow passage into and within all premises must be wide enough to allow passage for people using wheelchairs.
4. Accessible route into and through the dwelling unit. There must be an accessible route into and through each covered unit.
5. Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations.
6. Reinforced walls in bathrooms for later installation of grab bars. Reinforcements in bathroom walls must be installed, so that grab bars can be added when needed. The law does not require installation of grab bars in bathrooms.
7. Usable kitchens and bathrooms. Kitchens and bathrooms must be usable - that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.
8. There can be no complaints regarding access by occupants of the property. If there are any known complaints, action is required to mitigate tenant needs regarding access if deemed feasible and reasonable.

Observations

Based on the date of construction (1987) FHAA does not apply to the Property; therefore, an evaluation was not completed as part of the scope of work for this PCA.



Accessibility per American With Disabilities Act (ADA)

Title III of the ADA prohibits discrimination based on disability by private entities in places of public accommodation and requires that places of public accommodation and commercial facilities be designed, constructed, and/or altered so as to be readily accessible to and usable to persons with disabilities.

Title III of ADA divides covered buildings and facilities into two (2) categories, public accommodation, and commercial facilities. Portions of the property deemed to be public accommodations are subject to ADA compliance.

The ADA requires a place of public accommodation to remove architectural and communication barriers that are structural in nature in existing facilities, where such removal is readily achievable. Readily achievable is defined as easily accomplishable and able to be conducted without much difficulty or expense. Readily achievable is determined on an individual basis. No numerical formula or threshold of any kind has been set by the Justice Department. Items that are currently not readily achievable may become so in the future. No periodic assessment or self-assessment is required by the ADA. However, the Justice Department urges public accommodations to establish procedures for ongoing assessment of their compliance with the barrier removal requirements.

The public access areas for the Property include the leasing office, parking area for the leasing office and path of travel to the leasing office entry. The parking area for the office is reportedly provided at the City street. No onsite public parking is available. Upgrades are not recommended at this time.

The Owner of the property is responsible for deciding what building modifications for compliance are “readily achievable” based on financial constraints through consultation with an attorney or other qualified professional.



SECTION 8.0 – PROCEDURES, LIMITATIONS, TERMINOLOGY

PPA personnel surveyed the Property on September 16, 2025, and were accompanied by and interviewed representatives of property management. At the time of the survey, the weather was clear and approximately 80 degrees Fahrenheit. A minimum of 25% of the units were surveyed. During the survey, representative areas of the site, amenities, structures, common areas, mechanical / electrical / plumbing and life/safety equipment, interior finishes and fixtures were surveyed.

Significant damage may be present in hidden conditions that cannot be discovered without destructive testing which is beyond the scope of this evaluation. The observations and resulting report are, therefore, not intended to warrant or guarantee the performance of any building components or systems.

This report does not confirm the presence or absence of asbestos, lead-based paint, PCBs, underground storage tanks, or other environmental conditions and concerns on the Property.

Documents and data provided by the Client, designated representatives of the Client, or interested parties consulted in the preparation of this report have been reviewed with the understanding that consultant assumes no responsibility or liability for their accuracy.

This evaluation is based on the evaluator's judgment of the physical condition of the improvements and estimated expected remaining useful life of those improvements. The actual performance of individual components may vary from an expected standard and may be affected by circumstances which occur after the date of evaluation. The evaluation is based solely on visual observations. The estimated useful life of this report is no more than six months, at which time a new opinion of the conditions should be obtained. PPA has no control over the Property representative's, management's, or ownership's decisions to complete the recommendations included herein.

Repairs and improvement cost estimates are based on approximate quantities and costs or furnished information that is assumed to be accurate. A detailed survey of quantities for cost estimating is not included. Statements of the estimated costs to repair, replace, or upgrade the improvements are those which PPA considers to be probable for the current local market. Such statements do not constitute a warranty or a representation that all items, which may need repair or attention, are included, nor that the actual cost of performing repairs will not vary from the estimate. Overhead and profit for contractor installations are not included.

PPA bears no control over the cost of labor, material, equipment, or services furnished by others, over contractor's methods of determining prices, or over competitive bidding and marketing conditions. The competitive bidding process can produce cost estimates that vary from those provided here in. The costs provided in the report should be considered a preliminary estimate only and should not be considered a construction budget.

Construction drawings (blueprints), soils reports, construction documents or other related materials were requested as part of the Pre-Survey questionnaire. A full set of As Built construction plans were provided for review. Geotechnical reports, surveys, or specification documents were not made available for review.

No representation is made as to the status of title, legality of lots or zoning of the project, nor is any representation made as to the advisability or inadvisability of the purchase of, investment in, or financing of the subject.



Although it is assumed that the noted improvements were constructed in compliance with contemporary building codes and standard building practices at the time of construction, and while the Property remains adequate for present day use, the survey does not include a detailed review to determine compliance with local Building Department codes, Fire Department requirements, or Planning Department ordinances.

This report does not constitute a structural or pest control inspection. However, if termite damage or other pest control problems were observed, it has been noted in the report.

Due to the limitations of the survey and investigation process for this report, and the necessary use of unverified data furnished by others, PPA cannot assume liability if actual conditions vary from the information contained herein.

The staff of PPA prepared this report for the Client under the professional supervision of the principal and/or senior staff and signatures appear hereon. Neither PPA or any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received technical review and approval. The conclusions represent professional judgments and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on experience and expertise according to the existing standard of care.

The investigation was prepared in accordance with the Client's requested scope of work for the use and benefit of the Client, its successors, and assignees. It is based, in part, upon documents, writings, and information owned, possessed, or secured by the Client. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of the Client.

PPA understands that the Client may wish to transfer its interest in this site to others and hereby grants express permission for participating lenders, rating agencies, and future holders of the secured interest to rely upon the results of this investigation to the full extent provided under its contractual agreement with the Client.

This statement of limitations supersedes any other warranty or limitation, either expressed or implied.

The following definitions and reference standards are routinely utilized within the text of this Report.

- Excellent - Component or system is in "as new" condition requiring no rehabilitation and should perform in accordance with expected useful life.
- Good - In working condition and does not require immediate or short-term repairs above an agreed threshold. Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.
- Fair - In working condition; however, may require immediate or short-term repairs above an agreed threshold. A component or system is of a capacity that is defined as enough for what is required, sufficient, suitable, conforms to standard construction practices, and/or is approaching end of expected performance/useful life. Replacement is anticipated in the near term.



- **Poor** - Not in working condition or requires immediate or short-term repairs substantially above an agreed threshold. Component or system falls into one or more of the following categories. Evidence of previous repairs not in compliance with commonly accepted practices, workmanship not in compliance with commonly accepted standards, component or system is obsolete, component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, evidence of excessive deferred maintenance, or state of disrepair, and/or Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

Life/Safety - Immediate Repairs are conditions that pose a threat to health and safety of tenants, employees or visitors and should be made a priority. Violations for the Property would also be considered an immediate repair.

Deferred Maintenance Repairs and Short-Term Work are repairs or replacement of systems that are considered necessary in the near future.

Capital Needs Over The Term are the long-term (Years 1-15) capital needs, repairs or replacements estimated to be needed for a determined period of time.



SECTION 9.0 - REFERENCES

Reference	Source	Publish/Access Date
E2018-15, Standard Guide for Baseline Property Condition Assessments	ASTM	2015
Tax and Ownership Information	Los Angeles County Assessor	October 8, 2025
Flood Information	FEMA	October 8, 2025
Zoning Planning Records	City of El Segundo Planning Department	October 8, 2025
Fire Department Records	City of El Segundo Fire Department	October 8, 2025
Building Department Records	City of El Segundo Building Department	October 8, 2025
Plans for Park Vista Apartments	Client	1986

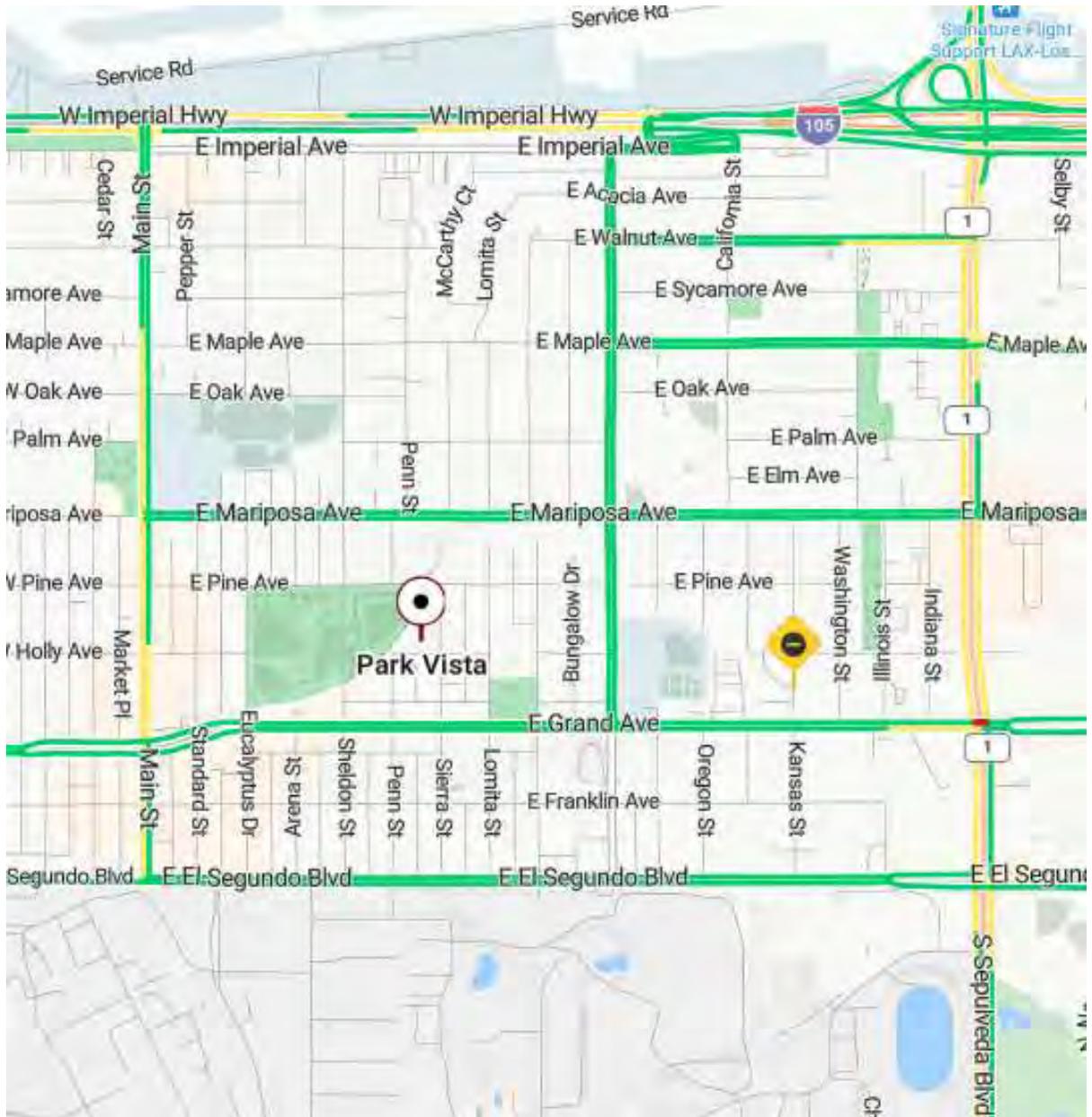
APPENDICES

FIGURES



VICINITY MAP
PARK VISTA APARTMENTS
615 E. Holly Avenue
El Segundo, California 90245

NOT TO SCALE





SITE PLAN
PARK VISTA APARTMENTS
615 E. Holly Avenue
El Segundo, California 90245

NOT TO SCALE





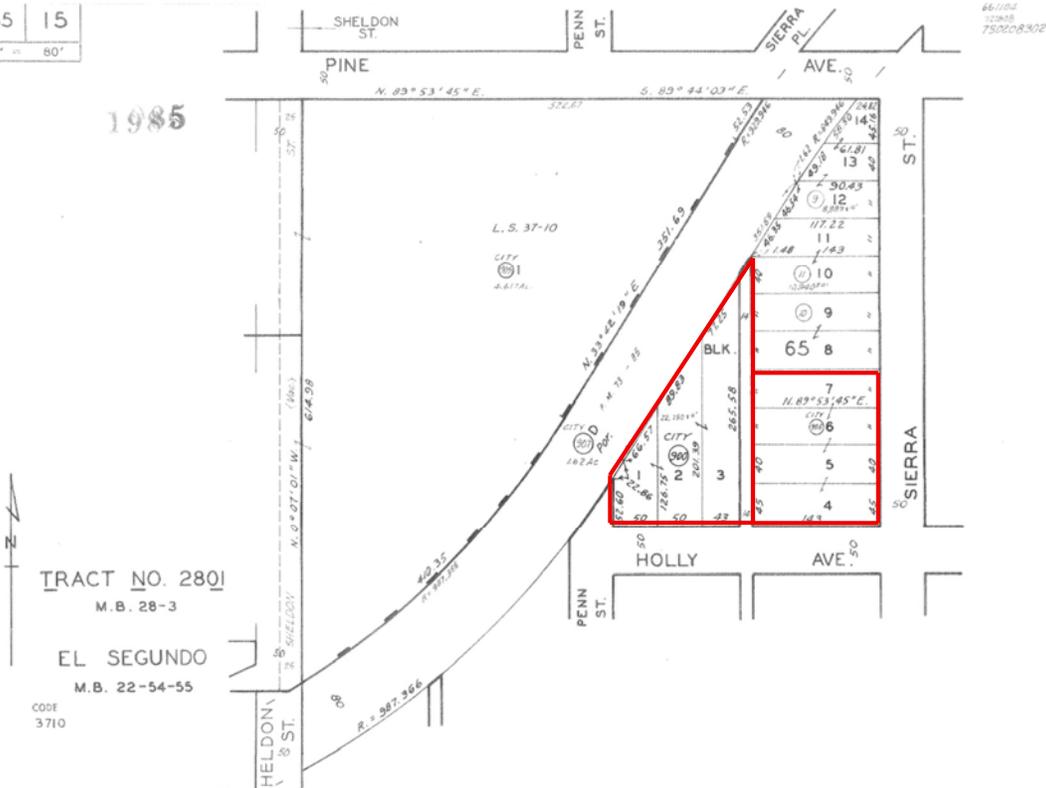
PARCEL MAP
PARK VISTA APARTMENTS
 615 E. Holly Avenue
 El Segundo, California 90245

NOT TO SCALE



4135 15
 SCALE 1" = 80'

1985



REVISED
 10-1-85P
 10-1-85P
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FEMA MAP PARK VISTA APARTMENTS

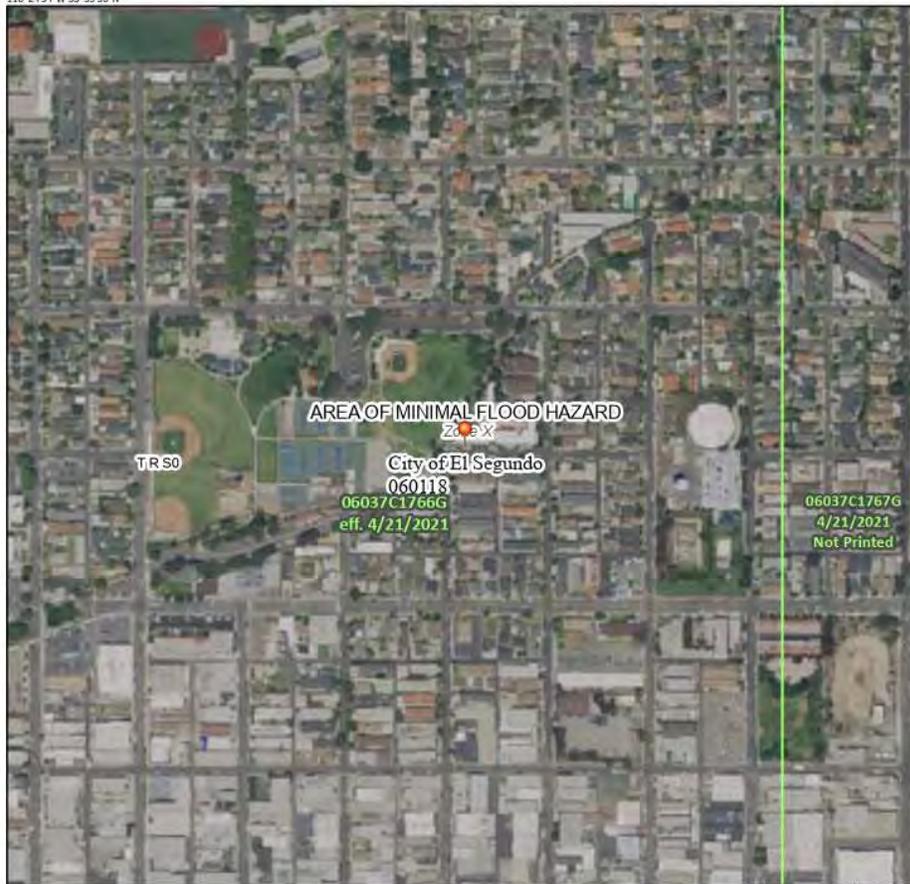
615 E. Holly Avenue
El Segundo, California 90245

NOT TO SCALE



National Flood Hazard Layer FIRMette

118°24'54"W 33°55'30"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone X, X-500
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee, See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
 - OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - OTHER FEATURES**
 - 29.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.5 Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/8/2025 at 10:28 PM, and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PHOTOGRAPHS



1. View northeast from across the intersection of E. Holly Avenue and Penn Street showing the front (south) perimeter of the Property.



2. View towards one of two garage entries for the Property at the south perimeter. Note the City owned walkways.



3. View south down the east perimeter of the Property. Note the utility entrances, landscaping, and municipal walkways.



4. Heaved and settled concrete along the municipal right of way should be replaced.



5. Concrete walkway along the perimeter of the parking lot to the southwest of the building.



6. Pedestrian entry at the site from the west perimeter.





7. Concrete stairs leading to the garage level entry along the north perimeter of the Property.



8. Secured entry along the northeast perimeter of the Property.



9. French drains at garage entries.



10. Storm drain at adjacent street and walkway.



11. Courtyard seating area and landscaping.



12. Typical garaged parking stalls.





13. The open asphalt paved parking lot is secured with an automatic opening gate with key card access.



14. Typical condition of the asphalt. Minor cracking and faded seal coat and striping noted.



15. One of two accessible parking stalls for the Property noted in the garage.



16. Second accessible parking stall for the Property.



17. View of the trash room.



18. Pole mounted lighting at the open parking lot.





19. Mailboxes are provided in the main lobby area.



20. Property signage and automatic opening storefront type entry to the building at the south façade.



21. Typical condition of the exterior finishes.



22. Rear building entry from the courtyard showing aluminum and glass doors front doors and recent stucco repairs.



23. The building is constructed with a podium level above the ground floor. Note the two- and four-story building construction and the exterior stairs.

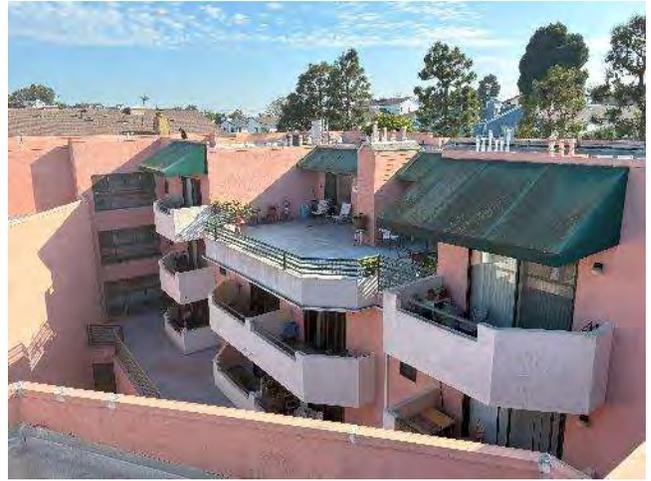


24. The units have balconies with sliding glass doors.





25. Staining on stucco at exteriors.



26. View across the site from the roof. Note the stained canvas canopies and cantilevered balconies.



27. View across a portion of the podium level showing sealed deck, low sloped roofs and typical condition of balconies and building finishes.



28. Balconies have interior drains in some locations.



29. Podium level deck.



30. Evidence of surface wear on balcony deck at common area terrace.





31. Typical unit balcony, enclosure, and aluminum framed sliding glass door.



32. Cracked deck sealant (common area terrace) requires repairs to prevent water intrusion below and damage to the framing.



33. Evidence of ponding water at terrace deck; could mean poor drainage.



34. Cantilevered balconies with scuppers for overflow drainage, stained stucco, single hung windows at units and gutters and downspouts for roof drainage.



35. Worn balcony deck coating at unit.



36. Concrete masonry units (CMU) and cast in place concrete columns, slabs and deck were noted at the garage.





37. Typical low sloped roof with wood framed parapet walls finished with stucco and metal coping, penetrations for sanitary waste lines and ventilation systems, and built-up membrane.



38. View across the roof surface.



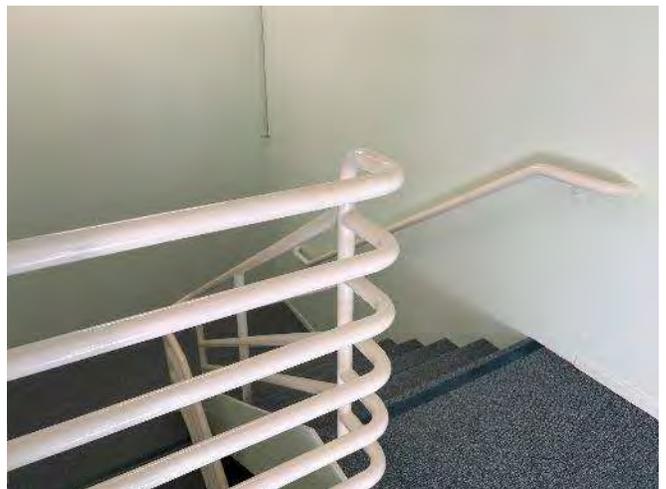
39. Interior drains for roof drainage and condition of original roofing membrane. Note galvanized flashings.



40. Roofing conditions. Note the pile of debris should be removed to prevent water from being trapped above the membrane.



41. Roofing at lower-level roof area. Note horizontal sliding windows.



42. Interior stairs are wood framed with metal handrails and carpeting.





43. Subterranean transformer for the electrical service to the Property.



44. Main electrical room in the garage. Note the individual meters for the units.



45. 2000-amp main supply panel for the building.



46. 50-amp electrical service for the units is reportedly adequate for the current use.



47. Electrical subpanel with circuit breakers for overload protection and labeling.



48. GFCI outlets noted at wet areas at the interiors. Copper wiring observed.





49. Diesel fired emergency generator for the Property is located in the garage.



50. Newer water boiler and original storage tank on roof. The second system is original.



51. Individual gas meters at the north perimeter.



52. Copper water lines noted at the original boiler system.



53. Cast iron waste lines, rigid ductwork noted at garage exhaust system.



54. Original waste lines, cast in place concrete garage deck and CMU perimeter walls.





55. The roof mounted exhaust was for garage exhaust is older/original and reportedly requires increased maintenance.



56. Older ventilation fan at unit bathroom.



57. The units are heated by wall-mounted gravity heaters (gas fired).



58. Manual thermostat at unit for heater.



59. Roof mounted air conditioner for the first-floor common lobby and community room area.



60. Gas-fired furnace for the first-floor common lobby and community room area.





61. One ground floor unit is provided with an electric mini split heat pump system that includes heating and air conditioning.



62. Wall mounted fan for mini split heat pump system.



63. One of two elevator lobbies for the building.



64. Cab finishes.

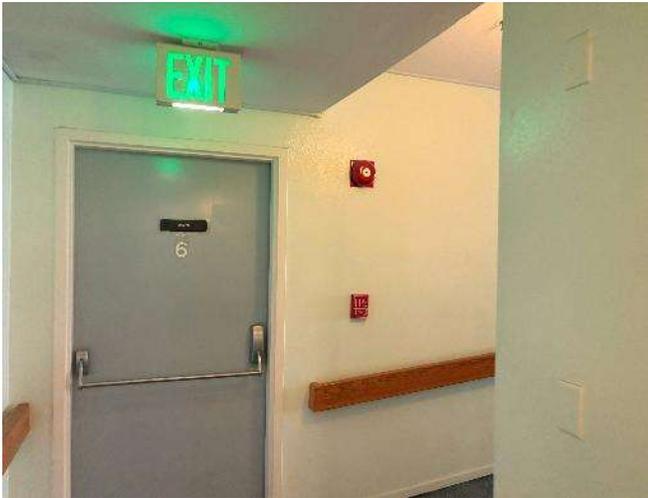


65. Call button panel in elevator cab.



66. Elevator cab permit dated March 2025.





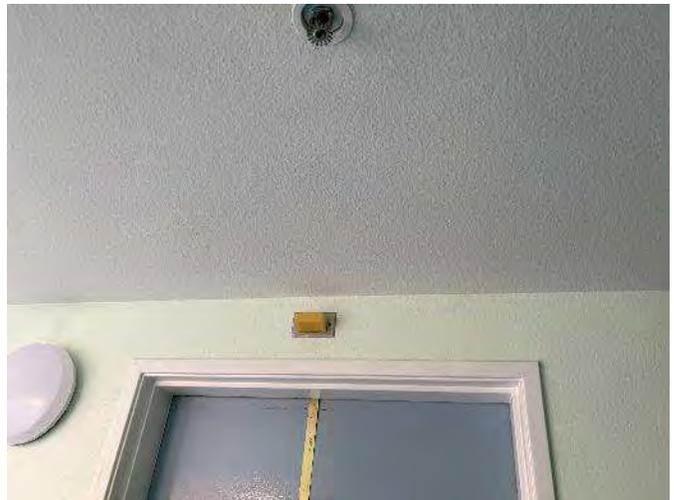
73. Lighted exit sign and strobe alarm with pull station at common areas.



74. Fire extinguisher with current certification.



75. Typical combination smoke and carbon monoxide detector in the units.



76. Flashing alarm system at units has been disconnected for years.



77. Typical common area smoke detector (hard wired).



78. Typical fire sprinkler head for the Property.





79. Fire sprinkler standpipe with flow alarm. Inspection dates were expired.



80. Expired annual inspection date at standpipe.



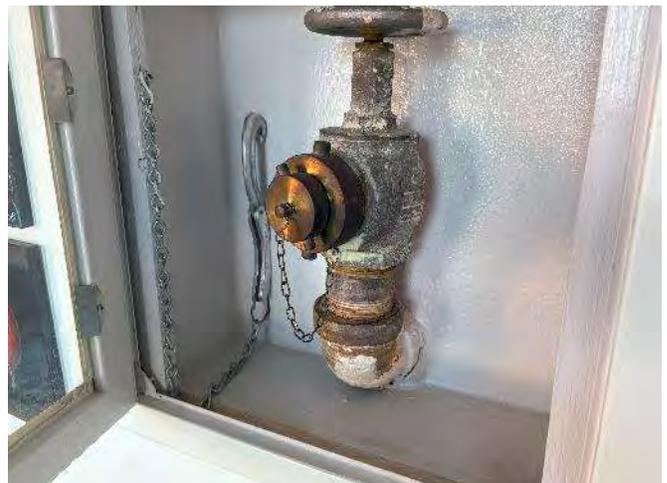
81. Fire alarm annunciator in the lobby.



82. Fire alarm monitoring panels.



83. Typical fire sprinkler noted at the unit interiors.



84. Fire hose connections are provided at the interior corridors.





85. Fire hose connection at the roof.



86. Security system for the Property.



87. Backflow, water main and other utility entrances along the east perimeter of the Property.



88. Fans at the unit interiors reportedly help to circulate heated air in the units.



89. Main entry lobby for the building.



90. Community room seating area.





91. Leasing office entry.



92. Leasing office finishes.



93. Community room kitchen finishes.



94. The laundry room has vendor owned equipment.



95. The laundry room sink has knee clearance for accessibility. Padded pipe insulation is recommended.



96. Common area restroom finishes and fixtures. Note accessibility features. Insufficient padded pipe insulation provided.





97. Insufficient under sink padded pipe insulation at restroom.



98. Typical interior corridor finishes.



99. Fitness center.



100. Upper-level corridors are not provided with heating or air conditioning systems, or fresh air intake.



101. Typical unit entry door and signage.



102. Media room finishes.





103. Unit living room.



104. Unit bedroom.



105. Mobility unit bathroom with grab bars, knee clearance at sink and roll in shower. The controls and shower head are non-conforming and note the lack of padded pipe insulation.



106. Typical bathroom finishes.



107. Pocket door at mobility unit bathroom.



108. Grab bar missing at mobility unit toilet and lack of pipe insulation at sink.





109. Typical path of travel at unit interior.



110. The kitchens in mobility units are non-conforming.



111. Mobility unit kitchen finishes.



112. Standard unit kitchen finishes.



113. New flooring installed at vacant unit being turned over.



114. Older flooring observed in a portion of the units surveyed.



CLIENT PROVIDED DOCUMENTS



**PHYSICAL PROPERTY
ANALYSIS, LLC**
Collaborative || Accurate || Realistic

1. **Please read these instructions carefully.**
2. **Please assemble this original questionnaire and one copy of pertinent property documents and forward all information to the site or the site contact for the Project Manager to use during the site visit. This documentation will be included in our report.**
3. **Please fill out this questionnaire to the best of your knowledge and email it back to us within five business days.**
4. **The Project Manager will contact you directly to schedule the site visit.**
5. **This information is extremely time-sensitive and necessary to provide an accurate and timely report.**

ACCESS REQUIREMENTS

At the time of the site visit we are required to gain access to all areas of the Property. This includes:

- All building with flat / low sloped roofs. A ladder must be provided for safe roof access to low sloped/flat roof areas only. Pitched roofs will not be walked on for safety reasons.
- All building perimeters
- All site amenities
- All building interiors, including common areas, lobbies, offices, retail spaces, manufacturing or assembly areas, guest rooms or apartments, community rooms, exercise rooms, pool areas, storage rooms, attics and basements/crawl spaces, garages.
- All mechanical, electric, sprinkler, HVAC, utility, service, elevator, storage and equipment rooms

Please fill out to the best of your knowledge prior to the site visit. Email to for our use or provide original to site inspector. Sign and date below.

DOCUMENT AND INFORMATION CHECKLIST

Please provide the following information (as much as possible in electronic format) so the Engineer or Scientist can proceed with the survey of the property. Asterisk (*) items are critical to report completion. The documents will become exhibits in the Consultant's report.

- ALTA Survey or Site Plan
- Architectural Building Plans - plans, elevations, wall section, foundation, HVAC & elec. schedules
- Reduced scale Site and Building Plans
- Certificate of Occupancy
- Building Permit (original, rehabilitation, reroof, structural modifications)
- Façade inspection compliance (where applicable)
- Copy of tax cards or assessor's property report
- Copy of violations / notices from City of County agencies
- Capital expense report for 1 to 5 years
- Tenant Rent Roll (current within 10 days)
- Roof warranty
- History of recent capital improvements
- Gross and Rentable Square Feet
- Previous Due Diligence Reports – property condition / capital needs assessments, phase I environmental assessments, investigative reports (termites, water intrusion), etc.
- Copy of most Recent Appraisal

For questions not applicable please respond "N/A." Attach additional pages if necessary.

This questionnaire and your responses will be included as an exhibit in the report. Accurate and full completion is critical to a timely completion of our reports.



PHYSICAL PROPERTY ANALYSIS, LLC

Collaborative || Accurate || Realistic

Property Name: Park Vista

Address / City / County / State / Zip: 615 E. Holly Avenue, El Segundo, Los Angeles County, CA 90245

Property Owner(s): City of El Segundo

Purchase Date: 1981

Property Contact: Michael Allen Telephone: 310-524-2345

Email: mallen@elsegundo.org

Michael Allen

Name and title of person completing questionnaire

Signature _____ Date _____

PROPERTY INFORMATION

1. What is the property legal descriptions? EL SEGUNDO LOTS 1,2 AND LOT 3 BLK 65/EL SEGUNDO*LOTS 4 THRU LOT 7
2. What City or County has jurisdiction over the property for building permits? City of El Segundo
3. What is the assessor's parcel and/ or tax file ID number? 4135-015-900/4135-015-908/4135-016-900
4. What is the size of the Property, in acres? Parcel Map attached
Please attached parcel map if available (or Title Report)
5. How many parking spaces are provided? 59
6. How ADA stalls? 2
7. How many Van Accessible stalls? 0
8. How many carport covered stalls? To be provided -
9. How many garage enclosed stalls? 0
10. How many buildings comprise the Property? One
11. How many building stories?(if various provide # of each) Five stories in one wing, four in the other
12. What is the gross square footage SEE ATTACHMENT, **and** net rentable square footage of the building(s)? SEE ATTACHMENT
13. What is the date of construction of the building(s)? 1984
14. When was the building(s) first occupied? 1984
15. Date of major rehabilitation (provide details of project scope): Roof replacement approximately 2005



**PHYSICAL PROPERTY
ANALYSIS, LLC**

Collaborative || Accurate || Realistic

-
16. How many tenant spaces or apartment units, guest rooms are at the Property? 97 units
- a. Provide a unit and type count by bedroom floor plan or guestroom bed size, and square feet. _____
- 33 Studio @ 414 sf _____
32 1 bed/1 bath @ 610 sf _____
25 1 bed/1 bath @ 520 sf _____
6 1 bed/1 bath @ 537 sf _____
1 2 bed/1 bath @ 588 sf _____
17. Please list, to the best of your knowledge, any deficiencies or problems with the site, parking area, amenities or utilities. outside parking lot needs to be paved.
18. Please list, to the best of your knowledge, any structural, water infiltration, mold, roof, plumbing, HVAC, Fire Alarm or electrical deficiencies or problems. _____
19. During the last five years, have any major capital improvements been made to the site or building(s)? If so, please explain, with the approximate cost. Approximately 15 units were renovated with new cabinets, new flooring, new fixtures. Total cost approximately \$12,500 per unit.
20. Please list any deficiencies noted during any Building, Fire or Health Department inspections in the last three years. _____
21. When were the fire alarm systems and/or sprinkler system (if any) last tested? Annual sprinkler testing: May 2025
Quarterly testing June 2025.
22. Name of Fire/Life Safety service company: Fire Safety First for Fire Alarm Monitoring F.A.S.T. Fire Pro for fire sprinkler testing and repair.
23. Name of Pest Control Company: Terminix or pests. AI & Sons for rodent control
24. Do they service for termites? (Yes/No): No
25. Date of last wood destroying pest/termite inspection: N/A
26. Name of utility providers:
- | | |
|--|---|
| Electricity: <u>Southern California Edison</u> | Trash Hauler: <u>E D C O</u> |
| Water: <u>City of El Segundo</u> | and Frequency of Pick-ups: <u>3 x w e e k</u> |
| Storm Drainage: <u>C o u n t y o f L . A ?</u> | Telephone: <u>Spectrum</u> |
| Sanitary Sewer: <u>C i t y o f E l S e g u n d o</u> | Cable TV: <u>Spectrum</u> |
| Natural Gas or Oil: <u>Southern California Gas Company</u> | Wi-Fi: <u>Spectrum</u> |
27. If you are performing or planning any repairs or replacement work to the property please explain, with the approximate cost. _____
-



**PHYSICAL PROPERTY
ANALYSIS, LLC**
Collaborative || Accurate || Realistic

Problematic/Recalled Building Materials and Systems or Problems with Structure and Systems	Y, N or N/A	Comments Locations?
Polybutylene piping		
Galvanized steel water lines		
ABS sanitary lines		
Aluminum branch wiring		
Omega, Central, or CSC brand sprinkler heads		
Less than 60-amp electrical service to units		
Virginia Graeme Act Compliant pool/spa drains		
Compressed wood or composite board siding		
EIFS exterior finishes		
Fire Retardant Treated plywood		
Cadet/Encore electric heaters installed 1982-99		
GE or Hotpoint dishwashers installed 1983-89		
Screw in Fuses (as opposed to circuit breakers)		
Cripple wall foundation systems		
Water Intrusion Issues		
Mold		
Inadequate Ventilation		
Pest Control Issues		
Other:		
Other:		

REGULATORY AGENCY RESEARCH

Property Address:

General Information

County: **LOS ANGELES**
 Parcel # (APN): **4135-016-900** [Download Assessor Map](#)
 Owner: Available
 Mailing Address: **00000**
 Legal Description: **EL SEGUNDO LOTS 15 AND LOT 16 BLK 37**
 Use Type: **GOVERNMENT**
 Tax Rate Area: **03710**



Detail Report \$14.95 [Learn More](#)

Assessment

Total Value:	\$34,195	Year Assd:	2025
Land:	\$34,195	Zoning:	Available
Structures:		Use Code:	Available
Other:		Census Tract:	Available
% Improved:	Available	Price/SqFt:	
Exempt Amt:			
Exempt Type:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				
Document Number:				
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.240	Spaces:	Site Influence:
Lot SqFt: 10,481	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

**The information provided here is deemed reliable, but is not guaranteed.

[Additional reports on this property](#) ➔

Property Address:

General Information

County: **LOS ANGELES**
Parcel # (APN): **4135-015-900** [Open Map](#)
Owner: See Full Detail
Mailing Address: **00000**
Legal Description: **EL SEGUNDO LOTS 1,2 AND LOT 3 BLK 65**
Use Type: **MISCELLANEOUS**
Tax Rate Area: **03710**

Assessment

Total Value: **\$94,398** Year Assd: **2024**
Land: **\$94,398** Zoning: See Full Detail
Structures: Use Code: See Full Detail
Other: Census Tract: See Full Detail
% Improved: See Full Detail Price/SqFt:
Exempt Amt:
HO Exempt: **N**



Full Detail \$14.95 [Add to Cart](#)

PLEASE NOTE: If a field is empty on this page, there is no data available, and the field will also be empty on the Full Detail property report.

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				
Document Number:				
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.521	Spaces:	Site Influence:
Lot SqFt: 22,720	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

**The information provided here is deemed reliable, but is not guaranteed.

[Additional reports on this property](#) ➔

Property Address:

General Information

County: **LOS ANGELES**
Parcel # (APN): **4135-015-908** [Open Map](#)
Owner: See Full Detail
Mailing Address: **00000**
Legal Description: **EL SEGUNDO*LOTS 4 THRU LOT 7**
Use Type: **RESID. SINGLE FAMILY**
Tax Rate Area: **03710**

Assessment

Total Value: **\$375,560** Year Assd: **2024**
Land: **\$375,560** Zoning: See Full Detail
Structures: Use Code: See Full Detail
Other: Census Tract: See Full Detail
% Improved: See Full Detail Price/SqFt:
Exempt Amt:
HO Exempt: **N**

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				See Full Detail
Document Number:				See Full Detail
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.541	Spaces:	Site Influence:
Lot SqFt: 23,603	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		



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PLEASE NOTE: If a field is empty on this page, there is no data available, and the field will also be empty on the Full Detail property report.

**The information provided here is deemed reliable, but is not guaranteed.

[Additional reports on this property](#) ➔

City of El Segundo



Department of Building and Safety Certificate of Occupancy

This Certificate, issued pursuant to requirements of the City of El Segundo Building Code, and Zoning Ordinance certifying that at the time of its issuance this structure was in compliance with the various codes of the city, regulating building construction or use. For the following:

Building Address 615 E. HOLLY STREET
Group R1/B1 Type Construction V-1 IIc Fire Zone 3 Use Zone R-3
Special Conditions _____
Use Classification 97 UNIT APARTMENT BUILDING-ELDERLY HOUSING Bldg. Permit No. 2/ 8-85 & A-1752
Owner of Bldg. CITY OF EL SEGUNDO Address 350 MAIN STREET, EL SEGUNDO, CA 90245

Any change in the use, or occupancy of this building automatically voids this certificate.

Date July 19, 1987

By *Mac Dalgleish* Director of Building and Safety
By MAC DALGLEISH

To be posted in a conspicuous location and shall not be removed except by the Building Official

AS APPLICANT
 NAME: Carol Allison Mgr. Park Vista
 ADDRESS: 1615 E. Holly Ave.
 CITY: E. S. ZIP: 90245 PHONE: 213-222-5036

OWNER
 NAME: City of El Segundo / Sewer
 ADDRESS: 1500 Wilton St.
 CITY: E. S. STATE: CA ZIP: 90245

CONTRACTOR
 NAME: Owner/Blas
 MAILING ADDRESS: _____
 CITY: _____ TELEPHONE: _____
 STATE: CA ZIP: _____ CITY LIC. NO: _____

WORKERS' COMPENSATION DECLARATION
 I hereby affirm that I am insured under provisions of Chapter 9 commencing with Section 2600 of the Code of the Business and Professions Code, and my license is in full force and effect.
 License No. _____
 Date _____

WORKERS' COMPENSATION CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 This action need not be completed in the permit for one hundred (100) or less, a county that in performance of the work for which the permit is issued. I shall not employ any person in any manner as to become subject to the workers' Compensation Laws of California.
 Date: 1-13-78 Applicant: Carol Allison

CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is no violation of any agency for the performance of the work for which this permit is issued. (See 2077, Ch. 2.)
 Lender's Name: NONE
 Address: _____

BUILDING PERMIT
 City of El Segundo
 DEPARTMENT OF BUILDING SAFETY

PLAN CHECK NO. 15-93 DRAWING NO. _____
 BLOCK/PAGE: 615 E. Holly Ave
 TRACT: _____
 TYPE OF CONST.: V-N GROUP: M FIRE ZONE: _____
 USE ZONE: R-3 RECD YARD: _____
 NO. STORES: _____ SIZE OF CONST.: 41' x 16'
 USE OF BUILDING: Multi-Dwelling (LIC. 1019)
 SPRINKLERED: YES NO: _____
 WET STAIRS: YES NO: _____
 FRONT SET BACK: _____ REAR SET BACK: _____
 SIDE SET BACK: _____ HEIGHT OF BLDG.: _____
 SPACES RECD: _____ ALDO. AREA: _____
 SPACES PROVIDED: _____

DESCRIPTION OR REMARKS: Street Sign above parking
Street - 41' x 16'

NEW: _____ ALTERATION: _____

I certify that I have read this application and that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.
 APPLICANT: Carol Allison Date: 1-8-78
 Signature of Applicant or Agent: _____

FOR DEPT. USE ONLY

APPL. REC. BY: LB DATE: 1-8-78
 BLDG. SAFETY: _____ Y-RECEIVED: _____
 PLANNING: _____ FIRE/RECD: _____
 PUBLIC WORKS: _____
 APPROVALS: _____
 VALUATION OF JOB: 400.00
 B.M.T. FEE CAT: 1
 ENERGY PLAN CHECK: VALIDATED
 PLAN CHECK FEE: 10.00
 BUILDING PERMIT FEE: 12.45
 PLAN REVISION FEE: 0.00
 TOTAL: 22.45
 PERMIT ISSUE DATE: 1-12-78

READ CONDITIONS BELOW
 The work authorized by issuance of this permit is subject to: 1. The City and regulations set forth in the ordinances and amendments of the City of El Segundo, and the laws of the State of California in regard to such work, and all amendments thereto.
 2. The permit becomes null and void if work is not commenced within the maximum period of 180 days from date of issuance. It shall be required to keep one during construction for the same period of time. If any work is done, it shall be in accordance with the City Ordinance or State laws governing the same.

VALIDATION: _____

BUILDING PERMIT

City of El Segundo
DEPARTMENT OF BUILDING SAFETY

APPLICANT	Manual Guitron		
	ADDRESS 721 E. Ball Road #102		
OWNER	NAME PARK VISTA SENIOR HOUSING		
	ADDRESS 615 E. HOLLY PHONE 322 5036		
ARCHITECT	NAME MARK OSBOEN		
	ADDRESS 202 EAST BIRDY PHONE		
ENGINEER	NAME		
	ADDRESS		
CONTRACTOR	NAME HOLLISTER CONSTRUCTION		
	MAILING ADDRESS 721 E. BALL RD #102		
CONTRACTOR	CITY ANAHEIM TELEPHONE 714 533 3690		
	STATE CA ZIP 92805 CITY LIC. NO. 641571		
CONTRACTOR	I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 4 (commencing with Section 47000, and Division 3 of the Business and Professions Code, and my license is in full force and effect.)		
	Lic. No. 641571 Date 7/24/97		
WORKERS' COMPENSATION	I hereby affirm under penalty of perjury one of the following declarations: <input type="checkbox"/> I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. <input checked="" type="checkbox"/> I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: - - - - - POLARIS Policy Number: JWC-47659-00 - - - - - I understand that if the permit for one hundred dollars (\$100) or less is issued, I may not be compensated if the permit for which this permit is issued, I shall not employ any person in any manner to be insured subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with the provisions of Section 3700 of the Labor Code. Date: 7-25-97 WARNING: Failure to secure workers' compensation coverage is illegal, and that subjecting an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3700 of the Labor Code, interest and attorney's fees.		
	I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7044 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is bonded pursuant to the provisions of the Contractors License Law (Chap 4 of the Business and Professions Code) or Division 3 of the Business and Professions Code for the performance of the work for which the permit is issued. I am exempt from this requirement because the building or improvement is within one year of completion, the owner-builder will have the burden of providing the labor that did not build or improve for the purpose of the project.		
OWNER/BUILDER	I, the owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and a license for such work is not required or through him or her own employees, provided that such employees are not intended or hired for sale. If, however, the building or improvement is not within one year of completion, the owner-builder will have the burden of providing the labor that did not build or improve for the purpose of the project.		
	I, the owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor's license pursuant to the Contractors License Law.		
LENDER	I, the lender, am exempt under Code of Civil Procedure, Section 367, Civ. C.		
	CONSTRUCTION LENDING AGENCY I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3607, Civ. C.) Lender's Name: [Signature] Lender's Address:		

PLAN CHECK NO. 011-97	DRAWING NO.
BUILDING ADDRESS 615 E. HOLLY AVE EL SEGUNDO	
TRACT BLOCK/PAGE	LOT/PARCEL
TYPE OF CONST	GROUP
USE ZONE	REQ'D YARDS
NO STORES	SIZE OF CONST.
USE OF BULL "H" Q	UBC ED. 104
SPRINKLERED	YES NO
WET STANDPIPES	YES NO

DESCRIPTION OR REMARKS: NEW ADDITION ALTERATION
 REPLACE APPROX 350 STUCCO
 EXPANSION SCREEN, REPAIR
 LATHE AND PLASTER

I certify that I have read the application and state that the above information is correct. I agree to comply with all city & county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.
 Signature of Applicant or Agent: [Signature] Date:

FOR DEPT. USE ONLY

APPL. REQ BY WJS	DATE 7/25/97
BLDG. SAFETY	FIRE DEPT.
PLANNING	PARKS/REC
PUBLIC WORKS	
CMP USE	BLDG. AREA
CMP USE	BLDG. AREA
CMP USE	BLDG. AREA
VALUATION OF JOB: 12,700	
S.M.I. FEE CAT #	\$ 0
ENERGY PLAN CHECK	\$ 0
PLAN CHECK FEE	\$ 0
BUILDING PERMIT FEE	\$ 12.00
PLAN RETENTION FEE	\$ 1.00
TOTAL	\$ 13.00

PERMIT ISSUE DATE 7/25/97

READ CONDITIONS BELOW
 The work authorized by issuance of this permit is subject to all the rules and regulations set forth in the ordinance and amendments of the City of El Segundo, and the laws of the State of California in regard to such work, and all amendments thereto.

This permit becomes null and void if a check is not commencing within one year of the eighth (8th) day from date of issuance of work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City Ordinances or State laws governing same.

VALIDATION

MICRO

X Rich Cousins

920 80700

PLUMBING PERMIT

City of El Segundo
BUILDING SAFETY DEPARTMENT

APPLICANT	T.M. Plumbing		
ADDRESS	1617 S Romy Mendez		
CITY	Van Nuys	ZIP	91406
PHONE	818 791 7791		
OWNER	CITY OF EL SEGUNDO		
ARCHITECT			
ENGINEER			
CONTRACTOR	NAME	SARAS ABOVE	
	MAILING ADDRESS	SARAS ABOVE	
	CITY	STATE	ZIP
	TELEPHONE	RMP NO 2809	
WORKERS' COMPENSATION	I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.		
	License Class	C-36	
	License No.	314374	
	Date	11-12-97	
OWNER/BUILDER	I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the stated exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).		
	(1) I, as owner of the property or my employee who has as their sole compensation will do the work, and the structure is to be used for sale (Sec. 7044 Business and Professions Code). The Contractor's permit does not apply to an owner of a property who builds or improves, maintains, repairs, demolishes, work built or through his or her own employees, provided that such improvements are not intended or offered for sale. It, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.		
	(2) I, as owner of the property, am exclusively contracting with me, and contractors to construct the project (Section 7044 Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor's license pursuant to the Contractors License Law.		
	(3) I am exempt under Sec. 7031.5 and PC for this reason:		
LENDER	I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work described in this permit (Sec. 32027, Civ.C)		
	Lenders Name	NOC	
Lenders Address			

Building Address	615 E Holly		Building No.	Center
Tract	Block / Page	Lot / Parcel		

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent: Rich Cousins Date: 11-12-97

P.C. No. 0 No. of Plans 1 Resid. Comm. Indus.

Date: 11-12-97

P.C. Ed. 194

Each Plumbing Fixture	Quantity	Fees
Sewer		
Water Disposing Equipment		
Water Pressure Regulator		
Potable Water System		
Gas System		
Water Heater		
Water Heater Vent		
Swimming Pool		
Spa		
Solar Systems Collector		
Solar Storage Tank		
Back Flow Device		
Lawn Sprinklers		
Vacuum Breakers		
PERMIT FEE (Sub-Total)	<u>70.00</u>	
REMARKS	<u>VALUED AT \$70.00</u>	
DATE	<u>11-12-97</u>	
ISSUANCE FEE		<u>\$18.00</u>
TOTAL FEE		<u>88.00</u>

READ CONDITIONS BELOW

The work authorized by issuance of this permit is subject to all the rules and regulations set forth in the ordinances and amendments of the City of El Segundo, and the laws of the State of California in regard to such work, and all amendments hereto.

This permit becomes null and void if work is not commenced within one hundred eighty (180) days from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City Ordinance or State laws governing same.

VALIDATION

INSPECTION RECORD

62686

APPROVALS	DATE	INSPECTOR	APPROVALS	DATE	INSPECTOR
EXCAVATION			DRYWALL		
FLOOR JOISTS			STEEL		
FLOORING			WALL		
ROOF			BOND BEAM		
INSULATION			FAN		
BATH, EXT. DR			RETAINING WALL		
BATH, INTERIOR			MEADRY		
ACOUSTICAL			FENCE		
ENERGY			FRITAL		

REMARKS

COMPLETED *May 26, 87* *[Signature]*

[Signature]

APPLICANT
QUICK ALERT
 2001 E. Winston Rd., Ste C
 Anaheim, CA 92806 (714) 991-5576
 PHONE: 92806
 NAME: Park Vista Apartments
 ADDRESS: 675 E. Holly
 City of Segundo
 STATE: ZIP: 94601

OWNER
 NAME: **QUICK ALERT**
 ADDRESS: 2001 E. Winston Rd., Ste C
 City of Anaheim
 PHONE: (714) 991-5576
 CITY: 92806
 STATE: ZIP: 94601

ARCHITECT
 NAME: **QUICK ALERT**
 ADDRESS: 2001 E. Winston Rd., Ste C
 City of Anaheim
 PHONE: (714) 991-5576
 CITY: 92806
 STATE: ZIP: 94601

CONTRACTOR
 I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 commencing with Section 7200 of Division 9 of the Business and Professions Code, and my license is in full force and effect.
 License No. **517610**
 Date **11/27/95** Cont. by **SAK**

WORKER'S COMPENSATION DECLARATION
 I hereby affirm under penalty of perjury that I am a duly licensed contractor under Section 7200 of the Labor Code, for the performance of the work for which the permit is issued.
 My work is not exempt from workers' compensation under the provisions of Section 7200 of the Labor Code, for the performance of the work for which the permit is issued.
 I have and will maintain workers' compensation insurance as required by Section 7200 of the Labor Code, for the performance of the work for which the permit is issued.
 My workers' compensation policy number is **1821640**
 City of **ANAHEIM**, Policy Number: **1821640**
 I hereby affirm the performance of the work for which the permit is issued, shall not employ any person in the manner in which it is to be performed, who is not covered by the provisions of the California Workers' Compensation Law, or who is not covered by the provisions of Section 7200 of the Labor Code, if that person is not covered by workers' compensation.
 Date **11/27/95** Signed **SAK**
 I warrant that the above workers' compensation policy number is a valid and shall be subject to all other provisions and conditions of the California Workers' Compensation Law, Section 7200 of the Labor Code, except as otherwise provided.

I hereby affirm under penalty of perjury that I am a duly licensed contractor under the provisions of the following sections of the California Business and Professions Code: Any city or county which requires a permit to construct, alter, remove, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement of the value of the work, pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Section 7200 of Division 9 of the Business and Professions Code) or that the value of the work is a string function and the basis for the alleged permit. Any violation of Section 7212.2 may be subject to a permit subject to the provisions of a certificate of compliance that has been issued by the City of Segundo.

(1) In the event of the property of any person who is not a duly licensed contractor under the provisions of the California Business and Professions Code, who has or who is to have any work done on the property, which work is not exempt from the provisions of the Contractors License Law, the contractor shall be liable for such work for the same as if he or she were a duly licensed contractor under the provisions of the Contractors License Law, and the contractor shall be liable for such work for the same as if he or she were a duly licensed contractor under the provisions of the Contractors License Law.

(1) I am the owner of the property, and I am a duly licensed contractor under the provisions of the Contractors License Law.

(1) I am the owner of the property, and I am a duly licensed contractor under the provisions of the Contractors License Law.

CONSTRUCTION LENDING AGENCY
 I hereby affirm under penalty of perjury that there is a construction lending agency for a performance of the work for which the permit is issued (Sec 2097, Ch. C)
 Lender Name: **AK**
 License Address: _____

BUILDING PERMIT

City of El Segundo

DEPARTMENT OF BUILDING SAFETY

PLAN CHECK NO. **1116-95** DRAWING NO. _____
 BUILDING ADDRESS **675 E. HOLLY**
 TRACT BLOCK/PAGE _____ LOT/PARCEL _____

CONST.

TYPE OF CONST.	GROUP
L.S.E. ZONE	REQ'D YARDS
NO. STORIES	SIZE OF CONST.
USE OF BUILDING	USED ED. 194
SPRINKLERED	YES NO
WET STANDPIPES	YES NO

DESCRIPTION OR REMARKS: **REPLACE FIRE ALARM EQUIPMENT AND DEVICES WITH NEW.**

APPLICANT
 I certify that I have read the application and state that the above information is correct. I agree to comply with all city building ordinances and state laws relating to building construction, and to the jurisdiction of the city representatives of the City of Segundo on the above mentioned project.
 Signature: **SAK** Date: **11/27/95**
 License No. _____ or Agency _____

FOR DEPT. USE ONLY

APPL. REC. BY: **RS** DATE: **11/27/95**

APPROVALS

OLD. SAFETY	FIRE DEPT.
PLANNING	PARKS/REC.
PUBLIC WORKS	

ZONING

CMP USE	BLDG AREA
CMP USE	C.O. AREA
CMP USE	BLDG AREA

FEES

VALUATION OF JOB	15,1600
SALE TAX	914
ENERGY PLAN CHECK	5
PLAN CHECK FEE	251.12
BUILDING PERMIT FEE	238.00
PLAN RETENTION FEE	11.00
TOTAL	590.12

PERMIT ISSUE DATE: **12/29/95**

READ CONDITIONS BELOW

The work authorized by issuance of the permit is subject to all the laws and regulations in force in the ordinance and amendments of the City of El Segundo, and the laws of the State of California in regard to such work, and all amendments thereto.

This permit becomes null and void if work is not commenced within one hundred eighty (180) days from date of the issue of work is suspended during the term of the permit for the entire period of time in which work is done in violation of the City Code since or shall have commenced same.

VALIDATION

City Job 615 Hwy
No #

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR'S SIGNATURE	NOTES:
TEMP. POWER POLE	12-2-83	C. P. [Signature]	
UNDERGROUND			
ROUGH			
WALLS			
CEILING			
SERVICE	12-2-83	C. P. [Signature]	
UTILITY NOTIFIED	12-2-83	C. P. [Signature]	
FINAL	12-2-83	C. P. [Signature]	

REMARKS

Large empty area for handwritten remarks, consisting of many horizontal lines.

ELECTRICAL PERMIT

City of El Segundo

BUILDING SAFETY DIVISION

APPLICANT QUICK ALERT	ADDRESS 1781 MORAN	PHONE 310 498-4414	BUILDING No. 112790
	CITY EL SEGUNDO	STATE CA	ZIP CODE 90245
OWNER QUICK ALERT	ADDRESS 1781 MORAN ST	PHONE 310 498-4414	PERMIT No. 112790
	CITY EL SEGUNDO	STATE CA	ZIP CODE 90245
ARCHITECT QUICK ALERT	ADDRESS 1781 MORAN ST	PHONE 310 498-4414	CONTRACTOR'S License No. 617610
	CITY EL SEGUNDO	STATE CA	CONTRACTOR'S City License No. 4328
ENGINEER QUICK ALERT	ADDRESS 1781 MORAN ST	PHONE 310 498-4414	P.C. No. 90
	CITY EL SEGUNDO	STATE CA	No. of Plans 8
CONTRACTOR QUICK ALERT	ADDRESS 1781 MORAN ST	PHONE 310 498-4414	NEC Code 90
	CITY EL SEGUNDO	STATE CA	Other X
SERVICE	NUMBER	EACH	FEES
	Service Sign		
Service over 600 volts			30.00
Additional "A" Code			5.00
Signal Work			10.00
SMITH (CHDARI) (other than service sections)			
First Section			35.00
Additional Sections			
Over 600 Volt Sections			20.00
Additional Sections			85.00
OUTLETS			
Switch, Light, Receptacle			50
1/2" x 1/2" Plate			50
Appliance (Control)			4.00
Appliance (Control)			8.00
POWER EQUIPMENT HP OR KVA			
UP TO 5HP	5.00	20.1 - 10HP	33.00
6.1 to 20HP	10.00	Over 100HP	50.00
20.1 to 60HP	18.00		
Temporary Power Pole			20.00
Permanent Power Pole			20.00
Fire Warning, Communications, Emergency, Control Systems, Smoke Detectors & Signal System			
Control Equipment for these systems	QUANTITY		
Investigation Fee	QUANTITY		
			100.00
			126790 4 510 7 4 DH
PERMIT FEE (Job Value)			4.00
REMARKS: REV 112790-90		Plan Check Fee	0
1st PRM MIN		Plan Ret. Fee	1.00
correct		Inspection Fee	210.00
Issue Date: 11-27-90		TOTAL FEE	210.00
READ CONDITIONS BELOW			
The work authorized by issuance of this permit is subject to all the rules and regulations set forth in the ordinance and amendments of the City of El Segundo, and the Law of the State of California as related to such work, and all necessary permits.			
This permit becomes null and void if work is not commenced within one hundred (100) days from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City Ordinance or State Law governing same.			
VALIDATION			

Form 61-100 (Revised 1-80) Distribution: GREEN (C) 1 (1) TELEPHONE (Applicant) BLUE (Dept)

90-4466

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR'S SIGNATURE	NOTES:
TEMP. POWER POLE			
UNDERGROUND			
ROUGH			
WALLS			
CEILING			
SERVICE			
UTILITY NOTIFIED			
FINAL	8/11/72	J. Taylor	

REMARKS

A note per Gene Bell.

ELECTRICAL PERMIT

City of El Segundo
BUILDING SAFETY DEPARTMENT

APPLICANT: Quick Alert 9500 086

ADDRESS: 601 E. Winston Rd., Ste C
City Anaheim CA 92806 (714) 999-5570

OWNER: Quick Alert
601 E. Winston Rd., Ste C
City Anaheim CA 92806 (714) 999-5570

ENGINEER/ARCHITECT: N/A

CONTRACTOR: Quick Alert
601 E. Winston Rd., Ste C
City Anaheim CA 92806 (714) 999-5570

WORKERS' COMPENSATION: 2/25/95

DIVISIONALIZER:

LENDER: None

Building Address: 615 E. Holly **Building No.:** _____
Tract: Block 1/4

Applicant: [Signature] **Date:** 1/27/95

P.C. No.: 0 **No. of Plans:** 0 **Resid.:** _____
N.E.C.: 193 **Date:** _____ **Comm.:** _____ **Indus.:** _____

SERVICE	NUMBER	EACH	FEE\$
Service Size			
Service over 600 volts			60.00
Additional Motors			6.00
Panel Board			10.00
SWITCHBOARDS (other than service sections)			
First Section			35.00
Additional Sections			30.00
Over 600 Volt Sections			60.00
Additional Sections			55.00
OUTLETS			
Switch, Light, Receptacle			.50
Light Fixtures			.50
Appliance (Domestic)			4.00
Appliance (Commercial)			8.00
POWER EQUIPMENT HP OR KVA			
UP TO 5HP	1.50	50.1 - 100HP	33.00
5.1 to 20HP	10.00	Over 100HP	50.00
20.1 to 50HP	15.00		
Temporary Power Pole			20.00
Permanent Power Pole			30.00
Fire Warning, Communications, Emergency, Control Systems, Smoke Detectors & Signal System			
QUANTITY	<u>50</u>	<u>50</u>	<u>25.00</u>
Control Equipment for above systems			
QUANTITY	<u>1</u>		<u>14.00</u>
Investigation Fee			100.00
PERMIT FEE (5% Total)			<u>39.00</u>
REMARKS: <u>Per # 1116-95</u>		Plan Check Fee	<u>0</u>
		Plan Ref. Fee	<u>1.00</u>
Issue Date: <u>1/25/95</u>		Insurance Fee	<u>110.00</u>
		TOTAL FEE	<u>55.00</u>

READ CONTRACTOR'S WARNING

The work authorized by use of this permit is subject to all the rules and regulations set forth in the ordinances and amendments of the City of El Segundo, and the laws of the State of California in regard to such work, and all amendments thereto.

This permit becomes null and void if work is not commenced within one hundred eighty (180) days from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City Ordinance or State laws governing same.

***NEW SUBMISSION* Public Records Request Form**

From El Segundo Website <elsegundo-main@enotify.visioninternet.com>

Date Wed 10/8/2025 11:49 AM

To sspeer@physicalpropertyanalysis.com <sspeer@physicalpropertyanalysis.com>

Public Records Request Form

Submission #: 4379850

IP Address: 72.199.240.116

Submission Date: 10/08/2025 11:48 AM

Survey Time: 7 minutes, 6 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and can be viewed after you login.

Today's Date

10/08/2025 12:00 AM

Read-Only Content

Read-Only Content

Requestor's Name

Samantha Speer

Address

2126 Englewood Drive
Lemon Grove, CA 91945

Primary Phone

(619) 990-8392

Date Required

10/15/2025 12:00 AM

I am requesting to:

Obtain a copy

Pick-Up Options

Email

Email

sspeer@physicalpropertyanalysis.com

Please provide a detailed description of the public record(s) requested, i.e., name of document, date range, property address, and/or other applicable details that will assist with identifying the record.

Physical Property Analysis has been hired by the owner of the Park Vista Senior Apartments located in El Segundo CA to complete a Property Condition Assessment for their use. As part of the PCA assessment we need to verify with the Building, Code Enforcement, and Fire Departments if there are any records of open / outstanding or current code or fire violations for the Property. Also, please confirm the date of the last inspection by the Code Enforcement and Fire Departments IF they are completed annually. The address is 615 E. Holly Avenue, El Segundo CA. The City of El Segundo is the owner. We are working in conjunction with the City's consultant RSG Consulting, to complete the PCA report. We appreciate confirmation in writing via email if No Violations are identified during your research with the Building, Code Enforcement and Fire Departments. If violations / issues are identified in the past but have been closed, we do not require that information. If currently open violations / issues are identified, please provide details so we can include recommendation in our PCA report to close out the violations with the correct departments.

Read-Only Content

Thank you,
El Segundo

This is an automated message generated by Granicus. Please do not reply directly to this email.

QUALIFICATIONS



M. Samantha Speer
Director of Due Diligence

SUMMARY

Ms. Speer began working for a nationwide due diligence consulting firm based in Southern California in 1991 with the duties of report production, property assessments, property inspector and subcontractor training and development, marketing, report template development, technical review of reports, and client management. Ms. Speer's background includes construction project loan monitoring / draw request approvals, Capital Needs, Physical Needs, Property Condition, and Phase I Environmental Site Assessments.

For ten years while employed by a Bay Area Architectural Consulting firm, Samantha managed the Due Diligence department, its employees, and various subcontractors, performed marketing, managed client needs, prepared contracts for potential work and company responses to RFPs/RFQs, and performed technical review of reports.

Furthermore, her background includes Accessibility Transition Plans and other limited accessibility evaluations for conformance with the Americans with Disabilities Act, the Uniform Federal Accessibility Standard (Section 504), and the Fair Housing Act, budget development for several market rate and tax credit multi-family property rehabilitation projects, and construction monitoring during multi-family rehabilitation process. Ms. Speer has completed several "green" property condition assessments, including evaluation for potential sustainability, energy, and water saving measures.

PROJECTS

Ms. Speer has completed more than 3,000 due diligence projects nationwide following tax credit, ASTM, HUD, USDA, Fannie Mae, Freddie Mac, and other lender or client specific guidelines over the last 34 years. She completed assessments on multi-family housing (affordable and market rate), industrial facilities, office buildings, commercial and retail centers, mobile home parks, hotels, golf courses, maintenance facilities, and cellular telephone communication sites. These projects were completed for consulting firms, lenders, government agencies, developers, non-profits, housing authorities, property owners, and insurance and property management companies.

EDUCATION

Building Construction Technology, Architecture, Interior Design, San Diego Mesa College
Bachelor of Arts, Psychology, California State University of Long Beach

PROFESSIONAL CERTIFICATIONS AND TRAINING

AHERA Building Inspector #1124BIR194024
Bay Area LISC, Green Physical Needs Assessment Training
ASTM Environmental Site Assessments for Commercial Real Estate – E1527-13
HUD RAD PNA Training, Washington DC
Various International Code Council seminars
Purdue University Center for Urban and Industrial Pest Management, Termites and Other Wood Destroying Pests Correspondence Course

APPENDICES

FIGURES

PHOTOGRAPHS

CLIENT PROVIDED DOCUMENTS

REGULATORY AGENCY RESEARCH

QUALIFICATIONS