

Royal Plus, Inc.  
 2201 E. Willow St. #D-134  
 Long Beach, CA 90806  
 (562) 427-4742  
 (562) 427-4342



## Portfolio Inspection Report

<b>LOAN NUMBER</b> 2009-0030		<b>BORROWER</b>		<b>PHONE NUMBER</b>		<b>DATE OF INSPECTION</b> 3/23/2009		
<b>APPRAISED VALUE</b>		<b>PRESENT LOAN AMOUNT</b>		<b>CONTACT</b> Chris Fratello		<b>PHONE NUMBER</b> (907) 277-4687		
<b>NAME OF PROJECT</b> Referral from Prpty Mgr			<b>ADDRESS OF PROJECT</b> 12111 Littleton Blvd, Littleton, CO 80120					
<b>TYPE OF PROPERTY</b>		<b>DATE BUILT</b>		<b>DATE/AMOUNT OF LAST RENOVATION</b>			<b>SQUARE FOOTAGE</b>	
<b>INSPECTED BY</b> Mickey Bodi		<b>DATE</b> 5/18/2009		<b>APPROVED BY</b>			<b>DATE</b>	
<b>Neighborhood</b>		<b>Value</b>	<b>NA</b>	<b>Improvements</b>			<b>Value</b>	<b>NA</b>
1.	Maintenance/Condition	Excellent		1.	Appeal/Appearance	Excellent		
2.	Appeal/Appearance	Good		2.	Floor Plan/Design			
3.	Protection/Adverse Influence	Good		3.	Construction Quality			
4.	Transportation/Access		X	4.	HVAC			
5.	Location	Excellent		5.	Exterior Condition			
6.	Development Trend			6.	Interior Condition			
7.	Value Trend			7.	Roof			
8.	Population Trend			8.	Plumbing			
9.				9.	Elevator			
10.				10.	Lanscaping			
11.				11.				
<b>Building</b>		<b>Value</b>	<b>NA</b>	<b>Other</b>			<b>Value</b>	<b>NA</b>
1.	Access			1.				
2.	Street Frontage			2.				
3.	Shape			3.				
4.	Function Utility			4.				
5.	Visibility			5.				
6.	Lanscaping			6.				
<b>Neighborhood Trend</b> Improving			<b>Neighborhood Mix</b> SFR:            COM:            Office:            Multi:			<b>No. of Unleaseable Units</b>		
<b>No. of Units</b>		<b>Sq. Ft.</b>	<b>No. Vacant</b>	<b>Sq. Ft.</b>	<b>% Vacant</b>	<b>Sq. Ft.</b>	<b>Area Vacancy</b>	
<b>Parking</b> Adequate			<b>Cars</b> Garage:	<b>Parking:</b>	<b>Surface:</b>	<b>Total:</b>		
<b>Management</b> Competency:			Is there an onsite manager?					
<b>Comments (Inspection):</b> Up to 500 comments on the overall value and adequacy of the units and also the general condition of the building they all go here. The last tenant in 101 left it in poor shape keep the damage deposit.					<b>Comments (Financials):</b>			



describing the picture here



missing trim under window



Nice building missing parking garage.