APPRAISAL OF REAL PROPERTY

Route 15 (Chalan Padiron Haya) Municipality of Mangilao, Island of Guam



LOCATED AT

Route 15 (Chalan Padiron Haya) Mangilao, GU 96913 Lot 5327-4-4

FOR

Guam Housing and Urban Renewal Authority 117 Bien Venida Avenue Sinajana , GU 96910

OPINION OF VALUE

144,000

AS OF

09/09/2024

BY

Daniel D. Cayanan
Cornerstone Valuation Guam, Inc.
114 First Street, Tiyan
Maite, GU 96910
(671) 989-9288
daniel@cornerstonevaluation.com
www.cornerstonevaluation.com



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09/17/2024

Brandon F. Santos Guam Housing and Urban Renewal Authority 117 Bien Venida Avenue Sinajana , GU 96910

Re: Property: Route 15 (Chalan Padiron Haya)

Mangilao, GU 96913

Borrower: N/A

File No.: CVG 24-137

Opinion of Value: \$ 144,000 Effective Date: 09/09/2024

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact us if we can be of additional service to you.

Sincerely,

Daniel D. Cayanan

Trainee Real Property Appraiser License or Certification #: AT-24-028 State: GU Expires: 03/17/2026

daniel@cornerstonevaluation.com

Siska S. Hutapea Certified General Appraiser License or Certification #: CA-24-027

State: GU Expires: 02/04/2026 siska@cornerstonevaluation.com

Loan #

File # CVG 24-137

Client Guan	n Housing and Urban Renewal Authority			
	e 15 (Chalan Padiron Haya)			
City Mang	jilao Co	ounty Mangilao	State GU	Zip Code 96913
Appraiser Danie	el D. Cayanan			
ADDDAICAL AND DED	ODT IDENTIFICATION			
APPRAISAL AND REPORT This Appraisal Report is one				
Appraisal Report Restricted Appraisal Re	This report was prepared in accordance with the r	requirements of the Restricted Appraisa er named intended user(s). Users of thi	al Report option of USPAP Standa his report must clearly understand	ards Rule 2-2(b), and is
ADDITIONAL CERTIFIC I certify that, to the best of m The statements of fact of				
 The report analyses, op opinions, and conclusion 	inions, and conclusions are limited only by the reported as: ons.	sumptions and are my personal, impar	rtial, and unbiased professional ar	nalyses,
I have no (or the specifi parties involved.	ed) present or prospective interest in the property that is the	subject of this report and no (or spec	ified) personal interest with respe	ect to the
I have no bias with resp	ect to the property that is the subject of this report or the pa	arties involved with this assignment.		
 My engagement in this 	assignment was not contingent upon developing or reportir	ng predetermined results.		
	ompleting this assignment is not contingent upon the devel t of the value opinion, the attainment of a stipulated result, o	, , ,		
	and conclusions were developed and this report has been	prepared in conformity with the Unifor	rm Standards of Professional Ann	oraical Bractico
	·	•		naisai i ractice.
 This appraisal report was 	as prepared in accordance with the requirements of Title XI	of FIRREA and any implementing regul	lations.	
PRIOR SERVICES				
	services, as an appraiser or in any other capacity, regarding	the property that is the subject of this	report within the three-year perior	d
	acceptance of this assignment. ices, as an appraiser or in another capacity, regarding the p	ronerty that is the subject of this renor	t within the three-vear period imm	nediately
l — ·	of this assignment. Those services are described in the con		t within the three year period him	Todatory
PROPERTY INSPECTIO	-			
	sonal inspection of the property that is the subject of this rep			
	al inspection of the property that is the subject of this report.			
APPRAISAL ASSISTAN	NCE one provided significant real property appraisal assistance t	to the person signing this certification.	If anyone did provide significant	assistance, they
	rith a summary of the extent of the assistance provided in th			,
ADDITIONAL COMMEN	ITS			
	sues requiring disclosure and/or any state mandated require	ments: See following FIF	RREA/USPAP Addendum	n.
	D EXPOSURE TIME FOR THE SUBJECT PROPER ng time for the subject property is 90-180	<pre>ATY day(s) utilizing market conditions</pre>	c partinent to the appraisal (accianment
_	e time for the subject property is 90-180	day(s).	5 portinont to the appraisal t	assignment.
APPRAISER	00 100		PPRAISER (OMLY IF REQUI	RED)
	\sim 1		Zillizu	.b 🛕
Signature		Signature	10	Al-GR\$
Name <u>Daniel D.</u>	• •		S. Hutapea	
Date of Signature 0 State Certification #	9/17/2024	Date of Signature State Certification #	09/17/2024 CA-24-027	
_	T-24-028	or State License #	UI 1-27-021	<u> </u>
State GU		State GU		
Expiration Date of Certifica	03/17/2026	Expiration Date of Certif	<u> </u>	2026
Effective Date of Appraisa	1 09/09/2024		Inspection of Subject Property Exterior-only from Street	Interior and Exterior

FIRREA / USPAP ADDENDUM									
Client	Guam Housing and Urbar	n Renewal Authority	File No. CVG 24-137						
Property Address City	Route 15 (Chalan Padiror Mangilao	n Haya) County Mangilao	State GU Zip Code 96913						
Appraiser Purpose	Daniel D. Cayanan	- Wangilao							
	ne as-is market value of the	e fee simple ownership in the subj	ect property. The market value definition is included in the Additional						
Comments be	low.								
Scope of Work	nie appraieal I: (A) Inspect	ed subject property as noted and	identified pertinent property characteristics; (B) Inspected subject						
neighborhood	and became more familiar	with surrounding area; (C) Collect	ted and reviewed general characteristics regarding the Island of the Collected and reviewed subject property data, including						
			mparable market data including sales, listings, offers; (F) Researched						
	Applied applicable approa		ugh vacant, ideal improvement, and highest and best use as						
Intended Use / I	ntanded User								
Intended Use:		ential acquisition related, internal	decision-making purposes of the subject property.						
Intended User(s):	The Client only.								
History of Duon	·								
History of Prope Current listing info		currently listed for sale. There is	no known listing history of the subject within the past three years.						
	•	,							
Prior sale: The	subject has not sold prior	within the past three years of the	effective date of this appraisal.						
Exposure Time	/ Marketing Time								
		s. Estimated marketing time is 3 t	o 6 months.						
Personal (non-r	ealty) Transfers								
Additional Com	ments								
0-46-46-0									
Certification Sup		uested minimum valuation, a specific valuation	on, or an approval of a loan.						
2. My compensa	ation is not contingent upon the	e reporting of a predetermined value o	r direction in value that favors the cause of the client, the amount of the value						
	•	e occurrence of a subsequent event. were developed, and this report has been r	repared, in conformity with the requirements of the Code of Professional Ethics &						
Standards of F	Professional Appraisal Practice of t	the Appraisal Institute, which include the Ui	niform Standards of Professional Appraisal Practice.						
		ents of the Appraisal Institute relating to rev	iew by its duly authorized representatives. program for Designated Members of the Appraisal Institute.						
J. AS OF THE GALE	or this report, i, siska s. Hutapea,	nave completed the continuing education	orogram for designated intempers of the Appraisal institute.						
			Lillimit 📤						
	Lew		Supervisory Ad-GRS A						
Appraiser: Signed Date:	Daniel D. Cayanan 09/17/2024		Appraiser: Siska S. Hutapea Signed Date: 09/17/2024						
Certification or Lice	ense #: <u>AT-24-028</u>		Certification or License #: CA-24-027						
Certification or Lice		xpires: <u>03/17/2026</u>	Certification or License State: GU Expires: 02/04/2026						

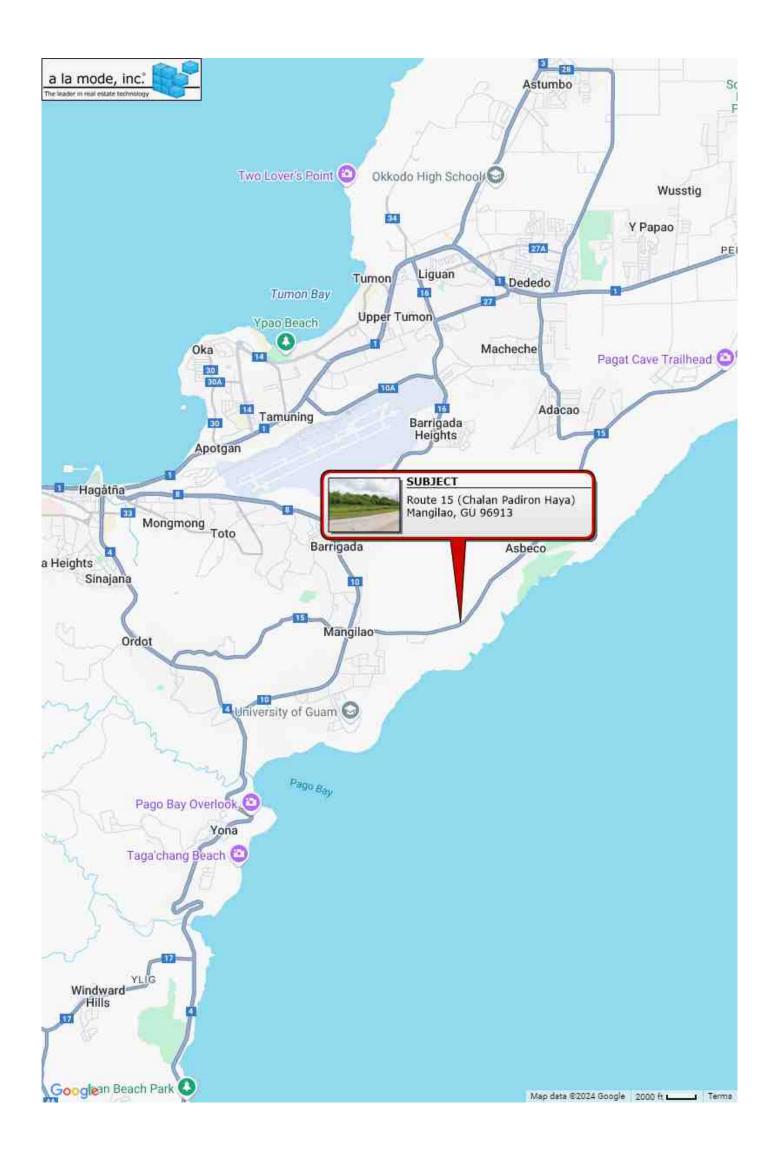
Client	Guam Housing and Urban F	Guam Housing and Urban Renewal Authority			File No. CVG 24-137			
Property Address	Route 15 (Chalan Padiron F							
City	Mangilao	County	Mangilao	State	GU	Zip Code	96913	
Appraiser	Daniel D. Cavanan							

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Subject Location Map

Client	Guam Housing and Urban Renewal Authority							
Property Address	Route 15 (Chalan Padiron Haya	a)						
City	Mangilao	County	Mangilao	State	GU	Zip Code	96913	
Annraiser	Daniel D. Cavanan							



Subject Aerial Map

Client	Guam Housing and Urban Renewal Authority							
Property Address	Route 15 (Chalan Padiron Ha	ya)						
City	Mangilao	County	Mangilao	State	GU	Zip Code	96913	
Annraiser	Daniel D. Cayanan							



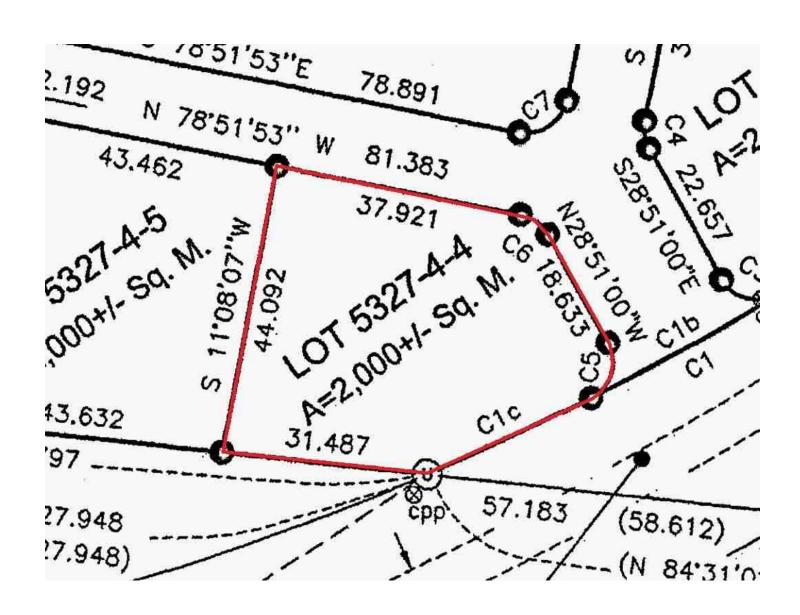
Aerial Map Outline

Client	Guam Housing and Urban Renewal Authority						
Property Address	Route 15 (Chalan Padiron Haya)						
City	Mangilao	County	Mangilao	State GL	Zip Code	96913	
Appraiser	Daniel D. Cavanan						



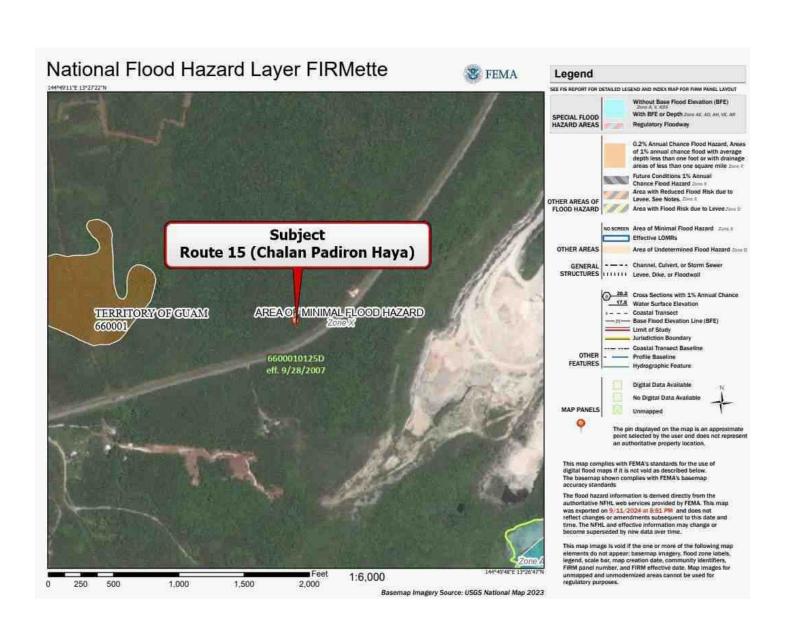
Plat Map

Client	Guam Housing and Urban Renewal Authority							
Property Address	Route 15 (Chalan Padiron Haya)							
City	Mangilao	County	Mangilao	State	GU	Zip Code	96913	
Appraiser	Daniel D. Cavanan							



Flood Map

Client	Guam Housing and Urban Renewal Authority						
Property Address	Route 15 (Chalan Padiron Haya)						
City	Mangilao	County	Mangilao	State GL	Zip Code	96913	
Appraiser	Daniel D. Cavanan						



Subject Photo Page

Client	Guam Housing and Urban Renewal Authority							
Property Address	Route 15 (Chalan Padiron Haya)							
City	Mangilao	County	Mangilao	State	GU	Zip Code	96913	
Appraiser	Daniel D. Cavanan							



Subject Front



Subject Street

Northeasterly view along Route 15 (Chalan Padiron Haya)



Subject Street

Southwesterly view along Route 15 (Chalan Padiron Haya)

Subject Photo Page

Client	Guam Housing and Urban Renewal Authority							
Property Address	Route 15 (Chalan Padiron H	aya)						
City	Mangilao	County	Mangilao	State	GU	Zip Code	96913	
Δnnraiser	Daniel D. Cavanan							



Subject Lot

Northwesterly view along the northern boundary of the subject lot



Subject Lot

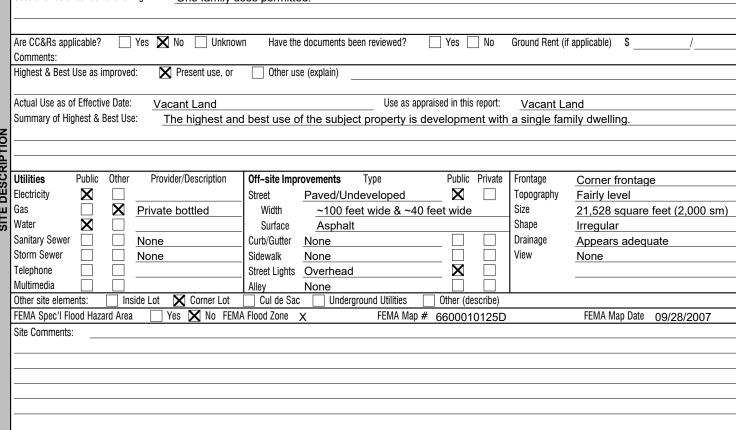
View of subject lot from a point across Route 15



Subject Lot

Northerly view of the subject lot from a point along the northwesterly boundary line.

Cornerstone Valuation Inc, Guam AND APPRAISAL REPORT File No.: CVG 24-137 City: Mangilao State: GU Zip Code: 96913 Route 15 (Chalan Padiron Hava) Legal Description: County: Mangilao Lot 5327-4-4 R.E. Taxes: \$ 28 Assessor's Parcel #: 30000111960000 Tax Year: 2023 Special Assessments: \$ Market Area Name: Map Reference: 031FY2023 Census Tract: 9539.00 Mangilao Current Owner of Record: Hong Yi Tian Inc., a Guam corporation Borrower (if applicable): PUD De Minimis PUD Other (describe) HOA: \$ per year per month Project Type (if applicable): Vacant land Are there any existing improvements to the property? **X** No Yes If Yes, indicate current occupancy: Owner Tenant Vacant Not habitable If Yes, give a brief description: The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe) This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe) Intended Use: To assist the client in potential acquisition related, internal decision-making purposes of the subject property. ASSIGNM Intended User(s) (by name or type): The Client only. Client: Guam Housing and Urban Renewal Authority Address: 117 Bien Venida Avenue, Sinajana, GU 96910 Appraiser: 114 First Street, Tiyan, Maite, GU 96910 Daniel D. Cayanan Characteristics Change in Land Use Predominant Present Land Use One-Unit Housing Occupancy **X** Suburban Location: Urban Rural **PRICE** AGE One-Unit Not Likely 55 % Built up: 25-75% \$(000) In Process * Over 75% Under 25% Owner 0 (yrs) 2-4 Unit 5 % Likely * * To: X Stable ___ Tenant Multi-Unit 10 % Rapid Slow Growth rate: 145 Iow 0 Increasing X Stable Declining Vacant (0-5%) High Property values: 900 50 Comm'l 5 % In Balance Demand/supply: Shortage Over Supply ∇acant (>5%) Pred <u>25 %</u> 385 45 Vacant Land Marketing time: Under 3 Mos **X** 3-6 Mos Over 6 Mos % **Factors Affecting Marketability** <u>Item</u> **Item** Poor N/A N/A Good **Employment Stability** Adequacy of Utilities X X X X XXXX **Property Compatibility** Convenience to Employment Convenience to Shopping Protection from Detrimental Conditions Convenience to Schools Police and Fire Protection General Appearance of Properties Adequacy of Public Transportation Recreational Facilities Appeal to Market Market Area Comments: Neighborhood Boundaries: North: Barrigada; South: University of Guam; West: Ordot-Chalan Pago; East: MARKET Pacific Ocean. Neighborhood Description: Mangilao involves well-established residential neighborhood characteristics with a central location near primary employment centers of Hagatna, Tamuning and Tumon. Overall appeal is good with primary land use of residential in the immediate vicinity. Commercial uses are located along primary roadways surrounding subject neighborhood (Route 8 and 10). Capitol of Hagatna 3.8 miles northwest. Dimensions: (See Plat Map) Site Area: 21.528 sf Zoning Classification: Description: A, Agricultural Zone One family uses permitted X Yes No No Improvements Do present improvements comply with existing zoning requirements? Uses allowed under current zoning: One family uses permitted. Are CC&Rs applicable? Yes X No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) Comments: Highest & Best Use as improved: Present use, or Other use (explain) Actual Use as of Effective Date: Use as appraised in this report: Vacant Land Vacant Land Summary of Highest & Best Use: The highest and best use of the subject property is development with a single family dwelling. Other Off-site Improvements Public Private Utilities Public Provider/Description Frontage Type Corner frontage Electricity Street Paved/Undeveloped X Topography Fairly level Gas Size X Private bottled Width ~100 feet wide & ~40 feet wide 21,528 square feet (2,000 sm) Water X Surface Shane Asphalt Irregular Sanitary Sewer Drainage





		PRAISAL did not reveal any prior	REPORT sales or transfers of the su	bject property for th	ne three years prior to th		ile No.: CVG 24-133	7
ج		artment of Land Man						
I KANSFEK HIS I UKT	1st Prior Subject	: Sale/Transfer An	alysis of sale/transfer histor	ry and/or any curre	nt agreement of sale/listi	ing:		
2	Date: Price:							
ב	Source(s):							
S S	2nd Prior Subject	t Sale/Transfer						
3	Date:							
H	Price:							
	Source(s): FEATURE	SUBJECT PROPERTY	COMPARABL	F NO. 1	COMPARA	ABLE NO. 2	COMPARAB	LE NO. 3
Ì		Chalan Padiron Haya			Perez Park Rd		Route 15 (Chalan Pa	
	Mangilao, G		Mangilao, GU 969	13	Mangilao, GU 96	5913	Mangilao, GU 96913	
	Proximity to Subject		1.09 miles SW		0.87 miles SW	I.	1.24 miles W	
·	Sale Price Price/	\$ \$	\$	145,00	\$	\$ 120,000	\$	125,000
	Data Source(s)	Ψ	Ψ		φ		φ	
	Verification Source(s)							
į	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
	Sales or Financing	N/A	SEE		ATTACHED		LAND	
=	Concessions	N/A	VALUE		ANALYSIS		ADDENDUM	
ξ	Date of Sale/Time	N/A						
	Rights Appraised Location	Fee Simple						
Ł	Site Area	21,528	+					+
5								
SALES COMPANISON APPROACH								
[1	1					
5	Φ/O = - Ft							
ָ כ	\$/Sq. Ft. Net Adjustment (Total, in	(2)	+ \$		 	\$		
ונ	Trot Adjustment (Total, III	Ψ)	Ψ			Ψ		
ò	Adjusted Sale Price (in \$	i)	\$	145,00		\$ 120,000		125,000
	Summary of Sales Compa	arison Approach <u>C</u>	omments on Sales	Comparison A	Approach: Details	to the appraiser's	s adjustments are i	ncluded on
		NEAD DUD (% - 15 - 14						
	Legal Name of Project:	N FOR PUDs (if applicable nts and recreational facilities		t is part of a Planni	ed Unit Development.			
•								
ı.	<u>-</u>	es Comparison Approach	,					
_			ed to Comparable Sa					eir lower
5	gross adjustment le	evels while less weig	ht was applied to Co	mparable Sale ions:	s 2, 3, and 4 due t	to its higher gross	adjustment levels.	
	ιο αρριαίσαι το πιαύδ	20 10 , 01 Sui	Special and renowing contain					
5								
NECONOLENA ION			etical Conditions and/or	-	· · · · · · · · · · · · · · · · · · ·			
!	my (our) Opinion of	ection of the subject p the Market Value (o)	property, defined Scope or other specified value	e οτ work, State e type). as defi	menτ οτ Assumptior ned herein. of the	is and Limiting Col real property that	numons, and Appraise is the subject of	er's certifications this report is:
	\$ 144	.000	, as of:	09/09/	2024	, which	is the effective date	of this appraisal.
_			subject to Hypothetical ains 19 pages, include					
			formation contained in th					
	Limiting cond./Cei	rtifications 🔀 Narrativ	ve Addendum	X Location Map(Flood Addendum	Additional	
	Photo Addenda	🔀 Parcel I		Hypothetical C	onditions	Extraordinary Assump	tions	
	Client Contact: Brand			Client N			Renewal Authority	
ır	E-Mail: bfsantos@g APPRAISER	nura.org			7 Bien Venida Avo UPERVISORY APF			
	AFFNAIGEN				CO-APPRAISER		16u) ▲	
	_	,			0071	2.012		
	\mathcal{D}	~1		l _{Q1}	pervisory or	The same	MAI SRA Al-GRS	
į	Appraiser Name: <u>Da</u>	niel D. Cayanan				Siska S. Hutapea	-	
а		one Valuation Guam			mpany: Cornersto			
	Phone: (671) 989-92				one: <u>(671) 989-92</u>		Fax:	
5	E-Mail: daniel@corn Date of Report (Signature	nerstonevaluation.cor	n	E-	Mail: <u>siska@corne</u> te of Report (Signature)	rstonevaluation.c	om	
	License or Certification #		Sta		cense or Certification #:			State: GU
		ee Real Property App				ed General Appra	iser	
	Expiration Date of License	e or Certification: <u>03</u>	3/17/2026		piration Date of License		02/04/2026	
	Inspection of Subject: Date of Inspection:	⊠ Did Inspect 09/09/2024	Did Not Inspect (Deskto		spection of Subject: te of Inspection: O	⊠ Did Inspect 19/09/2024	Did Not Inspect	
	Date of Hispotholic (JJ/UJ/ZUZ4		יטון	or mopootion. U	シン しご としと4		



<u>dditional C</u>	nal Comparable 4 RE SUBJECT PROPERTY COMPARABLE NO. 4			File No.: CVG 24-137					
FEATURE	SUBJECT PROPERTY	COMPARABLE	NO. 4	COMPARABLE NO. 5 COMPARABLE NO.					
	nalan Padiron Haya)								
Mangilao, Gl	J 96913	Mangilao, GU 96913	3	1					
Proximity to Subject									
Sale Price	\$	\$14	45,000	\$		\$			
Price/	\$	\$		\$		\$			
Data Source(s)									
Verification Source(s)									
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjus		
Sales or Financing	N/A	SEE		ATTACHED		LAND			
Concessions	N/A	VALUE		ANALYSIS		ADDENDUM			
Date of Sale/Time	N/A								
Rights Appraised	Fee Simple								
Location									
Site Area	21,528								
\$/Sq. Ft.									
Net Adjustment (Total, in \$	5)					+ - \$			
Adjusted Sale Price (in \$)		\$	145,000	\$		\$			
Summary of Sales Compa	rison Annroach	Φ	145,000	Ψ		1			
ourninary or oaloo compar									
			-				-		



Site Valuation Chart

Client	Guam Housing and Urban Renewal Authority							
Property Address	Route 15 (Chalan Padiron Hay	/a)						
City	Mangilao	County	Mangilao	State	GU	Zip Code	96913	
Appraiser	Daniel D. Cayanan							

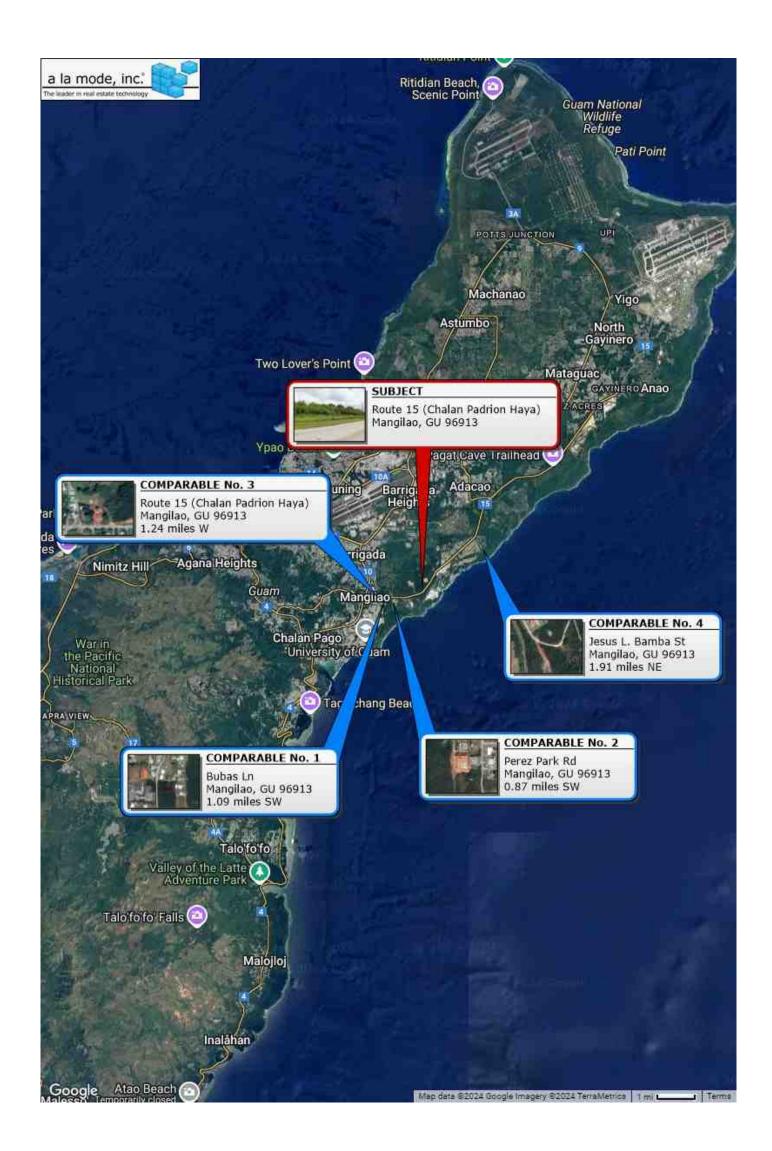
SUMMARY OF SALES COMPARISON APPROACH L5327-4-4

Municipality of Mangilao, Island of Guam

Analysis Grid		Land Sale No. 1		Land Sale N	o. 2	Land Sale N	o. 3	Land Sale No. 4		
Location	Route 15 (Chalan	Bubas Ln		Perez Park Rd		Route 15 (Chalan		Jesus L. Bamba St		
	Padiron Haya)					Padiron Ha	ya)			
Municipality	Mangilao	Mangilao		Mangila)	Mangilao		Mangilao		
Legal Description	L5327-4-4	L2281-5-1		T157 B2 L1-	-2-1	L2293-R-1-2		T1721 B1 L17		
Transaction Date		Jun-24		May-23		Mar-22		Aug-2:	1	
Transaction Type		Warranty Deed	Ч		Warranty Deed			Warranty		
Zoning	A, Agricultural	R2, Multiple Dwel			R1, One-Family		Warranty Deed A, Agricultural			
	CONTRACTOR OF THE PROPERTY OF	Section 11 control of the section of				A, Agricultura				
Land Area (sm)	2,000	1,858		993		1,215		1,858		
Land Area (acres)	0.5	0.5		0.2		0.3		0.5	20	
Price	5	\$145,000		\$120,000	J	\$125,00	J	\$145,00	JU	
\$/sm	<u>a</u>	\$78		\$121		\$103		\$78		
Transaction Adjustments		ru ciasala c	10/	ra ciamba	00/	rus cissula	00/	rue consta	00/	
Property Rights	Fee Simple	ELECTRICAL SECTION SEC)% /	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%	
Financing	製)%	Cash to seller	0%	Cash to seller	0%	Cash to seller	0%	
Conditions of Sale	A20	ENGRED CONTRACTOR (CE)%	Market	0%	Market	0%	Market	0%	
Adjusted Unit Price	00 100 10 4	\$145,000		\$120,000		\$125,000		\$145,000		
Market Trends Through	09/09/24	0%		0%		5%		5%		
Adjusted \$/SM Unit Price		\$145,000		\$120,000		\$131,25		\$152,2!		
Location/Access	Route 15 (Chalan	Superior Superior		eli	Superior		Superior			
% Adjustment	Padiron Haya)/Paved	-10%		-15%		-20%		-5%		
\$ Adjustment		-\$14,500		-\$18,000		-\$26,250		-\$7,613		
Frontage/Shape	Adequate/Irregular	Superior		Superior		Inferior		Superior		
% Adjustment	, ,	-5%		-5%		10%		-5%		
\$ Adjustment		-\$7,250		-\$6,000		\$13,125		-\$7,61	3	
Topography/Flood	Fairly level/Flood X	Inferior		Similar		Similar		Inferior		
% Adjustment	2	5%		0%		0%		10%		
\$ Adjustment		\$7,250		\$0		\$0		\$15,225		
View	None	Similar		Similar	;	Similar		Superio	-	
% Adjustment		0%		0%		0%		-10%		
\$ Adjustment		\$0		\$0		\$0		-\$15,22		
Size Magnitude	2,000 ± sm	Inferior		Inferior		Inferior		Inferio		
% Adjustment		5%		42%		31%		5%		
\$ Adjustment		\$7,100		\$50,400		\$39,300		\$7,100		
975										
Adjusted Unit Price		\$137,600		\$146,40	0	\$157,42	5	\$144,12	25	
Net Adjustments		-5%		22%		25%		0%		
Gross Adjustments		25%		62%		65%		40%		
Weighting		40%		15%		15%		30%		
Weighting.		10.000		13,0		23,0		20,0		
	Ranges	& Reconciled Value	es							
	Low:			per lot						
	High:			per lot						
	Average:			per lot						
	Median:			per lot						
Indi	cated Weighted Value:	1/2		per lot						
	Reconciled Final Value:			per lot						

Comparable Location Map

Client	Guam Housing and Urban Renewal Authority						
Property Address	Route 15 (Chalan Padiron Haya)						
City	Mangilao	County	Mangilao	State GL	Zip Code	96913	
Appraiser	Daniel D. Cavanan						



Comparable Photo Page

Client	Guam Housing and Urban Renewal Authority							
Property Address	Route 15 (Chalan Padiron Ha	Route 15 (Chalan Padiron Haya)						
City	Mangilao	County	Mangilao	State	GU	Zip Code	96913	
Annraiser	Daniel D. Cavanan							



Comparable 1

Bubas Ln

Proximity 1.09 miles SW
Sale Price 145,000
Land Area 1,858 sm
\$/Sq.M. \$78
Sold Date 06/06/2024
Municipality Mangilao



Comparable 2

Perez Park Rd

 Proximity
 0.87 miles SW

 Sale Price
 120,000

 Land Area
 993 sm

 \$/Sq.M.
 \$121

 Sold Date
 05/09/2023

 Municipality
 Mangilao



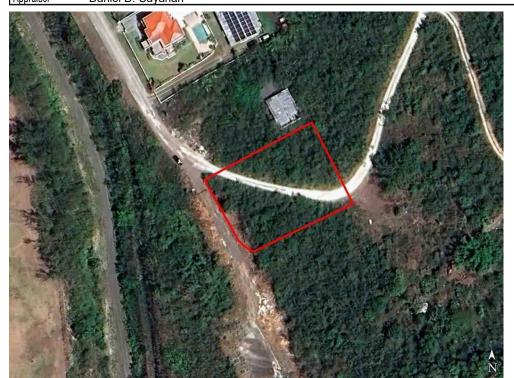
Comparable 3

Route 15 (Chalan Padiron Haya)
Proximity 1.24 miles W
Sale Price 125,000
Land Area 1,215 sm
\$/Sq.M. \$103
Sold Date 03/21/2022
Municipality Mangilao

Form PIC4X6.CR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Comparable Photo 4

Client	Guam Housing and Urban Renewal Authority							
Property Address	Route 15 (Chalan Padiron Haya)						
City	Mangilao	County	Mangilao	State	GU	Zip Code	96913	
Annraiser	Daniel D. Cavanan							



Comparable 4

Jesus L. Bamba St
Proximity 1.91 miles NE
Sale Price 145,000
Land Area 1,858 sm
\$/Sq.M. \$78
Sold Date 08/02/2021
Municipality Mangilao

Note the coral road is not a legal right-

of-way.



T0:

Guam Housing and Urban Renewal Authority

117 Bien Venida Avenue Sinajana, GU 96910

Telephone Number: Fax Number:

Alternate Number: E-Mail: bfsantos@ghura.org

INVOICE

INVOICE NUMBER

CVG 24-137

DATE

09/17/2024

REFERENCE

Internal Order #:

CVG 24-137

Client File #:

Main File # on form:

CVG 24-137

AMOUNT

775.00

TOTAL DUE

Other File # on form:

Federal Tax ID: Employer ID:

DESCRIPTION

FEES

Client: Guam Housing and Urban Renewal Authority

Property Address: Route 15 (Chalan Padiron Haya)

City: Mangilao

County: Mangilao State: GU Zip: 96913

Legal Description: Lot 5327-4-4

1 220				AMOUNT
Residential Hou	se Lot			775.00
			SUBTOTAL	775.00
PAYMENTS				AMOUNT
Check #:	Date:	Description:		
Check #:	Date:	Description:		
Check #:	Date:	Description:		
			SUBTOTAL	