

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	41410 Juniper St Unit 2613
	Legal Description	Unit 2613 Cm 139/058 Int In Comm Lots 3, 6, 7 Of Mb 357/032 Tr 31049
	City	Murrieta
	County	Riverside
	State	CA
	Zip Code	92562
	Census Tract	498.00
	Map Reference	40140
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower/Client	Nguon, Parady
	Lender	Salas Financial
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	854
	Price per Square Foot	\$
	Location	N;Gated
	Age	16
	Condition	Avg
	Total Rooms	4
	Bedrooms	1
	Baths	1.0
APPRAISER	Appraiser	ANGELINA PERRY
	Date of Appraised Value	06/25/2021
VALUE	Final Estimate of Value	\$ 250,000

RESIDENTIAL APPRAISAL REPORT

File No.: 41410

SUBJECT	Property Address: 41410 Juniper St Unit 2613	City: Murrieta	State: CA	Zip Code: 92562
	County: Riverside	Legal Description: Unit 2613 Cm 139/058 Int In Comm Lots 3, 6, 7 Of Mb 357/032 Tr 31049		
	Assessor's Parcel #: 949-223-051			
	Tax Year: 2020	R.E. Taxes: \$ 2,390.76	Special Assessments: \$ 0	Borrower (if applicable): Nguon, Parady
Current Owner of Record: Nguon, Parady		Occupant: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing		
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)				HOA: \$ 224 <input type="checkbox"/> per year <input type="checkbox"/> per month
Market Area Name: Riverside		Map Reference: 40140	Census Tract: 498.00	

ASSIGNMENT	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 checked="" type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)			
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: 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		Address: 18792 Krameria Ave, Riverside, Ca 92508		

MARKET AREA DESCRIPTION	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use		
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner	PRICE \$ (000)	AGE (yrs)	One-Unit 77%	<input checked="" type="checkbox"/> Not Likely		
	Growth rate: <input checked="" type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input type="checkbox"/> Tenant	215	Low 3	2-4 Unit 4%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *			
	Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Vacant (0-5%)	330	High 86	Multi-Unit 4%	* To: _____			
	Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input type="checkbox"/> Vacant (>5%)	260	Pred 35	Comm'l 6%				
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%				9%				
	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):								See mc form, general marketing time	
	appears to be 0-3 months for reasonably priced homes. Primarily conventional and fha financing.									
	Concessions up to 3% noted.									

SITE DESCRIPTION	Dimensions: see plat	Site Area: 854	
	Zoning Classification: R	Description: Condo	
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No	Ground Rent (if applicable) \$ /
	Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)		
	Actual Use as of Effective Date: market value		Use as appraised in this report: market value for hard money financing
Summary of Highest & Best Use: Condo			

SITE DESCRIPTION	Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	level	
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	asphalt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Size	854 sf	
	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter		<input type="checkbox"/>	<input type="checkbox"/>	Shape	Retangular	
	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk		<input type="checkbox"/>	<input type="checkbox"/>	Drainage	seems adequate	
	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights		<input type="checkbox"/>	<input type="checkbox"/>	View	N;Residential	
	Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Alley		<input type="checkbox"/>	<input type="checkbox"/>			
	Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)										
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 060751/06065C/2715G FEMA Map Date 08/28/2008										
	Site Comments: Subject is average size level lot.										

DESCRIPTION OF THE IMPROVEMENTS	General Description		Exterior Description		Foundation		Basement <input type="checkbox"/> None		Heating	
	# of Units	2 <input type="checkbox"/> Acc. Unit	Foundation	slab	Slab	yes	Area Sq. Ft.	0	Type	
	# of Stories	1	Exterior Walls	stucco/avg	Crawl Space		% Finished		Fuel	
	Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface	Tile/avg	Basement		Ceiling			
	Design (Style)	Condo	Gutters & Dwnspts.	no/yes/avg	Sump Pump	<input type="checkbox"/>	Walls		Cooling	
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Window Type	dbl/avg	Dampness	<input type="checkbox"/>	Floor		Central	
	Actual Age (Yrs.)	16	Storm/Screens	no/yes/avg	Settlement		Outside Entry		Other	
	Effective Age (Yrs.)	8			Infestation					
	Interior Description		Appliances		Attic <input type="checkbox"/> None		Amenities		Car Storage <input type="checkbox"/> None	
	Floors	vynl/avg	Refrigerator	<input type="checkbox"/>	Stairs	<input type="checkbox"/>	Fireplace(s) #	1	Woodstove(s) #	0
Walls	Dry wall/avg	Range/Oven	<input checked="" type="checkbox"/>	Drop Stair	<input type="checkbox"/>					
Trim/Finish	Baseboards/avg	Disposal	<input checked="" type="checkbox"/>	Scuttle	<input type="checkbox"/>					
Bath Floor	vynl/avg	Dishwasher	<input checked="" type="checkbox"/>	Doorway	<input type="checkbox"/>					
Bath Wainscot	fbgls/avg	Fan/Hood	<input type="checkbox"/>	Floor	<input type="checkbox"/>					
Doors	wd/avg	Microwave	<input checked="" type="checkbox"/>	Heated	<input type="checkbox"/>					
		Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>					

Finished area above grade contains:	4 Rooms	1 Bedrooms	1.0 Bath(s)	854 Square Feet of Gross Living Area Above Grade
Additional features: none				
Describe the condition of the property (including physical, functional and external obsolescence): Subject is in overall average condition with average maintenance. Newer flooring throughout.				

RESIDENTIAL APPRAISAL REPORT

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My research did did 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): Ndc

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	Subject has not been purchased within
Date: 09/29/2017	last 3 years, comps have not except.	
Price: \$184,000		
Source(s): PQ, DOC# 406616		
2nd Prior Subject Sale/Transfer		
Date:		
Price:		
Source(s):		

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	41410 Juniper St Unit 2613 Murrieta, CA 92562	24909 Madison Ave Unit 2822 Murrieta, CA 92562			24909 Madison Ave Unit 3212 Murrieta, CA 92562			25175 Crest Haven St Unit 2 Murrieta, CA 92562		
Proximity to Subject		0.14 miles NE			0.14 miles NE			0.46 miles S		
Sale Price	\$	\$ 225,000			\$ 235,000			\$ 300,000		
Sale Price/GLA	\$ /sq.ft.	\$ 263.47 /sq.ft.			\$ 275.18 /sq.ft.			\$ 279.85 /sq.ft.		
Data Source(s)	NDC,APN	MLS# SR20118797;DOM 41			MLS# SW20196001;DOM 9			MLS# SW20255342;DOM 1		
Verification Source(s)	Inspection	PQ, DOC# 564421			PQ, DOC# 553179			PQ, DOC# 665274		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions		Arm/Conv 0		Arm/Conv 0		Arm/Cash 0				
Date of Sale/Time		s11/12/2020	+13,500	s11/09/2020	+16,450	s12/29/2020	+18,000			
Rights Appraised	Fee Simple	Fee simple		Fee simple		Fee simple				
Location	N;Gated	B;Gated;		B;Gated;		B;Gated;				
Site	854	1089 sf		1065 sf		1034 sf				
View	N;Residential	N;Res;		N;Res;		N;Res;				
Design (Style)	Condo	AT1;Condo		AT1;Condo		AT2;Condo				
Quality of Construction	Q4	Q4		Q4		Q4				
Age	16	19		19		16				
Condition	Avg	Avg		Avg		Avg				
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths			-10,000	
Room Count	4 1 1.0	4 1 1.0		4 1 1.0		5 2 2.0			-20,000	
Gross Living Area	854 sq.ft.	854 sq.ft.		854 sq.ft.		1,072 sq.ft.			-14,170	
Basement & Finished Rooms Below Grade	0	0		0		0				
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	Central/Central Air	Central/Central		Central/Central		Central/Central				
Energy Efficient Items	None	None		None		None				
Garage/Carport	Garage 1	Garage 1		Garage 1		Garage 1				
Porch/Patio/Deck	Prch	Prch/Cvd Bal		Prch/Cvd Pat		Prch/Cvd Bal				
Fireplace/wd stove/firepit	None	Fireplace 1		None		None				
Pool/spa/bbq/rv/bsktbl	none	None		None		None				
Upgrades kitchen/baths	minimal	Minimal		kit/flr part		Kitchen				
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 13,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 16,450	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -26,170			
Adjusted Sale Price of Comparables			\$ 238,500		\$ 251,450		\$ 273,830			

Summary of Sales Comparison Approach All comparables resembled subject. All sales were given consideration in establishing value. All comparables were taken from the same market area and are exposed to similar factors. The adjustments made are the markets reaction to those items of significant difference. Adjustments for gla differences were made at \$55.00/sf for variances that exceed 100 sf. Lot size adjustments were made for differences over 2,000 sq ft. Paired sales analysis, excel and market trends were used for adjustments and these represent the actions of typical buyer's and seller's. Comp 1,2,3 held the most weight and active/pending supported value.

Indicated Value by Sales Comparison Approach \$ 250,000



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COST APPROACH	COST APPROACH TO VALUE (if developed) <input type="checkbox"/> The Cost Approach was not developed 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 estimating site value):			
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE _____ = \$	
	Source of cost data:		DWELLING 854 Sq.Ft. @ \$ _____ = \$	
	Quality rating from cost service: _____ Effective date of cost data: _____		0 Sq.Ft. @ \$ _____ = \$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ _____ = \$	
			Sq.Ft. @ \$ _____ = \$	
			Sq.Ft. @ \$ _____ = \$	
			Sq.Ft. @ \$ _____ = \$	
			Sq.Ft. @ \$ _____ = \$	
			Sq.Ft. @ \$ _____ = \$	
Garage/Carport _____ Sq.Ft. @ \$ _____ = \$				
Total Estimate of Cost-New _____ = \$				
Less Physical _____ Functional _____ External _____				
Depreciation _____ = \$(_____)				
Depreciated Cost of Improvements _____ = \$				
"As-is" Value of Site Improvements _____ = \$				
		= \$		
		= \$		
Estimated Remaining Economic Life (if required): 52 Years		INDICATED VALUE BY COST APPROACH _____ = \$		

INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.		
	Estimated Monthly Market Rent \$ _____	X Gross Rent Multiplier _____	= \$ _____ Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM):		

PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: _____	
	Describe common elements and recreational facilities: _____	

RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 250,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____		
	Final Reconciliation <u>The sales approach was given the most weight, as it reflects the actions and/or typical buyers and sellers in the market place. The income approach is not necessary to develop a credible opinion of value and has not been developed. The cost approach is considered supportive, but in this market place buyers and sellers typically do not buy or sell based on new construction cost to build.</u>		
	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: \$ 250,000, as of: 06/25/2021, 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 <u>22</u> 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 checked="" type="checkbox"/> Scope of Work	<input type="checkbox"/> Limiting Cond./Certifications	<input type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input checked="" type="checkbox"/> Sketch Addendum
<input checked="" type="checkbox"/> Map Addenda	<input checked="" type="checkbox"/> Additional Sales	<input type="checkbox"/> Cost Addendum	<input type="checkbox"/> Flood Addendum	<input type="checkbox"/> Manuf. House Addendum	
<input type="checkbox"/> Hypothetical Conditions	<input type="checkbox"/> Extraordinary Assumptions	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	

SIGNATURES	Client Contact: _____ Client Name: <u>Salas Financial</u>	
	E-Mail: _____ Address: <u>9320 Chesapeake Dr, Ste 116, San Diego Ca 92123</u>	
	APPRAISER	
	Angelina Perry	
	Appraiser Name: <u>ANGELINA PERRY</u>	
	Company: <u>ANGELINA'S APPRAISALS</u>	
	Phone: <u>909 289-9891</u> Fax: _____	
	E-Mail: <u>angelinasappraisal@earthlink.net</u>	
	Date of Report (Signature): <u>06/28/2021</u>	
	License or Certification #: <u>AR029894</u> State: <u>CA</u>	
Designation: <u>Appraiser</u>		
Expiration Date of License or Certification: <u>01/26/2023</u>		
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: <u>06/25/2021</u>		
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: _____		

Supplemental Addendum

File No. 41410

Borrower/Client	Nguon, Parady						
Property Address	41410 Juniper St Unit 2613						
City	Murrieta	County	Riverside	State	CA	Zip Code	92562
Lender	Salas Financial						

Subject

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 3 to 37 days. As of the effective date, the short and long-term impact on the market from the COVID-19 virus is unknown; however, it is reasonable to assume that current restrictions in market activity due to the virus will extend marketing times but limited supply has increasing market. These are considered to be extraordinary assumptions which, if proven false, could impact the opinions and conclusions expressed herein.

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.

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 similar 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.

Supplemental Addendum

File No. 41410

Borrower/Client	Nguon, Parady						
Property Address	41410 Juniper St Unit 2613						
City	Murrieta	County	Riverside	State	CA	Zip Code	92562
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.

Site:

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. Appraiser 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 expert 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.

Supplemental Addendum

File No. 41410

Borrower/Client	Nguon, Parady						
Property Address	41410 Juniper St Unit 2613						
City	Murrieta	County	Riverside	State	CA	Zip Code	92562
Lender	Salas Financial						



Subject Photo Page

Borrower/Client	Nguon, Parady				
Property Address	41410 Juniper St Unit 2613				
City	Murrieta	County	Riverside	State	CA Zip Code 92562
Lender	Salas Financial				



Subject Front

41410 Juniper St Unit 2613

Sales Price

Gross Living Area 854

Total Rooms 4

Total Bedrooms 1

Total Bathrooms 1.0

Location N;Gated

View N;Residential

Site 854

Quality Q4

Age 16



Subject Rear



Subject Street

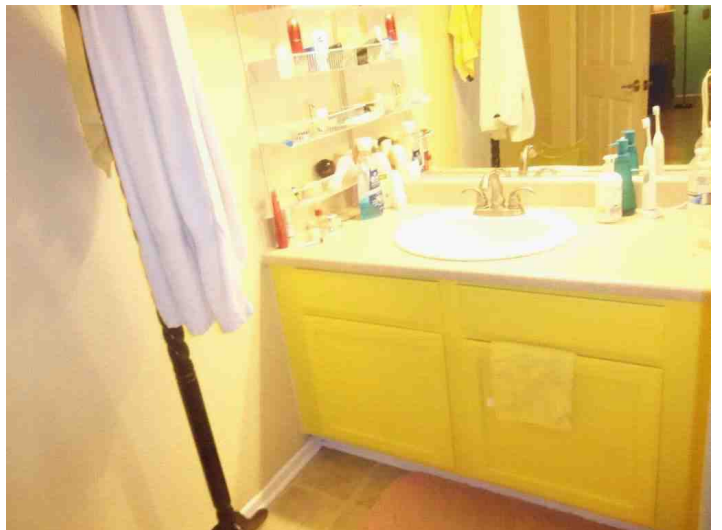
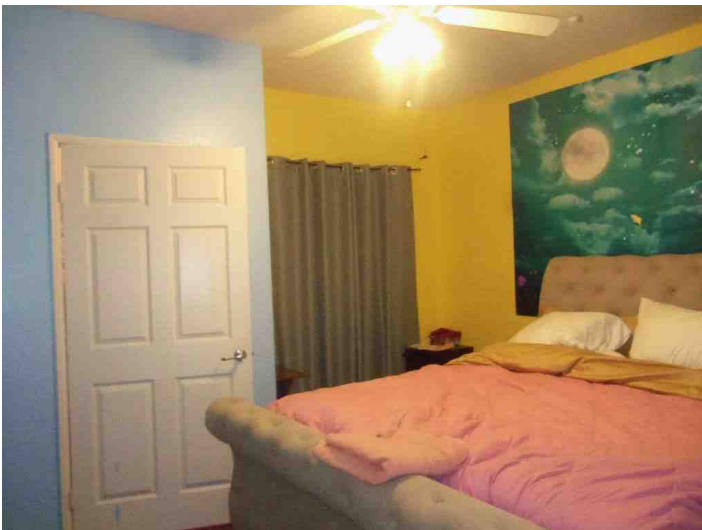
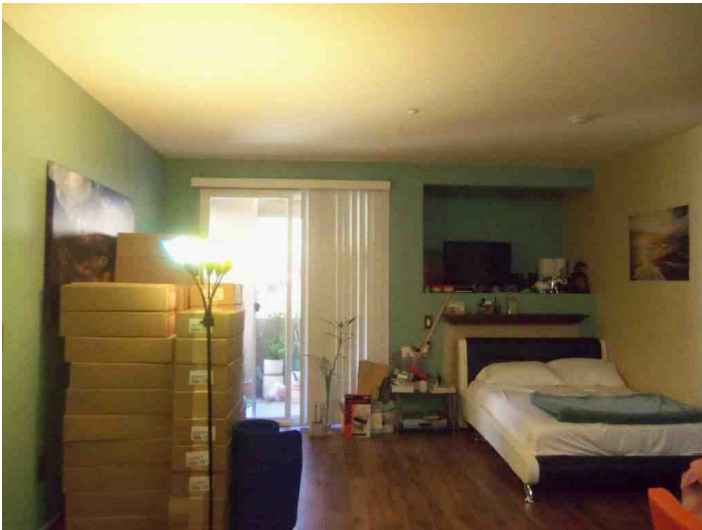
Photograph Addendum

Borrower/Client	Nguon, Parady						
Property Address	41410 Juniper St Unit 2613						
City	Murrieta	County	Riverside	State	CA	Zip Code	92562
Lender	Salas Financial						



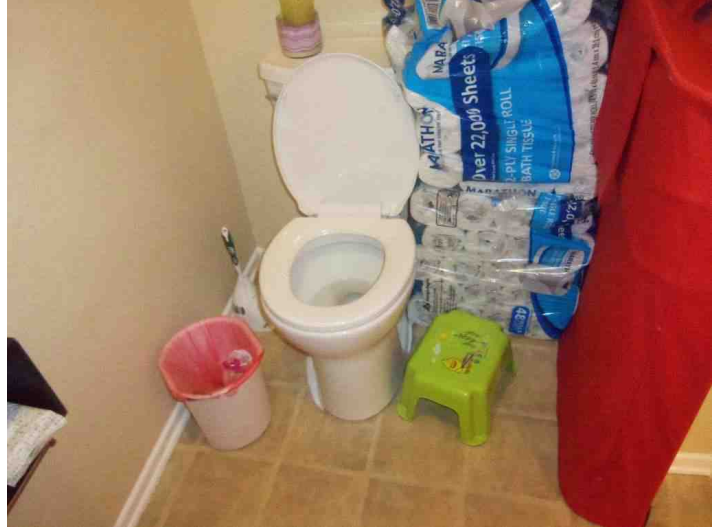
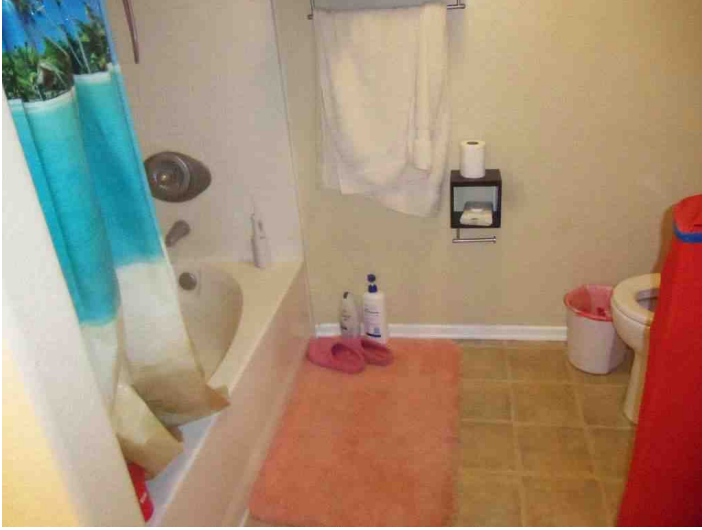
Interior Photos

Borrower/Client	Nguon, Parady				
Property Address	41410 Juniper St Unit 2613				
City	Murrieta	County	Riverside	State	CA Zip Code 92562
Lender	Salas Financial				



Interior Photos

Borrower/Client	Nguon, Parady						
Property Address	41410 Juniper St Unit 2613						
City	Murrieta	County	Riverside	State	CA	Zip Code	92562
Lender	Salas Financial						



Comparable Photos #1-#3

Borrower/Client	Nguon, Parady			
Property Address	41410 Juniper St Unit 2613			
City	Murrieta	County Riverside	State CA	Zip Code 92562
Lender	Salas Financial			



Comparable 1

24909 Madison Ave Unit 2822	
Prox. to Subject	0.14 miles NE
Sales Price	225,000
Gross Living Area	854
Total Rooms	4
Total Bedrooms	1
Total Bathrooms	1.0
Location	B;Gated;
View	N;Res;
Site	1089 sf
Quality	Q4
Age	19



Comparable 2

24909 Madison Ave Unit 3212	
Prox. to Subject	0.14 miles NE
Sales Price	235,000
Gross Living Area	854
Total Rooms	4
Total Bedrooms	1
Total Bathrooms	1.0
Location	B;Gated;
View	N;Res;
Site	1065 sf
Quality	Q4
Age	19



Comparable 3

25175 Crest Haven St Unit 2	
Prox. to Subject	0.46 miles S
Sales Price	300,000
Gross Living Area	1,072
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2.0
Location	B;Gated;
View	N;Res;
Site	1034 sf
Quality	Q4
Age	16

Comparable Photos #4-#6

Borrower/Client	Nguon, Parady			
Property Address	41410 Juniper St Unit 2613			
City	Murrieta	County Riverside	State CA	Zip Code 92562
Lender	Salas Financial			



Comparable 4

24909 Madison Ave Unit 2813
 Prox. to Subject 0.14 miles NE
 Sales Price 225,000
 Gross Living Area 854
 Total Rooms 4
 Total Bedrooms 1
 Total Bathrooms 1.0
 Location B;Gated;
 View N;Res;
 Site 435 sf
 Quality Q4
 Age 19



Comparable 5

41410 Juniper St Unit 2321
 Prox. to Subject Less than 0.01 miles
 Sales Price 277,000
 Gross Living Area 854
 Total Rooms 4
 Total Bedrooms 1
 Total Bathrooms 1.0
 Location B;Gated;
 View N;Res;
 Site 1089 sf
 Quality Q4
 Age 16



Comparable 6

41410 Juniper St Unit 424
 Prox. to Subject Less than 0.01 miles
 Sales Price 315,000
 Gross Living Area 1,159
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 2.0
 Location B;Gated;
 View N;Res;
 Site 435 sf
 Quality Q4
 Age 16

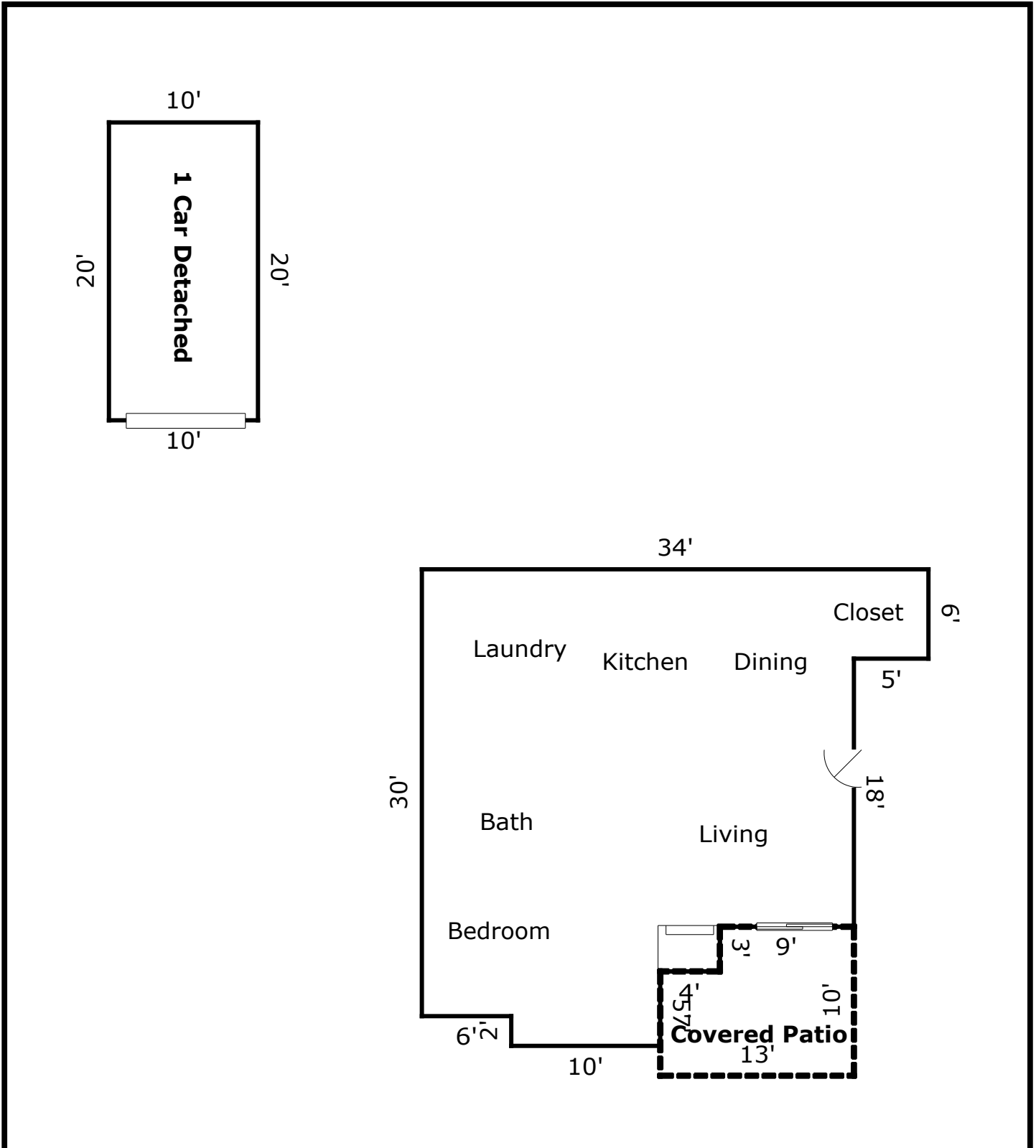
Photograph Addendum

Borrower/Client	Nguon, Parady				
Property Address	41410 Juniper St Unit 2613				
City	Murrieta	County	Riverside	State	CA Zip Code 92562
Lender	Salas Financial				



Building Sketch

Borrower/Client	Nguon, Parady			
Property Address	41410 Juniper St Unit 2613			
City	Murrieta	County Riverside	State CA	Zip Code 92562
Lender	Salas Financial			



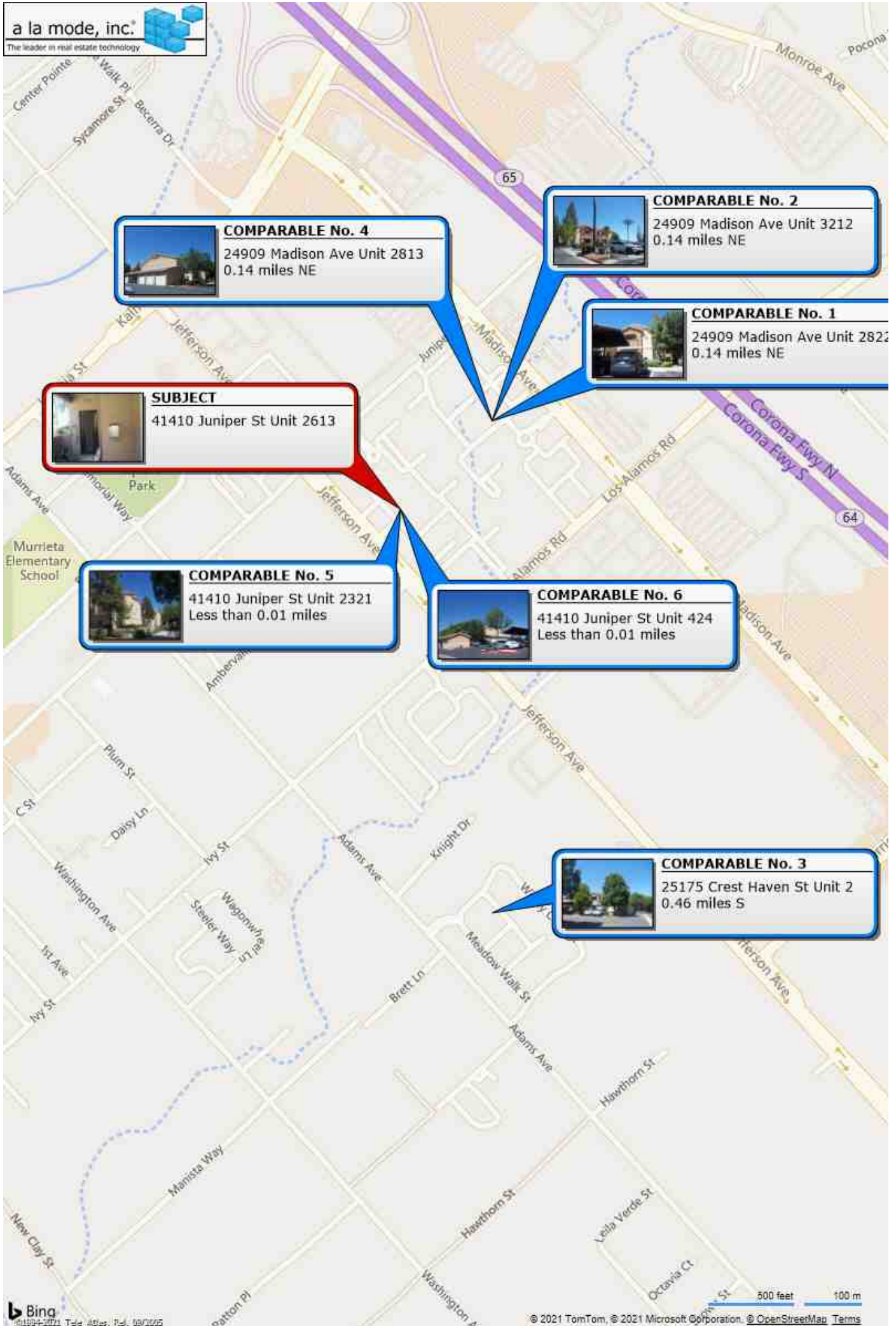
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	854 Sq ft	$6 \times 5 = 30$ $29 \times 24 = 696$ $6 \times 6 = 36$ $8 \times 10 = 80$ $3 \times 4 = 12$
Total Living Area (Rounded):	854 Sq ft	
Non-living Area		
1 Car Detached	200 Sq ft	$20 \times 10 = 200$
Covered Patio	118 Sq ft	$10 \times 9 = 90$ $4 \times 7 = 28$

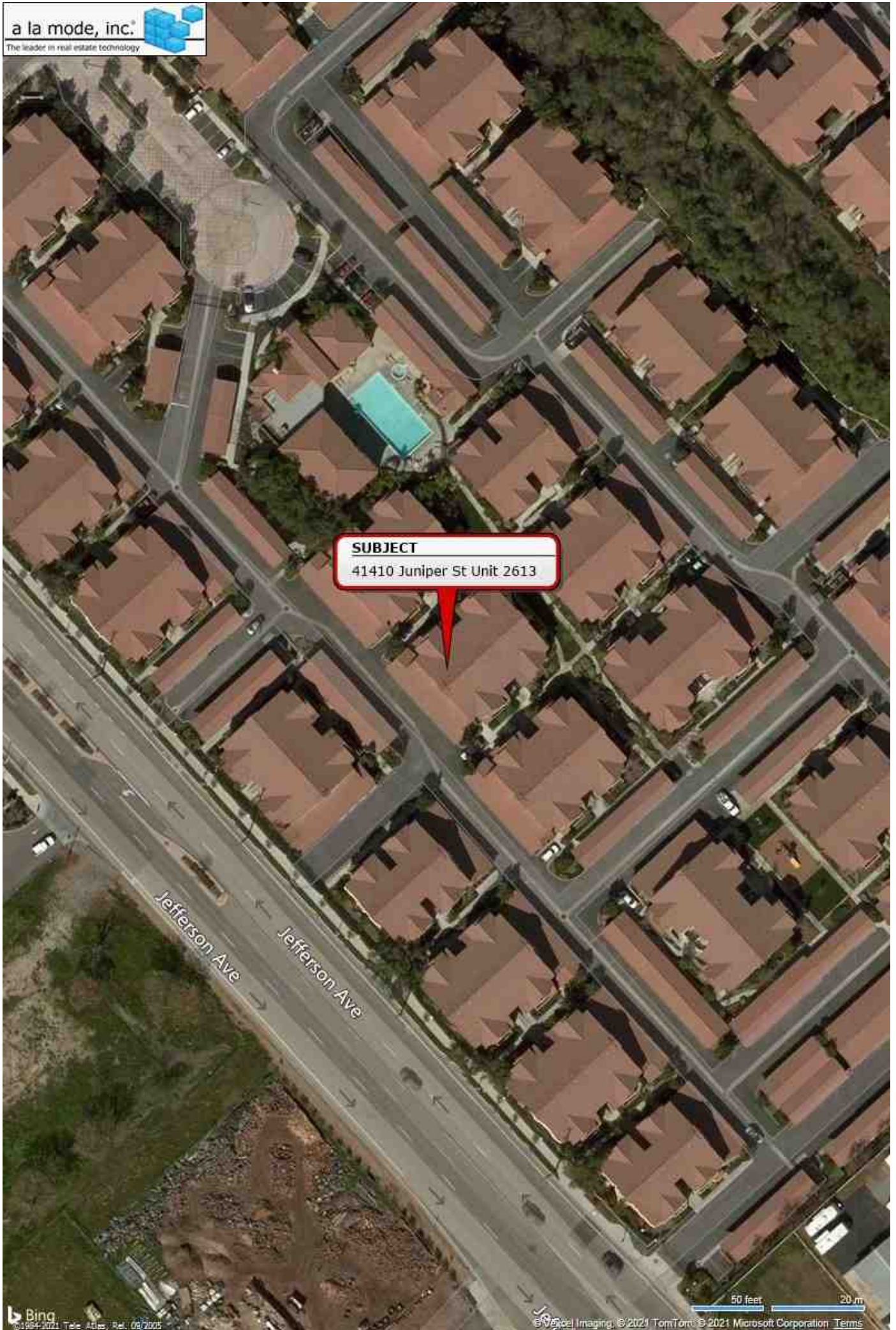
Location Map

Borrower/Client	Nguon, Parady			
Property Address	41410 Juniper St Unit 2613			
City	Murrieta	County Riverside	State CA	Zip Code 92562
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Location Map

Borrower/Client	Nguon, Parady						
Property Address	41410 Juniper St Unit 2613						
City	Murrieta	County	Riverside	State	CA	Zip Code	92562
Lender	Salas Financial						



949-22
907-12
SHEET 1 OF 9

TRA 024-155
024-220
024-233

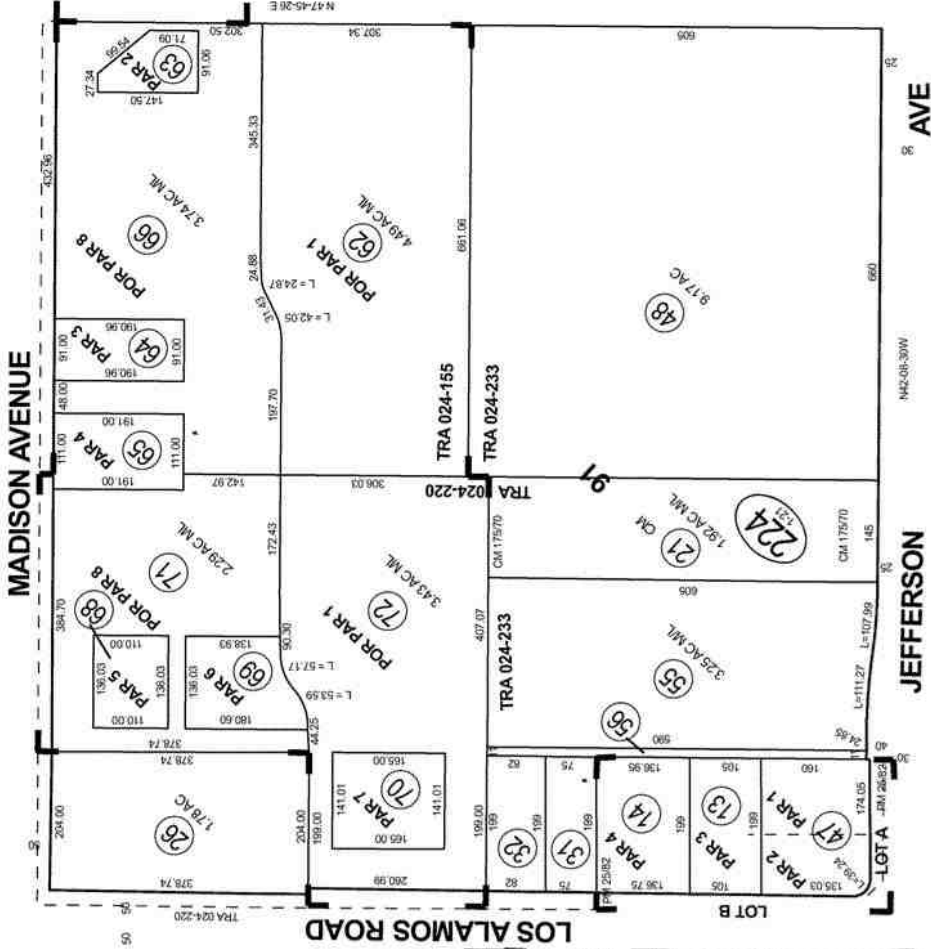
SEC. 16, 17, 21 T.7S, R.3W
CITY OF MURRIETA

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

1" = 200'

Legend

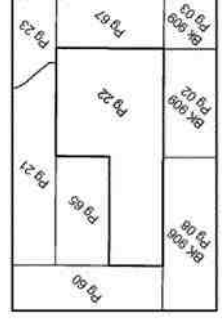
- Lo Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tc Mark



Date	Old Number	New Number
8/1/1989	2	25 ST
8/1/1990	18	26 ST
8/1/1993	20	27 ST
8/1/1993	1	28 ST
3/1/2003	25,28	PG 85
1/1/2004	5	29-30
1/1/2004	15	31 ST
1/1/2004	16	32 ST
1/1/2004	3	33-34
1/1/2004	4	35-36
1/1/2004	29,31,35	37
1/1/2004	37	38-44
4/1/2005	26	221-1-53
4/1/2005	39	221-34-82
6/1/2005	11	45 ST
6/1/2005	12	46 ST
6/1/2005	45,46	47
7/1/2005	41	221-1-41
7/1/2005	42	222-42-74
7/1/2005	40	221-85
7/1/2005	43	223-1-57
7/1/2005	44	223-56-98
8/1/2005	21	226-46-57
8/1/2005	22	228-46-57
10/1/2005	27	50-51
10/1/2005	17	52-53
10/1/2005	52,19	54
12/1/2005	220-23	55 ST
12/1/2005	220-24	56 ST
12/1/2005	220-7	57 ST
2/1/2007	220-49	224-1-21
1/20/2015	54	59-59
1/20/2015	50,51	60
1/20/2015	52,59	61
1/20/2015	60	62-66
1/20/2015	61	67-71
3/30/2016	56,67	72

Map Reference *

MB 8/359 - S.D. TEMECULA LAND & WATER CO.
 CM 175/70 - 88 POR LOT 91 #0781485 10/24/06
 PM 23/34 - PARCEL MAP NO. 6930
 PM 25/82 - PARCEL MAP NO. 7654
 MB 357/32 - 34 - TRACT MAP NO. 31049
 CM 139/9 - 34 - LOTS 1,2 #0784201 10/01/04
 CM 139/35 - 57 - LOTS 4,5 #0784203 10/01/04
 CM 139/58 - 84 - LOTS 3,6,7 #0784206 10/01/04
 PM 238/46 - 50 - PARCEL MAP NO. 35774



Data *
 171431 9/81
 RS 87/57



ASSESSOR'S MAP BK949 PG. 22
 Riverside County, Calif.

Mar 2016

license



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

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”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 029894

Effective Date: January 27, 2021
Date Expires: January 26, 2023

Handwritten signature of Loretta Dillon in black ink.

Loretta Dillon, Deputy Bureau Chief, BREA

3056057

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

