

Uniform Residential Appraisal Report

201 UNDERHILL DR, NOWHERE, CA 90021

SUMMARY

Opinion Market Value	\$778,000	Market Value Condition	As Is
Effective Date of Appraisal	9/8/2019	Property Valuation Method	Hybrid Appraisal
Assignment Reason	Refinance	Appraiser Name	Bill Smith
Borrower Name	James Borrower		
	Lauren Lightfoot		
Current Owner of Public Record	James Borrower		
	Lauren Lightfoot		
Listing Status	None.		

Property Description

Attachment Type	Attached	Overall Quality:	Q4
Structure Design	Mid-rise	Overall Condition:	C3
Yes No			
Planned Unit Development (PUD)	<input type="checkbox"/> <input checked="" type="checkbox"/>		
Condominium	<input checked="" type="checkbox"/> <input type="checkbox"/>		
Cooperative	<input type="checkbox"/> <input checked="" type="checkbox"/>		
Condop	<input type="checkbox"/> <input checked="" type="checkbox"/>		
Observed Project Deficiencies	<input checked="" type="checkbox"/> <input type="checkbox"/>		
Subject Site Owned in Common	<input checked="" type="checkbox"/> <input type="checkbox"/>		
Units Excluding ADUs	1		
Accessory Dwelling Units	0		
Property Rights Appraised	Fee Simple		
Yes No			
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	<input checked="" type="checkbox"/> <input type="checkbox"/>		
Zoning Compliance	Legal		



Apparent Defects, Damages, Deficiencies Requiring Action

There are no apparent defects, damages or deficiencies requiring action. For details, reference the Reconciliation section

Assignment Information

Assignment Reason	Refinance	Property Valuation Method	Hybrid Appraisal
Borrower Name	James Borrower		
	Lauren Lightfoot		
Current Owner of Public Record	James Borrower	Was a Property Data Report used in lieu of an Inspection?	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>
	Lauren Lightfoot		

Contact Information

Lender/Client

Company Name	ABC Mortgage
Company Address	88888 Idle Dr
	Somewhere, MI 91300

Appraiser

Name	Bill Smith	Credentials	
Designation	SRA	Level	Certified Residential
Company Name	Spartacus Appraisals	ID	319721784
Company Address	123 Main St	State	CA
	Nowhere, CA 90021	Expires	9/1/2021

Scope of Inspection by Appraiser

Subject Property Inspection	.
Exterior	No Inspection
Interior	No Inspection

Property Data Report

Name	Richard Real
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Occupation	Real Estate Agent
Company Name	Richard's Agency
Company Address	789 East St
	Nowhere, CA 90021
Reference ID	PR32393510
Subject Property Inspection	.
Exterior	Physical
Interior	Physical
Inspection Date	9/6/2019

Assignment Information and Scope of Work Commentary

Additional commentary can be added here, if needed by Appraiser.

Subject Property

Physical Address	201 Underhill Dr, Unit 202 Nowhere, CA 90021	Attachment Type	Attached
Alternate Physical Address	201 Underhill Dr, Unit 2C Nowhere, CA 90021	Units Excluding ADUs	1
County	Star Hills	Accessory Dwelling Units	0
Neighborhood Name	Eastwood	Special Tax Assessments	No

Yes No

Planned Unit Development (PUD)	<input type="checkbox"/> <input checked="" type="checkbox"/>
Condominium	<input checked="" type="checkbox"/> <input type="checkbox"/>
Cooperative	<input type="checkbox"/> <input checked="" type="checkbox"/>
Condop	<input type="checkbox"/> <input checked="" type="checkbox"/>
Property on Native American Lands	<input type="checkbox"/> <input checked="" type="checkbox"/>
Subject Site Owned in Common	<input checked="" type="checkbox"/> <input type="checkbox"/>
Homeowner Responsible for all Exterior Maintenance of Dwelling(s)	<input type="checkbox"/> <input checked="" type="checkbox"/>
New Construction	<input type="checkbox"/> <input checked="" type="checkbox"/>

Ownership Rights

Property Rights Appraised	Fee Simple
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Legal Description

Tract Number 31313 - Unit Number 202, Parking Spaces G22, G23.

Subject Property Commentary

Additional commentary can be added here, if needed by Appraiser.

Site

Assessor Parcel Number (APN)	APN Description	Parcel Size
4324-007-028-001	Condominium Unit	
4324-007-028-G22	Parking	
4324-007-028-G23	Parking	

Zoning

Compliance	Legal
Classification Code	Lar4
Classification Code Description	Mid-rise Condominium; 12 units per acre average

Property Access

Primary Access	Public Street
Street Type and Surface	Local Road Asphalt
Typical for Market	Yes

Site Influence

Influence	Proximity	Detail	Impact	Comment
Residential	Bordering		Neutral	Subject is surrounded by other similar, mid-rise apartment buildings.

Site Influence Commentary Additional commentary can be added here, if needed by Appraiser.

View and Impact to Value/Marketability

View	Range of View	Impact
Residential	Full	Neutral

View Commentary The area is residential with similar housing stock which appears to have been accepted by the market.

Site Features and Impact to Value/Marketability

Feature	Detail	Impact	Comment
Hazard Zone	No Hazard Zone Noted		
Site Characteristic	Landscaping	Neutral	Exotic trees and premium shrubs are sited along the foundation of the

Feature	Detail	Impact	Comment
			building.

Site Features Commentary Additional commentary can be added here, if needed by Appraiser.

Utilities and Impact to Value/Marketability

Broadband Internet Available Yes

	Public	Private	Detail	Private Utility Impact	Comment
Electricity	✓				
Gas	✓				
Sanitary Sewer	✓				
Water	✓				

Apparent Defects, Damages, Deficiencies Requiring Action

None

Site Commentary

Additional commentary can be added here, if needed by Appraiser.

Site Exhibits

Property Boundaries - Property Boundaries



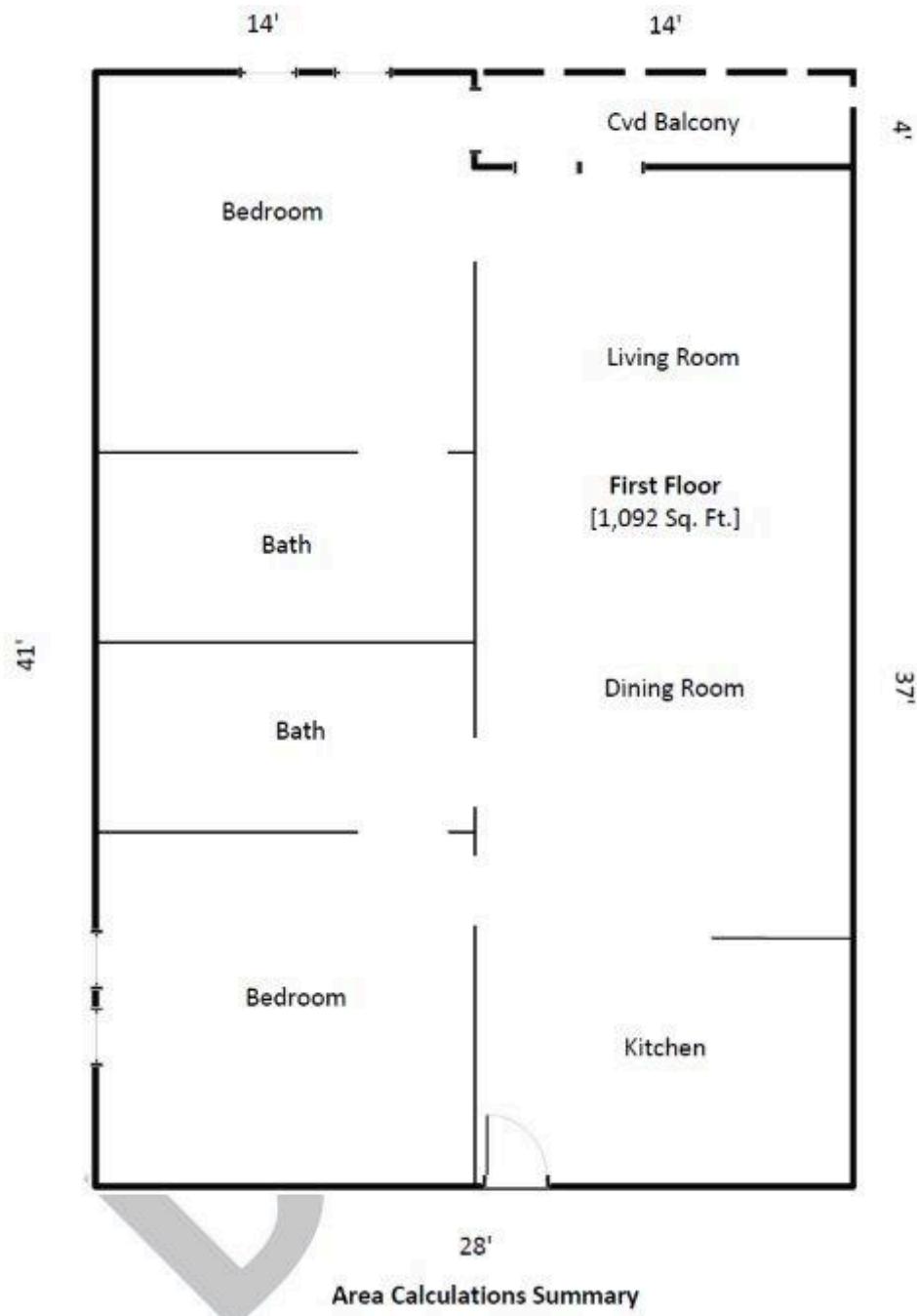
PropertyAccess (Street Scene)



Sketch

Measurement Standard

Not Applicable due to property type

Floor Plan

Living Area	Calculation Details
First Floor	$28 \times 37 = 1036$ $4 \times 14 = 56$
Total Living Area (Rounded):	1092 Sq ft
Non-living Area	
Cvd Balcony	56 Sq ft
	$4 \times 14 = 56$

Sketch Commentary

The subject is a mid-rise condo and the ANSI standard cannot be applied to the measurement of mid-rise buildings.

Dwelling Exterior

Subject Pro Units Structure	1
Structure Design	Mid-rise
Floors in Building	8
Front Door Elevation	8-9 Ft.
Year Built	~ 1973
Converted Area	None



Mechanical System Details

System	Detail		Yes	No
Heating	Forced Warm Air	Natural Gas		
Cooling	Centralized			

Core Heating System Below Grade

Apparent Defects, Damages, Deficiencies (Dwelling Exterior)

None

Dwelling Exterior Commentary

The structure's overall condition is adequately maintained, with several areas that have been updated. There were no noticeable areas of defects within the structure that required repairs at the time of inspection.

Dwelling Exterior Exhibits**Dwelling Rear -****Unit Interior****Area Breakdown**

Finished Above Grade	1092 Sq. Ft.
Unfinished Above Grade	0 Sq. Ft.
Finished Below Grade	0 Sq. Ft.
Unfinished Below Grade	0 Sq. Ft.
Area Data Source	Property Data Report Condominium Questionnaire

Levels in Unit	1
Floor Number	2
Corner Unit	No
Occupancy	Owner
Total Bedrooms	2
Total Bathrooms - Full	2
Total Bathrooms - Half	0
Non-Residential Use in Unit	No
Live/Work Space	No

Level and Room Detail

Level in Unit	Grade Level Detail	Finish	Area	Room Summary
Level 1	Above Grade	Finished	1092 Sq. Ft.	2-Bedroom 1-Dining Room 2-Bath - Full 1-Kitchen 1-Living Room

Quality and Condition**Interior Quality Rating**

Q4

Interior Condition Rating

C3

The table below supports the Interior Quality and Condition ratings and reflects the market value condition of this report

Kitchen and Bathroom Details

Room	Update Status	Time Frame	Quality Comment	Condition Status	Condition Comment
Kitchen Level 1	Fully Updated	1-5 years	GE Monogram appliances and hardwood painted cabinets.	New or Like New	Add comment if needed.
Bath - Full Level 1	Fully Updated	1-5 years	Tile shower and custom vanity, owners utilized custom designer for tile work.	Typical Wear and Tear	Add comment if needed.
Bath - Full Level 1	Fully Updated	1-5 years	Tile shower and custom vanity.	New or Like New	Bathroom rarely used, shows nicely.

Overall Update Status for**Bathrooms**

Fully Updated

Interior Features

Feature	Detail	Quality Comment	Condition Status	Condition Comment
Flooring	Carpet	Wool carpeting.	Typical Wear and Tear	All floors were updated at the same time as other interior work was performed.
	Ceramic Tile	Typical ceramic tile.	Typical Wear and Tear	No adverse conditions noted.
Walls and Ceiling	8 Ft. Flat	Add comment if needed.	Damaged and Functional	Some areas of peeling paint.

Overall Update Status for**Flooring**

Significantly Updated

Apparent Defects, Damages, Deficiencies (Unit Interior)

The items listed below represent the As Is condition as of the effective date of this report

Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action
Walls and Ceiling	Bedroom	Peeling paint was observed in one of the bedrooms of unit. Appears to be typical deferred maintenance.	No	None

Unit Interior Commentary

Additional commentary can be added here, if needed by Appraiser.

Unit Interior Exhibits

Level 1-Dining Room- Dining Area 	Level 1-Bath - Full- Bath 1 
Level 1-Bath - Full- Bath 2 	Level 1-Kitchen 
Level 1-Living Room 	Apparent Defects, Damages, Deficiencies –Walls and Ceiling- Peeling Paint 

Functional Obsolescence

Functional Issues None

Functional Obsolescence Commentary

Additional commentary can be added here, if needed by Appraiser.

Vehicle Storage

Storage	Number of Parking Spaces	Detail
Parking Garage	2 Owned	

Apparent Defects, Damages, Deficiencies (Vehicle Storage)

None

Vehicle Storage Commentary

G22 and G23 - Space Numbers.

Subject Property Amenities

Amenity Category	Subject Property Amenity	Material	Detail
Outdoor Living	Balcony	Concrete	56 Sq. Ft.
Whole Home	Indoor Fireplace		Total Number - 1

Apparent Defects, Damages, Deficiencies (Subject Property Amenities)

The items listed below represent the As Is condition as of the effective date of this report

Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action
Balcony	Adjacent to Living Room	Balcony is functional, but shows overall age and some deferred maintenance, mainly from the cracking of concrete. The condo association has systematically been moving throughout the building and making repairs as needed throughout all unit balconies.	No	None

Subject Property Amenities Commentary

Maintenance of exterior amenities is provided by the homeowners association.

Subject Property Amenities Exhibits**Apparent Defects, Damages, Deficiencies - Balcony****Overall Quality and Condition**

Overall Quality	Q4	Overall Condition	C3
Interior Quality	Q4	Interior Condition	C3

Reconciliation of Overall Quality and Condition

The overall quality and condition of the subject building and does not adversely affect the overall ratings provided.

Highest and Best Use

Is the present use of the subject property ...

Legally Permissible	Yes	Financially Feasible	Yes
Physically Possible	Yes	Maximally Productive	Yes

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?

Yes No

Highest and Best Use Commentary

Additional commentary can be added here, if needed by Appraiser.

Market

Market Boundary Kinross Avenue to the North; Malcolm Avenue to the East; Ohio Avenue to the South; The 405 to the West

Search Criteria Description The market search was limited by the following factors: Properties that included between 1-2 full bathrooms, 2-3 bedrooms, that were built between 1960 and 1985 with a closing date between 09/18/2018 and 09/17/2019.

Search Result Metrics

Active Listings	7	Sales in Past ___ Months	31
Median Days on Market	29	Lowest Sale Price	\$719,000
Lowest List Price	\$699,999	Median Sale Price	\$764,000

Median List Price	\$747,000
Highest List Price	\$769,000
Pending Sales	2

Highest Sale Price	\$809,000
Distressed Market Competition	No
Graph	Median Days on Market
	Price Trend
Price Trend Source	XYZ MLS

Housing Trends

Property Value Trend	Stable
Demand/Supply	Shortage

Marketing Time	Under 3 months
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Market Commentary

Subject location is close to public transportation and employment centers, resulting in high demand for housing under \$1 million. The identified market segment covers the bedroom community outside southeast LA.

Market Exhibits

Median Days on Market



[This is where the Median Days on Market Graph would display.]

Price Trend



This is where the Price Trends Graph would display.

Project Information	Planned Unit Development (PUD)	<input checked="" type="checkbox"/> Condominium	<input type="checkbox"/> Cooperative	<input type="checkbox"/> Condop
Project Name	The MIS			
Project Information Data Source	Condominium Questionnaire			
Total Units	36			
Units Sold	34			
Units for Sale	2			
Units Rented	~3			

Reason Units Rented is Estimated The appraiser was unable to obtain an exact count of renters due to incomplete data on the Condo Questionnaire.

Mandatory Fees (HOA, PUD, or Co-op)

Monthly Amount	\$604
Common Amenities/	
Services Included	Built-in Pool
	Unit Storage (Assigned)
	Inground Spa
Utilities Included	Sanitary Sewer
	Water

Yes No

Observed Deficiencies

Description of Deficiencies There is on-going renovation of balconies on the building due to settlement cracking.

Project Factors and Impact to Value/Marketability

Project Factor	Detail	Impact	Comment
Developer/Sponsor in Control	No		
Single Entity Ownership of Multiple Units	Greatest Number of Units Owned-2	Neutral	
Commercial Space	5%	Neutral	Commercial space is a convenience store
Known Legal Actions	Yes	Neutral	There is existing litigation due to a contract issue experienced by a roofing company that has worked on the property. The litigation concerns an issue of non-payment to the roofing company for repairs made to the roof of the subject building.
Unit Transfer Fees	None		
Unit Special Assessments	Existing \$1580	Neutral	Negligible Impact: Project Building Repairs for rehabilitation of all balconies in the project. Term of special assessment is 2 years.
Unit Tax Abatements or Exemptions	None		

Project Factors Commentary The total special assessment for the unit is \$3,160. This outstanding special assessment is considered typical for this type of building in this market area, so no further analysis is necessary.

Project Information Commentary

The common elements appear to be adequately maintained. Within this project you have access to parking spaces adequate for the size of the community and have access to a common pool and spa area.

Project Information Exhibits

Common Amenity or Service - Indoor Pool



Common Amenity or Service - Spa



This is where the Inground Spa photo would display.

Observed Deficiency

This is where the Observed Deficiency photo would display.

Subject Listing Information

Current and/or relevant listings of the subject property (minimum 1 year look back)

Current or Relevant Listings NoneData Source Property Owner**Prior Sale and Transfer History****Subject Transfer History**

Prior sales and/or transfers of the subject property (minimum 3 year look back)

Transfer Terms	Date	Amount	Data Source
Typically Motivated	7/10/2017	\$700,000	MLS Assessor Record

Analysis of Prior Sale and Transfer History of Subject Property There has been little fluctuation in the market during the past 4 years.

Comparable Transfer History

Prior sales and/or transfers of the comparable properties from the 'Sales Comparison Approach' section (minimum 1 year look back)

#	Transfer Terms	Date	Amount	Data Source
1	None			MLS Assessor Record
2	Typically Motivated	10/1/2018	\$779,000	MLS Assessor Record
3	Typically Motivated	9/15/2018	\$725,000	MLS Assessor Record
	Typically Motivated	12/31/2018	\$750,000	MLS Assessor Record
4	None			MLS

Analysis of Prior Sale and Transfer History of Comparable Sales There was no information regarding material changes to Comparable #2 made known to the appraiser. Concerning Comparable #3, a kitchen remodel occurred prior to the most recent transfer, supporting an increase in price.

Sales Comparison Approach

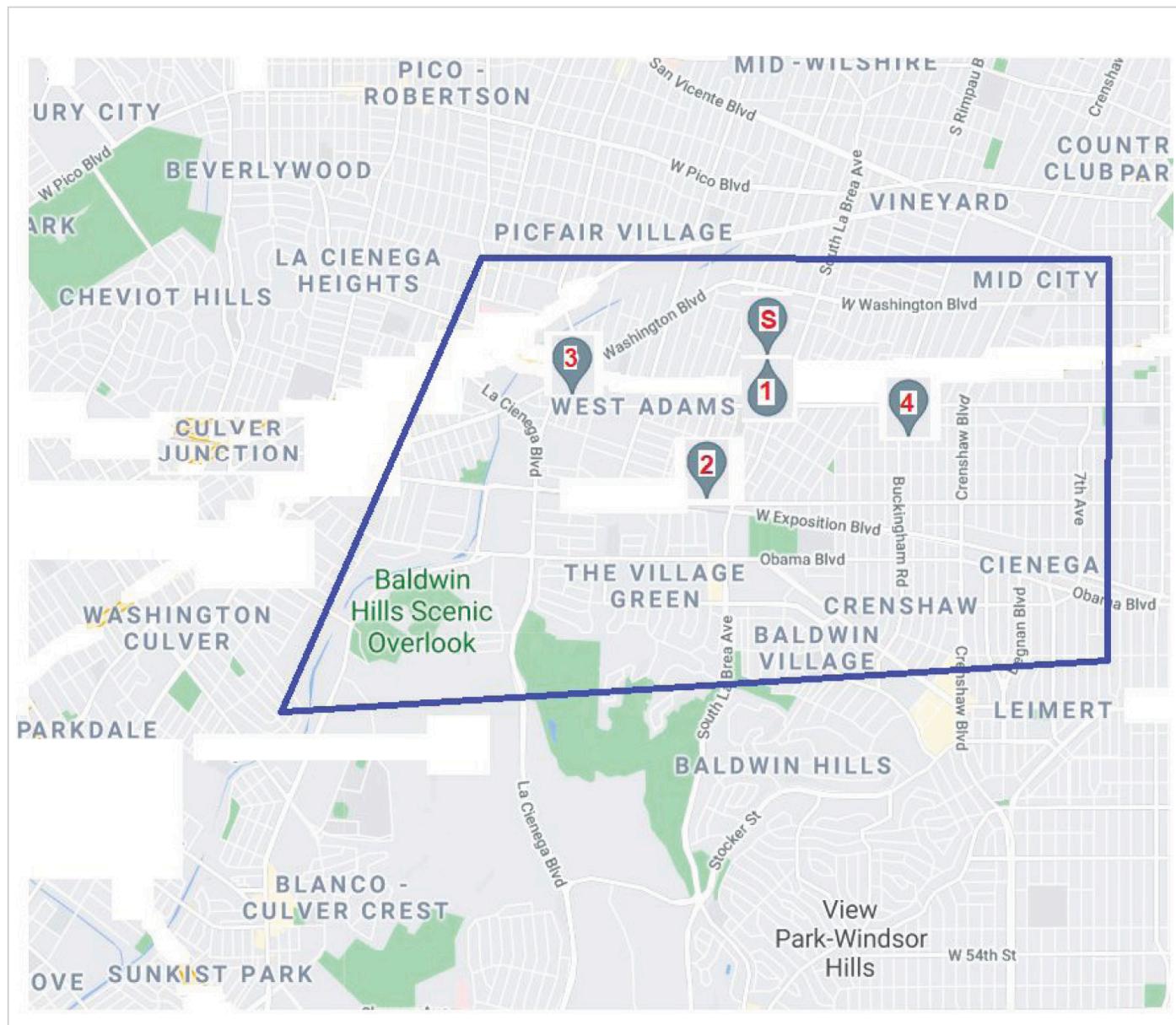
		Subject Property	Comparable #1	Comparable #2	Comparable #3
General Information					
Property Address	201 Underhill Dr Unit 202 Nowhere, CA 90021	201 Underhill Dr Unit 204 Nowhere, CA 90021	1633 Hundred Ave Unit 801 Nowhere, CA 90021	1639 Town St Unit 333 Nowhere, CA 90021	
					
Data Source		Assessor Record MLS M32583	Assessor Record MLS M32380	Assessor Record MLS M28713	
Proximity to Subject		0.01 Miles S	0.47 Miles SE	0.44 Miles S	
List Price	—	\$778,000	\$790,000	\$768,000	
Listing Status	—	Settled Sale	Settled Sale	Settled Sale	
Sale Price		\$778,000	\$794,000	\$765,000	
Financing Type		\$0	VA	\$0	FHA
Sales Concessions	—	No	\$10,000	\$0	\$5,000
Contract Date	—	5/19/2019	\$0	6/19/2019	\$0
Sale Date		6/19/2019	\$0	8/19/2019	\$0
Days on Market	—	40	11		21
Attached/Detached	Attached	Attached	Attached	Attached	
Property Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Project Information					
Project Name Same Project as Subject	The MI5	The MI5 Yes	ABC Estates No	The Arena No	\$0
Monthly Fee	604	604	525		475
Common Amenities/Services	Built-in Pool Unit Storage Inground Spa	Built-in Pool Inground Spa Unit Storage	Inground Pool Inground Spa	Inground Pool	
Special Assessments	Existing	Existing	None	Proposed	
Site					
Neighborhood Name	Eastwood	Eastwood	Midtown	0	Century Village
View Range	Residential Full	Residential Full	Residential Full	Residential Full	
Dwelling(s)					
Year Built	~1973	1973	1986	0	1987
Structure Design	Mid-rise	Mid-rise	Mid-rise		Mid-rise
Heating	Forced Warm Air Natural Gas	Forced Warm Air	Forced Warm Air	Forced Warm Air	
Cooling	Centralized	Centralized	Centralized	Centralized	
Unit(s)					
Floor Number	2	2	8 (\$5,000)	3	\$0
Corner Unit	No	No	No	Yes	(\$10,000)
Bedrooms	2	2	2	2	
Baths - Full Half	2 0	2 0	2 0	2 0	
Finished Area Above Grade	1092 Sq. Ft.	1092 Sq. Ft.	1171 Sq. Ft.	\$0	1075 Sq. Ft.
Finished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	
Quality and Condition (Ratings: 1-6, 1 is highest)					
Interior Quality and Condition					
Quality	Q4	Q4	Q4	Q4	Q4
Kitchen	Quality components	Quality components	Quality components	Quality components	Quality components
Overall Bathrooms	Decorative tiling and finishes	Decorative tiling and finishes	Decorative tiling and finishes	Decorative tiling and finishes	Decorative tiling and finishes
Overall Flooring	Wool carpeting	Quality carpeting	Quality carpeting	Quality carpeting	Quality carpeting
Condition	C3	C3	C3	C3	C3
Kitchen	Fully Updated	Fully Updated	Fully Updated	Fully Updated	Fully Updated
Overall Bathrooms	Fully Updated	Fully Updated	Fully Updated	Fully Updated	Fully Updated
Overall Flooring	Significantly Updated	Significantly Updated	Significantly Updated	Significantly Updated	Significantly Updated
Overall Quality and Condition (Ratings: 1-6, 1 is highest)					
Quality	Q4	Q4	Q4	Q4	Q4
Condition	C3	C3	C3	C3	C3
Property Amenities					
Outdoor Living	Balcony	Balcony	—	Balcony	—
Whole Home	Indoor Fireplace - 1	Indoor Fireplace - 1	—	Indoor Fireplace - 1	—
Vehicle Storage					
Type Spaces Detail	Parking Garage 2 Owned	Parking Garage 2 Owned	Common Carport 2	Parking Garage 2 Owned	30000
Summary					
List Price	—	\$778,000	\$790,000	\$768,000	
Sale Price		\$778,000	\$794,000	\$765,000	
Net Adjustment Total		\$0	\$25,000	(\$10,000)	
Price Per Finished Area Above Grade		\$712	\$678	\$712	
Adjusted Price		\$778,000	\$819,000	\$755,000	
Comparable Weight		Most	Less	Less	
Indicated Value by Sales Comparison Approach					
Indicated Value		\$778,000			

Subject Property		Comparable #4			
General Information					
Property Address		201 Underhill Dr Unit 202 Nowhere, CA 90021			
					
Data Source		MLS M51774			
Proximity to Subject		0.51 Miles NW			
List Price		\$769,000			
Listing Status		Active			
Sale Price		—			
Financing Type					
Sales Concessions		—			
Contract Date		Unknown			
Sale Date		—			
Days on Market		2			
Attached/Detached		Attached			
Property Rights Appraised		Fee Simple			
Project Information					
Project Name Same Project as Subject		The MI5			
Monthly Fee		604			
Common Amenities/Services		Built-in Pool Unit Storage Inground Spa			
Special Assessments		Unit Storage Inground Spa Inground Pool Fitness Area			
Special Assessments		Existing			
Site					
Neighborhood Name		Eastwood			
View Range		Residential Full			
Skyline Partial		0			
Skyline Partial		-10000			
Dwelling(s)					
Year Built		~1973			
Structure Design		Mid-rise			
Heating		Forced Warm Air Natural Gas			
Cooling		Centralized			
Unit(s)					
Floor Number		2			
Corner Unit		No			
Bedrooms		2			
Baths - Full Half		2 0			
1092 Sq. Ft.		958 Sq. Ft.			
Finished Area Above Grade		\$10,000			
Finished Area Below Grade		0 Sq. Ft.			
0 Sq. Ft.		0 Sq. Ft.			
Quality and Condition (Ratings: 1-6, 1 is highest)					
Interior Quality and Condition					
Quality		Q4			
Kitchen		Quality components			
Overall Bathrooms		Decorative tiling and finishes			
Overall Flooring		Wool carpeting			
Condition		C3			
Kitchen		Fully Updated			
Overall Bathrooms		Fully Updated			
Overall Flooring		Significantly Updated			
Overall Quality and Condition (Ratings: 1-6, 1 is highest)					
Quality		Q4			
Condition		C3			
Property Amenities					
Outdoor Living		Balcony			
Whole Home		Indoor Fireplace - 1			
Balcony		Balcony			
Indoor Fireplace - 1		—			
Indoor Fireplace - 1		5000			
Vehicle Storage					
Type Spaces Detail		Parking Garage 2 Owned			
Parking Garage 1 Owned		15000			
Summary					
List Price		\$769,000			
Sale Price		—			
Net Adjustment Total		\$20,000			
Price Per Finished Area Above Grade		\$803			
Adjusted Price		\$789,000			
Comparable Weight		Less			
Indicated Value by Sales Comparison Approach					
Indicated Value		\$778,000			
Reconciliation of Sales Comparison Approach					

Comp #1 was a model match within the subject building, and was relied upon the most to develop the final opinion of value. Since the subject project is subject to an ongoing special assessment, known details were provided within the grid, resulting in no measurable impact to value. Comp #3 is a competing unit within the subject's market segment, of similar utility. Comp #4 is a current listing of a very similar unit, but is from a project with a higher predominant value, warranting an approximately 5% adjustment.

Additional Properties Analyzed Not Used

#	Property Address	Sale Date	Status	Reason Not Used	Comment
1	300 Wilshire Blvd Unit 400 Nowhere, CA 90021	8/1/2019	Settled Sale	Bedroom Count Bathroom Count	Superior utility resulted in a higher sale price.
2	11004 Westwood Blvd Unit 211 Nowhere, CA 90021	8/15/2019	Settled Sale	Bathroom Count Finished Area	Larger unit offering greater utility.
3	208 Midvale Ave Unit 404 Nowhere, CA 90021	8/20/2019	Settled Sale	Bathroom Count Finished Area	Smaller unit offering less utility.
4	880 Kelton Ave Unit 612 Nowhere, CA 90021	8/26/2019	Settled Sale	Condition	Was listed as a "fixer upper" by the agent.
5	11005 Westwood Blvd Unit 822 Nowhere, CA 90021	8/30/2019	Settled Sale	Condition Finished Area	Much larger unit that was recently renovated.

Sales Comparison Approach (continued)**Sales Comparison Map**

Sales Comparison Approach (continued)**Sales Comparison Approach Exhibits****Comparable #1****Comparable #2****Comparable #3****Comparable #4****Reconciliation****Approaches to Value**

	Sales Comparison Approach	Income Approach	Cost Approach
Indicated Value	\$778,000		
Reason for Exclusion		Not Necessary for Credible Results	Not Necessary for Credible Results

Appraisal Summary

Opinion of Market Value \$778,000

Reasonable Exposure Time 90 days

Market Value Condition As Is

Effective Date of Appraisal 9/8/2019

Reconciliation of Market Value

A cost approach has not been provided as it was not considered to be relevant for the purposes of this appraisal, and was of no significance in the arrival at the final estimate of value concluded herein. The income approach was not provided due to the lack of market data to abstract an appropriate gross rent multiplier. The sales comparison approach is considered the best indicator of value for this report due to the availability of market data.

Apparent Defects, Damages, Deficiencies

The items listed below represent the As Is condition as of the effective date of this report

Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action
Unit Interior				
Walls and Ceiling	Bedroom	Peeling paint was observed in one of the bedrooms of unit. Appears to be typical deferred maintenance.	No	None
Subject Property Amenities				
Balcony	Adjacent to Living Room	Balcony is functional, but shows overall age and some deferred maintenance, mainly from the cracking of concrete. The condo association has systematically been moving throughout the building and making repairs as needed throughout all unit balconies.	No	None

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the definition of market value or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to Intended Use, Intended User, and the certifications are also not permitted. However, additional Intended Use, Intended User, and certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

Scope of Work

The scope of work for this assignment is based on the applicable assignment elements, including: the client and any other intended users, the intended use, the definition of market value that follows, the effective date, the subject property and its relevant characteristics, and the applicable assignment conditions. The appraiser must, at a minimum: (1) obtain and review adequate and reliable information for the subject property; (2) research, verify, and analyze adequate and reliable data for the subject market area including data for each comparable property reported; and (3) report his or her analyses, opinions, and conclusions in this appraisal report.

Intended Use

The intended use of the opinions and conclusions contained in this appraisal report is for the intended user to evaluate the property that is the subject of this appraisal for a mortgage finance transaction or related activities.

Intended User

The intended user of this report is the lender/client.

Definition of Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale with the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for costs that are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable because the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third-party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar-for-dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

Statement of Assumptions and Limiting Conditions

The appraiser assumes that the title is good and marketable unless he or she becomes aware of information to the contrary.

If the appraiser has included a sketch or floor plan in this appraisal report, it shows the approximate dimensions and is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

The appraiser has relied on data provided by third parties in this appraisal report. Such data may include, but is not limited to, floor plans, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions in the data relied upon and makes no guarantees, express or implied, regarding their accuracy. If the source date is prior to the effective date of the appraisal, the appraiser assumes the property characteristics and supporting information have not changed in the interim.

The appraiser will not be required to give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) that the appraiser became aware of during the development of this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and assumes that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

Certifications**Appraiser Certifications**

The Appraiser certifies and agrees that:

- 1.** I have no present or prospective interest in the property that is the subject of this report, or relationship with the present or prospective owners or occupants of the subject property, or other parties involved in this transaction.
- 2.** I performed this assignment without bias with respect to the parties involved in this transaction, the property that is the subject of this report, or the demographics of the area where the property is located.
- 3.** I am aware of and have complied with all applicable laws and regulations including antidiscrimination laws, rules, and requirements that apply to the appraiser and to the assignment.
- 4.** I did not base any part of my appraisal on the actual or perceived race, color, religion, sex (including sexual orientation or gender identity), age (other than as applicable for legally age-restricted communities), marital status, disability, familial status, or national origin of the present or prospective owners or occupants of either the subject property or properties in the area of the subject property or on any other basis prohibited by the Fair Housing Act or the Equal Credit Opportunity Act, or any other basis prohibited by law.
- 5.** I stated in this appraisal report my own personal, unbiased, and professional analyses, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 6.** I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 7.** I meet the credential requirements for this assignment as of the date of this appraisal report and have knowledge and experience in appraising this type of property in this market area.
- 8.** I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records, and other such data sources for the area in which the property is located.
- 9.** I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 10.** I did not personally perform an onsite inspection of the subject property as part of this appraisal assignment. I reported the condition of the improvements in factual, specific terms, relying on subject property information data sources I considered reliable. I reported any known physical deficiencies that could affect the soundness or structural integrity of the property.
- 11.** I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was transmitted.
- 12.** Using information available in the normal course of business, I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal.
- 13.** Using information available in the normal course of business, I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale.
- 14.** I based my valuation on the available properties that are most similar to the subject property.
- 15.** I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 16.** I have identified the differences between the subject and comparable properties, analyzed the market reaction to those differences, and reflected those differences in the analysis.
- 17.** To the extent possible, I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 18.** I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that I became aware of during the development of this appraisal. I have considered these adverse conditions in my analysis of the property value and have reported on the effect of the conditions on the value and marketability of the subject property.
- 19.** I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 20.** My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analyses supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 21.** I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. No one provided significant real property appraisal assistance.

Certifications (continued)

22. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

23. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

24. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions. Any person or entity who receives this appraisal report in accordance with the foregoing may choose to store, copy, reproduce, analyze, use and distribute this appraisal report in whole or in part in any format for internal or external purposes without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.

25. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

26. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may choose to rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties. A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.

27. If this report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this report containing a copy or representation of my signature, I agree that my electronic signature has the same force and effect as my manual handwritten signature, and that the report is enforceable and valid as a paper version of this report would be if delivered containing my manual handwritten signature.

28. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

29. I have performed services regarding the subject property within the three years preceding the agreement to perform this assignment.

Description of Prior Services: Performed an appraisal for refinance purposes in 2017.

Signature

Appraiser	Date of Signature and Report	Level	Certified Residential
	9/8/2019	ID	319721784
Bill Smith		State	CA
		Expires	9/1/2021