

Property Valuation 20.6.2022

\$395,000.00 @ 0.7628 = ~~\$544,227.06~~

**Copy of Agent Single Line**

#	ML#	Ar	St	Address	Unit#	Price	Close Price	Price/SqFt	Subdivision Name	BldgDes	Sub	Sq Ft Total	Bd	Bth	Gr	Pl	Spa	YrBl	ActClose	DOM
1	2401131	A-ER		3917 Fragrant Jasmine AVE		\$395,000		\$244.58	Laurel Canyon	1STORY	SFR	1,615	3	2	2	N	N	2006		42
2	2396632	UCMS		3909 Carla Ann RD		\$399,900		\$247.62	Laurel Canyon	1STORY	SFR	1,615	3	2	2	N	N	2010		10
3	2386204	S		3920 Fragrant Jasmine AVE		\$425,000	\$425,000	\$263.16	Laurel Canyon	1STORY	SFR	1,615	3	2	2	N	N	2006	06/03/2022	7

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

*House valuation 30.6.2022*

*\$395,000.00*

# John Kelly

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**From:** Ahmad Sharif-Yazdi <sharifoffers@gmail.com>  
**Sent:** Thursday, 7 July 2022 5:59 PM  
**To:** John Kelly  
**Subject:** Re: 3933 Yellow Mandarin  
**Attachments:** owner statement 10 01 2020 to 03 01 2021.pdf; comparables 06 2022.pdf; 3933 Yellow Mandarin Erickson 60 day notice\_1876.pdf; 3933 Yellow Mandarin Erickson Lease 2021.pdf; owner\_packets - 2022-07-07T005623.166.pdf

Hello Mr. Kelly,

I apologize for not seeing this email. Unfortunately I am suffering from severe pain in my knee and back that requires surgery. I have to wait till February to have a knee replacement.

I have attached the following for you:

- Requested owner statement for October 1 2020 to March 31 of 2021
- Comparable sales of the property. The price of the house is about \$395,000 based on the current upgrades in the house.  
More upgraded houses have sold higher. We still need to install the landscape.  
HOA has paused enforcement due to COVID.
- Copy of the lease and the latest rent increase. We have kept the rent a little below market since our tenants are active military service people.  
Starting June 1 2022 they are paying \$1550 rent.
- Owner statements from 04/01/2021 till now. These get sent by the portal. You told me that you do not use the portal due to the password.

Please let me know if you need anything else.

Thanks

Sharif

On Mon, Jun 13, 2022 at 3:21 AM John Kelly <[gazconholdings@gmail.com](mailto:gazconholdings@gmail.com)> wrote:

Hi Sharif,

Long time since we last communicated.

As part of our yearly audit over here for superannuation would you kindly forward rental statements for the period from 10/13/2020 to 04/02/2021. These are US dates. I have the rest. I imagined there is a lease agreement with the tenant and would a copy be possible and finally the property valuation as at the end of June this year(2022). Normally you send me sales of similar properties with your valuation accordingly.

Thanks mate. Sorry to drop this onto you.

Take care.

Cheers,

John Kelly

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Ahmad Sharif-Yazdi

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PM.0163138.BKR

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# John Kelly

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**From:** Ahmad Sharif-Yazdi <sharifoffers@gmail.com>  
**Sent:** Saturday, 16 July 2022 4:46 PM  
**To:** John Kelly  
**Subject:** Re: 3933 Yellow Mandarin

Hello Mr. Kelly,

I appreciate your concern about my health. Of all things, I resorted to acupuncture by a Chinese Doctor. It has really helped me with the pain. For a few months I could only walk very slow and short distances with a lot of pain. I am still very slow and can't walk too long. However, acupuncture has significantly reduced my pain.

The prices have gone up a lot. The market was crazy. Since the mortgage interest rates have gone up to around 5.8% the market has cooled a bit. There will be a price adjustment of \$10,000 to \$20,000 at most. In my opinion in 2023 the prices will be steady. It will not rise and it will not decline. 2024 is the presidential election year in the USA. All things will be good that year nearing elections.

Last month I asked you if you want me to wire your rent check? or deposit it in your account? Your answer was not clear or I did not read it well. Please let me know whether to wire or deposit.

In August I have to pay property taxes. Last year it was \$1564.69. This year it will be a little higher. I will use August rent and some of July to pay for it.

Sincerely,

Sharif

On Fri, Jul 15, 2022 at 4:24 PM John Kelly <[gazconholdings@gmail.com](mailto:gazconholdings@gmail.com)> wrote:

Hi mate,

I am sorry to hear about your aches and pains. That's no good. If I remember correctly you had a bad knee when I last seen you and that's now a fair while ago. It must be awful to live with every day.

I just have a couple of questions, firstly the property valuation has gone from \$314,925 in 2021 to \$395,000 in 2022. That's a substantial increase in one year. I don't doubt the figures but that mean prices are booming against the increase in interest rates. It must be coming off the highs now. What's your opinion now and for the next say 12 months.

Secondly I understand why there no rent in June but none in July as well. I know there was a repair order but I understand that was minor. Is there a problem I should be aware of.

I look forward to hearing from you soon.

Take care of yourself as best as you can under the circumstances.

Cheers,

John Kelly

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