



ESD Funding
Eastside Development Funding, Inc.



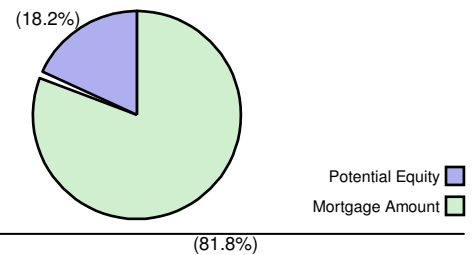
EzValueFinder

- Complete Property Valuation and history
- Gives current value and Equity available
- Gives a neighborhood analysis of surrounding properties
- Gives a hazard and flood report
- See Next Page for Example ----->

888 BODEGA AVE, PETALUMA, CA 94952-1746

Current Value	\$831,000
Mortgage # 1	\$680,000
Other Mortgages	\$0
Total (\$)	\$680,000
Potential Equity	\$151,000

Equity vs. Mortgage



SUBJECT PROPERTY INFORMATION

888 BODEGA AVE, PETALUMA, CA 94952-1746

County	SONOMA	Census Tract	060971509.023003
Property Use	Single Family Residential	Zoning	-
Parcel Number	006-470-024	Thomas Bros Pg-Grid	-

CURRENT OWNER

Name	KHAN, NAYYAR
Mailing Address	888 BODEGA AVE, PETALUMA, CA 94952-1746

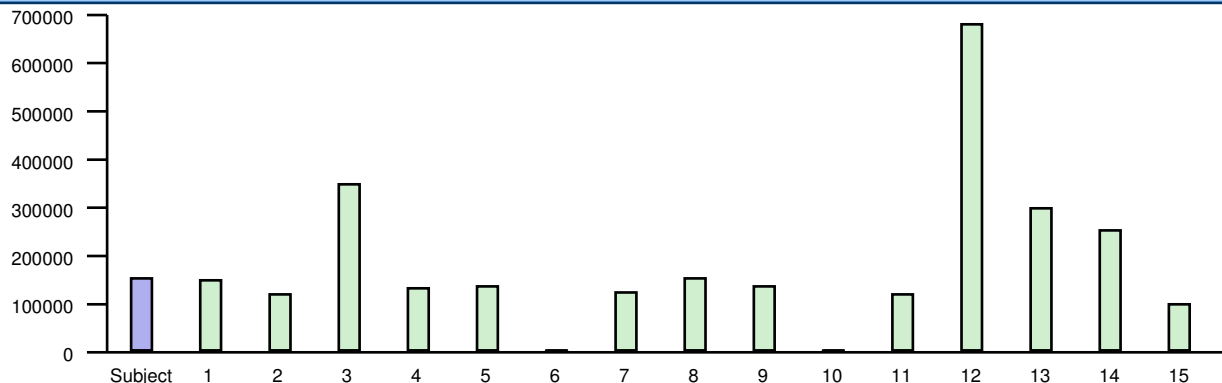
COUNTY TAX AND ASSESSMENT

Assd Land Value	\$306,000	Delinquent Year:	-
Assd Improvement	\$459,000	Tax Account ID	-
Total Assessed Value	\$765,000	Homeowner's	-
Tax Rate Code Area	3-022	Tax Exemptions	-
Total Tax Amount	\$5,757	Assessment Year	2006

PROPERTY CHARACTERISTICS

Lot Size	11325	Baths	2	Fireplace	1
Building Area	2996 SF	Number of Rooms	10	Ext Walls	-
Year Built	1900	Garage	-	Heating	-
Number of Stories	2	Number of Cars	0	A/C	-
Style	1	Basement	-	Roof Cover	-
Bedrooms	7	Pool	-		

POTENTIAL EQUITY OF COMPARABLES



Subject vs Comparables



Prior Transfer			
Recording Date	Document #	Document Type	Multi APN Flag
6/21/2006	20060077066	Grant Deed	A
Sales Price	Type of Sale	Buyer Names	
\$850,000	Price Unconfirmed	KHAN, NAYYAR	
Lender Name		Seller Name	
WMC MORTGAGE CORP		EASTSIDE DEVELOPMENT CO LLC,	
Loan Due Date	LenderType	Mailing Address	
		888 BODEGA AVE	
Mortgage Doc #	Buyer Vesting	Loan Type	Type Financing
20060077067	Woman as her sole and separate y	Fannie Mae / Freddie Mac	ADJ
Loan Amount	Interest Rate	2nd Loan Amt	Partial Interest Xfr
\$680,000	8.37	\$0	N
District: S Subdivision		City/Muni/Twp	
		PETALUMA	
Abbreviated Description			

Prior Transfer			
Recording Date	Document #	Document Type	Multi APN Flag
6/21/2006	20060077065	Intrafamily Transfer & Dissolution	A
Sales Price	Type of Sale	Buyer Names	
\$0	Transfer Tax on doc. indicated as EXET	KHAN, NAYYAR	
Lender Name		Seller Name	
		KHAN, WAQAR	
Loan Due Date	LenderType	Mailing Address	
		888 BOEGA AVE	
Mortgage Doc #	Buyer Vesting	Loan Type	Type Financing
	Woman as her sole and separate y		
Loan Amount	Interest Rate	2nd Loan Amt	Partial Interest Xfr
\$0	0	\$0	N
District: S Subdivision		City/Muni/Twp	
		PETALUMA	
Abbreviated Description			



Prior Transfer			
Recording Date	Document #	Document Type	Multi APN Flag
6/21/2006	20060077064	Grant Deed	A
Sales Price	Type of Sale	Buyer Names	
\$438,636	Price Unconfirmed	EASTSIDE DEVELOPMENT CO LLC,	
Lender Name		Seller Name	
		KHAN, HAKIM	
Loan Due Date	LenderType	Mailing Address	
		2241 FOOTHILL BLVD	
Mortgage Doc #	Buyer Vesting	Loan Type	Type Financing
Loan Amount	Interest Rate	2nd Loan Amt	Partial Interest Xfr
\$0	0	\$0	N
District: S Subdivision		City/Muni/Twp	
		PETALUMA	
Abbreviated Description			

Prior Transfer			
Recording Date	Document #	Document Type	Multi APN Flag
6/21/2006	20060077068		
Sales Price	Type of Sale	Buyer Names	
		KHAN,NAYYAR	
Lender Name		Seller Name	
WMC MORTGAGE CORP			
Loan Due Date	LenderType	Mailing Address	
07/01/2021			
Mortgage Doc #	Buyer Vesting	Loan Type	Type Financing
	Woman as her sole and separate y	Second	
Loan Amount	Interest Rate	2nd Loan Amt	Partial Interest Xfr
\$170,000	0		X
District: S Subdivision		City/Muni/Twp	
		PETALUMA	
Abbreviated Description			



Prior Transfer			
Recording Date	Document #	Document Type	Multi APN Flag
3/11/2005	20050031901	Intrafamily Transfer & Dissolution	A
Sales Price	Type of Sale	Buyer Names	
\$0	Non-Arms Length Transfer	KHAN, HAKIM	
Lender Name		Seller Name	
		KHAN, SABRA HAKIM	
Loan Due Date	LenderType	Mailing Address	
		22441 FOOTHILL BLVD	
Mortgage Doc #	Buyer Vesting	Loan Type	Type Financing
	ed Man as his sole and separate pry		
Loan Amount	Interest Rate	2nd Loan Amt	Partial Interest Xfr
\$0	0	\$0	N
District: S Subdivision		City/Muni/Twp	
		PETALUMA	
Abbreviated Description			

Prior Transfer			
Recording Date	Document #	Document Type	Multi APN Flag
3/11/2005	20050031900	Grant Deed	A
Sales Price	Type of Sale	Buyer Names	
\$750,000	Full-Computed from Transfer Tax	KHAN, HAKIM	
Lender Name		Seller Name	
FREMONT INVESTMENT & LOAN		THOMPSON, DANIEL J	
Loan Due Date	LenderType	Mailing Address	
		22441 FOOTHILL BLVD	
Mortgage Doc #	Buyer Vesting	Loan Type	Type Financing
20050031902	ed Man as his sole and separate pry	Unknown	ADJ
Loan Amount	Interest Rate	2nd Loan Amt	Partial Interest Xfr
\$600,000	0	\$150,000	N
District: S Subdivision		City/Muni/Twp	
		PETALUMA	
Abbreviated Description			



Prior Transfer			
Recording Date	Document #	Document Type	Multi APN Flag
2/20/2004	20040022660	Individual Deed	A
Sales Price	Type of Sale	Buyer Names	
\$500,000	Full-Computed from Transfer Tax	THOMPSON, DANIEL J	
Lender Name		Seller Name	
NEW CENTURY MORTGAGE CORP		DECHENE, HARRY; DECHENE, DOMENICA T	
Loan Due Date	LenderType	Mailing Address	
		888 BODEGA AVE	
Mortgage Doc #	Buyer Vesting	Loan Type	Type Financing
20040022661	ed Man as his sole and separate pry	Unknown	ADJ
Loan Amount	Interest Rate	2nd Loan Amt	Partial Interest Xfr
\$400,000	6.35	\$100,000	N
District: S Subdivision		City/Muni/Twp	
		PETALUMA	
Abbreviated Description			

Prior Transfer			
Recording Date	Document #	Document Type	Multi APN Flag
2/20/2004	20040022659	Intrafamily Transfer & Dissolution	A
Sales Price	Type of Sale	Buyer Names	
\$0	Non-Arms Length Transfer	THOMPSON, DANIEL J	
Lender Name		Seller Name	
		THOMPSON, TRACI A	
Loan Due Date	LenderType	Mailing Address	
		943 HOLLY AVE	
Mortgage Doc #	Buyer Vesting	Loan Type	Type Financing
	ed Man as his sole and separate pry		
Loan Amount	Interest Rate	2nd Loan Amt	Partial Interest Xfr
\$0	0	\$0	N
District: S Subdivision		City/Muni/Twp	
		PETALUMA	
Abbreviated Description			



Prior Transfer

Recording Date	Document #	Document Type	Multi APN Flag
10/21/1999	19990132389	Grant Deed	A
Sales Price	Type of Sale	Buyer Names	
\$0	Price as "0", "None", "No Considerati"	THE CITY OF PETALUMA,	
Lender Name		Seller Name	
		DECHENE HARRY & DOMENICA T; THE DECHENE FAMILY TRUST,	
Loan Due Date	LenderType	Mailing Address	
		PO BOX 61	
Mortgage Doc #	Buyer Vesting	Loan Type	Type Financing
Loan Amount	Interest Rate	2nd Loan Amt	Partial Interest Xfr
\$0	0	\$0	N
District: S Subdivision		City/Muni/Twp	
		PETALUMA	
Abbreviated Description			

Prior Transfer

Recording Date	Document #	Document Type	Multi APN Flag
5/28/1996	19960046840	Intrafamily Transfer & Dissolution	A
Sales Price	Type of Sale	Buyer Names	
\$0		DECHENE, HARRY; DECHENE, DOMENICA T	
Lender Name		Seller Name	
		DECHENE, HARRY; DECHENE, DOMENICA T	
Loan Due Date	LenderType	Mailing Address	
		888 BODEGA AVE	
Mortgage Doc #	Buyer Vesting	Loan Type	Type Financing
	Family Trust		
Loan Amount	Interest Rate	2nd Loan Amt	Partial Interest Xfr
\$0	0	\$0	N
District: S Subdivision		City/Muni/Twp	
		PETALUMA	
Abbreviated Description			



Prior Transfer			
Recording Date	Document #	Document Type	Multi APN Flag
5/28/1996	19960046839	Intrafamily Transfer & Dissolution	A
Sales Price	Type of Sale	Buyer Names	
\$0		DECHENE, HARRY; DECHENE, DOMENICA T	
Lender Name		Seller Name	
		DECHENE, HARRY; DECHENE, DOMENICA T	
Loan Due Date	LenderType	Mailing Address	
		888 BODEGA AVE	
Mortgage Doc #	Buyer Vesting	Loan Type	Type Financing
	Family Trust		
Loan Amount	Interest Rate	2nd Loan Amt	Partial Interest Xfr
\$0	0	\$0	N
District: S Subdivision		City/Muni/Twp	
		PETALUMA	
Abbreviated Description			

NEIGHBORHOOD SALES ANALYSIS			
Total Area Sales	\$13,364,000	Median # of Bedrooms	3
Median Lot Size	10000	Median # of Baths	2
Median Living Area	1623.5 SF	Median Year Built	1969
Price Range - 2 Yrs	490000 to 1040000	Age Range	7 to 117 year[s]
Median Value	\$709,500	Median Age	38 year(s)

COMPARABLE SALES DATA			
1 504 EARLS CT PETALUMA, CA 94952		Distance (Mi): .42	
Sale Date	12/12/2006	Sale Price	\$739,000
\$/SF	\$321	Loan Amount	\$591,200
SF	2298	Potential Equity	\$147,800
Built	1979	Buyer Name	STEVEN, BUCK
Lot	11695	Property Type	Single Family Residential
Bed Rooms	3	APN	006-412-055
Baths	3	Document #	20060153141
Pool	Yes	Lender	JPMORGAN CHASE BANK NA



2 917 WESTERN AVE PETALUMA, CA 94952		Distance (Mi): .51	
Sale Date	11/1/2006	Sale Price	\$589,000
\$/SF	\$818	Loan Amount	\$471,200
SF	720	Potential Equity	\$117,800
Built	1917	Buyer Name	KATHERINE M, WOLFF
Lot	9477	Property Type	Single Family Residential
Bed Rooms	2	APN	008-011-011
Baths	1	Document #	20060135021
Pool	-	Lender	AMERICAS WHOLESAL LENDER

3 2 BENJAMIN LN PETALUMA, CA 94952		Distance (Mi): .49	
Sale Date	9/6/2006	Sale Price	\$895,000
\$/SF	\$275	Loan Amount	\$550,000
SF	3252	Potential Equity	\$345,000
Built	1992	Buyer Name	ANGEL, OCHOA
Lot	20647	Property Type	Single Family Residential
Bed Rooms	4	APN	019-500-012
Baths	3	Document #	20060110164
Pool	-	Lender	COUNTRYWIDE BANK NA

4 11 CADER CT PETALUMA, CA 94952		Distance (Mi): .55	
Sale Date	7/11/2006	Sale Price	\$652,000
\$/SF	\$425	Loan Amount	\$521,600
SF	1533	Potential Equity	\$130,400
Built	1964	Buyer Name	PATRICK E, PHAIR
Lot	6375	Property Type	Single Family Residential
Bed Rooms	3	APN	006-062-021
Baths	2	Document #	20060085922
Pool	-	Lender	JPMORGAN CHASE BANK NA

5 805 N WEBSTER ST PETALUMA, CA 94952		Distance (Mi): .33	
Sale Date	6/8/2006	Sale Price	\$675,000
\$/SF	\$461	Loan Amount	\$540,000
SF	1463	Potential Equity	\$135,000
Built	1890	Buyer Name	PETER R, LAWSON
Lot	8276	Property Type	Single Family Residential
Bed Rooms	4	APN	006-221-086
Baths	2	Document #	20060071358
Pool	-	Lender	WELLS FARGO BANK NA



6 547 AMBER WAY PETALUMA, CA 94952		Distance (Mi): .44	
Sale Date	5/31/2006	Sale Price	\$975,000
\$/SF	\$262	Loan Amount	\$0
SF	3720	Potential Equity	\$0
Built	1969	Buyer Name	JAE YOUNG, YANG
Lot	13098	Property Type	Single Family Residential
Bed Rooms	5	APN	006-541-032
Baths	4	Document #	20060067983
Pool	-	Lender	-

7 14 TOWNVIEW LN PETALUMA, CA 94952		Distance (Mi): .36	
Sale Date	4/27/2006	Sale Price	\$608,000
\$/SF	\$530	Loan Amount	\$486,400
SF	1147	Potential Equity	\$121,600
Built	1994	Buyer Name	LYNDA, THOMPSON
Lot	0	Property Type	Single Family Residential
Bed Rooms	3	APN	006-640-013
Baths	2	Document #	20060050511
Pool	-	Lender	BANK OF AMERICA NA

8 524 JOELLE HTS PETALUMA, CA 94952		Distance (Mi): .36	
Sale Date	4/25/2006	Sale Price	\$750,000
\$/SF	\$300	Loan Amount	\$600,000
SF	2496	Potential Equity	\$150,000
Built	1953	Buyer Name	PHILLIP, GAZZOLI
Lot	17200	Property Type	Single Family Residential
Bed Rooms	4	APN	006-541-028
Baths	3	Document #	20060049233
Pool	-	Lender	WELLS FARGO BANK NA

9 1008 WEST ST PETALUMA, CA 94952		Distance (Mi): .35	
Sale Date	4/13/2006	Sale Price	\$680,000
\$/SF	\$396	Loan Amount	\$544,000
SF	1714	Potential Equity	\$136,000
Built	1971	Buyer Name	LYNN J, REITER
Lot	7841	Property Type	Single Family Residential
Bed Rooms	3	APN	006-552-015
Baths	2	Document #	20060044026
Pool	-	Lender	MISSION HILLS MORTGAGE BANKERS



10 4 HILL DR PETALUMA, CA 94952		Distance (Mi): .50	
Sale Date	3/17/2006	Sale Price	\$579,000
\$/SF	\$572	Loan Amount	\$0
SF	1011	Potential Equity	\$0
Built	1918	Buyer Name	JILL, SCATCHARD
Lot	8848	Property Type	Single Family Residential
Bed Rooms	3	APN	008-011-002
Baths	1	Document #	20060031428
Pool	-	Lender	-

11 1209 SCHUMAN LN PETALUMA, CA 94952		Distance (Mi): .48	
Sale Date	1/12/2006	Sale Price	\$595,000
\$/SF	\$427	Loan Amount	\$476,000
SF	1393	Potential Equity	\$119,000
Built	1965	Buyer Name	GREGORY, CAHILL
Lot	12312	Property Type	Single Family Residential
Bed Rooms	3	APN	006-412-039
Baths	2	Document #	20060004757
Pool	-	Lender	GREENPOINT MORTGAGE FUNDING INC

12 1130 SCHUMAN LN PETALUMA, CA 94952		Distance (Mi): .50	
Sale Date	11/18/2005	Sale Price	\$839,000
\$/SF	\$327	Loan Amount	\$160,000
SF	2560	Potential Equity	\$679,000
Built	1971	Buyer Name	EARL, THOMPSON
Lot	7315	Property Type	Single Family Residential
Bed Rooms	3	APN	006-501-012
Baths	3	Document #	20050172203
Pool	Yes	Lender	LOANCITY.COM

13 892 RUTH CT PETALUMA, CA 94952		Distance (Mi): .13	
Sale Date	10/28/2005	Sale Price	\$895,000
\$/SF	\$423	Loan Amount	\$600,000
SF	2112	Potential Equity	\$295,000
Built	1986	Buyer Name	BRIAN D, RIGNEY
Lot	21780	Property Type	Single Family Residential
Bed Rooms	3	APN	006-470-021
Baths	3	Document #	20050161408
Pool	-	Lender	AMERICAN INTERNET MORTGAGE INC



14 229 BODEGA AVE PETALUMA, CA 94952		Distance (Mi): .02	
Sale Date	10/26/2005	Sale Price	\$499,000
\$/SF	\$448	Loan Amount	\$250,000
SF	1112	Potential Equity	\$249,000
Built	1900	Buyer Name	SCOTT D, WEBB
Lot	3400	Property Type	Single Family Residential
Bed Rooms	2	APN	006-302-002
Baths	1	Document #	20050159958
Pool	-	Lender	FIRST REPUBLIC BANK

15 2001 WESTERN AVE PETALUMA, CA 94952		Distance (Mi): .49	
Sale Date	10/6/2005	Sale Price	\$490,000
\$/SF	\$551	Loan Amount	\$392,000
SF	888	Potential Equity	\$98,000
Built	1947	Buyer Name	KATHERINE, KINCADE
Lot	10500	Property Type	Single Family Residential
Bed Rooms	1	APN	019-110-005
Baths	1	Document #	20050148969
Pool	-	Lender	IMPAC LENDING GROUP

ASSESSMENT CLUSTER									
Proxim. Address (Mi)	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	
0.00 888 BODEGA AVE	06/21/2006	0	\$765,000	2996	10/7/2	1900	11325 SF		
0.00 886 BODEGA AVE	02/26/2004	0	\$364,140	690	2/1/1	1910	37460 SF		
0.02 751 BODEGA AVE	03/29/2005	0	\$354,066	1346	8/2/2	1900	15942 SF	Yes	
0.02 217 BODEGA AVE	02/26/2003	0	\$420,592	3696	10/5/2	1915	9000 SF		
0.02 319 BODEGA AVE	09/10/1998	0	\$31,037	768	3/2/1	1963	5000 SF		
0.02 551 BODEGA AVE	01/01/1975	0	\$44,485	2025	4/2/2	1926	6150 SF		
0.02 513 BODEGA AVE	09/26/2000	0	\$88,467	1520	5/3/2	1924	7500 SF		
0.02 325 BODEGA AVE	05/29/2003	0	\$355,049	1010	4/3/1	1925	4500 SF		
0.02 825 BODEGA AVE	05/30/2001	0	\$137,246	1950	8/3/2	1907	0		
0.02 227 BODEGA AVE	01/02/2001	0	\$173,930	1169	7/2/1	1910	5100 SF		
0.02 327 BODEGA AVE	03/12/1982	0	\$81,033	1669	6/3/2	1930	4300 SF		
0.02 317 BODEGA AVE	06/24/2005	0	\$540,600	890	5/3/1		9170 SF		
0.02 515 BODEGA AVE	09/02/1993	0	\$342,546	2682	6/3/1	1930	7500 SF		
0.02 923 BODEGA AVE	06/05/2003	0	\$34,794	1310	5/2/1	1934	31680 SF		
0.02 309 BODEGA AVE	05/06/1999	0	\$104,042	1258	5/2/1		8670 SF		



FLOOD REPORT

The Subject Property of 888 BODEGA AVE, PETALUMA, CA 94952-1746 is in Zone X
It is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

HAZARDOUS REPORT

Proxim.	Name/Facility	Address
.00 Mi.	Petaluma Sport Shop & Div	884 BODEGA AVE
Status	Leaking Underground Storage Tanks	
.14 Mi.	LPI Corporation	1290 BODEGA AVE
Status	Leaking Underground Storage Tanks	
.33 Mi.	Colvin Property	412 BODEGA AVE
Status	Leaking Underground Storage Tanks	
.33 Mi.	DEMO RESIDENCE	426 PETERSEN LN
Status	Leaking Underground Storage Tanks	
.14 Mi.	LIMITED PRODUCTION INC	1290 BODEGA AVE
Status	RCRIS -Small Quantity Hazardous Waste Generator or Other Facility	

CODE KEY: **705548**

Usage Disclaimer

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