FROM:

Angelina's Appraisals Angelina's Appraisals 18792 Krameria Ave Riverside, CA 92508-9307

Telephone Number: (909) 289-9891 Fax Number: (951) 776-4218

T0:

E-Mail:

Telephone Number:

Fax Number:

Alternate Number:

# **INVOICE**

INVOICE NUMBER

DATES

Invoice Date:

Due Date:

REFERENCE

Internal Order #:

Lender Case #: Client File #:

FHA/VA Case #:

Main File # on form: 30884

Other File # on form: Federal Tax ID: Employer ID:

#### **DESCRIPTION**

Lender: Client: Salas Financial Salas Financial

Purchaser/Borrower: Orlando Guevara Property Address: 30884 Wildfire Cir

City: Nuevo

County: Riverside

Legal Description: 1.06 ACRES NET IN PAR 4 PM 175/003 PM 23700

State: CA Zip: 92567

**AMOUNT FEES** 400.00 Single family residence

> **SUBTOTAL** 400.00

**PAYMENTS AMOUNT** Check #: Date: Description: 400.00 Check #: Date: Description: Description: Check #: Date: SUBTOTAL 400 **TOTAL DUE** \$ 0.00

# **SUMMARY OF SALIENT FEATURES**

	Subject Address	30884 Wildfire Cir
	Legal Description	1.06 ACRES NET IN PAR 4 PM 175/003 PM 23700
NOI	City	Nuevo
SUBJECT INFORMATION	County	Riverside
ECT INF	State	CA
SUBJ	Zip Code	92567
	Census Tract	427.44
	Map Reference	40140
JOE	Sale Price	\$
SALES PRICE	Date of Sale	<b>y</b>
SA	Date of Jaic	
TN	Borrower/Client	Orlando Guevara
CLIENT	Lender	Salas Financial
	Size (Square Feet)	2,106
		\$
MENTS	Location	N;Res
IF IMPROVEMENTS		
OF IME	Age	2021
DESCRIPTION 0	Condition	Good/new
DESCF	Total Rooms	7
	Bedrooms	4
	Baths	3.0
ISER	Appraiser	ANGELINA PERRY
APPRAISER	Date of Appraised Value	02/17/2021
VALUE	Final Estimate of Value	\$ 500,000

#### RESIDENTIAL APPRAISAL REPORT State: CA Property Address: 30884 Wildfire Cir City: Nuevo County: Riverside Legal Description: 1.06 ACRES NET IN PAR 4 PM 175/003 PM 23700 Assessor's Parcel #: 426-250-076 R.E. Taxes: \$ 666.18 Borrower (if applicable): Tax Year: 2020 Special Assessments: \$ 0 SUBJ Orlando Guevara Manufactured Housing **Current Owner of Record:** Occupant: Owner Tenant Vacant AGUILERA, LUIS R Project Type: PUD Condominium Cooperative Other (describe) HOA: \$ per year per month Map Reference: 40140 Market Area Name: Census Tract: 427.44 The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe) This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Prospective Retrospective X Sales Comparison Approach Cost Approach Income Approach Approaches developed for this appraisal: (See Reconciliation Comments and Scope of Work) Fee Simple Leasehold Leased Fee Other (describe) Intended Use: hard money financing Intended User(s) (by name or type): Salas Financial Client: Salas Financial Address: 9320 Chesapeake Dr. Ste. 116 San Diego, CA 92123 Appraiser: **ANGELINA PERRY** 18792 Krameria Ave, Riverside, Ca 92508 Location: Suburban X Rural Predominant Change in Land Use Urban One-Unit Housing Present Land Use Occupancy Under 25% Built up: Over 75% **X** 25-75% **PRICE** AGE One-Unit Not Likely 61% \$(000) Growth rate: Rapid X Stable Slow **X** Owner (yrs) 2-4 Unit 3 % Likely \* ☐ In Process \* Tenant Property values: Increasing **X** Stable Declining 410 Iow 3 Multi-Unit 4 % To: 🗙 In Balance Over Supply Vacant (0-5%) Shortage High Comm'l 3 % 585 105 Marketing time: Under 3 Mos. **X** 3-6 Mos. Over 6 Mos. √ Vacant (>5%) Pred <u>29</u> % 510 45 Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): See mc form, general marketing time appears to be 2-5 months for reasonably priced homes. Primarily conventional and fha financing MARKET Dimensions: Site Area: 46,174 sf see plat Zoning Classification: Description: R-1 Single Family residence X Legal Legal nonconforming (grandfathered) Illegal No zoning Zoning Compliance: Yes Are CC&Rs applicable? Nο Unknown Have the documents been reviewed? Yes Nο Ground Rent (if applicable) Highest & Best Use as improved: Present use, or Other use (explain) Actual Use as of Effective Date: Use as appraised in this report: market value for hard money financing Summary of Highest & Best Use: single family residence Utilities Public Other Provider/Description Off-site Improvements Public Private Topography Type mostly level Electricity X X Size 46174 sf Gas X Curb/Gutter Shape rectangular SITE Water X Drainage Sidewalk seems adequate Sanitary Sewer View Street Lights N;Res septic Storm Sewer Allev Inside Lot Corner Lot Underground Utilities Other (describe) Other site elements: Cul de Sac FEMA Map Date 08/18/2014 FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone FEMA Map # Subject is a larger lot at end of culdesac Heating **General Description Exterior Description** Foundation Basement Slab # of Units Foundation Area Sa. Ft. Type 0 Acc.Unit slab yes fau # of Stories **Exterior Walls** Crawl Space % Finished Fuel stucco/gd electric Type 🔀 Det. 🗌 Att. Roof Surface Basement Ceiling tile/gd Sump Pump Gutters & Dwnspts. Walls Design (Style) Ranch yes/avg Cooling Und.Cons. Window Type Central Existing Proposed Double/avg **Dampness** Floor yes Actual Age (Yrs.) Settlement Other Storm/Screens Outside Entry 2021 Yes/avg Effective Age (Yrs.) Infestation Attic Interior Description Appliances Amenities Car Storage None Fireplace(s) # 1 Floors Stairs Refrigerator Woodstove(s) # 0 Garage # of cars ( 3 Tot.) Walls Dry wall/avg Range/Oven Drop Stair Patio Attach. Trim/Finish Disposal Scuttle Deck Detach. Baseboards/avg Bath Floor Dishwasher Doorway Porch Blt.-In tl/qd cvd Bath Wainscot Fan/Hood Floor Fence Carport fbals/ad Doors Microwave Heated Driveway Pool wd/gd Washer/Dryer Finished Surface Finished area above grade contains: Bedrooms 2,106 Square Feet of Gross Living Area Above Grade 7 Rooms 3.0 Bath(s) Additional features: Describe the condition of the property (including physical, functional and external obsolescence): ;--Brand new construction with upgraded tile flooring, doors,

R			ISAL REPO		three vears prior to the effe		ile No.: 30884	
≿	Data Source(s): Ndc						pp: aioai.	
TRANSFER HISTORY	1st Prior Subject Sa		nalysis of sale/transfer history a	-	agreement of sale/listing:	Subject p	ourchased for land. S	Subject
-SI	Date: 07/12/2018	<u>u</u>	nder contract for \$458,0	000				
문	Price: \$40,000 Source(s): PQ, DOC# 2	202744						
SFE	2nd Prior Subject S							
AN	Date:	alo, Transisi						
TR	Price:							
	Source(s):							
	SALES COMPARISON APP	· · · · · · · · · · · · · · · · · · ·	<del></del>		Approach was not develo			NALE # 0
	FEATURE Address 30884 Wildfir	SUBJECT	COMPARABLE S		COMPARABLE S 21150 MacArthur D		COMPARABLE S 30860 Wildfire Cir	SALE # 3
	Nuevo, CA 92		21735 Juniper Flats NUEVO, CA 92567	Ru	NUEVO, CA 92567		LAKEVIEW, CA 92	567
	Proximity to Subject	2001	2.07 miles SE		0.74 miles SW		0.05 miles W	001
	Sale Price	\$	\$	540,000		593,500		475,000
	Sale Price/GLA	\$ /sc	q.ft. \$ 211.35 /sq.ft.		\$ 219.33 /sq.ft.		\$ 220.01 /sq.ft.	
	Data Source(s)	NDC,APN	MLS# EV20181960;	DOM 51	MLS# SW2021081	5;DOM 5	MLS# IV20242792;	DOM 0
	Verification Source(s) VALUE ADJUSTMENTS	Inspection DESCRIPTION	PQ, DOC# 28308 DESCRIPTION	+ (-) \$ Adjust.	PQ, DOC# 538585 DESCRIPTION	+(-) \$ Adjust.	PQ, DOC# 578306 DESCRIPTION	+ (-) \$ Adjust.
	Sales or Financing	DESCRIPTION	Arm/Conv	+ (-) \$ Aujust.	Arm/Conv	+ (-) φ Aujust.	Arm/Conv	+ (-) φ Aujust.
	Concessions		0		0		0	
	Date of Sale/Time		s01/14/2021		s11/03/2020		s11/20/2020	
	Rights Appraised	Fee Simple	Fee simple		Fee simple		Fee simple	
	Location	N;Res	N;Res;		N;Res;		N;Res;	
	Site	46,174 sf	101059 sf	-27,443	20038 sf	+13,068	42689 sf	
	View Design (Style)	N;Res	MTN Ranch		MTN Ranch		N;Res;	
	Quality of Construction	Ranch Q4	Q4		Q4		Ranch Q4	
	Age	2021	14		17		1	
	Condition	Good/new	Avg	+10,000		+10,000	Good/new	
	Above Grade	Total Bdrms Baths			Total Bdrms Baths		Total Bdrms Baths	+10,000
	Room Count	7 4 3.0			7 4 3.0		7 4 2.0	
	Gross Living Area Basement & Finished	2,106 sq	· · · · · · · · · · · · · · · · · · ·	-24,695	2,706 sq.ft.	-33,000		
	Rooms Below Grade	0	0		0		0	
	Functional Utility	Average	Average		Average		Average	
	Heating/Cooling	central/central	Central/Central		Central/Central		Central/Central	
_	Energy Efficient Items	None	None		Solar	-12,000	None	
ACF	Garage/Carport	Garage 3	Garage 3		Garage 3		Garage 3	
RO,	Porch/Patio/Deck	Prch/cvd pat	Prch/Cvd Pat		Prch/Cvd Pat		Prch	
SALES COMPARISON APPROACH	Fireplace/wd stove/firepit Pool/spa/bbg/rv/bsktbl	Fireplace 1 None	Fireplace 1 None		Fireplace 1 PL/SPA	-25,000	None	+3,000
/ NC	Upgrades kitchen/baths	kit/bth/flr/pt	Kit/Bth/dirty crpt		FL/SFA	-23,000	kit/bth/flr/pt	
ISC	,,,,,							
PAF								
MO	Net Adjustment (Total)		<u> </u>	-42,138	+ 🔀 - \$	-46,932	<b>X</b> + □ - \$	13,000
S C	Adjusted Sale Price of Comparables			407.000	\$	F 46 F 60	¢	400,000
LES	Summary of Sales Comparis	son Annroach 🔥 🔥		497,862		0.0,000		488,000
SA			e market area and are					
			djustments for gla differ					
			s over 2,000 sq ft. Age					
	i'		sales analysis was used		nts and these repres	sent the action	s of typical buyer's a	ınd seller's.
	Comp 1,2,3 held the	most weight and	active/pending supporte	ed value.				

	ESIDENTIAL APPRAISAL REPURT				
	COST APPROACH TO VALUE (if developed)  The Cost Approach was not developed.	pped for this appraisal.			
	Provide adequate information for replication of the following cost figures and calculations.				
	Support for the opinion of site value (summary of comparable land sales or other methods for est	imating site value):	<u>.and sales w</u>	ere limited. The lan	id to
	improvement ratio is typical for the area. Depreciation and cost estimates	were taken from building o	oct not and	the marchal and ew	ift hand
	improvement ratio is typical for the area. Depreciation and cost estimates	s were taken from building-c	osi.net and	the marshar and sw	iit nanu
	book. Due to the lack of recent land sales, the land was derived by the ex	xtraction method.			
	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$	85,000
lπ					
Ιij	Source of cost data: Building-cost.net	DWELLING 2,10	6 Sq.Ft. @ \$	165.00 =\$	347,490
I۸	Quality rating from cost service: 8 Effective date of cost data: 01/2021		) Sq.Ft. @ \$	=\$	
۱ <u>×</u>	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$	=\$	
l 는				'	
COST APPROACH	Price per square footage for gross living area was calculated using		Sq.Ft. @ \$	=\$	
<u> </u>	marshal and swift. Square footage was taken from measuring subject.		Sq.Ft. @ \$	=\$	
၂ဇ		_	04 t. @ ¥	=\$	
ပြ	Depreciation is calculated with an economic life of 85 years. This is			=φ	
_	typical for the area. The cost approach is discounted due to its	Garage/Carport 62	) Sq.Ft. @ \$	30.00 =\$	18,600
	weakness in estimation of depreciation.	Total Estimate of Cost-New		=\$	366,090
	weakness in estimation of depreciation.				300,090
		Less Physical	Functional	External	
		Depreciation		=\$(	)
		Depreciated Cost of Improvements		=\$	200 000
		-			366,090
		"As-is" Value of Site Improvemen	ts	=\$	45,000
				=\$	
		_		•	
				=\$	
	Estimated Remaining Economic Life (if required): 85 Years	INDICATED VALUE BY COST APPI	ROACH	=\$	496.090
Н	1 (				400,000
ᆬ	INCOME APPROACH TO VALUE (if developed)  The Income Approach was not developed.	reiopeu ior tilis appraisai.			
INCOME APPROACH	Estimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$		Indicated Value by In	come Approach
O.	Summary of Income Approach (including support for market rent and GRM):	·		•	• • • • • • • • • • • • • • • • • • • •
I٣	Tourninary of income Approach (including support for market font and cirting.				
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⊢		111.75			
	PROJECT INFORMATION FOR PUDs (if applicable)  The Subject is part of a Plan	nned Unit Development.			
	Legal Name of Project:				
	Describe common elements and recreational facilities:				
۵۱	Describe continuon elements and recreational facilities.				
PUD					
I٩					
Н		( dayslamed) ()	Income Annu	and (if developed) &	
	Indicated Value by: Sales Comparison Approach \$ 500,000 Cost Approach (if	f developed) \$ 496,090	income Appro	pach (if developed) \$	
	Final Reconciliation The sales approach was given the most weight, as it ref			oudii (ii udroiopou) v	
		flects the actions and/or tvo	ical buvers a		rket
	The calce appreaen was given the most weight, as it for			and sellers in the ma	
	place. The income approach is not necessary to develop a credible opinion	on of value and has not bee	n developed	and sellers in the ma	n is
	The calce appreaen was given the most weight, as it for	on of value and has not bee	n developed	and sellers in the ma	n is
	place. The income approach is not necessary to develop a credible opinion	on of value and has not bee	n developed	and sellers in the ma	n is
NO	place. The income approach is not necessary to develop a credible opinion	on of value and has not bee	n developed	and sellers in the ma	n is
NOIL	place. The income approach is not necessary to develop a credible opinion considered supportive, but in this market place buyers and sellers typical	on of value and has not bee	n developed on new cons	and sellers in the ma d. The cost approach struction cost to build	n is d.
ATION	place. The income approach is not necessary to develop a credible opinion considered supportive, but in this market place buyers and sellers typical	on of value and has not bee	n developed on new cons	and sellers in the ma d. The cost approach struction cost to build	n is d.
ILIATION	place. The income approach is not necessary to develop a credible opinion considered supportive, but in this market place buyers and sellers typical.  This appraisal is made   "as is", subject to completion per plans and specific	on of value and has not bee lly do not buy or sell based ations on the basis of a Hypo	en developed on new cons thetical Conditi	and sellers in the mad. The cost approach struction cost to build on that the improvemen	n is d. uts have been
ICILIATION	place. The income approach is not necessary to develop a credible opinion considered supportive, but in this market place buyers and sellers typical.  This appraisal is made   "as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypot	on of value and has not been ally do not buy or sell based sations on the basis of a Hypothetical Condition that the repairs	on new cons thetical Conditi or alterations	and sellers in the mad. The cost approach struction cost to build on that the improvementave been completed,	n is d. uts have been
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<b>DDITIONAL</b>	COMPAR	<b>ABLE SAL</b>	.ES			Fi	le No.: 308	84	
FEATURE	SUBJECT	COMPARABLE		COM	IPARABLE S			//PARABLE S	ALE # 6
Address 30884 Wildfin	re Cir	29367 Harley Ct		20215 Mag	anolia Av	e	29297 Ha	rlev Ct	
Nuevo, CA 9		NUEVO, CA 92567	7	NUEVO, C	_		NUEVO, (	-	
Proximity to Subject		2.41 miles SW		0.25 miles			2.46 miles		
Sale Price	\$		\$ 502,500		\$	385,000		\$	513,000
Sale Price/GLA	\$ /sq.ft.		. 002,000		88 /sq.ft.	000,000		77 /sq.ft.	010,000
Data Source(s)		MLS# IG20215393	PDOM 2	MLS# SW		S:DOM 1	MLS# SW		PDOM 5
Verification Source(s)	Inspection	PQ, DOC# 577048		PQ, DOC#		J,DOW 1	PQ, DOC		,DOW 0
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRI		+(-) \$ Adjust.	DESCRI		+(-) \$ Adjust.
Sales or Financing		Arm/VA	i ( ) \$ riajast.	Arm/Conv	11011	i ( ) ψ / tajuot.	Arm/Conv		1 ( ) ψ παμου.
Concessions		850		0			0		
Date of Sale/Time					20			20	
<u> </u>	F 0:	s11/18/2020		s10/20/202			s11/30/20		
Rights Appraised	Fee Simple	Fee simple		Fee simple	е		Fee simpl	e	
Location	N;Res	N;Res;	10.000	N;Res;			N;Res;		10010
Site	46,174 sf	19602 sf	+13,286	47480 sf			18295 Sf		+13,940
View	N;Res	Hills		MTN/Past	ure		N;Res;		
Design (Style)	Ranch	Ranch		Ranch			Ranch		
Quality of Construction	Q4	Q4		Q4			Q4		
Age	2021	31		61			31		
Condition	Good/new	Avg	+20,000		1	+10,000			+20,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms	Baths		Total Bdrms		
Room Count	7 4 3.0	7 4 2.1	_	7 4	3.0		7 4	2.1	
Gross Living Area	2,106 sq.ft.		t25,410		,852 sq.ft.	+13,970		2,568 sq.ft.	-25,410
Basement & Finished	0	0		0			0		
Rooms Below Grade									
Functional Utility	Average	Average		Average			Average		
Heating/Cooling	central/central	Central/Central		None/Cen	tral		Central/Co	entral	
Energy Efficient Items	None	None		None			None		
Garage/Carport	Garage 3	Garage 3		Garage 2		+5,000	Garage 3		
Porch/Patio/Deck	Prch/cvd pat	Prch/Opn Pat		Prch/Cvd I	Pat		Prch/Cvd	Pat	
Fireplace/wd stove/firepit	Fireplace 1	Fireplace 2		Fireplace <sup>1</sup>	1		Fireplace	2/fpit	
Pool/spa/bbq/rv/bsktbl	None	RV		RV			cvd rv/bb	court	-4,000
Upgrades kitchen/baths	kit/bth/flr/pt	Minimal		Kit/Flr/Pt			Minimal		
Net Adjustment (Total)		<b>X</b> +	\$ 7,876	<b>X</b> +	□ - \$	28,970	<b>X</b> +	\$	4,530
Adjusted Sale Price									
of Comparables			\$ 510,376		\$	413,970		\$	517,530

	File No. 30884				
Orlando Guevara					
30884 Wildfire Cir					
Nuevo	County Riverside	State	CA	Zip Code	92567
Salas Financial					

#### <u>Subject</u>

City Lender

Borrower/Client Property Address

Gas, water and electricity are on and in working order. Smoke and CO detectors are installed.

Water Heater is Double strapped.

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 performed this appraisal in accordance with the requirements of Title XI of the Financial Institution Reform, Recovery and Enforcement Act of 1989, (12 U.S.C.3331 et seq.), and any implementing regulations."

#### Exposure time is 10 to 90 days.

A physical observation of the property was completed on the effective date of this report. The physical observation process is intended to be sufficient to identify the readily apparent attributes of the subject site and improvements within the context of developing an opinion of value and within the typical scope of observation normally employed by appraisers for valuation purposes. It should not be confused with a comprehensive technical property inspection such as, but not limited, to a building inspector, home inspector, engineer or any other technically trained professional. Unless otherwise indicated, the appraiser has not observed areas not viewable from the ground or systems below the ground; such as, but not limited to, the attic and crawl space, septic systems, wells, installation, inside walls, plumbing and electrical. All components physical and mechanical are assumed to be in working order unless otherwise specified. If the client has any questions or concerns regarding such components of the structure, it is the client's responsibility to use due diligence and order the appropriate specific qualified inspector to satisfy any concerns. If the client has any questions or concerns regarding such components of the structure, it is the client's responsibility to use due diligence and order the appropriate specific qualified inspector to satisfy any concerns. The appraiser is not aware of any major repairs or damage. If there are any unknown major repairs later discovered, the value may be affected.

Brittany Stump assisted in collection, analysis and research of market data and the subjects neighborhood data, including assisting in the selection comparables, exterior and interior of subject property inspection, as well as assisted in the reconciliation. Brittany Stump also assisted in data entry of this report.

#### The market condition addendum

At the top of urar page 3, neighborhood sfr comparable properties were exported within 3 mile of subject, within subjects neighborhood within 1 year. These market place comparable properties however still vary in comparable characteristics and represent a large pool of comparables in which the most similar comparables were selected.

The neighborhood ranges found on urar page 1 describe the neighborhood which is a larger range of properties with different characteristics that make of the neighborhood; which may not be best described as <u>similar</u> comparables and therefore more similar comparables were narrowed down and selected from this pool based on sqft size, lot size, unit count, bedroom count, condition and similar characteristics.

Market Condition addendum fields were populated from crmls using the overall trends and conditions in the subject neighborhood, consistent within the boundaries listed on urar page 1 neighborhood section, from crmls data.

The Market area is a mix of size and large sq ft living areas. The market area also consist of a mix of small and larger sized lot parcels. This variance is typical for the neighborhood and accounts for the value range in the neighborhood section and line/ net/ gross adjustments.

the Subject market appeal regarding size is normal for the market place; the subject does not have an averse effect of marketability based on lot size or living sqft size; the subject market appeal is normal for the market place; the subject does not have an averse effect of marketability.

Consequently, There is no adverse effect of prominent value verses final value. The subject is not over improved, and is typical of the market place.

The Market condition addendum represents the neighborhood in general; however, the top of page 2 of the uad form represents similar comparables for the subject specifically; which accounts for the difference between the two forms.

At the top of urar page 2, comparable properties were narrowed down by using 20% of the subjects living sqft, within 1 mile of subject and dated for 1 year. These properties better represent similar comparables; however, still varies in comparable characteristics.

The neighborhood ranges found on urar page 1 describe the neighborhood which is a larger range of properties with different characteristics that make of the neighborhood; which may not be best described as similar comparables and therefore the fields varies between the two sections.

Market Condition addendum fields were populated from crmls using the overall trends and conditions in the subject neighborhood consistent with urar page 1, and will vary from the top of page 2 of the uad form.

The Market area is a mix of size and large sq ft homes. The market area also consist of a mix of small and larger sized lot parcels. This variance is typical for the neighborhood and accounts for the value range in the neighborhood section and line/ net/ gross adjustments.

the Subject market appeal is normal for the market place; the subject does not have an averse effect of marketability.

Consequently, There is no adverse effect of prominent value verses final value. The subject is not under improved, and is typical of the market place.

		Supplementa	l Addendum		File	e No. 30884		
Borrower/Client	Orlando Guevara							
Property Address	30884 Wildfire Cir							
City	Nuevo	County	Riverside	State	CA	Zip Code	92567	
Lender	Salas Financial							

#### Comparables

Per Mls listings comparables view may be labeled as trees or woods. Both labels are interchangeable and represent the same view description.

Per Appraisers physical inspection from the street and MLS listings. Below Grade areas/basement areas for comparables were obtained from NDC recorded title records and deemed reliable. Due To limited comparable sales, comparables over 1 mile where used. Comparables available were limited. Comparables available may extend over 6 months.

#### Intended Use and User:

The intended user of this appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for this mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of the appraisal report form and definition of market value. No additional intended users are identified by the appraiser; although, the borrower and/or third party may receive a copy of the appraisal, it does not mean that the borrower or third party is an "intended user" as that term is defined in the urar form.

The subject site is typical in terms of size and function. The site has average site improvements. No apparent adverse site adverse conditions were noted.

Other land use on URAR page 1 refers to government agencies, houses of worship, schools, parks, memorial park, vacant land, bodies of water, etc. No factors noted to detract from property values.

#### Final Reconciliation:

Primary emphasis was placed on the sales comparison approach, as it best reflects the actions of buyers and sellers in the marketplace. The cost approach contributes additional support to the value estimate. The cost approach is not intended for insurance purpose. According to the principal of substitution, a buyer will not pay more for a property than an equally desirable property.

No adjustment was given as to pending sales. Actives may be given a negative adjustment to reflect typical purchase under listing price is at high end of average. All comparables agents were emailed and called for concession if not on MLS listing. Any that didn't respond after several attempts concessions were listed as unknown.

As part of this assignment and scope of work, the appraiser has completed a visual inspection of readily observable areas and has reported any noted deficiencies or health and safety concerns. These are based only on visible and observable conditions at the time of inspection. The appraiser is not a building contractor or licensed building inspector, nor is the appraiser qualified to survey or analyze as such. This appraisal report is not a replacement for a "home inspection" report. Appraisar has conducted an exterior and/ or interior inspection of the subject property for purpose of arriving at an opinion of value. Only matters bearing on value, health and safety conditions apparent at the time of inspection, and items of required disclosure are identified in this report. The appraiser offers no opinion as to whether the subject property is in compliance with all applicable building code; such a determination is beyond the scope of this appraisal. Value may be affected should any information in this report found to be different that stated.

## Not a home inspection

The appraisal report does not guarantee that the property is free of defects. The appraiser is not a home inspector and does not warrant the components of the subject; these items include but are not limited to structural items such as the roof, roofing materials, foundation, concrete, walls, siding, windows, well, septic or sewage system, pool, solar array system, plumbing, heating, air conditioning or appliances.

The Intended user should engage a home inspector or other appropriate, licensed professional to address matters of concern that are beyond the scope of this appraisal. If parties of this transaction have any concerns regarding any mechanical or structural physical problems, conditions, infestation, contamination, or other issues regarding the subject property, it is recommended that a licensed expert, trained in that specific field of concern, be consulted.

The Appraiser cannot rule out the possibility of lead based paint, radon, asbestos, mold or a variety of other environmental hazards and conditions. The appraiser has no knowledge of the existence of such hazard material on or in the property. The presence of hazardous substance may affect subject value if discovered. No responsibility is assumed for adverse conditions that are beyond the scope of work of an appraisal; the intended user should consult a field expert to determine if hazard conditions exist.

Unless Otherwise noted in this report, a title report, environmental report, seismic report, construction or repair estimates or soil report were not submitted to the appraiser for review. Additionally, the expertise of the appraiser does not extend to building, termite or environmental hazard inspection and the appraiser will not be liable nor responsible for any discovery made by any field expect that was undiscovered to the appraiser prior to inspection and any discovery after appraisal inspection.

Subject Square footage for gross living area was obtained by physically measuring the exterior and measurement may be rounded to the nearest foot; the gla square footage may vary from the county measurement of record or mls.

The cost approach may be significantly lower than the as- is opinion of value due to weakness in estimation of depreciation. Depreciation is calculated with an economic life of 85 years. This is typical for the area. The cost approach is discounted due to its weakness in estimation of depreciation. The sales approach was given the most weight, as it reflects the actions and/or typical buyers and sellers in the market place. The cost approach is considered supportive, and is not necessary to develop a credible opinion of value. In this market place buyers and sellers typically do not buy or sell based on new construction cost to build. The Income Approach is not necessary to develop a credible opinion of value and has not been developed.

# **Subject Photo Page**

Borrower/Client	Orlando Guevara			
Property Address	30884 Wildfire Cir			
City	Nuevo	County Riverside	State CA	Zip Code 92567
Lender	Salas Financial			



# **Subject Front**

30884 Wildfire Cir

Sales Price

Gross Living Area 2,106 Total Rooms 7 Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res View N;Res 46,174 sf Site Quality Q4 Age 2021



# **Subject Rear**



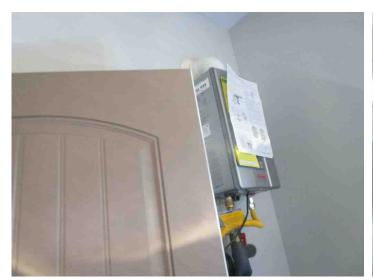
# **Subject Street**

# Photograph Addendum

Borrower/Client	Orlando Guevara				
Property Address	30884 Wildfire Cir				
City	Nuevo	County Riverside	State CA	Zip Code 92567	
Lender	Salas Financial				









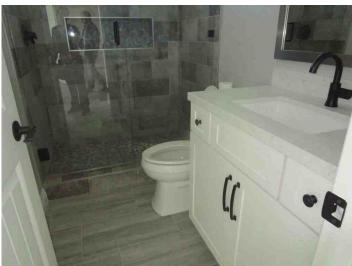
# **Interior Photos**

Borrower/Client	Orlando Guevara				
Property Address	30884 Wildfire Cir				
City	Nuevo	County Riverside	State CA	Zip Code 92567	
Lender	Salas Financial				













# **Interior Photos**

Borrower/Client	Orlando Guevara					
Property Address	30884 Wildfire Cir					
City	Nuevo	County Riverside	State CA	Zip Code	92567	
Lender	Salas Financial					













# **Interior Photos**

Borrower/Client	Orlando Guevara				
Property Address	30884 Wildfire Cir				
City	Nuevo	County Riverside	State CA	Zip Code 92567	
Lender	Salas Financial				











#### Comparable Photos #1-#3

Borrower/Client	Orlando Guevara				
Property Address	30884 Wildfire Cir				
City	Nuevo	County Riverside	State CA	Zip Code 92567	
Lender	Salas Financial				



#### Comparable 1

21735 Juniper Flats Rd

2.07 miles SE Prox. to Subject Sales Price 540,000 Gross Living Area 2,555 Total Rooms Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; View MTN Site 101059 sf Quality Q4 Age 14



# Comparable 2

21150 MacArthur Dr

Prox. to Subject 0.74 miles SW Sales Price 593,500 Gross Living Area 2,706 Total Rooms Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; View MTN 20038 sf Site Quality Q4 Age 17



### Comparable 3

30860 Wildfire Cir

Prox. to Subject 0.05 miles W Sales Price 475,000 Gross Living Area 2,159 Total Rooms 7 Total Bedrooms 4 **Total Bathrooms** 2.0 Location N;Res; View N;Res; Site 42689 sf Quality Q4 Age 1

#### Comparable Photos #4-#6

Borrower/Client	Orlando Guevara						
Property Address	30884 Wildfire Cir						
City	Nuevo	County Riverside	State	CA	Zip Code	92567	
Lender	Salas Financial						



### Comparable 4

29367 Harley Ct

2.41 miles SW Prox. to Subject Sales Price 502,500 Gross Living Area 2,568 Total Rooms Total Bedrooms 4 Total Bathrooms 2.1 Location N;Res; View Hills Site 19602 sf Quality Q4 Age 31



#### Comparable 5

20215 Magnolia Ave

Prox. to Subject 0.25 miles NE 385,000 Sales Price Gross Living Area 1,852 Total Rooms Total Bedrooms Total Bathrooms 3.0 Location N;Res; View MTN/Pasture 47480 sf Site Quality Q4 Age



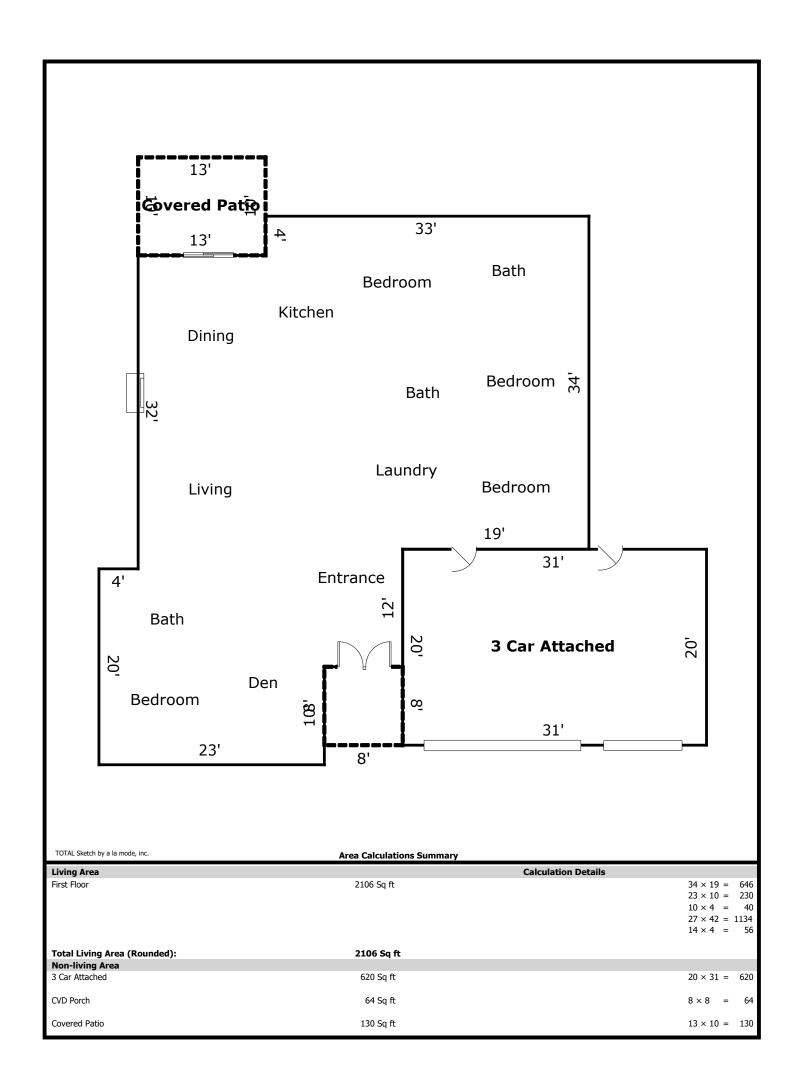
# Comparable 6

29297 Harley Ct

2.46 miles SW Prox. to Subject Sales Price 513,000 Gross Living Area 2,568 Total Rooms Total Bedrooms 4 Total Bathrooms 2.1 Location N;Res; N;Res; View Site 18295 Sf Quality Q4 Age 31

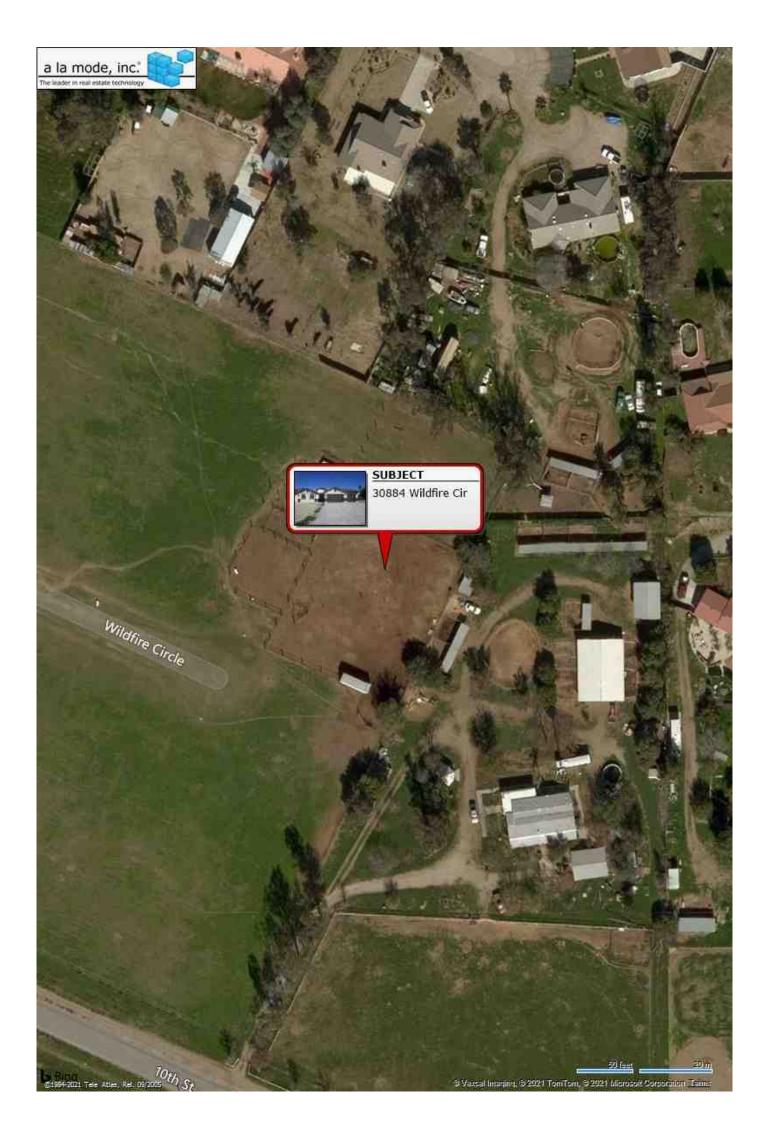
# **Building Sketch**

Borrower/Client	Orlando Guevara				
Property Address	30884 Wildfire Cir				
City	Nuevo	County Riverside	State CA	Zip Code 92567	
Lender	Salas Financial				



# **Location Map**

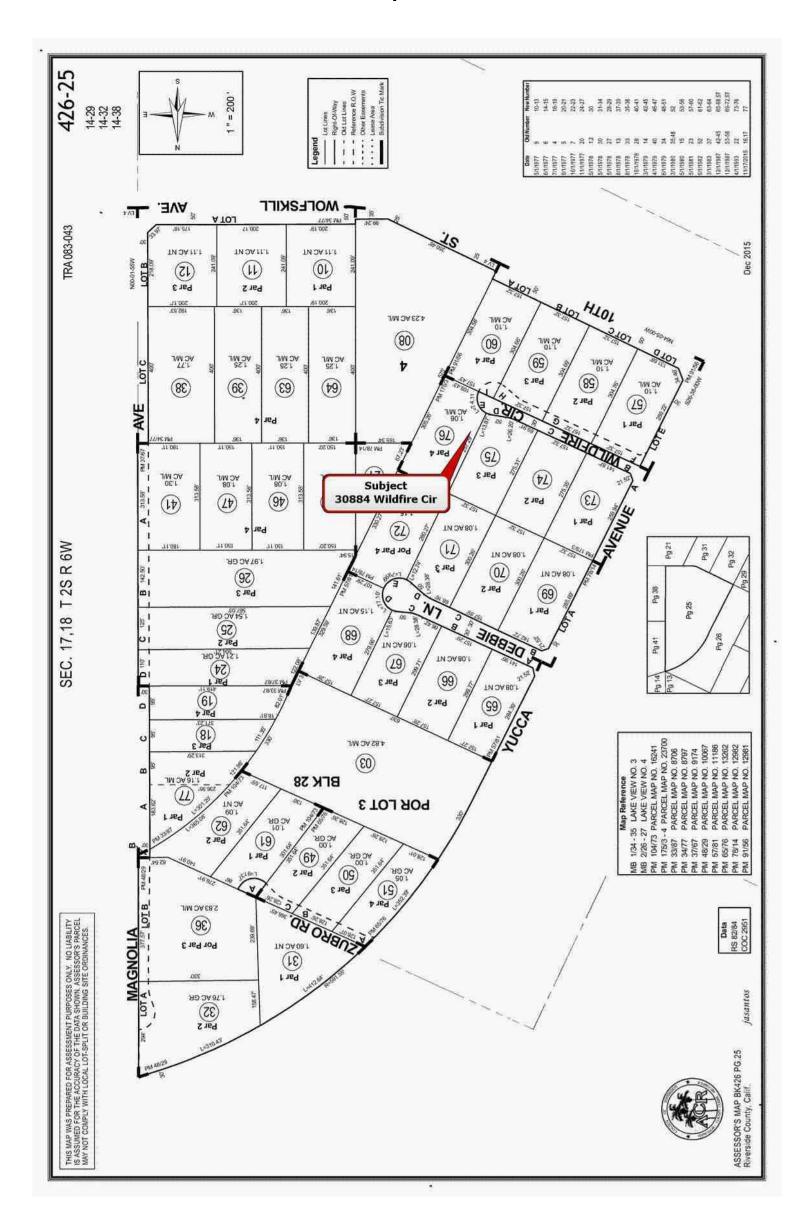
Borrower/Client	Orlando Guevara			
Property Address	30884 Wildfire Cir			
City	Nuevo	County Riverside	State CA	Zip Code 92567
Lender	Salas Financial			



#### **Location Map**

Borrower/Client	Orlando Guevara							
Property Address	30884 Wildfire Cir							
City	Nuevo	Count	<sup>ty</sup> Riverside	State	CA	Zip Code	92567	
Lender	Salas Financial							





#### insurance



PO Box 236

Riverton

605 Main St., Suite 102

RIVERTON INSURANCE AGENCY CORP

#### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 08/18/2020

NAIC # 40436

FAX (A/C, No): (858) 273-8026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s). CONTACT K
NAME:
PHONE
(A/C, No, Ext):
E-MAIL
ADDRESS:
K

NJ 08077

Kelly Stewart

(800) 882-4410

KellyS@aliains.com

Stratford Insurance Company

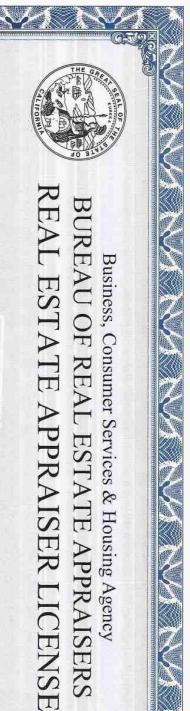
INSURER(S) AFFORDING COVERAGE

NSURED						NSURER B:					
	Angelina A. Perry dba Angelinas	Appr	aisals	88	NSURER C:						
	18792 Krameria Avenue				NSURER D :					3	
					NSURER E :						
	Riverside			CA 92508	Single Marie				1		
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NSR LTR	TYPE OF INSURANCE	ADDL	SUBR		POLICY EFF (MM/DD/YYYY)		POLICY EXP (MM/DD/YYYY)	ШМП			
	COMMERCIAL GENERAL LIABILITY					7	5.2	EACH OCCURRENCE	\$		
	CLAIMS-MADE OCCUR						3	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$		
							*	MED EXP (Any one person)	s		
	-						3	PERSONAL & ADV INJURY	s		
	CENT ACCRECATE LIMIT APPLIES DED.						8		\$		
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	POLICY JECT LOC							PRODUCTS - COMP/OP AGG	\$		
	OTHER:							COMBINED SINGLE LIMIT	S		
	ANY AUTO						1	(Ea accident)	s		
	OWNED SCHEDULED						1	BODILY INJURY (Per person)	25		
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	DED RETENTION \$							FORM	\$		
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							PER OTH- STATUTE ER			
	ANY PROPRIETOR/PARTNER/EXECUTIVE	N/A						E.L. EACH ACCIDENT	\$		
	OFFICER/MEMBER EXCLUDED? (Mandatory in NH)							E.L. DISEASE - EA EMPLOYEE	\$		
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT	s		
	F * Oii							Each Claim	\$1,00	0,000	
Α	Errors & Omissions Retroactive Date: 08/30/2011			REO0011565		08/30/2020	08/30/2021	Aggregate	\$1,00	0,000	
	CRIPTION OF OPERATIONS / LOCATIONS / VEHICLE	ES (AC	ORD 1	01, Additional Remarks Schedule,	may be a	ttached if more s	pace is required)		<u> </u>		
Ang	oraisers covered by this policy: pelina A. Perry il L. Perry (appraiser trainee)										
CEF	RTIFICATE HOLDER				CANC	ELLATION				1	
					THE	<b>EXPIRATION D</b>	DATE THEREOF	SCRIBED POLICIES BE CAN F, NOTICE WILL BE DELIVER Y PROVISIONS.		BEFORE	
				ŝ	AUTHO	RIZED REPRESEN		1/2 1		·	

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ACORD 25 (2016/03)

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# Angelina A. Perry

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified Residential Real Estate Appraiser"

Certification Law. This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and

BREA APPRAISER IDENTIFICATION NUMBER:

AR 029894
Effective Date:

Date Expires:

January 27, 2021 January 26, 2023

Loretta Dillon, Deputy Bureau Chief, BREA

3056057

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK