

APPRAISAL OF REAL PROPERTY



LOCATED AT

1566 NE 174th St
North Miami Beach, FL 33162
FULFORD BY SEA SEC O PB 10-27 LOT 8 BLK 141 LOT SIZE 50.000 X 117

FOR

Cash For Homes In Florida LLC

OPINION OF VALUE

550,000

AS OF

01/25/2024

BY

Joseph Castaneda
Home Appraisals, Inc.
1000 E Island Blvd Apt 2509
Aventura, FL 33160-4945
305-792-7778
joey@homeappraisalsinc.com

Joseph Castaneda

Serial# A0708EE5
esign.alamode.com/verify

RESTRICTED APPRAISAL REPORT

File No.: 21121640

SUBJECT	Property Address: 1566 NE 174th St		City: North Miami Beach		State: FL Zip Code: 33162			
	County: Miami Dade		Legal Description: FULFORD BY SEA SEC O PB 10-27 LOT 8 BLK 141 LOT SIZE 50.000 X 117			Assessor's Parcel #: 07-22-08-006-1880		
ASSIGNMENT	Tax Year: 2023 R.E. Taxes: \$ 7,302		Special Assessments: \$ n/a		Borrower (if applicable):			
	Current Owner of Record: Cash For Homes In Florida LLC		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing					
	Property Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> 2-4 Family <input type="checkbox"/>		# of Units:		Ownership Restriction: <input checked="" type="checkbox"/> None <input type="checkbox"/> PUD <input type="checkbox"/> Condo <input type="checkbox"/> Coop			
	Market Area Name: North Miami Beach		Map Reference: 33124		Census Tract: 0002.21		<input type="checkbox"/> Flood Hazard	
	The purpose of this appraisal is to develop an opinion of: <input checked="" 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 checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective							
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:							
	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: For Client's Personal Use							
	Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.							
Client: Cash For Homes In Florida LLC		Address:						
Appraiser: Joseph Castaneda		Address: 1000 E Island Blvd Apt 2509, Aventura, FL 33160-4945						
SALES COMPARISON APPROACH	FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
	Address	1566 NE 174th St North Miami Beach, FL 33162	1466 NE 178th St North Miami Beach, FL 33162		1801 NE 177th St North Miami Beach, FL 33162		1698 NE 169th St North Miami Beach, FL 33162	
	Proximity to Subject		0.38 miles N		0.48 miles NE		0.27 miles SE	
	Sale Price	\$ n/a		\$ 615,000		\$ 575,000		\$ 545,000
	Sale Price/GLA	\$ /sq.ft.	\$ 431.88 /sq.ft.		\$ 499.57 /sq.ft.		\$ 443.81 /sq.ft.	
	Data Source(s)	Tax Records	Tax Records		Tax Records		Tax Records	
	Verification Source(s)	Inspection	MLS		MLS		MLS	
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
	Sales or Financing	N/A	Cash		Conventional		FHA	
	Concessions	N/A	None Reported		None Reported		Yes	-10,000
	Date of Sale/Time	N/A	Closed 8/03/2023		Closed 10/16/2023		Closed 11/2/2023	
	Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
	Location	Residential	Residential		Residential		Residential	
	Site	5,850 SqFt	5,700 SqFt		0 7,245 SqFt	-7,000	8,031 SqFt	-11,000
	View	Residential	Residential		Residential		Residential	
	Design (Style)	1 Story	1 Story		1 Story		1 Story	
	Quality of Construction	Average/Good	Average/Good		Average/Good		Average/Good	
	Age	68 Years	71 Years		0 72 Years		0 68 Years	
	Condition	Good/Renovated	Good/Renovated		Good/Renovated		Good/Updated	+40,000
	Above Grade	Total Bdrms Baths	Total Bdrms Baths	-10,000	Total Bdrms Baths		Total Bdrms Baths	
	Room Count	5 3 1.0	7 4 2.0	-15,000	6 3 2.1	-20,000	6 3 2.0	-15,000
	Gross Living Area	1,184 sq.ft.	1,424 sq.ft.	-30,000	1,151 sq.ft.		1,228 sq.ft.	
	Basement & Finished Rooms Below Grade	None	None		None		None	
	Functional Utility	Good	Good		Good		Good	
	Heating/Cooling	Central	Central		Central		Central	
	Energy Efficient Items	None	None		None		None	
	Garage/Carport	Open Parking	Open Parking		Open Parking		Open Parking	
	Porch/Patio/Deck	Yes	Yes		Yes		Yes	
Below Ground Pool	None	Above Ground Pool	-5,000	None		None		
Corner Lot	No	No		Yes		0 Yes	0	
CBS Storage Shed	None	Yes	-5,000	None		None		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -65,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -27,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 4,000	
Adjusted Sale Price of Comparables			\$ 550,000		\$ 548,000		\$ 549,000	
Summary of Sales Comparison Approach The sales utilized in this report are the most recently closed comparable sales from the subject's immediate market area. All sales have closed within five months of the effective date with Sale 3 closing within the past three months. The condition of the comparable sales were confirmed by interior photos and/or their MLS description. When arriving at the subject's estimated value a weighted average was given to all closed sales.								

RESTRICTED APPRAISAL REPORT

File No.: 21121640

TRANSFER HISTORY		My research <input checked="" type="checkbox"/> did <input type="checkbox"/> not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.		
		Data Source(s): Realist		
1st Prior Subject Sale/Transfer		Analysis of sale/transfer history and/or any current agreement of sale/listing:		Since the home was purchased by the current owner, the subject property has been completely renovated.
Date: 5/5/2023 Price: \$383,500 Source(s): MLS/Realist				
2nd Prior Subject Sale/Transfer				
Date: Price: Source(s):				
Subject Market Area and Marketability:		The subject's market area is an established neighborhood of predominantly single family housing. The market area provides all the normal amenities and public services, recreational facilities, shopping, house of worship, schools, and access to employment.		
Site Area: 5,850 SqFt Zoning Classification: SFH		Site View: Residential Zoning Compliance: <input checked="" type="checkbox"/> Legal	Topography: Level Description: Single Family Housing	Drainage: Adequate <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning
Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)				
Actual Use as of Effective Date: Single Family Housing Opinion of Highest & Best Use: Single Family Housing		Use as appraised in this report: Single Family Housing		
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X		FEMA Map # 12086C0141L FEMA Map Date 9/11/2009		
Site Comments: No averse conditions are known.				
Improvements Comments: The subject was in overall Good/Renovated condition.				
Indicated Value by: Sales Comparison Approach \$ 550,000		Indicated Value by: Cost Approach (if developed) \$ N/A Indicated Value by: Income Approach (if developed) \$ N/A		
Final Reconciliation		Income & cost approaches were not applicable to this appraisal due to the subject's age and that comparable sales have sold without income. Sales comparison approach was used to determine the most credible indication of estimated value.		
RECONCILIATION		This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:		
<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.				
Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 550,000, as of: 01/25/2024, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.				
ATTACHMENTS		A true and complete copy of this report contains 11 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.		
Attached Exhibits:		<input type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Sketch Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> <input type="checkbox"/> Manuf. House Addendum		
SIGNATURES		Client Contact:  esign.alamode.com/verify Serial:A0708EE5 Client Name: Cash For Homes In Florida LLC E-Mail: Address:		
APPRaiser		Joseph Castaneda Appraiser Name: Joseph Castaneda Company: Home Appraisals, Inc. Phone: 305-792-7778 Fax: E-Mail: joey@homeappraisalsinc.com Date of Report (Signature): 01/25/2024 License or Certification #: RD4035 State: FL Designation: State Certified Residential Real Estate Appraiser Expiration Date of License or Certification: 11/30/2024 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 01/25/2024		
SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)		Supervisory or Co-Appraiser Name: Company: Phone: _____ Fax: _____ E-Mail: Date of Report (Signature): License or Certification #: _____ State: _____ Designation: Expiration Date of License or Certification: Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: Joseph Castaneda		

Subject Photos

Client	Cash For Homes In Florida LLC				
Property Address	1566 NE 174th St				
City	North Miami Beach	County	Miami Dade		
Owner	Cash For Homes In Florida LLC	State	FL	Zip Code	33162



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Comparable Photo Page

Client	Cash For Homes In Florida LLC				
Property Address	1566 NE 174th St				
City	North Miami Beach	County	Miami Dade		
Owner	Cash For Homes In Florida LLC	State	FL	Zip Code	33162



Comparable 1

1466 NE 178th St	
Prox. to Subject	0.38 miles N
Sale Price	615,000
Gross Living Area	1,424
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	5,700 SqFt
Quality	Average/Good
Age	71 Years



Comparable 2

1801 NE 177th St	
Prox. to Subject	0.48 miles NE
Sale Price	575,000
Gross Living Area	1,151
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.1
Location	Residential
View	Residential
Site	7,245 SqFt
Quality	Average/Good
Age	72 Years



Comparable 3

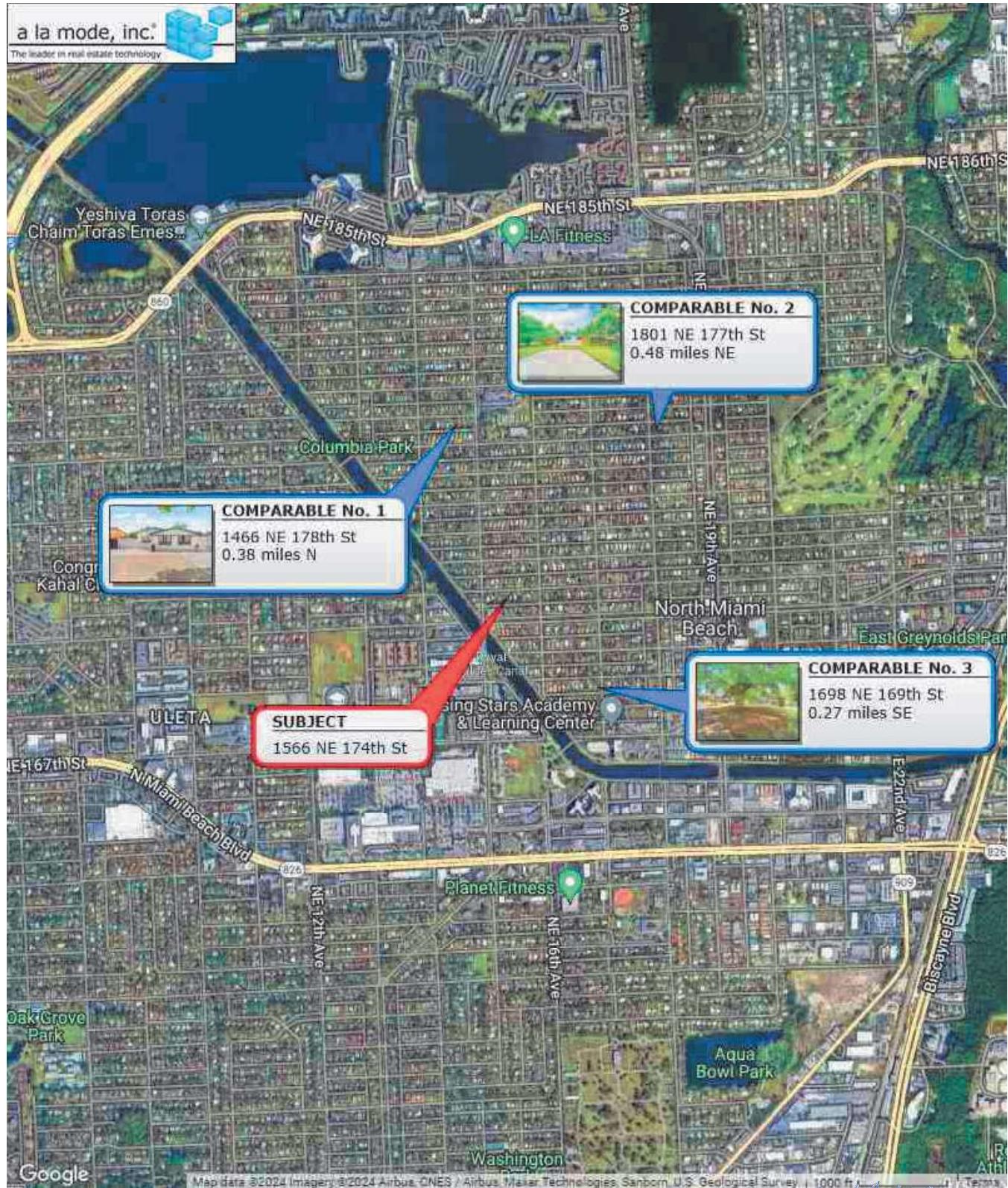
1698 NE 169th St	
Prox. to Subject	0.27 miles SE
Sale Price	545,000
Gross Living Area	1,228
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	8,031 SqFt
Quality	Average/Good
Age	68 Years

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Location Map

Client	Cash For Homes In Florida LLC				
Property Address	1566 NE 174th St				
City	North Miami Beach		County	Miami Dade	State FL Zip Code 33162
Owner	Cash For Homes In Florida LLC				



Client	Cash For Homes In Florida LLC	File No. 21121640
Property Address	1566 NE 174th St	
City	North Miami Beach	County Miami Dade
Owner	Cash For Homes In Florida LLC	State FL Zip Code 33162

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- | | |
|--|---|
| <input type="checkbox"/> Self Contained | (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.) |
| <input type="checkbox"/> Summary | (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report.) |
| <input checked="" type="checkbox"/> Restricted Use | (A written report prepared under Standards Rule 2-2(c) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.) |

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- 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.
- Unless otherwise indicated, 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 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.
- 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 (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 90 Days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

 esign.alamode.com/verify Serial:A0708EE5

APPRAISER:

Signature: 
Name: Joseph Castaneda
Designation: State Certified Residential Real Estate Appraiser
Date Signed: 01/25/2024
State Certification #: RD4035
or State License #: _____
State: FL
Expiration Date of Certification or License: 11/30/2024
Effective Date of Appraisal: 01/25/2024

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Designation: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Supervisory Appraiser inspection of Subject Property:
 Did Not Exterior-only from street  Interior and Exterior
Serial# A0708EE5
esign.alamode.com/verify

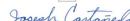
Assumptions, Limiting Conditions & Scope of Work

File No.: 21121640

Property Address: 1566 NE 174th St	City: North Miami Beach	State: FL	Zip Code: 33162			
Client: Cash For Homes In Florida LLC	Address:					
Appraiser: Joseph Castaneda	Address: 1000 E Island Blvd Apt 2509, Aventura, FL 33160-4945					
STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS						
<p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p>						
<p>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.</p> <p>Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.</p> <p>In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis</p>						

Certifications

File No.: 21121640

Property Address:	1566 NE 174th St	City:	North Miami Beach	State:	FL	Zip Code:	33162
Client:	Cash For Homes In Florida LLC	Address:					
Appraiser:	Joseph Castaneda	Address:	1000 E Island Blvd Apt 2509, Aventura, FL 33160-4945				
APPRASIER'S CERTIFICATION							
I certify that, to the best of my knowledge and belief:							
<ul style="list-style-type: none"> - 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. - 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:							
<p>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, an</p>							
Client Contact:		Client Name: Cash For Homes In Florida LLC					
E-Mail:		Address:					
APPRAISER  esign.alamode.com/verify Serial:A0708EE5		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)					
 Appraiser Name: Joseph Castaneda Company: Home Appraisals, Inc. Phone: 305-792-7778 Fax: E-Mail: joey@homeappraisalsinc.com Date Report Signed: 01/25/2024 License or Certification #: RD4035 State: FL Designation: State Certified Residential Real Estate Appraiser Expiration Date of License or Certification: 11/30/2024 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 01/25/2024		Supervisory or Co-Appraiser Name: Company: Phone: _____ Fax: E-Mail: Date Report Signed: License or Certification #: _____ State: Designation: Expiration Date of License or Certification: Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 					

SIGNATURES

GP RESTRICTED

License



Ron DeSantis, Governor

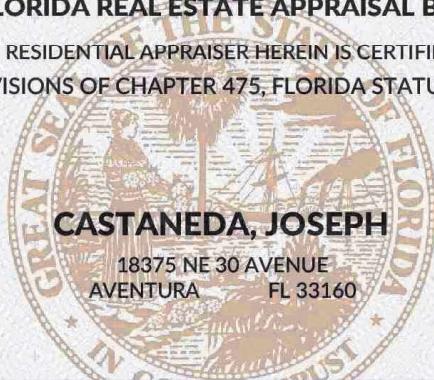
Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES



CASTANEDA, JOSEPH

18375 NE 30 AVENUE
AVENTURA — FL 33160

LICENSE NUMBER: RD4035

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com



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Joseph Castaneda

Serial# A0708EE5
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