

**APPRAISAL OF**



**LOCATED AT:**

1824 Ocean View Dr  
Bakersfield, CA 93307

**FOR:**

Salas Financial  
9320 Chesapeake Dr Ste 116  
San Diego, CA, 92123

**BORROWER:**

Ciro Suarez, Gladys Santos Guidos Flores

**AS OF:**

May 14, 2021

**BY:**

Dawna R Dees  
Dees Appraisals

Salas Financial  
9320 Chesapeake Dr Ste 116  
San Diego, CA, 92123

File Number: 1824 Ocean View Dr

In accordance with your request, I have appraised the real property at:

1824 Ocean View Dr  
Bakersfield, CA 93307

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of May 14, 2021 is:

\$215,000  
Two Hundred Fifteen Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



Dawna R Dees  
Dees Appraisals

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 1824 Ocean View Dr

Property Description

Property Address **1824 Ocean View Dr** City **Bakersfield** State **CA** Zip Code **93307**  
 Legal Description **TRACT 4691 , BLOCK A , LOT 8** County **Kern**  
 Assessor's Parcel No. **515-080-08** Tax Year **2020** R.E. Taxes \$ **2,380** Special Assessments \$ **0**  
 Borrower **Ciro Suarez, Gladys Santos Guidos Flores** Current Owner **Frisly S Rodas** Occupant:  Owner  Tenant  Vacant  
 Property rights appraised  Fee Simple  Leasehold Project Type  PUD  Condominium (HUD/VA only) HOA\$ **156** /Mo.  
 Neighborhood or Project Name Map Reference **2512-E2** Census Tract **0032.02**  
 Sale Price \$ **230,000** Date of Sale **05/04/2021** Description and \$ amount of loan charges/concessions to be paid by seller **0**  
 Lender/Client **Salas Financial** Address **9320 Chesapeake Dr Ste 116, San Diego, CA 92123**  
 Appraiser **Dawna R Dees** Address **5000 Summerwind Way, Bakersfield, CA 93308**

Location  Urban  Suburban  Rural  
 Built up  Over 75%  25-75%  Under 25%  
 Growth rate  Rapid  Stable  Slow  
 Property values  Increasing  Stable  Declining  
 Demand/supply  Shortage  In balance  Over supply  
 Marketing time  Under 3 mos.  3-6 mos.  Over 6 mos.  
 Predominant occupancy  Owner **90**  Tenant  Vacant (0-5%)  Vacant (over 5%)  
 Single family housing PRICE \$ (000) **204** Low AGE (yrs) **17**  High **39**  
 Present land use % One family **90** 2-4 family **2** Multi-family **2** Commercial **4** (Vacant ) **2**  
 Land use change  Not likely  Likely  In process

Note: Race and the racial composition of the neighborhood are not appraisal factors.  
 Neighborhood boundaries and characteristics: **Pacheco Rd to the North, Monitor St to the East, Berkshire Rd to the South, and Hughes Ln to the West.**

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):  
**Subject is located in the SW portion of Bakersfield. The neighborhood is somewhat mixed with newer and older homes of various sizes, appeal and designs on various sized sites, Shopping, and schools are located nearby. There are no apparent adverse factors which would affect the neighborhood marketability, and is located within 5 miles to Highway 99.**

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):  
**The South Bakersfield area has recently experienced low supply and elevated demand. In the past 3 months, we have seen an increase in property values in some areas of South Bakersfield. Currently, the subject market area list to sales ratio is 100.22%.**

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)?  YES  NO  
 Approximate total number of units in the subject project **N/A** Approximate total number of units for sale in the subject project **N/A**  
 Describe common elements and recreational facilities: **N/A**

Dimensions **40X100** Topography **Level**  
 Site area **4000 sf** Corner Lot  Yes  No Size **4000 sf**  
 Specific zoning classification and description **PUD/Planned Unit Development** Shape **Rectangular**  
 Zoning compliance  Legal  Legal nonconforming (Grandfathered use)  Illegal  No zoning Drainage **Adequate**  
 Highest & best use as improved:  Present use  Other use (explain) **See Attached Addendum** View **N;Res;**  
 Utilities Public Other Off-site Improvements Type Public Private Landscaping **Average**  
 Electricity  Street **Asphalt**   Driveway Surface **Concrete**  
 Gas  Curb/gutter **Concrete**   Apparent easements **None noted**  
 Water  Sidewalk **Concrete**   FEMA Special Flood Hazard Area  Yes  No  
 Sanitary sewer  Street lights **Adequate**   FEMA Zone **X** Map Date **09/26/2008**  
 Storm sewer  Alley **None**   FEMA Map No. **06029C2300E**

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.): **There are no adverse site conditions or external factors, encroachments, environmental conditions or land uses apparent at time of inspection.**

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	<b>1</b>	Foundation	<b>Conc./Avg</b>	Slab	<b>X</b>	Area Sq.Ft.	<b>0</b>	Roof	<b>Unkn</b> <input type="checkbox"/>
No. of Stories	<b>2</b>	Exterior Walls	<b>Stucco/Avg</b>	Crawl Space		% Finished	<b>0</b>	Ceiling	<b>Unkn</b> <input type="checkbox"/>
Type (Det./Att.)	<b>Att</b>	Roof Surface	<b>Comp Roof/Avg</b>	Basement		Ceiling		Walls	<b>Unkn</b> <input type="checkbox"/>
Design (Style)	<b>Contemporary</b>	Gutters & Dwnspts.	<b>None</b>	Sump Pump		Walls		Floor	<b>Unkn</b> <input type="checkbox"/>
Existing/Proposed	<b>Existing</b>	Window Type	<b>Vinyl DP/Avg</b>	Dampness		Floor		None	<input type="checkbox"/>
Age (Yrs.)	<b>35</b>	Storm/Screens	<b>Aluminium/Avg</b>	Settlement		Outside Entry		Unknown	<input type="checkbox"/>
Effective Age (Yrs.)	<b>20</b>	Manufactured House	<b>N/A</b>	Infestation					

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq.Ft.
Basement												
Level 1		<b>1</b>	<b>1</b>	<b>1</b>				<b>3</b>	<b>2.1</b>	<b>1</b>		<b>753</b>
Level 2												<b>758</b>
												<b>40</b>

Finished area above grade contains: **6** Rooms; **3** Bedroom(s); **2+** Bath(s); **1,511** Square Feet of Gross Living Area

INTERIOR	HEATING	KITCHEN EQUIP.	ATTIC	AMENITIES	CAR STORAGE:
Floors <b>Tile/Carpet/Avg</b>	Type <b>FWA</b>	Refrigerator <input type="checkbox"/>	None <input type="checkbox"/>	Fireplace(s) # <b>1</b> <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Walls <b>Drywall/Avg</b>	Fuel <b>Gas</b>	Range/Oven <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Patio <input type="checkbox"/>	Garage <b>2</b> # of cars
Trim/Finish <b>Wood/Avg</b>	Condition <b>Avg</b>	Disposal <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Deck <input type="checkbox"/>	Attached <b>2</b>
Bath Floor <b>Tile/Avg</b>	COOLING	Dishwasher <input checked="" type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Porch <b>Cvd</b> <input checked="" type="checkbox"/>	Detached
Bath Wainscot <b>Fiberglass/Avg</b>	Central <b>Central</b>	Fan/Hood <input type="checkbox"/>	Floor <input type="checkbox"/>	Fence <b>Wd</b> <input checked="" type="checkbox"/>	Built-In
Doors <b>Wood/Avg</b>	Other	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Pool <b>None</b> <input type="checkbox"/>	Carport
	Condition <b>Avg</b>	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>	<b>None</b> <input type="checkbox"/>	Driveway <b>2</b>

Additional features (special energy efficient items, etc.): **None noted**

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: **Avg;No updates in the prior 15 years;Depreciation of the improvements appears consistent with competing properties in the neighborhood. The appraiser does not note any functional or exterior depreciation. Quality appears average and condition is average.**

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: **None noted**

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 1824 Ocean View Dr

Valuation Section

COST APPROACH	ESTIMATED SITE VALUE	= \$	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): <b>Cost Approach not completed</b>
	ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:		
	Dwelling 1,511 Sq. Ft. @ \$	= \$ 0	
	Sq. Ft. @ \$	=	
		=	
	Garage/Carport 440 Sq. Ft. @ \$	= \$ 0	
	Total Estimated Cost New	= \$ 0	
	Less Physical Functional External	Est. Remaining Econ. Life:	
	Depreciation	= \$ 0	
	Depreciated Value of Improvements	= \$ 0	
"As-is" Value of Site Improvements	= \$		
INDICATED VALUE BY COST APPROACH	= \$ 0		

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
		DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
1824 Ocean View Dr Address Bakersfield, CA 93307		1816 Ocean View Dr Bakersfield, CA 93307		6604 Tranquil Cove Ct Bakersfield, CA 93307		1925 Scenic View Dr Bakersfield, CA 93307	
Proximity to Subject		0.02 miles SE		0.07 miles SE		0.12 miles SW	
Sales Price	\$ 230,000	\$ 220,000		\$ 204,000		\$ 215,000	
Price/Gross Liv. Area	\$ 152.22	\$ 145.99		\$ 127.50		\$ 163.13	
Data and/or Verification Sources		GEMLS#202102428;DOM 6 NDC Doc#81422		GEMLS#202011050;DOM 6 NDC Doc#190085		GEMLS#202008033;DOM 49 NDC Doc#181407	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing Concessions	0	ArmLth FHA;0	0	ArmLth FHA;0	0	ArmLth FHA;0	0
Date of Sale/Time	05/04/2021	04/29/2021	0	12/08/2020	0	11/25/2020	0
Location	A;BusyRd;	A;BusyRd;		N;Res;	-5,000	N;Res;	-5,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	4000 sf	3920 sf	0	4970 sf	0	4004 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design and Appeal	DT2;Contemporary	DT2;Contemporary		DT2;Contemporary		DT1;Ranch	0
Quality of Construction	Average	Average		Average		Average	
Age	35	36	0	29	0	32	0
Condition	Average	Average		Average		Average	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count 30	6 3 2.1.	6 3 2.1.		6 3 2.1.		5 3 2	1,500
Gross Living Area	1,511 Sq.Ft.	1,507 Sq.Ft.	0	1,600 Sq.Ft.	0	1,318 Sq.Ft.	6,000
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central		FWA/Central	
Energy Efficient Items	None	DP Windows	-1,500	None		None	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch, Patio, Deck, Fireplace(s), etc.	Porch 1 F/P	Patio, Porch 1 F/P	-1,500	Porch 1 F/P		Porch None	1,000
Fence, Pool, etc.	Fence	Fence		Fence		Fence	
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 3,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,500	
Adjusted Sales Price of Comparable		Gross: 1.4% Net: -1.4% \$ 217,000		Gross: 2.5% Net: -2.5% \$ 199,000		Gross: 6.3% Net: 1.6% \$ 218,500	

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): **See Attached Addendum**

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source for prior sales within year of appraisal	NDC/GE/No prior sales 05/14/2021	NDC/GE/No prior sales 05/14/2021	NDC/GE/No prior sales 05/14/2021	11/25/2020 NDC/GE/Quit Claim 05/14/2021
Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: <b>Arms length sale;The subject is currently in escrow for a reported \$230,000. The appraiser has received and read a copy of the sales contract. No items of personal property included in the sale.</b>				

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 215,000

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ 0 /Mo. x Gross Rent Multiplier 0 = \$ 0

This appraisal is made  "as is"  subject to the repairs, alterations, inspections or conditions listed below  subject to completion per plans and specifications.

Conditions of Appraisal: **Appraisal made in " AS IS " condition.**

Final Reconciliation: **The high quality of the data used in the sales comparison approach demonstrates its viability as the best value indicator, with the cost approach in a strong supporting role. As indicated on page three, the income approach to value was not developed.**

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised **March 2017** ).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF **05/14/2021** (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ **215,000**.

APPRaiser: *Dawna Dees* SUPERVISORY APPRAISER (ONLY IF REQUIRED):  
 Signature \_\_\_\_\_ Signature \_\_\_\_\_  Did  Did Not  
 Name **Dawna R Dees** Name \_\_\_\_\_ Inspect Property  
 Date Report Signed **05/17/2021** Date Report Signed \_\_\_\_\_  
 State Certification # **AR042064** State **CA** State Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Or State License # \_\_\_\_\_ State \_\_\_\_\_ Or State License # \_\_\_\_\_ State \_\_\_\_\_

**UNIFORM RESIDENTIAL APPRAISAL REPORT**

Supplemental Valuation Section

File No. 1824 Ocean View Dr

ITEM	SUBJECT	COMPARABLE NO. 4			COMPARABLE NO. 5			COMPARABLE NO. 6		
1824 Ocean View Dr Address Bakersfield, CA 93307		2012 Ocean View Dr Bakersfield, CA 93307			2020 Ocean View Dr Bakersfield, CA 93307					
Proximity to Subject		0.09 miles NW			0.10 miles SW					
Sales Price	\$ 230,000	\$ 204,000			\$ 275,500			\$		
Price/Gross Liv. Area	\$ 152.22	\$ 127.50			\$ 154.60			\$ 0.00		
Data and/or Verification Sources		GEMLS#202007163;DOM 20 NDC Doc#132154			GEMLS#202102787;DOM 4 Pending					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	
Sales or Financing Concessions	0	ArmLth FHA;4000	0	Listing ;0	0					
Date of Sale/Time	05/04/2021	09/16/2020	0	c03/21	0					
Location	A;BusyRd;	A;BusyRd;		A;BusyRd;						
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple						
Site	4000 sf	4055 sf	0	5562 sf	-2,000					
View	N;Res;	N;Res;		N;Res;						
Design and Appeal	DT2;Contemporary	DT2;Contemporary		DT2;Contemporary						
Quality of Construction	Average	Average		Average						
Age	35	29	0	30	0					
Condition	Average	Average		Average						
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	6 3 2.1	6 3 2	1,500	6 3 2.1						
Gross Living Area	1,511 Sq.Ft.	1,600 Sq.Ft.	-2,500	1,782 Sq.Ft.	-8,000			Sq.Ft.		
Basement & Finished Rooms Below Grade	0sf	0sf		0sf						
Functional Utility	Average	Average		Average						
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central						
Energy Efficient Items	None	None		DP Windows	-2,500					
Garage/Carport	2ga2dw	2ga2dw		2ga2dw						
Porch, Patio, Deck, Fireplace(s), etc.	Porch 1 F/P	Porch, Patio 1 F/P	-1,500	Porch, Patio 1 F/P	-1,500					
Fence, Pool, etc.	Fence	Fence		Fence 1 F/P						
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 2,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 14,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0			
Adjusted Sales Price of Comparable		Gross: 2.7% Net: -1.2%	\$ 201,500	Gross: 5.1% Net: -5.1%	\$ 261,500	Gross: 0.0% Net: 0.0%	\$ 0			

SALES COMPARISON ANALYSIS

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc. ): **See Addendum**

ITEM	SUBJECT	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Date, Price and Data Source for prior sales within year of appraisal	NDC/GE/No prior 05/14/2021	NDC/GE/No prior sales 05/14/2021	12/16/2020; \$116,000 NDC/GE/Grant Deed 05/14/2021	

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:  
**PRIOR SALES HISTORY, See Addendum**

**See Attached Addendum**

ADDITIONAL COMMENTS

## ADDENDUM

Borrower: Ciro Suarez, Gladys Santos Guidos Flores

File No.: 1824 Ocean View Dr

Property Address: 1824 Ocean View Dr

Case No.:

City: Bakersfield

State: CA

Zip: 93307

Lender: Salas Financial

### As improved: Other (explain)

Given present zoning and demand, highest and best use is limited to single unit and the present use is the most practical use.

### Prior Sales Comments

In compliance with USPAP Standard Rule 1-5 and FNMA Guidelines, the appraiser researched and analyzed all noted sales of the subject in the last 3 years and all noted sales of the comparables for the last 1 year. The effective date for the MLS data is equal to the effective date for this appraisal. The effective date of the RealQuest/NDC data is equal to two weeks prior to the effective date of this appraisal. Unless otherwise stated, any change in value from the prior sale of the subject or a comparable is attributed to market appreciation/depreciation.

#### PRIOR SALE HISTORY:

Subject: No prior sales/transfers within the past 36 months

Comp 1: No prior sales/transfers within the past 12 months

Comp 2: No prior sales/transfers within the past 12 months

Comp 3: 11/25/2020 Quit Claim (not found to be an arms length transaction)

Comp 3: No prior sales/transfers within the past 12 months

Comp 4: No prior sales/transfers within the past 12 months

Comp 5: 12/16/2020; \$116,000 Grant Deed (this sale was found to have sold below current market sales)

### Comments on Sales Comparison

The subject property is typical of many homes in the neighborhood. Bracketing was possible due to similar sales. All sales are considered good indicators of value and are located in the subject's neighborhood or in a nearby, similar competing neighborhood.

The subject property is under contract for purchase for \$230,000. No similar sales within the subject development were found. The high sale was found to be \$220,000 within the Hidden Cove development tract. The contract price was found to be above current market sales, as per an analysis of sales within the subject development.

NOTE: The subject and comps 1, 4 and 5 back to busy roads and were found to have an external noise/traffic detriment; therefore, comps 2 and 3 were adjusted down via an historical analysis of sales.

\*\*A wide range of sales was noted within the subject market area. Due to a shortage of similar sales, it was necessary and unavoidable to use a wide range of sales to capture the subject gross living area, bedroom and bathroom count.

The sales utilized are the most recent, best verifiable, closed sales available within the subject's market area, bearing similarity to the subject in room count, square footage, amenity features, and locational factors.

Square footage adjustments made at \$30 per a square foot, which was derived via matched paired analysis of recent sales in the subject's market area.

Lot adjustments were made at \$1 per a square foot, which was derived via an historical analysis of sales in the subject's market area. Differences of less than 1,000 square feet were not adjusted.

Bathroom adjustments made at \$1500 per half bath, which was derived via an historical analysis of sales.

Most weight given to comps 1, 2 and 3, as these sales were found to be the best suitable sales to support the subject gross living area, age, bedroom and bathroom count. Comp 4 was used to support the subject gross living area, lot size and age.

NOTE: Comps 1 and 5 photos were taken from the GEMLS agent photo, due to the presence of people in the front yard.

All sale comps are verified as closed; all dates shown are contract dates unless otherwise stated.

No age adjustments were warranted as effective ages were considered in the condition of the comparable sale. Effective ages for comparables are estimates based on exterior inspection and MLS comments for the comparable which was derived via an historical analysis of similar sales

The one-unit housing predominate values for the subject neighborhood are lower than the subject market value. A one mile radius search was completed via multiple listings services. The one mile radius search included dwellings featuring slightly smaller gross living area as well as slightly older in age comparables, which resulted in a lower predominate value. No impact on marketability was noted.

Utilities (gas, water, electricity) and mechanicals were turned on and in working order at the time of inspection. Smoke Detectors and Carbon Monoxide Monitors installed at the time of inspection. Water heater double strapped.

Days on market are considered cumulative days on market.

Concessions verification was verified through agents. Typical concessions are between 2.0% and 3.0% for the subject market area.

Due to a lack of recent similar sales – it was necessary to use dated comps over 90 days in order to capture the subjects GLA and bathroom count. No time adjustment was warranted via an analysis of median sales prices in the subject's market area for sales.

Sales in the neighborhood have been selling at +/-100% of list price; therefore, negotiation adjustments were not deemed necessary listing comp 5.

"No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

**ADDENDUM**

Borrower: Ciro Suarez, Gladys Santos Guidos Flores

File No.: 1824 Ocean View Dr

Property Address: 1824 Ocean View Dr

Case No.:

City: Bakersfield

State: CA

Zip: 93307

Lender: Salas Financial

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contact either personally by phone or electronically to Salas Financial."

**Additional Comments**

The appraiser is not a home inspector and the appraisal report is not a home inspection. The appraisal report cannot be relied upon to disclose hidden defects that are not apparent from a visual observation of the surfaces of the subject property from standing height. Any such problems undisclosed to the appraiser are to be considered conditions of this report, and the appraiser reserves the right to modify the value opinion upon discovery or disclosure.

Complete visual inspection of the interior areas of the subject property: a visual observation from standing height of the accessible areas and unobstructed, exposed surfaces of the living area without removal of personal possessions. It includes the visual observation of attached automobile storage, if any, as well as of any attached accessory buildings judged by the appraiser to have contributory value.

Complete visual inspection of the exterior of the subject property: a visual observation of the unobstructed, exposed, and accessible perimeter of the residential improvements from standing height. It includes the visual observation of detached automobile storage, if any, as well as any detached accessory buildings judged by the appraiser to have contributory value.

Living area (GLA): Living area is defined as legal, finished, permanently heated, living space contiguous with other living area and regarded by a typical purchaser as being habitable and as having utility. While reasonable care was exercised in measuring, the final square footage should be considered an approximation and not guaranteed. Any interior walls and room location words are for demonstration purposes and are not to scale. Unless otherwise specified and the reason given why, the visual observation excludes the attic, the crawl space, any unfinished basement, and below grade storage.

Intended 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 a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and the Definition of Market Value. No additional Intended Users are identified by the appraiser.

Use: reading the appraisal report or possessing the report does not constitute use. Relying on the appraisal report to understand how the appraiser developed the opinion of value does not constitute use. Use means relying on the appraisal report to make a decision or to take an action.

This report is not intended for use by the borrower for the purpose of identifying any adverse conditions in the subject's systems and components which might be revealed by any inspections by licensed professionals in any relevant field. This appraisal does not guarantee that the subject property is free of undetected problems, possible defects or environmental hazards that could exist.

Subject data is collected from statements of the client and/or owner, public records and MLS as available. County and MLS data for the subject's market area is limited and often incomplete. When used - estimates (designated by the ± symbol) are based on appraiser's experience and were further supported by verified, similar sales taken from within the subject's market area.

FLOORPLAN SKETCH

Borrower: Ciro Suarez, Gladys Santos Guidos Flores

File No.: 1824 Ocean View Dr

Property Address: 1824 Ocean View Dr

Case No.:

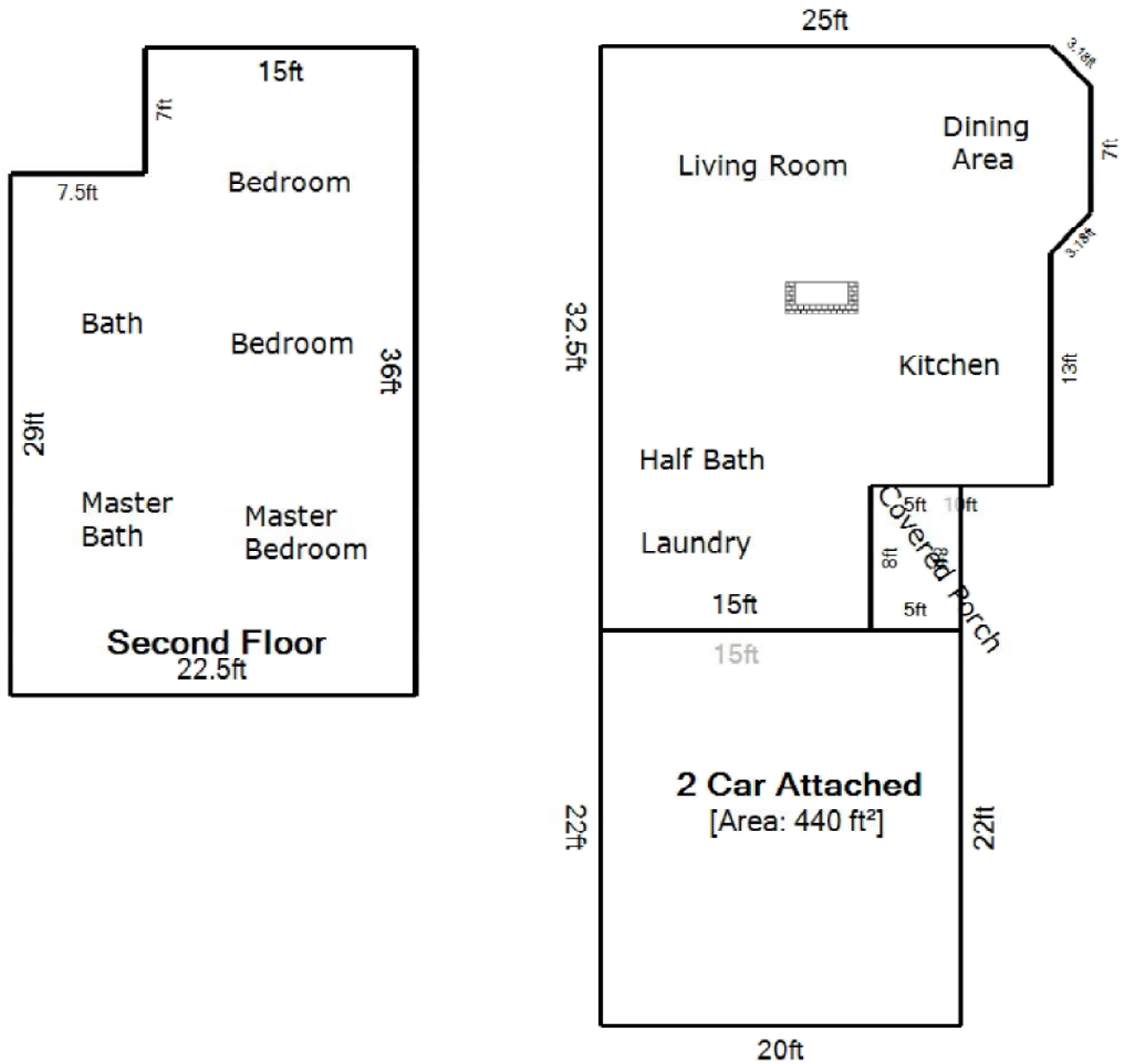
City: Bakersfield

State: CA

Zip: 93307

Lender: Salas Financial

Sketch



8 ft

Living Area		Area Calculation			
First Floor	753.31 ft <sup>2</sup>	First Floor			x 1.00 = 753.31 ft <sup>2</sup>
Second Floor	757.50 ft <sup>2</sup>	8ft x 15ft		1.00 =	120 ft <sup>2</sup>
<b>Nonliving Area</b>		25ft x 24.5ft		1.00 =	612.5 ft <sup>2</sup>
2 Car Attached	440.00 ft <sup>2</sup>	3.18ft x 2.25ft		0.35 =	2.53 ft <sup>2</sup>
1 Story Porch	40.00 ft <sup>2</sup>	7ft x 2.25ft		1.00 =	15.75 ft <sup>2</sup>
		2.25ft x 3.18ft		0.35 =	2.53 ft <sup>2</sup>
		<b>Second Floor</b>			x 1.00 = 757.50 ft <sup>2</sup>
		22.5ft x 29ft		1.00 =	652.50 ft <sup>2</sup>
<b>Total Living Area (rounded):</b>	<b>1511 ft<sup>2</sup></b>	7ft x 15ft		1.00 =	105 ft <sup>2</sup>



**SUBJECT PROPERTY PHOTO ADDENDUM**

Borrower: <b>Ciro Suarez, Gladys Santos Guidos Flores</b>	File No.: <b>1824 Ocean View Dr</b>	
Property Address: <b>1824 Ocean View Dr</b>	Case No.:	
City: <b>Bakersfield</b>	State: <b>CA</b>	Zip: <b>93307</b>
Lender: <b>Salas Financial</b>		



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: May 14, 2021  
Appraised Value: \$ 215,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

Borrower: Ciro Suarez, Gladys Santos Guidos Flores  
Property Address: 1824 Ocean View Dr  
City: Bakersfield  
Lender: Salas Financial

File No.: 1824 Ocean View Dr  
Case No.:  
State: CA  
Zip: 93307



Street View 2



Address Verification



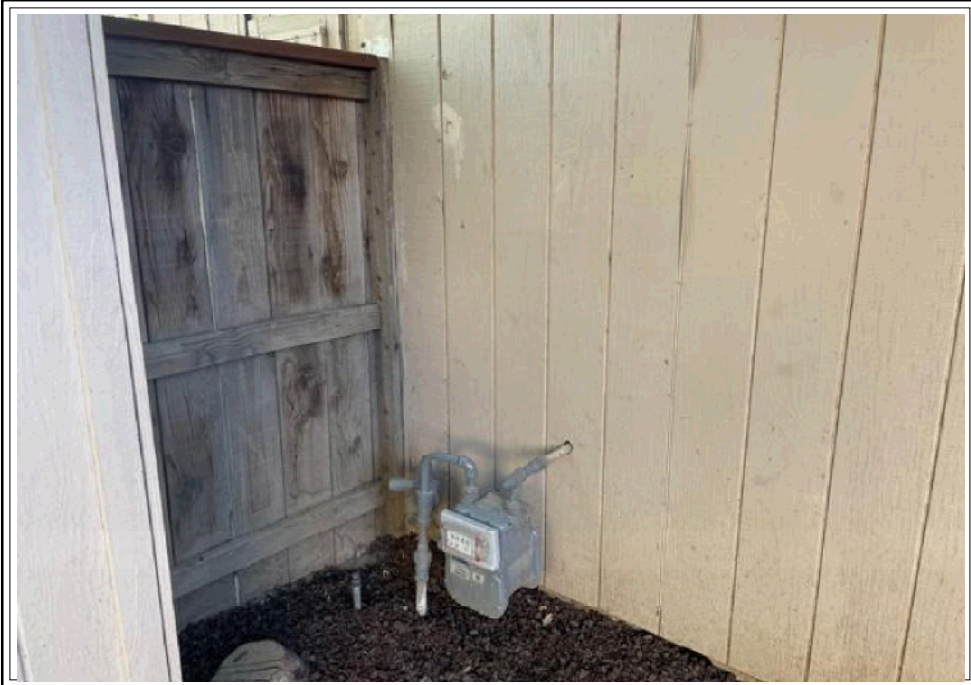
Right Side

Borrower: Ciro Suarez, Gladys Santos Guidos Flores  
Property Address: 1824 Ocean View Dr  
City: Bakersfield  
Lender: Salas Financial

File No.: 1824 Ocean View Dr  
Case No.:  
State: CA  
Zip: 93307



Left Side Attached



Gas Meter



Smoke Alarm/Carbon Monoxide Monitor

Borrower: Ciro Suarez, Gladys Santos Guidos Flores

File No.: 1824 Ocean View Dr

Property Address: 1824 Ocean View Dr

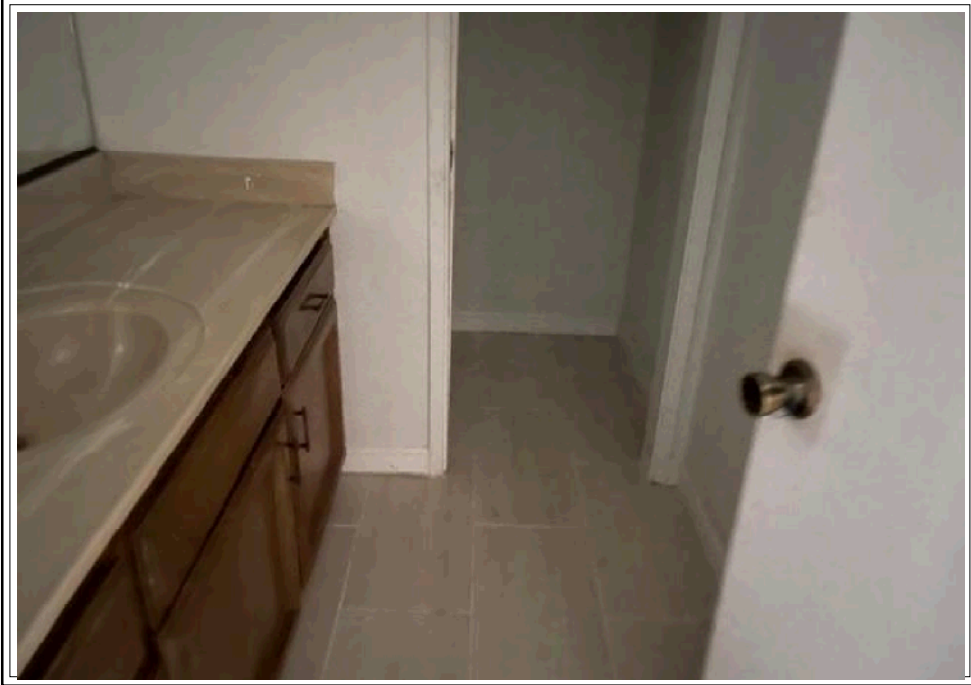
Case No.:

City: Bakersfield

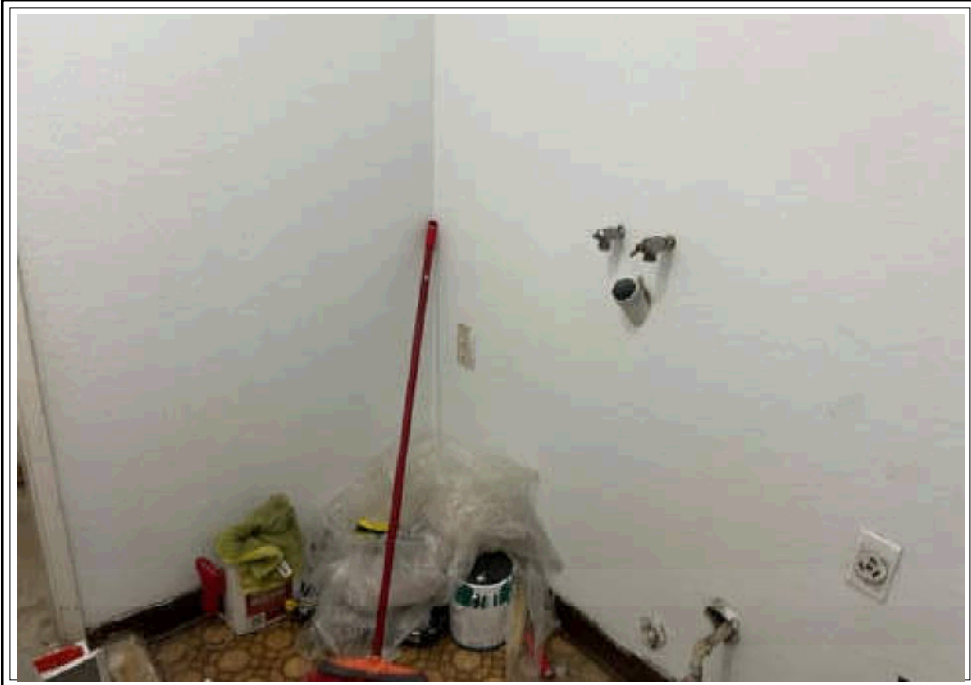
State: CA

Zip: 93307

Lender: Salas Financial



Half Bath



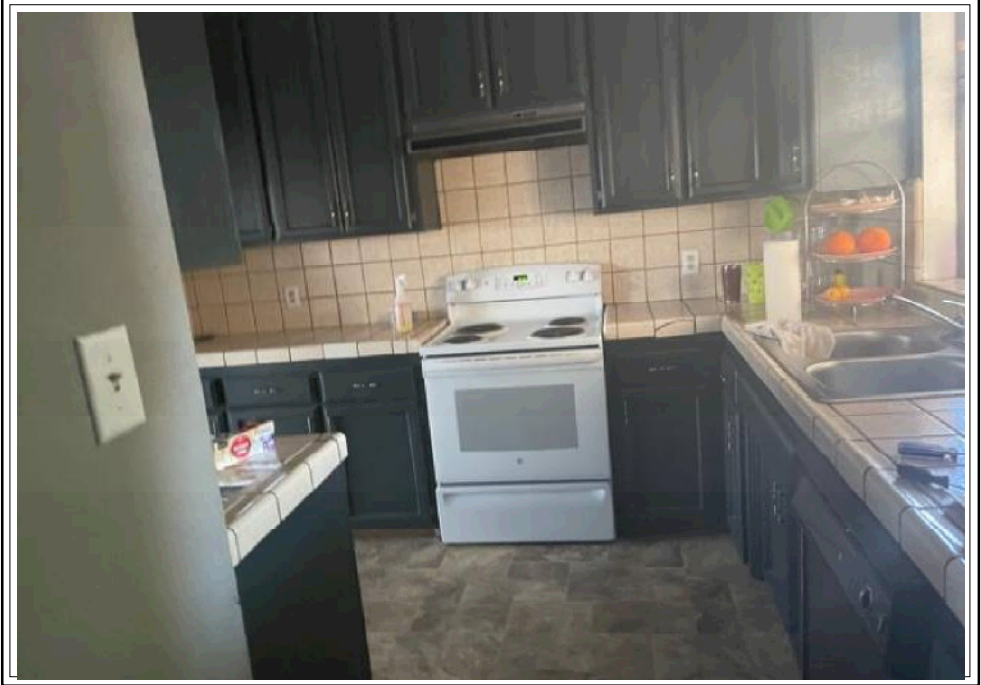
Laundry



Interior Garage

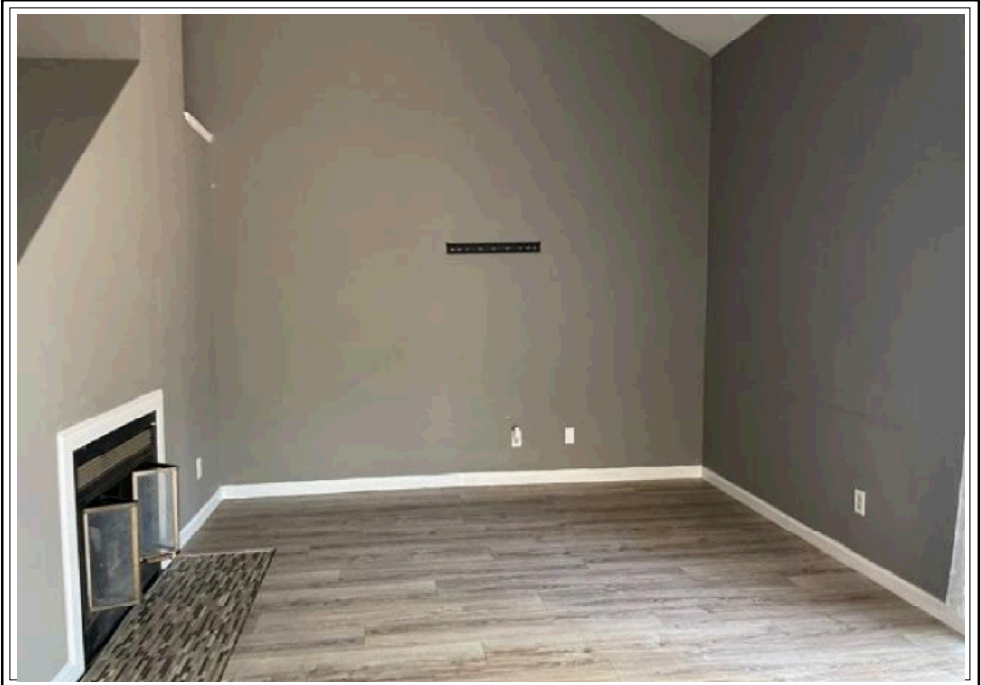
INTERIOR PHOTOS

Borrower: Ciro Suarez, Gladys Santos Guidos Flores	File No.: 1824 Ocean View Dr	
Property Address: 1824 Ocean View Dr	Case No.:	
City: Bakersfield	State: CA	Zip: 93307
Lender: Salas Financial		



**Kitchen**

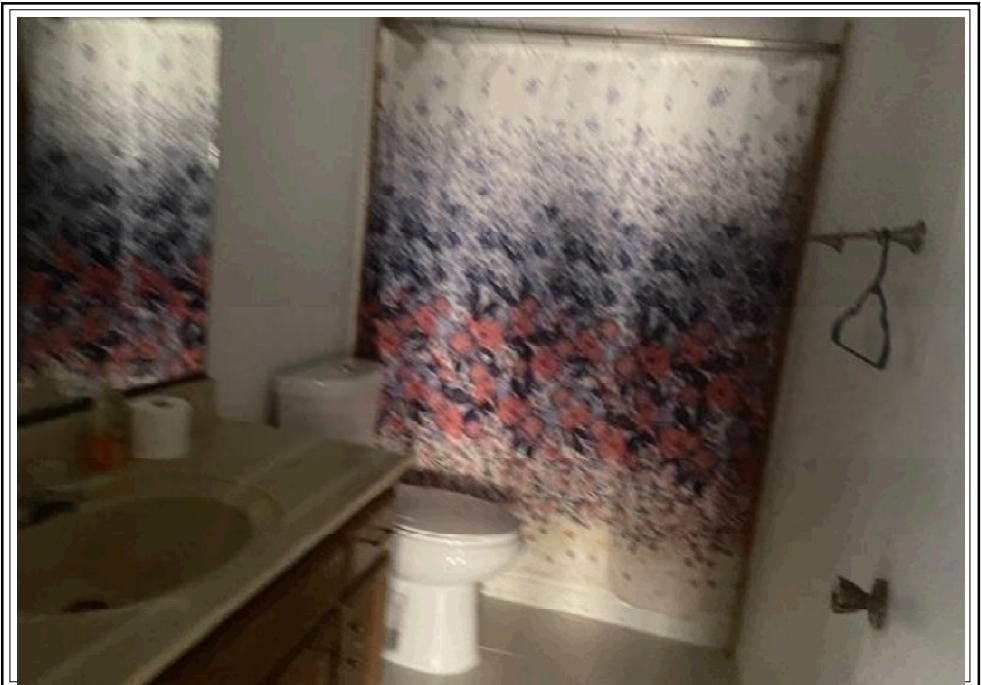
Comment:



**Living Area**

Description:

Comment:



**Bathroom**

Description:

Comment:

Borrower: Ciro Suarez, Gladys Santos Guidos Flores  
Property Address: 1824 Ocean View Dr  
City: Bakersfield  
Lender: Salas Financial

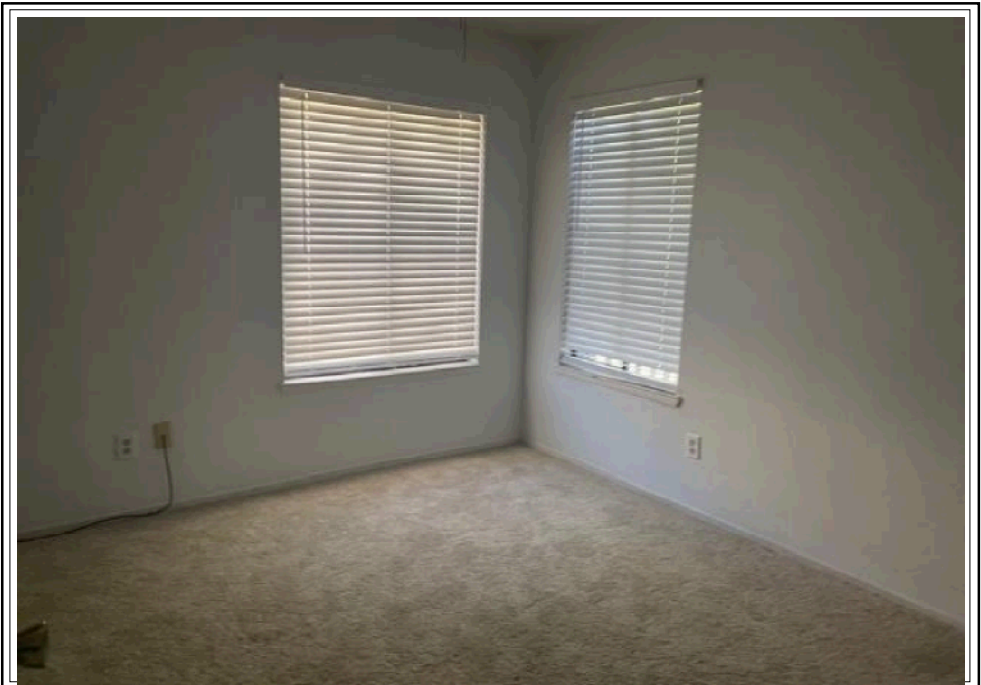
File No.: 1824 Ocean View Dr  
Case No.:  
State: CA  
Zip: 93307



Water Heater



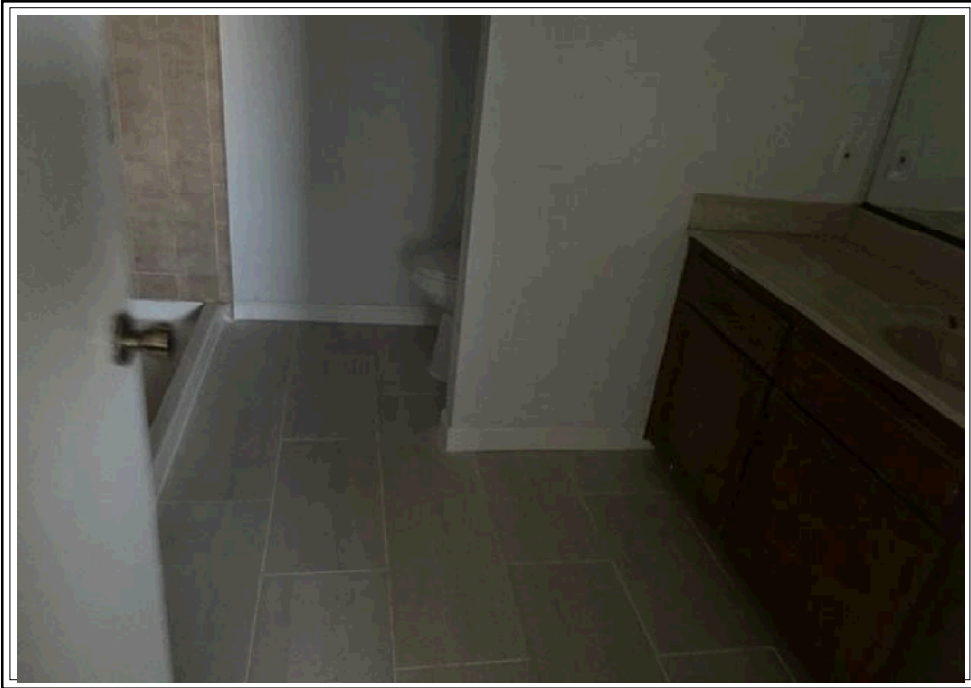
Bedroom



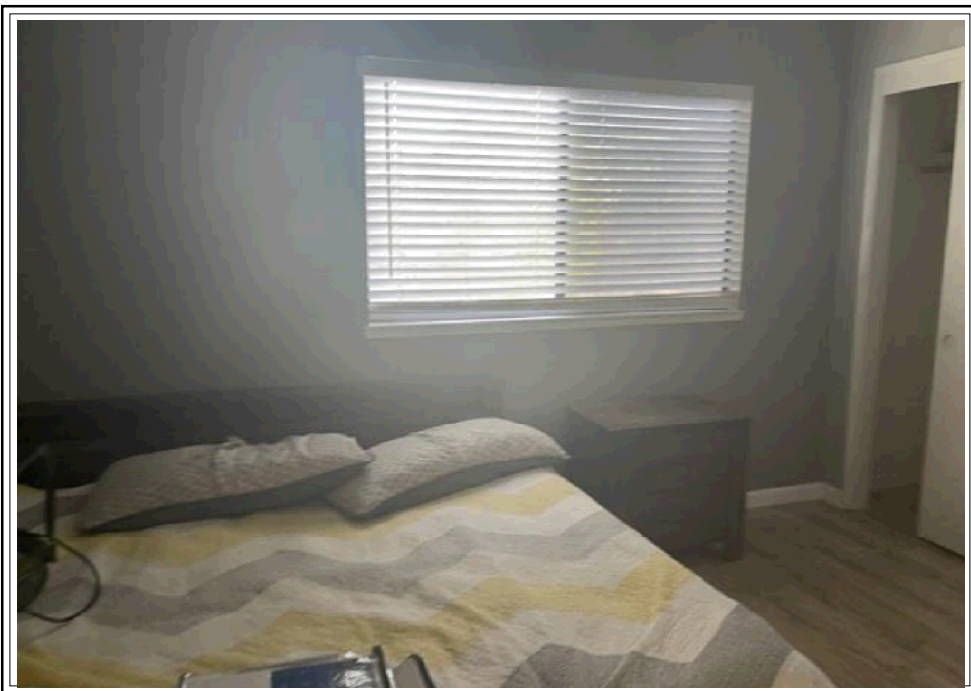
Bedroom

Borrower: Ciro Suarez, Gladys Santos Guidos Flores  
Property Address: 1824 Ocean View Dr  
City: Bakersfield  
Lender: Salas Financial

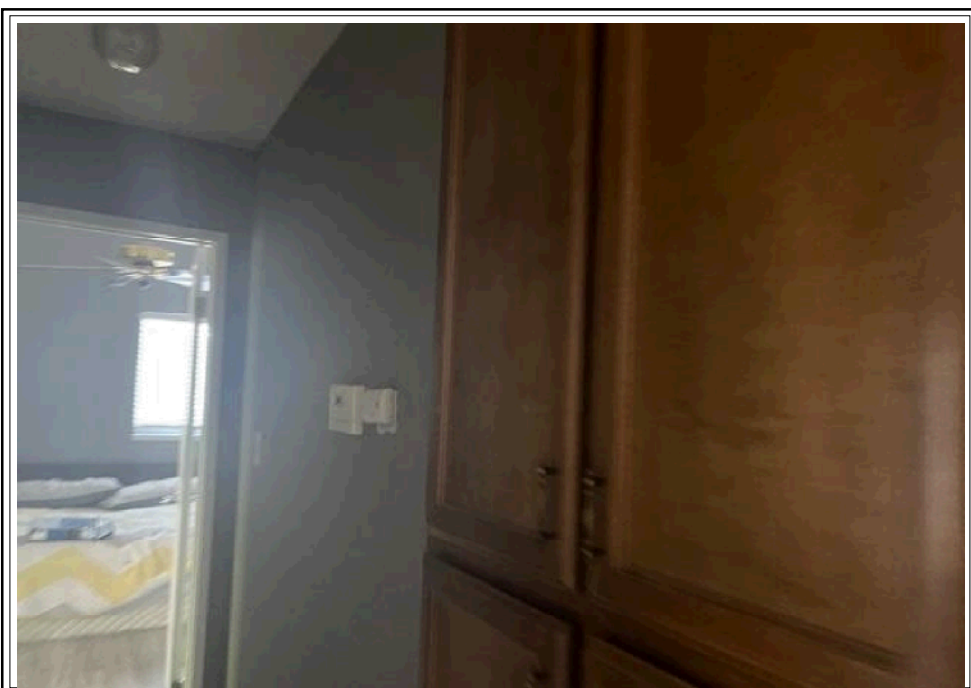
File No.: 1824 Ocean View Dr  
Case No.:  
State: CA  
Zip: 93307



Master Bathroom



Master Bedroom



Carbon Monoxide Monitor

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Ciro Suarez, Gladys Santos Guidos Flores	File No.: 1824 Ocean View Dr	
Property Address: 1824 Ocean View Dr	Case No.:	
City: Bakersfield	State: CA	Zip: 93307
Lender: Salas Financial		



COMPARABLE SALE #1

1816 Ocean View Dr  
Bakersfield, CA 93307  
Sale Date: 04/29/2021  
Sale Price: \$ 220,000



COMPARABLE SALE #2

6604 Tranquil Cove Ct  
Bakersfield, CA 93307  
Sale Date: 12/08/2020  
Sale Price: \$ 204,000



COMPARABLE SALE #3

1925 Scenic View Dr  
Bakersfield, CA 93307  
Sale Date: 11/25/2020  
Sale Price: \$ 215,000



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Ciro Suarez, Gladys Santos Guidos Flores	File No.: 1824 Ocean View Dr	
Property Address: 1824 Ocean View Dr	Case No.:	
City: Bakersfield	State: CA	Zip: 93307
Lender: Salas Financial		



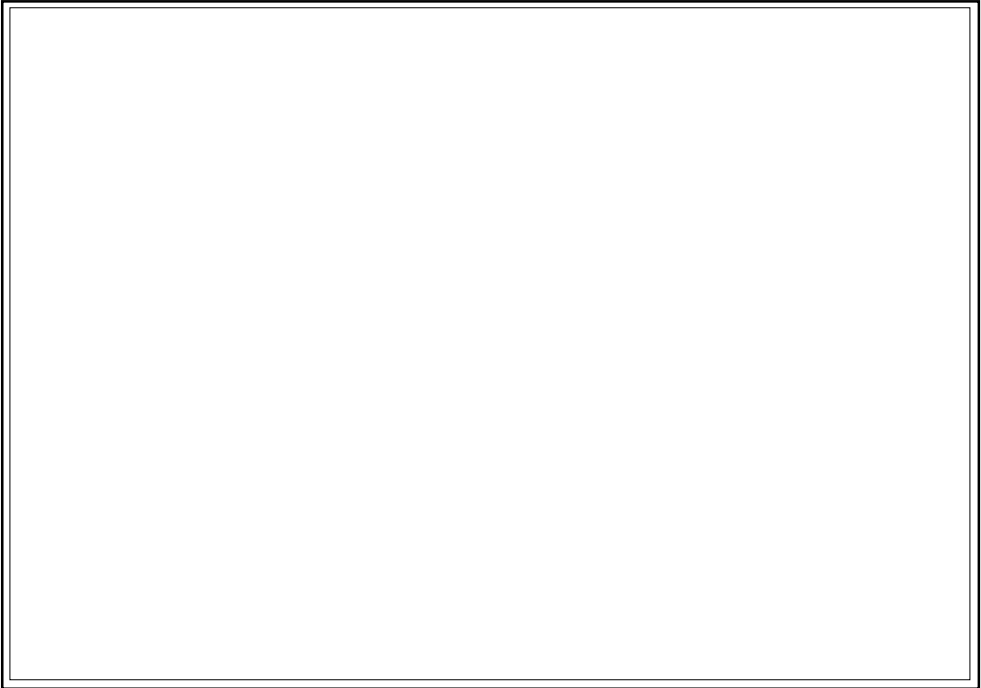
COMPARABLE SALE #4

2012 Ocean View Dr  
Bakersfield, CA 93307  
Sale Date: 09/16/2020  
Sale Price: \$ 204,000



COMPARABLE SALE #5

2020 Ocean View Dr  
Bakersfield, CA 93307  
Sale Date: c03/21  
Sale Price: \$ 275,500



COMPARABLE SALE #6

Sale Date:  
Sale Price: \$

PLAT MAP

Borrower: Ciro Suarez, Gladys Santos Guidos Flores

File No.: 1824 Ocean View Dr

Property Address: 1824 Ocean View Dr

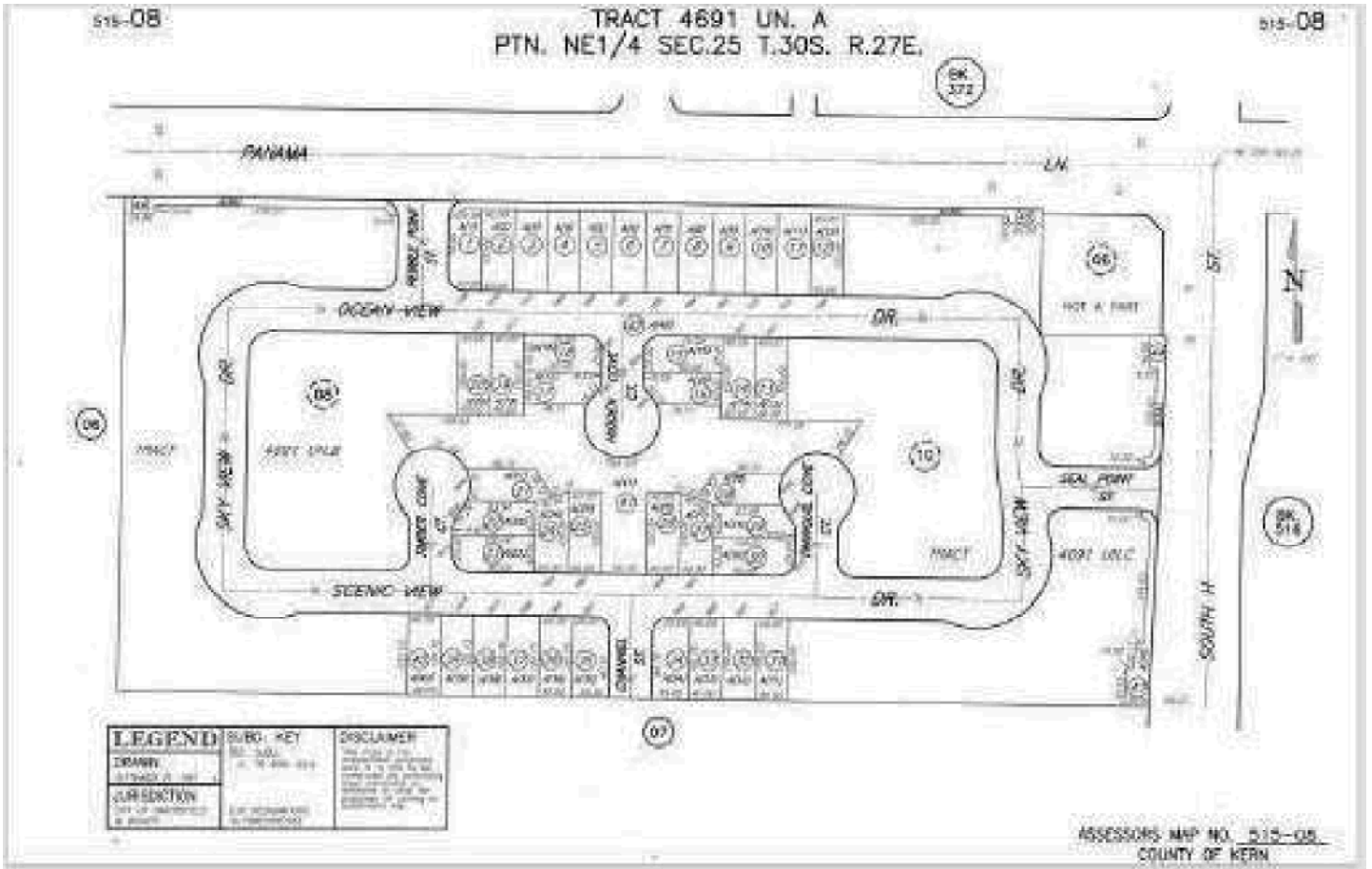
Case No.:

City: Bakersfield

State: CA

Zip: 93307

Lender: Salas Financial



AERIAL MAP

Borrower: Ciro Suarez, Gladys Santos Guidos Flores

File No.: 1824 Ocean View Dr

Property Address: 1824 Ocean View Dr

Case No.:

City: Bakersfield

State: CA

Zip: 93307

Lender: Salas Financial



Map data ©2021 Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

LOCATION MAP

Borrower: Ciro Suarez, Gladys Santos Guidos Flores

File No.: 1824 Ocean View Dr

Property Address: 1824 Ocean View Dr

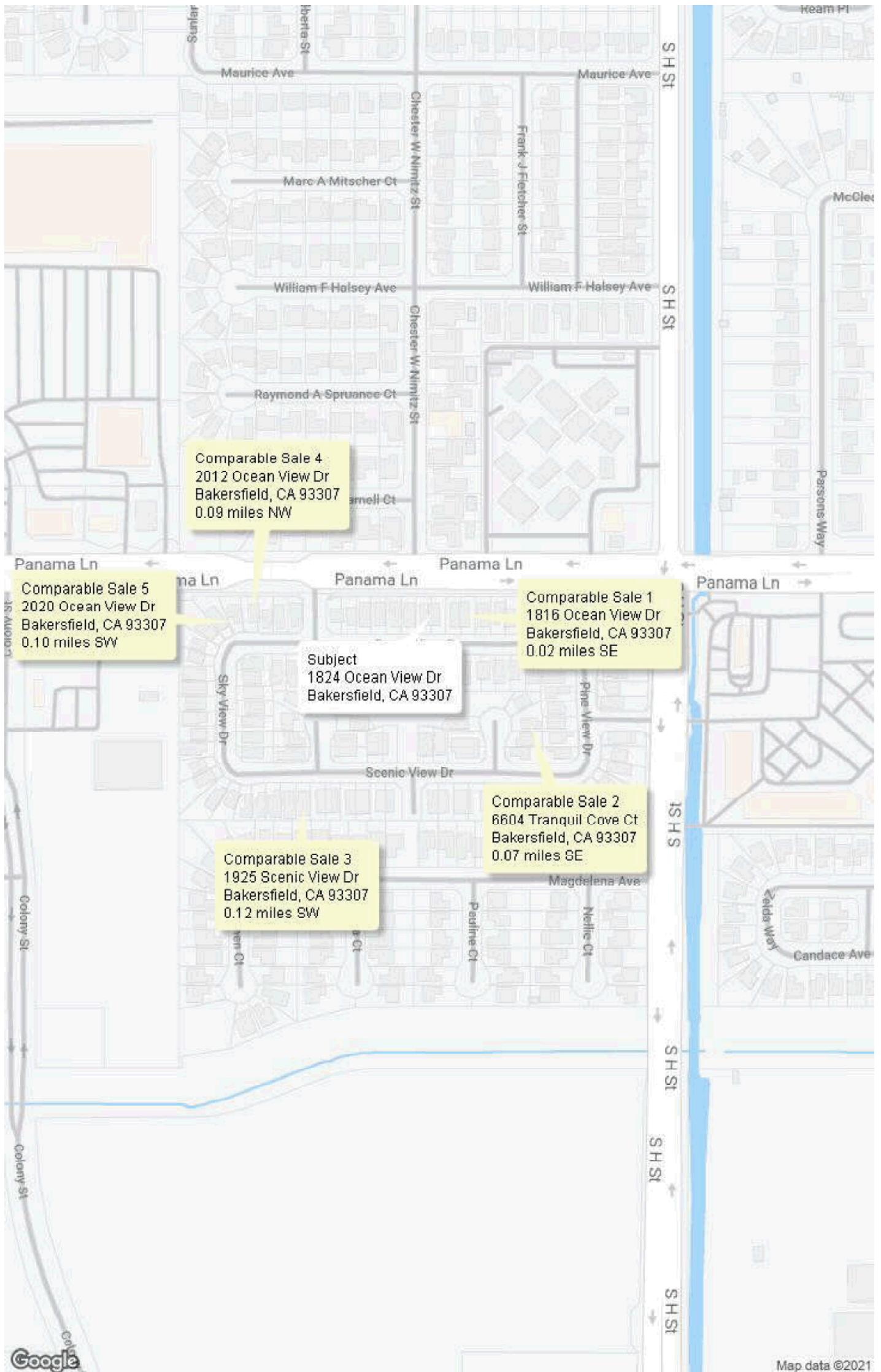
Case No.:

City: Bakersfield

State: CA

Zip: 93307

Lender: Salas Financial



Borrower: **Ciro Suarez, Gladys Santos Guidos Flores**

File No.: **1824 Ocean View Dr**

Property Address: **1824 Ocean View Dr**

Case No.:

City: **Bakersfield**

State: **CA**

Zip: **93307**

Lender: **Salas Finacial**



NEW YORK, NY 10038

**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE  
POLICY DECLARATIONS**

**NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.**

**THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.**

**PLEASE READ THIS POLICY CAREFULLY.**

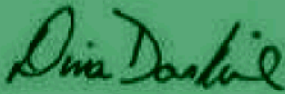
- Policy Number:** PRA-2AX-1000548      **Renewal of:**
1. **Named Insured:** Dawna R Dees DBA Dees Appraisals
  2. **Address:** 5000 Summerwind Way  
Bakersfield, CA 93313
  3. **Policy Period:** From: February 16, 2021 To: February 16, 2022  
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above
  4. **Limit of Liability**

		Each Claim		Policy Aggregate
<b>Damages Limit of Liability</b>	A.	<u>\$1,000,000</u>		B. <u>\$1,000,000</u>
<b>Claims Expense Limit of Liability</b>	C.	<u>\$1,000,000</u>		D. <u>\$1,000,000</u>
  5. **Deductible (Inclusive of Claims Expenses):**

5A. <u>\$500</u> Each Claim	5B.	<u>\$1,000</u> Aggregate
-----------------------------	-----	--------------------------
  6. **Policy Premium:** \$680      **State Taxes/Surcharges:** \$0.00
  7. **Retroactive Date:** February 16, 2007
  8. **Notice to Company:** Notice of a Claim or Potential Claim should be sent to:  
Hudson Insurance Group  
100 William Street, 5<sup>th</sup> Floor  
New York, NY 10038  
Fax: 646-216-3786  
Email: hudsonclaims300@hudsoninsgroup.com  
On weekends or holidays: 866-546-3981 (Toll Free)

Insurance Agency Corp.  
Organization of Real Estate Professionals  
Services

Policy to be executed by our President and our



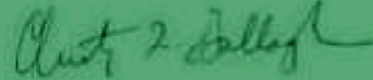
Secretary

S. A. Program Administrator:

Riverton Ins  
OREP- Org  
Insurance S

B. Agent/Broker:

IN WITNESS WHEREOF, We have caused this p  
Corporate Secretary at New York, New York



President

USPAP ADDENDUM

Borrower: Ciro Suarez, Gladys Santos Guidos Flores  
 Property Address: 1824 Ocean View Dr  
 City: Bakersfield County: Kern State: CA Zip Code: 93307  
 Lender: Salas Financial

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

**Appraisal Report** A written report prepared under Standards Rule 2-2(a).  
 **Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: Under 90 days, Under 3 months

Additional Certifications

- 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** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: *Dawna Dees*  
 Name: Dawna R Dees  
 Date Signed: 05/17/2021  
 State Certification #: AR042064  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: CA  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Effective Date of Appraisal: 05/14/2021

SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 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