

INVOICE

FROM:

MEF Appraisal Group, Inc.  
MEF Appraisal Group, Inc.  
75 Valencia Ave Ste 303  
Coral Gables, FL 33134-6162

Telephone Number: (305) 774-1000Fax Number:

TO:

MICHELE GRACIA  
  
,

E-Mail:  
Telephone Number:Fax Number: 305-374-3199  
Alternate Number:

INVOICE NUMBER	
245585	
DATES	
Invoice Date:	11/27/2023
Due Date:	
REFERENCE	
Internal Order #:	245585
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	245585
Other File # on form:	
Federal Tax ID:	65-1085670
Employer ID:	

DESCRIPTION

Lender: MICHELE GRACIAClient: MICHELE GRACIA

Purchaser/Borrower: MICHELE GRACIA

Property Address: 3000 Blaine St

City: Miami

County: MIAMI-DADEState: FLZip: 33133

Legal Description: LOT 1 LESS EXT AREA OF CURVE IN NE COR FOR R/W & NE 16FT OF SE30FT OF LOT 2 BLK 27

FEES

AMOUNT

795.00

SUBTOTAL

795.00

PAYMENTS

AMOUNT

Check #:Date: 11/27/2023Description: PAYPAL

Check #:Date:Description:

Check #:Date:Description:

SUBTOTAL

795.00

TOTAL DUE

\$0

RESIDENTIAL APPRAISAL REPORT

File No.: 245585

SUBJECT	Property Address: 3000 Blaine St		City: Miami		State: FL		Zip Code: 33133													
	County: MIAMI-DADE		Legal Description: LOT 1 LESS EXT AREA OF CURVE IN NE COR FOR R/W & NE 16FT OF SE30FT OF LOT 2 BLK 27																	
			Assessor's Parcel #:		01-4122-001-0400															
	Tax Year: 2023		R.E. Taxes: \$ 25,856		Special Assessments: \$ 0		Borrower (if applicable): MICHELE GRACIA													
	Current Owner of Record: SUSAN H HOLLOWAY		Occupant:		<input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing													
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input checked="" type="checkbox"/> Other (describe) Duplex		HOA: \$ 0		<input type="checkbox"/> per year <input type="checkbox"/> per month															
ASSIGNMENT	Market Area Name: COCONUT GROVE		Map Reference: 54-41-22		Census Tract: 0068.01															
	The purpose of this appraisal is to develop an opinion of: <input type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																			
	This report reflects the following value (if not Current, see comments): <input type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																			
	Approaches developed for this appraisal: <input type="checkbox"/> Sales Comparison Approach <input checked="" type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)																			
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																			
	Intended Use: THE INTENDED USE TO PROVIDE AN OPINION OF VALUE OF THE SUBJECT PROPERTY AS DEFINED HEREIN.																			
MARKET AREA DESCRIPTION	Intended User(s) (by name or type): Consulate General of the Republic of Trinidad & Tobago																			
	Client: MICHELE GRACIA		Address:																	
	Appraiser: Manuel E Fuentes, Cert Res RD4146		Address: 75 Valencia Ave Ste 303, Coral Gables, FL 33134-6162																	
	Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use											
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner 95		PRICE AGE		One-Unit 85 %		<input checked="" type="checkbox"/> Not Likely											
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input checked="" type="checkbox"/> Tenant 5		\$(000) (yrs)		2-4 Unit 10 %		<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *											
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		<input type="checkbox"/> Vacant (0-5%)		850 Low 1		Multi-Unit 0 %		* To:											
	Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		<input type="checkbox"/> Vacant (>5%)		6,500 High 115		Comm'l 5 %													
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				1,500 Pred 50															
	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):								PREDOMINANT FINANCING ARE CONVENTIONAL IN THE SUBJECT'S MARKET PLACE. FINANCING OF SUBJECT PROPERTY IS CONSISTENT WITH MARKET AREA. PROPERTY VALUES ARE STABLE. DEMAND AND SUPPLY ARE IN BALANCE. SUBJECT'S MARKETING TIME IS LESS THAN 6 MONTHS.											
SITE DESCRIPTION	Dimensions: IRREGULAR		Site Area: 6,596 sf																	
	Zoning Classification: T3-O		Description: DUPLEXES- GENERAL																	
			Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning																	
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown		Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No		Ground Rent (if applicable) \$ /															
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)		The highest and best use is the current use. Because of the existing use and zoning, no alternate use is likely.																	
	Actual Use as of Effective Date: MULTI-FAMILY		Use as appraised in this report: MULTI-FAMILY																	
	Summary of Highest & Best Use: IN MY OPINION, THE HIGHEST AND BEST USE OF SUBJECT LAND IS A MULTI-FAMILY SITE. MY REASONS FOR THIS ARE THAT THESE USES ARE PERMISSIBLE UNDER THE ZONING ORDINANCE AND THAT THERE IS A DEMAND FOR A RESIDENTIAL USE BECAUSE OF THE SUBJECT'S LOCATION.																			
	Utilities		Public		Other		Provider/Description		Off-site Improvements		Type		Public		Private		Topography		AT STREET LEVEL	
	Electricity		<input checked="" type="checkbox"/>		<input type="checkbox"/>		CITY		Street		PAVED ASPHALT		<input checked="" type="checkbox"/>		<input type="checkbox"/>		Size		OVER SIZE	
	Gas		<input type="checkbox"/>		<input type="checkbox"/>		NONE		Curb/Gutter		NONE		<input checked="" type="checkbox"/>		<input type="checkbox"/>		Shape		IRREGULAR	
Water		<input checked="" type="checkbox"/>		<input type="checkbox"/>		CITY		Sidewalk		NONE		<input checked="" type="checkbox"/>		<input type="checkbox"/>		Drainage		AVERAGE		
Sanitary Sewer		<input checked="" type="checkbox"/>		<input type="checkbox"/>		CITY		Street Lights		YES		<input checked="" type="checkbox"/>		<input type="checkbox"/>		View		AVERAGE		
Storm Sewer		<input checked="" type="checkbox"/>		<input type="checkbox"/>		CITY		Alley		NONE		<input checked="" type="checkbox"/>		<input type="checkbox"/>						
Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																				
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X								FEMA Map # 12086C0476L		FEMA Map Date 9/11/2009										
Site Comments: NO APPARENT ADVERSE CONDITIONS WERE NOTED.																				
DESCRIPTION OF THE IMPROVEMENTS	General Description		Exterior Description		Foundation		Basement		<input type="checkbox"/> None		Heating									
	# of Units 2 <input type="checkbox"/> Acc.Unit		Foundation PROD. CONCRE		Slab		Area Sq. Ft.				Type CENTRAL									
	# of Stories 2		Exterior Walls CBS/AVG		Crawl Space		% Finished				Fuel									
	Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input checked="" type="checkbox"/>		Roof Surface TILE/AVG		Basement		Ceiling													
	Design (Style) DUPLEX/AVG		Gutters & Dwnspts. PARTIAL METAL		Sump Pump <input type="checkbox"/>		Walls				Cooling									
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Window Type SLIDING/IMPAC		Dampness <input type="checkbox"/>		Floor				Central CENTRAL									
	Actual Age (Yrs.) 28		Storm/Screens NO/YES/AVG		Settlement		Outside Entry				Other									
	Effective Age (Yrs.) 10				Infestation															
	Interior Description		Appliances		Attic <input checked="" type="checkbox"/> None		Amenities				Car Storage <input type="checkbox"/> None									
	Floors TILE/CARP/AVG		Refrigerator <input checked="" type="checkbox"/>		Stairs <input type="checkbox"/>		Fireplace(s) #		Woodstove(s) #		Garage # of cars ( 4 Tot.)									
Walls DRYWALL/AVG		Range/Oven <input checked="" type="checkbox"/>		Drop Stair <input type="checkbox"/>		Patio OPEN				Attach.										
Trim/Finish WOOD/AVG		Disposal <input checked="" type="checkbox"/>		Scuttle <input type="checkbox"/>		Deck				Detach.										
Bath Floor C.TILE/ AVG		Dishwasher <input checked="" type="checkbox"/>		Doorway <input type="checkbox"/>		Porch OPEN				Blt.-In 2										
Bath Wainscot C.TILE/ AVG		Fan/Hood <input checked="" type="checkbox"/>		Floor <input type="checkbox"/>		Fence YES				Carport										
Doors WOOD/GLASS/AVG		Microwave <input checked="" type="checkbox"/>		Heated <input type="checkbox"/>		Pool NO				Driveway 2										
		Washer/Dryer <input checked="" type="checkbox"/>		Finished <input type="checkbox"/>						Surface CONCRETE										
Finished area above grade contains:		12 Rooms		6 Bedrooms		4.2 Bath(s)		3,344 Square Feet of Gross Living Area Above Grade												
Additional features:																				
Describe the condition of the property (including physical, functional and external obsolescence): SUBJECT PROPERTY IS IN OVERALL AVERAGE CONDITION. NO INADEQUACIES WERE NOTED. WATER AND POWER WERE "ON" AN IN GOOD WORKING ORDER AT THE TIME OF THE INSPECTION.																				

GPRESIDENTIAL

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3/2007

## File No.: 245585

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## File No.: 245585

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Assumptions, Limiting Conditions & Scope of Work

File No.: 245585

Property Address:	3000 Blaine St	City:	Miami	State:	FL	Zip Code:	33133
Client:	MICHELE GRACIA		Address:				
Appraiser:	Manuel E Fuentes, Cert Res RD4146		Address: 75 Valencia Ave Ste 303, Coral Gables, FL 33134-6162				

**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS**


- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):



Certifications

Property Address: 3000 Blaine St		City: Miami	File No.: 245585	State: FL	Zip Code: 33133
Client: MICHELE GRACIA		Address:			
Appraiser: Manuel E Fuentes, Cert Res RD4146		Address: 75 Valencia Ave Ste 303, Coral Gables, FL 33134-6162			
<b>APPRAISER'S CERTIFICATION</b> I certify that, to the best of my knowledge and belief: - The statements of fact contained in this report are true and correct. - The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. - I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. - Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. - I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. - My engagement in this assignment was not contingent upon developing or reporting predetermined results. - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared. - I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property. - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report. - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.  Additional Certifications:  DEFINITION OF MARKET VALUE *: Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, 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 acting in what they consider their own best interests; 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. * This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.					
Client Contact:		Client Name: MICHELE GRACIA			
E-Mail:		Address:			
<b>APPRAISER</b>		<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>			
SIGNATURES					
	Appraiser Name: Manuel E Fuentes, Cert Res RD4146		Supervisory or Co-Appraiser Name: _____		
	Company: MEF Appraisal Group, Inc.		Company: _____		
	Phone: (305) 774-1000 Fax: _____		Phone: _____ Fax: _____		
	E-Mail: MEF@MEFappraisals.com		E-Mail: _____		
	Date Report Signed: 11/27/2023		Date Report Signed: _____		
	License or Certification #: Cert Res RD4146 State: FL		License or Certification #: _____ State: _____		
	Designation: _____		Designation: _____		
	Expiration Date of License or Certification: 11/30/2024		Expiration Date of License or Certification: _____		
	Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: 11/24/2023		Date of Inspection: _____			
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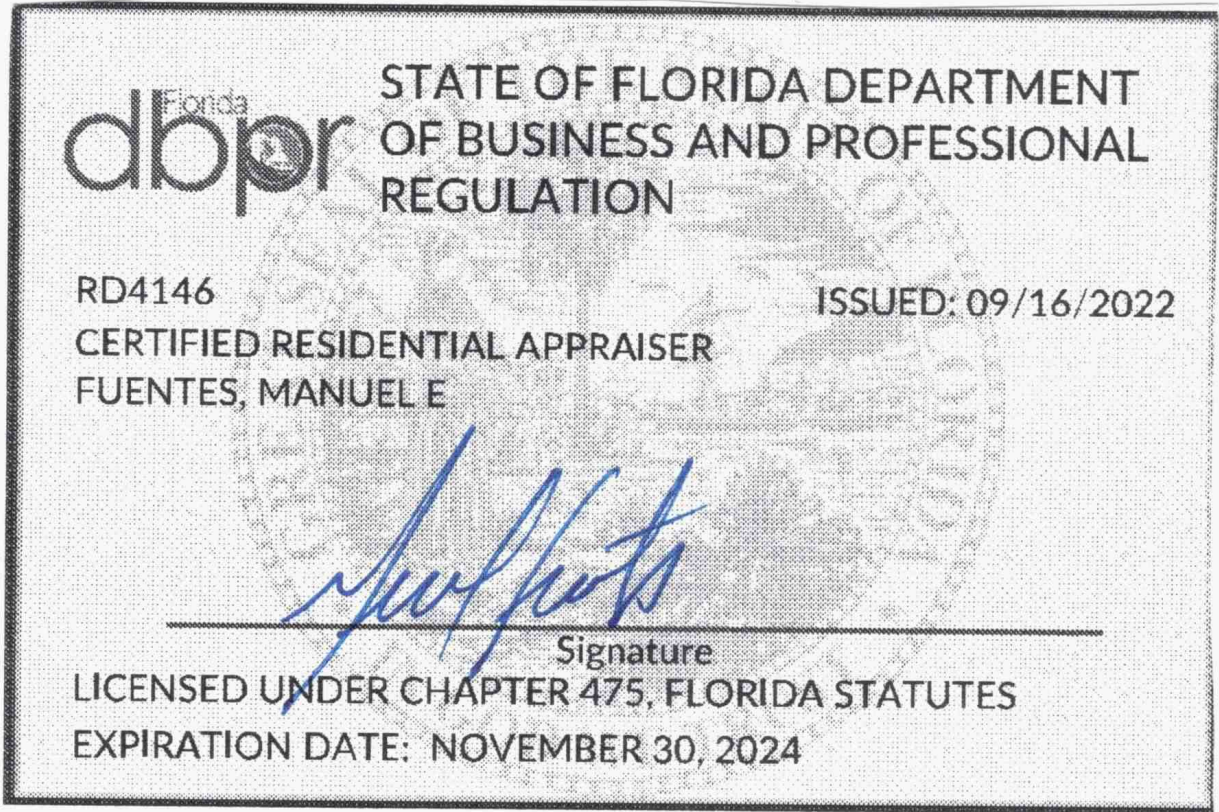
## COMPARABLE LISTINGS

File No.: 245585

[illegible]

License

Borrower	MICHELE GRACIA				
Property Address	3000 Blaine St				
City	Miami	County	MIAMI-DADE	State	FL Zip Code 33133
Lender/Client	MICHELE GRACIA				





Subject Photo Page

Borrower	MICHELE GRACIA				
Property Address	3000 Blaine St				
City	Miami	County	MIAMI-DADE	State	FL Zip Code 33133
Lender/Client	MICHELE GRACIA				



Subject Front

3000 Blaine St  
Sales Price  
Gross Living Area 3,344  
Total Rooms 12  
Total Bedrooms 6  
Total Bathrooms 4.2  
Location N;Res;  
View AVERAGE  
Site 6,596 sf  
Quality Q3  
Age 28



Subject Rear



Subject Street

Photograph Addendum

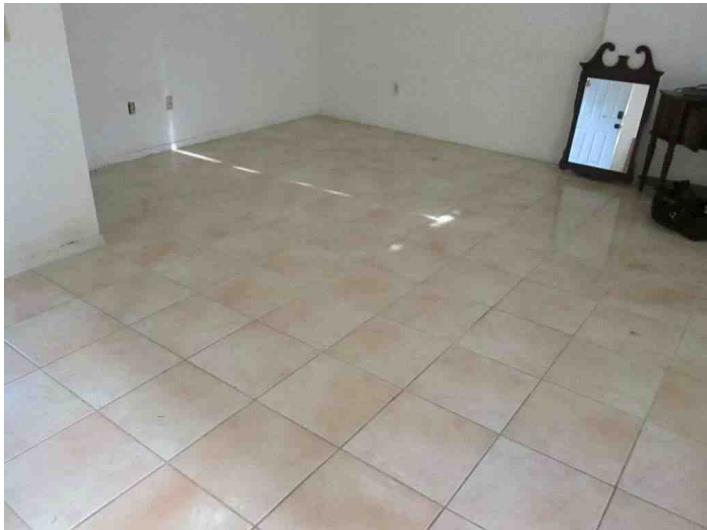
Borrower	MICHELE GRACIA				
Property Address	3000 Blaine St				
City	Miami	County	MIAMI-DADE	State	FL Zip Code 33133
Lender/Client	MICHELE GRACIA				



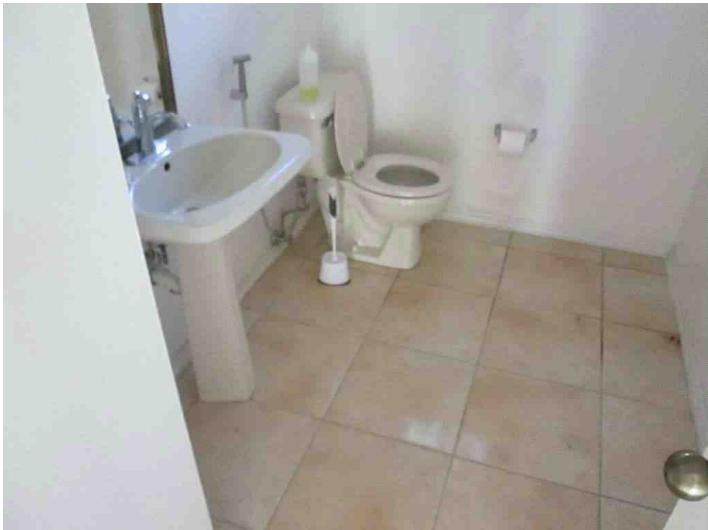
DOOR Unit 3010



Living Room Unit 3010



Dining Unit 3010



1/2 Bath Unit 3010



Side Unit 3010



Kitchen Unit 3010



Photograph Addendum

Borrower	MICHELE GRACIA				
Property Address	3000 Blaine St				
City	Miami	County	MIAMI-DADE	State	FL Zip Code 33133
Lender/Client	MICHELE GRACIA				



Kitchen Unit 3010



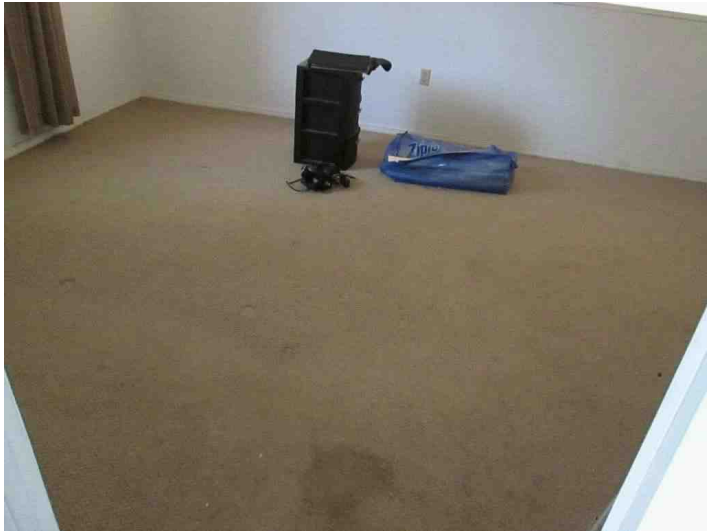
Laundry Unit 3010



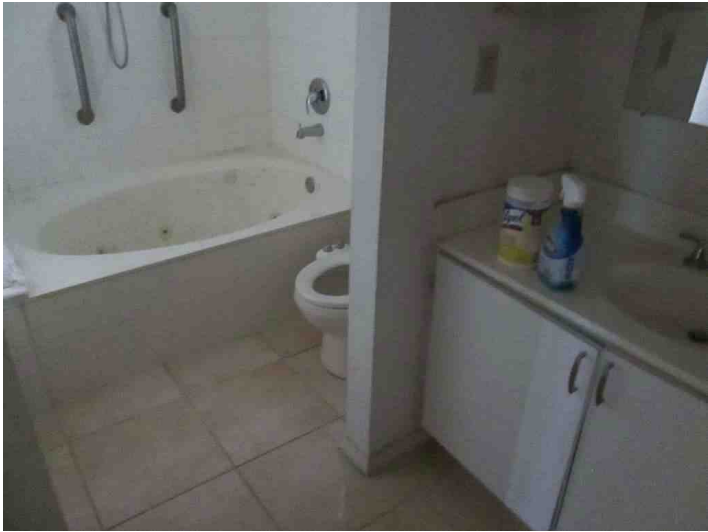
Garage Unit 3010



Stairs Unit 3010



Bedroom Unit 3010



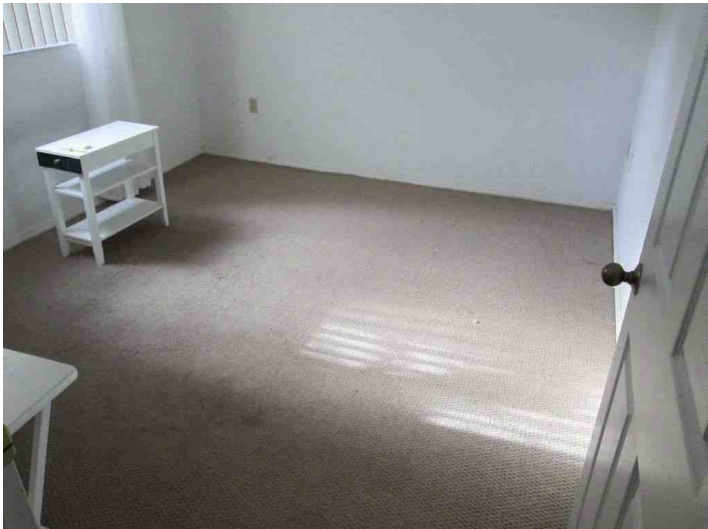
Bath Unit 3010

Photograph Addendum

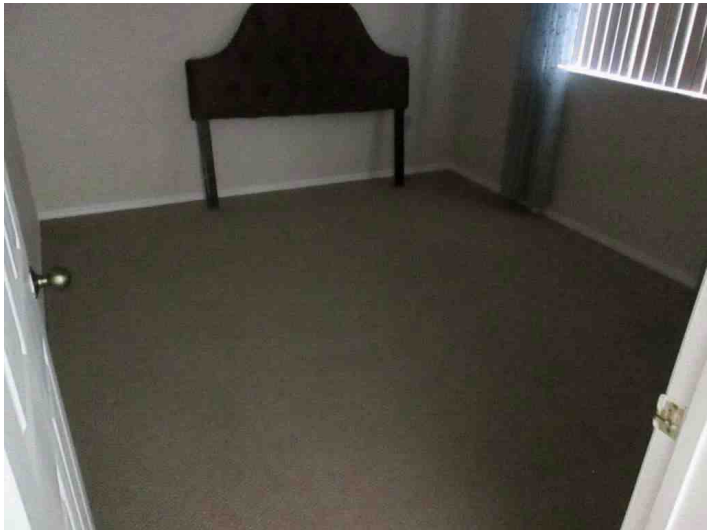
Borrower	MICHELE GRACIA				
Property Address	3000 Blaine St				
City	Miami	County	MIAMI-DADE	State	FL Zip Code 33133
Lender/Client	MICHELE GRACIA				



Bath Unit 3010



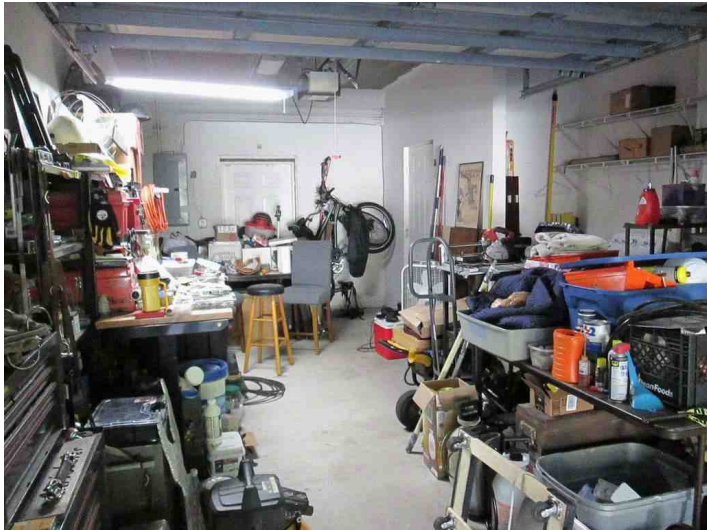
Bedroom Unit 3010



Bedroom Unit 3010



DOOR Unit 3000



Garage Unit 3000

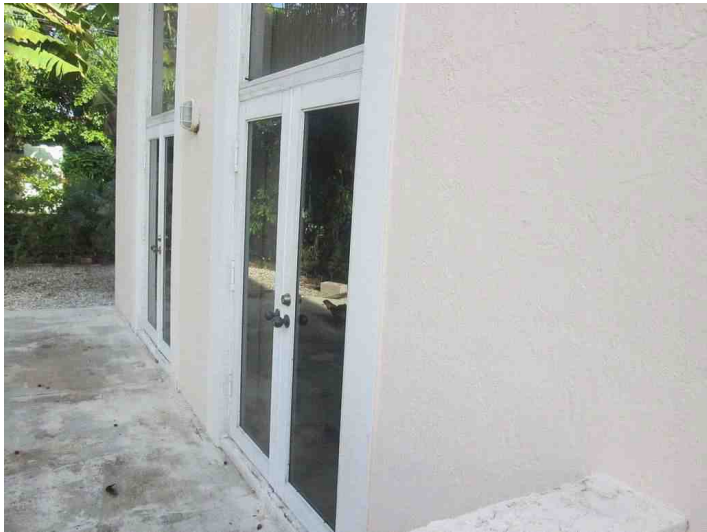


Laundry Unit 3000



Photograph Addendum

Borrower	MICHELE GRACIA				
Property Address	3000 Blaine St				
City	Miami	County	MIAMI-DADE	State	FL Zip Code 33133
Lender/Client	MICHELE GRACIA				



Side Unit 3000



Dining Unit 3000



Living Room Unit 3000



Living Room Unit 3000



1/2 Bath Unit 3000



Kitchen Unit 3000

Photograph Addendum

Borrower	MICHELE GRACIA				
Property Address	3000 Blaine St				
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Lender/Client	MICHELE GRACIA				



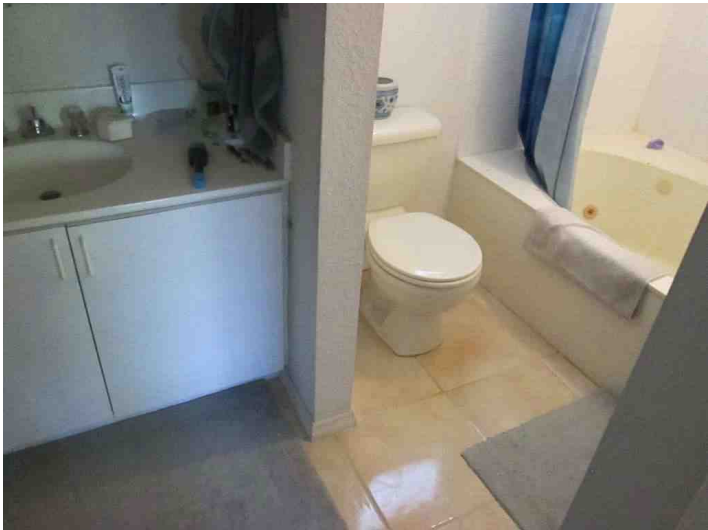
Stairs Unit 3000



Bedroom Unit 3000



Bedroom Unit 3000



Master Bath Unit 3000



Bath Unit 3000



Bedroom Unit 3000



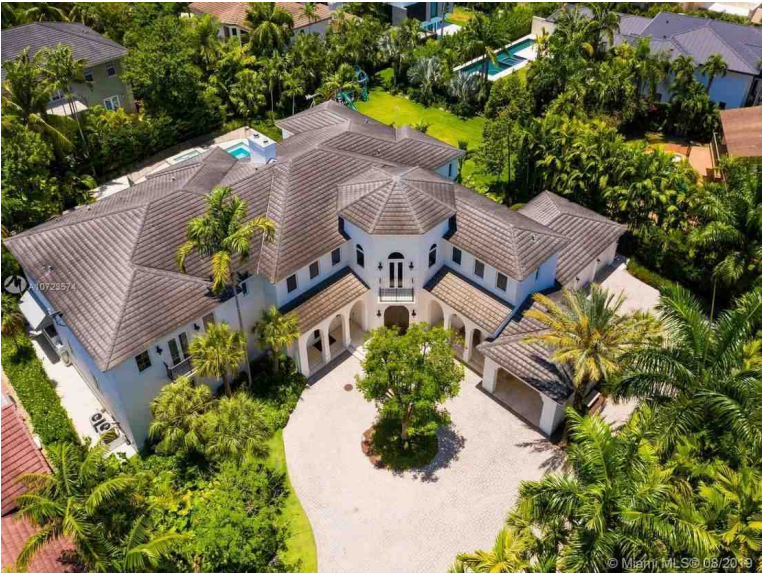
Comparable Photo Page

Borrower	MICHELE GRACIA					
Property Address	3000 Blaine St					
City	Miami	County	MIAMI-DADE	State	FL	Zip Code 33133
Lender/Client	MICHELE GRACIA					



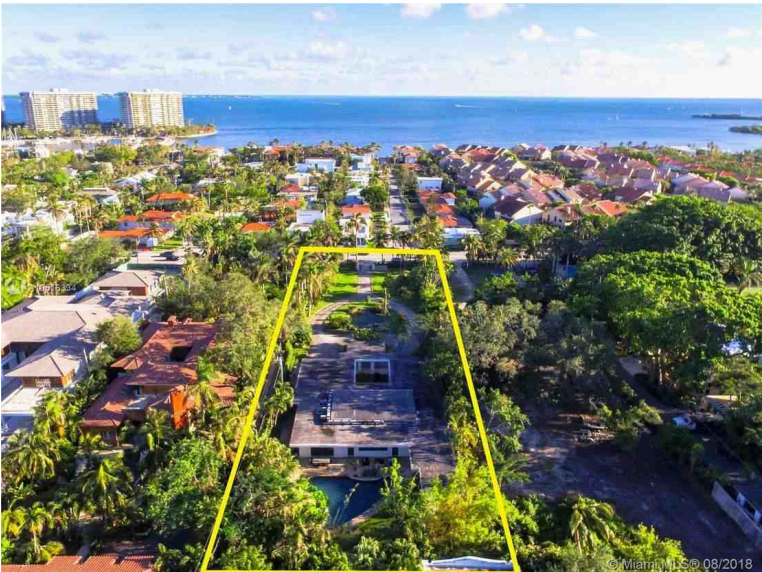
Comparable 1

2951 VIRGINIA ST	
Prox. to Subject	0.33 miles NW
Sale Price	3,000,000
Gross Living Area	2,796
Total Rooms	16
Total Bedrooms	8
Total Bathrooms	8.4
Location	N;Res;
View	AVERAGE
Site	7,200 sf
Quality	Q3
Age	15



Comparable 2

3617 SW 27 ST	
Prox. to Subject	1.11 miles NW
Sale Price	1,900,000
Gross Living Area	5,000
Total Rooms	16
Total Bedrooms	8
Total Bathrooms	8.2
Location	N;Res; Inferior
View	AVERAGE
Site	7,156 sf
Quality	Q3
Age	0



Comparable 3

3111-3113 SW 12 ST	
Prox. to Subject	1.98 miles N
Sale Price	1,650,000
Gross Living Area	5,128
Total Rooms	12
Total Bedrooms	6
Total Bathrooms	4.2
Location	N;Res; Inferior
View	AVERAGE
Site	6,600 sf
Quality	Q3
Age	15

Listing Photo Page

Borrower	MICHELE GRACIA					
Property Address	3000 Blaine St					
City	Miami	County	MIAMI-DADE	State	FL	Zip Code 33133
Lender/Client	MICHELE GRACIA					



Listing 1

3057 DAY AVE  
Proximity to Subject 0.40 miles W  
List Price 2,500,000  
Days on Market 195  
Gross Living Area 2,796  
Total Rooms 10  
Total Bedrooms 5  
Total Bathrooms 3  
Age 47



UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM  
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.\*

\*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner’s site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from “stock” standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Quality Ratings and Definitions (continued)

### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

## Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:  
3.2 indicates three full baths and two half baths.

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

## Other Appraiser-Defined Abbreviations

[illegible]





### Location Map

Borrower	MICHELE GRACIA						
Property Address	3000 Blaine St						
City	Miami	County	MIAMI-DADE	State	FL	Zip Code	33133
Lender/Client	MICHELE GRACIA						

