

## **APPRAISAL OF REAL PROPERTY**



### **LOCATED AT**

21808 Hacienda Blvd  
California City, CA 93505  
Tract 2791, Block , Lot 210

### **FOR**

Salas Financial  
9320 Chesapeake Dr.  
San Diego, CA 92123

### **AS OF**

12/10/2021

### **BY**

Peter K Ayaleanos  
24/7 Appraisals Inc.  
4302 Whitsett Ave #6  
Studio City, CA 91604  
(818) 691-3557  
247apps@sbcglobal.net

Borrower	Josh Meister	File No. 10DEC21MEISTER	
Property Address	21808 Hacienda Blvd		
City	California City	County	Kern
		State	CA
		Zip Code	93505
Lender/Client	Salas Financial		

**APPRAISAL AND REPORT IDENTIFICATION**

This Report is one of the following types:

Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

**Comments on Standards Rule 2-3**

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Comments on Appraisal and Report Identification**

Note any USPAP related issues requiring disclosure and any State mandated requirements:

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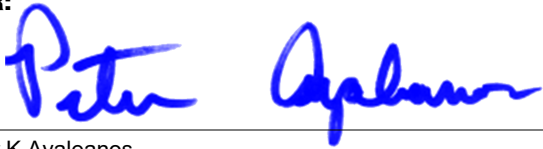
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**APPRAISER:**

Signature: 

Name: Peter K Ayaleanos  
Certified Residential  
State Certification #: AR036067  
or State License #: \_\_\_\_\_  
State: CA Expiration Date of Certification or License: 01/04/2023  
Date of Signature and Report: 12/21/2021  
Effective Date of Appraisal: 12/10/2021  
Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
Date of Inspection (if applicable): 12/10/2021

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
Date of Inspection (if applicable): \_\_\_\_\_

# Uniform Residential Appraisal Report

File # 10DEC21MEISTER

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address	21808 Hacienda Blvd	City	California City	State	CA	Zip Code	93505
Borrower	Josh Meister	Owner of Public Record	Floyd Samuel L	County	Kern		
Legal Description	Tract 2791, Block , Lot 210						
Assessor's Parcel #	208-301-40-00-4	Tax Year	2020	R.E. Taxes \$	779		
Neighborhood Name	California City	Map Reference	12540	Census Tract	0055.07		
Occupant	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month	
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
Lender/Client	Salas Financial	Address	9320 Chesapeake Dr., San Diego, CA 92123				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). Per title and MLS the subject has not sold or been listed in the past 12 months.							

CONTRACT

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$	Date of Contract	Is the property seller the owner of public record?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, report the total dollar amount and describe the items to be paid.				

NEIGHBORHOOD

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing			Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	65 %		
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %		
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	65	Low 5	Multi-Family	0 %		
Neighborhood Boundaries	(NORTH) Rudnick Blvd,(SOUTH) Sequoia Blvd,(EAST) Randsburg Mojave Rd, (WEST) Yerba Blvd.			185	High 51	Commercial	5 %		
				105	Pred. 15	Other	30 %		

Neighborhood Description The subject property is located in an area that consists of mostly single family dwellings. Schools, shopping, employment, parks, freeways, public transportation and other support facilities are within good proximity. The other 30% in present land use is for undeveloped open land and parks.

Market Conditions (including support for the above conclusions) Market conditions indicate increasing home values with typical market absorption being under 3 months. Home values are increasing due to low interest rates and a low supply of inventory.

SITE

Dimensions	73.82 x 131.19 x 36.74 x 116.36	Area	7,732 sf	Shape	Rectangular Like	View	N;Res;
Specific Zoning Classification	R1	Zoning Description	Single Family Residential				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 06029C2939E FEMA Map Date 09/26/2008

Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/ Average	Floors	Wood/Cpt/ Average
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Wood/ Average	Walls	Drywall/ Average
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Comp/ Average	Trim/Finish	Wood/ Average
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	None	Bath Floor	Wood/ Average
Design (Style) Trad	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Dualoane/ Average	Bath Wainscot	Fiber/ Average
Year Built 1988	Evidence of <input type="checkbox"/> Infestation None	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 15	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Metal/ Average	<input checked="" type="checkbox"/> Driveway # of Cars	2
Attic <input checked="" type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other Wall Fuel Gas	<input type="checkbox"/> Fireplace(s) # 0	<input checked="" type="checkbox"/> Fence Wood	<input checked="" type="checkbox"/> Garage # of Cars	2
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Patio	<input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport # of Cars	0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	

Appliances  Refrigerator  Range/Oven  Dishwasher  Disposal  Microwave  Washer/Dryer  Other (describe)

Finished area above grade contains: 7 Rooms 3 Bedrooms 2.0 Bath(s) 1,512 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) The subject has the typical energy efficient saving appliances and items.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-six to ten years ago;Bathrooms-updated-six to ten years ago;The subject is in average condition and typical for the area. All living areas are of average sizes with average functional utility. No functional obsolescence was noted. Typical physical depreciation with no major repairs needed at time of inspection.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe

# Uniform Residential Appraisal Report

File # 10DEC21MEISTER

There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 170,000 to \$ 255,000

There are 12 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 150,000 to \$ 245,000

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	21808 Hacienda Blvd California City, CA 93505	8836 Catalpa Ave California City, CA 93505			8725 Holly Ave California City, CA 93505			8701 Bay Ave California City, CA 93505		
Proximity to Subject		1.05 miles S			1.15 miles S			1.00 miles SW		
Sale Price	\$	\$ 204,000			\$ 210,000			\$ 200,000		
Sale Price/Gross Liv. Area	\$ 66.14 sq.ft.	\$ 166.53 sq.ft.			\$ 171.85 sq.ft.			\$ 132.63 sq.ft.		
Data Source(s)		GAVAR#21006952;DOM 13			GAVAR#21001079;DOM 12			GAVAR#20004483;DOM 106		
Verification Source(s)		Doc#191557 10/08/2021			Doc#40108 03/03/2021			Doc#7425 01/14/2021		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0			ArmLth Conv;0			ArmLth Conv;0		
Date of Sale/Time		s10/21;c08/21			s03/21;c02/21			s01/21;c11/20		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	7,732 sf	9518 sf		-1,786	10,019 sf		-2,287	9583 sf		-1,851
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Trad	DT1;Trad			DT1;Trad			DT1;Trad		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	33	63		0	33			30		0
Condition	C3	C4		+5,000	C3			C4		+5,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	7 3 2.0	6 3 2.0		0	6 3 2.0		0	6 3 2.0		0
Gross Living Area	1,512 sq.ft.	1,225 sq.ft.		+2,870	1,222 sq.ft.		+2,900	1,508 sq.ft.		0
Basement & Finished Rooms Below Grade	Osf	Osf			Osf			Osf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Wall/None	Wall/None			FWA/Central		-3,000	FWA/Central		-3,000
Energy Efficient Items	Typical	Typical			Typical			Typical		
Garage/Carport	2ga2dw	1ga1dw		0	2ga2dw			2ga2dw		
Porch/Patio/Deck	Patio/Porch	Patio/Porch			Patio/Porch			Patio/Porch		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 6,084	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -2,387	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 149
Adjusted Sale Price of Comparables		Net Adj. 3.0 % Gross Adj. 4.7 %		\$ 210,084	Net Adj. 1.1 % Gross Adj. 3.9 %		\$ 207,613	Net Adj. 0.1 % Gross Adj. 4.9 %		\$ 200,149

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

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) MLS/Realist/Title

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) MLS/Realist/Title

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer	11/30/2021									
Price of Prior Sale/Transfer	\$100,000									
Data Source(s)	MLS/Realist/Title	MLS/Realist/Title			MLS/Realist/Title			MLS/Realist/Title		
Effective Date of Data Source(s)	12/10/2021	12/10/2021			12/10/2021			12/10/2021		

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has a grant deed for \$100,000 on 11/30/2021, doc#222861.

Comparables #1-3 have no prior sales or transfers in the last year.

Summary of Sales Comparison Approach See text addendum.

Indicated Value by Sales Comparison Approach \$ 205,000

Indicated Value by: Sales Comparison Approach \$ 205,000 Cost Approach (if developed) \$ 205,130 Income Approach (if developed) \$

Most weight is given to the sales comparison approach because it best reflects the market place. The cost approach was developed for this report. The income approach was considered but not utilized since the subject is located in a predominately owner occupied area.

RECONCILIATION

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. This is a full appraisal report.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 205,000 , as of 12/10/2021 , which is the date of inspection and the effective date of this appraisal.

# Uniform Residential Appraisal Report

File # 10DEC21MEISTER

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	21808 Hacienda Blvd California City, CA 93505	20625 91st St California City, CA 93505								
Proximity to Subject		1.22 miles S								
Sale Price	\$	\$ 225,000			\$			\$		
Sale Price/Gross Liv. Area	\$ 66.14 sq.ft.	\$ 182.33 sq.ft.		\$ sq.ft.		\$ sq.ft.		\$ sq.ft.		
Data Source(s)		GAVAR#21009089;DOM 23								
Verification Source(s)		Pending Sale								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		Listing								
Date of Sale/Time		Active								
Location	N;Res;	N;Res;								
Leasehold/Fee Simple	Fee Simple	Fee Simple								
Site	7,732 sf	11325 sf	-3,593							
View	N;Res;	N;Res;								
Design (Style)	DT1;Trad	DT1;Trad								
Quality of Construction	Q4	Q4								
Actual Age	33	61	0							
Condition	C3	C2	-10,000							
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	7 3 2.0	6 3 2.0	0							
Gross Living Area	1,512 sq.ft.	1,234 sq.ft.	+2,780	sq.ft.		sq.ft.		sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf								
Functional Utility	Average	Average								
Heating/Cooling	Wall/None	Wall/None								
Energy Efficient Items	Typical	Typical								
Garage/Carport	2qa2dw	2qa2dw								
Porch/Patio/Deck	Patio/Porch	Patio/Porch								
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -10,813	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net Adj. 4.8%		Net Adj. %		Net Adj. %		Net Adj. %		
		Gross Adj. 7.3%	\$ 214,187	Gross Adj. %	\$	Gross Adj. %	\$	Gross Adj. %	\$	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6						
Date of Prior Sale/Transfer	11/30/2021									
Price of Prior Sale/Transfer	\$100,000									
Data Source(s)	MLS/Realist/Title	MLS/Realist/Title								
Effective Date of Data Source(s)	12/10/2021	12/10/2021								
Analysis of prior sale or transfer history of the subject property and comparable sales					The subject has a grant deed for \$100,000 on 11/30/2021, doc#222861.					
Comparable #4 has no prior sales or transfers in the last year.										
Analysis/Comments See text addendum.										

# Uniform Residential Appraisal Report

File # 10DEC21MEISTER

See text addendum.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

### COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below 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 checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....	=\$	85,000
Source of cost data Marshall & Swift Residential Handbook	DWELLING 1,512 Sq.Ft. @ \$ 75.00 .....	=\$	113,400
Quality rating from cost service Good Effective date of cost data Current	0 Sq.Ft. @ \$ .....	=\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	.....	=\$	
Physical depreciation is due to normal use and is considered to be typical for this area. The costs of reproduction were estimated utilizing the current marshall & swift residential cost handbook.	Garage/Carport 672 Sq.Ft. @ \$ 20.00 .....	=\$	13,440
	Total Estimate of Cost-New .....	=\$	126,840
	Less Physical Functional External		
	Depreciation 31,710 .....	= \$(	31,710)
<b>Land to value ratio is typical for the area.</b>	Depreciated Cost of Improvements .....	=\$	95,130
	"As-is" Value of Site Improvements .....	=\$	25,000
Estimated Remaining Economic Life (HUD and VA only) 45 Years	INDICATED VALUE BY COST APPROACH .....	=\$	205,130

### INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

### PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion.

Does the project contain any multi-dwelling units?  Yes  No Data Source

Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

# Uniform Residential Appraisal Report

File # 10DEC21MEISTER

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

# Uniform Residential Appraisal Report

File # 10DEC21MEISTER

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.



# Uniform Residential Appraisal Report

File # 10DEC21MEISTER

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

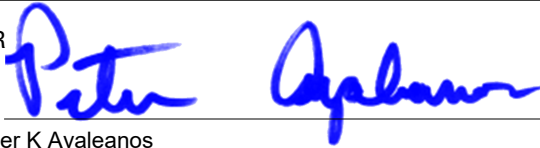
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER



Signature \_\_\_\_\_  
 Name Peter K Ayaleanos  
 Company Name 24/7 Appraisals Inc.  
 Company Address 4302 Whitsett Ave #6  
Studio City, CA 91604  
 Telephone Number (818) 691-3557  
 Email Address 247apps@sbcglobal.net  
 Date of Signature and Report 12/21/2021  
 Effective Date of Appraisal 12/10/2021  
 State Certification # AR036067  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State CA  
 Expiration Date of Certification or License 01/04/2023

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

ADDRESS OF PROPERTY APPRAISED

21808 Hacienda Blvd  
California City, CA 93505  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 205,000

LENDER/CLIENT

Name No AMC  
 Company Name Salas Financial  
 Company Address 9320 Chesapeake Dr., San Diego, CA 92123  
 Email Address \_\_\_\_\_

SUBJECT PROPERTY

- Did not inspect subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

## Supplemental Addendum

File No. 10DEC21MEISTER

Borrower	Josh Meister						
Property Address	21808 Hacienda Blvd						
City	California City	County	Kern	State	CA	Zip Code	93505
Lender/Client	Salas Financial						

### Comments on the Sales Comparison Approach

**THE COMPARABLES WERE SELECTED BY THE FOLLOWING SPECIFIC SEARCH PARAMETERS: ALL CLOSED SALE COMPARABLES UTILIZED ARE RECORDED CLOSED/SETTLED SALES 2 MILES FROM THE SUBJECT AND 20% DIFFERENCES IN GLA WITHIN THE LAST 12 MONTHS, ALL COMPARABLES ARE ALL LOCATED WITHIN THE SUBJECT'S IMMEDIATE NEIGHBORHOOD AND SURROUNDING MARKET AREA.**

**THE COMPARABLE SALES ALL ARE SIMILAR TO THE SUBJECT, THEY ALL HAVE SIMILAR QUALITY OF CONSTRUCTION AND THEY BRACKET THE SUBJECT'S GLA.**

### *Adjustment Factors.*

**SALES AND FINANCING:** No financing adjustments were required as all sales were with conventional financing, or the equivalent, with rates and terms typical of the prevailing market. There were no reported buydowns or other financing concessions that would have had an impact on market value.

**DATE OF SALE:** All of the comparables were recent sales, having closed within the last 12 months. All date of sales are close of escrow dates, unless otherwise noted.

**LOCATION:** The subject has a residential location. Comparable Sales #1-4 were all similar to the subject with regards to location; Therefore no adjustments were applied.

**LEASEHOLD/FEE SIMPLE:** All of the comparables were of fee simple ownership, like the subject. No adjustment was warranted.

**SITE:** Adjustments were made at \$1/SF for differences of 1,000 sf or more.

**VIEW:** The subject has typical residential views. Comparable Sales #1-4 all have similar views; Therefore no adjustments were applied.

**DESIGN:** The subject and the comparable sales #1-4 were considered to have similar design and appeal characteristics; no adjustments were needed.

**QUALITY OF CONSTRUCTION:** All of the comparables were average quality wood-frame dwellings similar to the subject; no adjustments were needed.

**ACTUAL AGE:** No age adjustment was warranted due to no significant difference in market value being noted in market research.

**CONDITION:** Comparables #2 was similar in regards to overall condition; Therefore no adjustments were required.

Comparables #1 & 3 were considered to be in inferior condition when compared to the subject this was based on MLS photos and verbiage indicating inferior bathroom and flooring amenities when compared to the subject the comparables were adjusted upwards \$5,000 for their inferior condition.

Comparable #4 was considered to be in superior condition when compared to the subject this was based on MLS photos and verbiage indicating superior bathroom and flooring amenities when compared to the subject the comparable was adjusted downwards \$10,000 for it's superior condition.

Appraiser utilized information and data from research and broker interviews conducted to calculate the condition adjustment.

**GROSS LIVING AREA:** The bedroom adjustments were taken into account with the gross living area adjustments, differences in gross living area greater than 100 square feet, relative to the subject, were adjusted at \$10 per square foot.

**BASEMENT AND FINISHED ROOMS:** Neither the subject nor the comparables had a subterranean basement or finished rooms below grade; no adjustment was indicated.

**FUNCTIONAL UTILITY:** No adjustment was indicated as the subject and the comparables were considered to have comparable functional utility.

**GARAGE/CARPORT:** The subject has a 2 car garage and all comparables have similar 2 car garage parking and required no adjustments.

**HEATING/COOLING:** Heating/cooling adjustments \$1,500 for forced warm air and \$1,500 for central air.

**Supplemental Addendum**

File No. 10DEC21MEISTER

Borrower	Josh Meister				
Property Address	21808 Hacienda Blvd				
City	California City	County	Kern	State	CA Zip Code 93505
Lender/Client	Salas Financial				

***Reconciliation of the Sales Comparison Approach***

The adjusted sales prices of the closed sale comparables ranged from \$200,149 -\$210,084 all of the transactions were timely, and proximate to the subject.

Comparable #1 lends support for being the most recent sale.

Comparable #2 lends support for being in a simialr condition.

Comparable #3 lends support for having the most similar GLA.

The active listing lends additional support for value.

In the analysis a final estimate of value of \$205,000 is reasonable for the subject by the Sales Comparison Approach.

**EXPOSURE TIME:**

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of an appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.

The appraiser has determined that the property would have to be exposed for 30 to 90 days on the open market in order to have a market value of \$205,000 on the effective date of this appraisal.

**INTENDED USE OF THE APPRAISER'S OPINIONS AND CONCLUSIONS:**

-The intended user of this appraisal report is the lender/client. The intended use is to evaluate the subject property 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 definition of market value. No additional intended users are identified by the appraiser.

**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.**

## Supplemental Addendum

File No. 10DEC21MEISTER

Borrower	Josh Meister						
Property Address	21808 Hacienda Blvd						
City	California City	County	Kern	State	CA	Zip Code	93505
Lender/Client	Salas Financial						

### Additional Information

***FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.***

**HIGHEST AND BEST USE:** Unless otherwise noted the existing use as a single family residence generally conforms to those uses allowed under the current zoning within the market segment in which it competes, this existing use contributes to the overall value of the whole property when compared to the underlying site values as if vacant. There appears to be no legally permissible uses that would be economically justify the removal of the existing improvements. Accordingly, the existing use is among those determined to be legally permissible, physically possible and economically feasible. Subjects current state can be considered a reasonable expression of the concept of the highest and best use.

**PERSONAL PROPERTY:** Personal property includes such items as furnishings, artwork, antiques, machinery and equipment. No personal property was included in the valuation of the subject property.

**STRUCTURAL/MECHANICAL DEFECTS:** Unless specifically noted, this appraisal is based on the special assumption that the subject does not have any structural or mechanical defects. It is assumed that all mechanical equipment and appliances are in satisfactory working condition, unless otherwise noted, and that the electrical/plumbing systems are also adequate, unless otherwise noted. The appraisers are not experts in these areas (not licensed or qualified home inspectors) and have not tested the subject to ensure that all of the above is in working condition. The pest control report (or termite report) and home inspection report if any, were not provided to the appraisers. Lastly, this appraisal is based on the special assumption that the roof and foundation systems are adequate. But again, the appraisers are not experts in these fields and have not tested the subject in these regards.

**ADVERSE ENVIRONMENTAL CONDITIONS:** There were no obvious environmental hazards present in the improvements, on the site, or in the vicinity of the subject property that were noted at the time of inspection. The value estimated in this report is based on the assumption that the property is not negatively affected by the presence of hazardous substances or detrimental environmental conditions. The appraisers are not experts in the identification of hazardous substances or detrimental environmental conditions. It is possible that tests and inspections made by a qualified hazardous substances and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the subject property that would negatively affect its value.

**COMPETENCY STATEMENT:** The appraisers have analyzed/appraised the subject's property type before. The appraisers possess the necessary knowledge and experience to complete this report in conformity with the competency provision of USPAP.

**REAL PROPERTY INTEREST DEFINED:** A Fee Simple interest is defined as "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." [The Dictionary of Real Estate Appraisal, 3rd Ed.]

**DIGITAL SIGNATURES:** This report may contain digitally-reproduced signatures, which are approved by FNMA,GNMA, FHA, and HUD. The WINTOTAL appraisal software program allows an appraiser to attach a digitally-reproduced signature by entering a secret password known only to the signing appraiser. Furthermore, after the report is digitally signed, it is locked and cannot be altered by anyone but the signing appraisers.

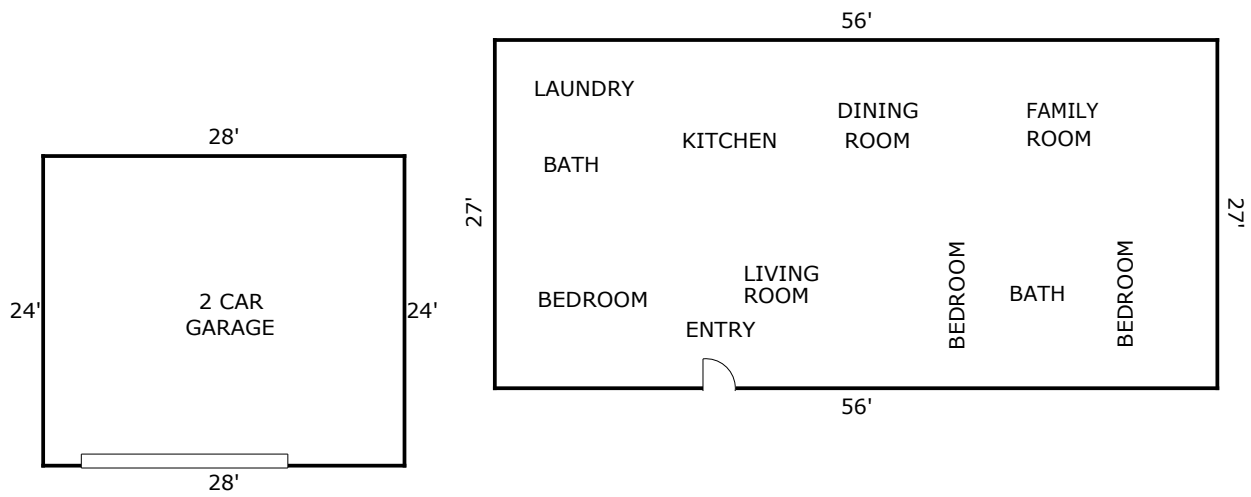
**SIGNIFICANT PROFESSIONAL ASSISTANCE:** Hallie Rogers (Lic#3007157) has provided assistance with research on market trends, subject inspection, subject and comparables' data entry, written analysis of subject and comparables, ascertaining adjustment values, and reconciling approaches to value. She was directly supervised by Peter Ayaleanos.

**DIGITAL PHOTOGRAPHS:** This report may contain digitally-reproduced photographs, which are approved by FNMA, GNMA,FHA, and HUD. The photos have not been altered or enhanced in anyway that would misrepresent the property or mislead the intended user of this report.

**EXTRAORDINARY ASSUMPTION/HYPOTHETICAL CONDITION:** It is assumed that permits are available for all structures (unless otherwise noted). It is assumed that the indicated zoning and type of utilities, are stated in the body of this report. It is assumed that this property has no unknown adverse geological issues. The physical characteristics of the comparables were either verified by county/city records, multiple listing service, Realist, or by homeowner verification. The comparable sales used in this report are assumed to have no sales concessions (unless otherwise noted). The estimated cost to cure is assumed to be as stated. If any of these items are found to be not true and correct, I reserve the right to change my appraisal.

## Building Sketch

Borrower	Josh Meister			
Property Address	21808 Hacienda Blvd			
City	California City	County	Kern	State CA Zip Code 93505
Lender/Client	Salas Financial			



TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details	
First Floor	1512 Sq ft	$27 \times 56 = 1512$
<b>Total Living Area (Rounded):</b>	<b>1512 Sq ft</b>	
Non-living Area		
2 Car Detached	672 Sq ft	$24 \times 28 = 672$

## Location Map

Borrower	Josh Meister			
Property Address	21808 Hacienda Blvd			
City	California City	County	Kern	State CA    Zip Code 93505
Lender/Client	Salas Financial			







## Subject Photo Page

Borrower	Josh Meister				
Property Address	21808 Hacienda Blvd				
City	California City	County	Kern	State	CA Zip Code 93505
Lender/Client	Salas Financial				



### Subject Front

21808 Hacienda Blvd  
Sales Price  
Gross Living Area 1,512  
Total Rooms 7  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res;  
Site 7,732 sf  
Quality Q4  
Age 33



### Subject Rear



### Subject Street



## Photograph Addendum

Borrower	Josh Meister						
Property Address	21808 Hacienda Blvd						
City	California City	County	Kern	State	CA	Zip Code	93505
Lender/Client	Salas Financial						



**KITCHEN**



**DINING ROOM**



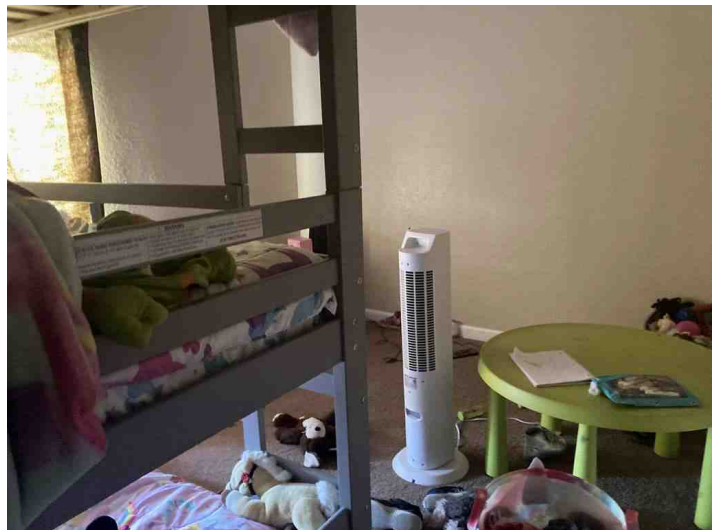
**DINING NOOK**



**LIVING ROOM**



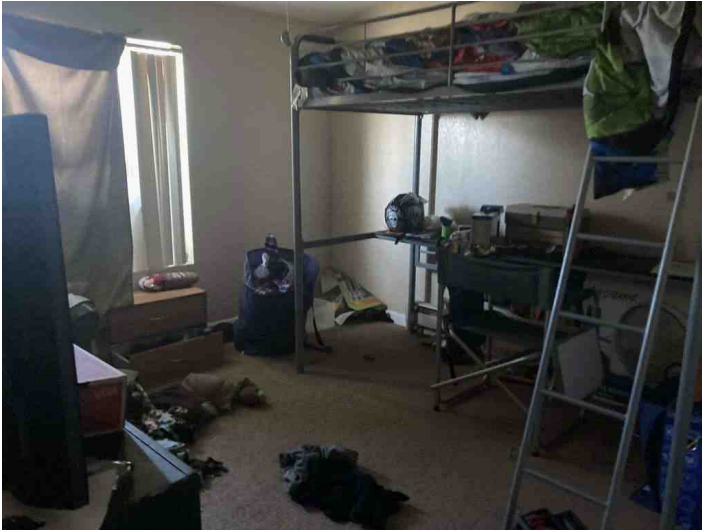
**BEDROOM**



**BEDROOM**

## Photograph Addendum

Borrower	Josh Meister						
Property Address	21808 Hacienda Blvd						
City	California City	County	Kern	State	CA	Zip Code	93505
Lender/Client	Salas Financial						



**BEDROOM**



**BATHROOM**



**BATHROOM**



**LAUNDRY AREA**



**SMOKE AND CARBON MONOXIDE ALARM  
COMBO**



**WATER HEATER**



## Comparable Photo Page

Borrower	Josh Meister			
Property Address	21808 Hacienda Blvd			
City	California City	County	Kern	State CA      Zip Code 93505
Lender/Client	Salas Financial			



### Comparable 1

8836 Catalpa Ave  
 Prox. to Subject      1.05 miles S  
 Sales Price              204,000  
 Gross Living Area      1,225  
 Total Rooms            6  
 Total Bedrooms        3  
 Total Bathrooms       2.0  
 Location                N;Res;  
 View                    N;Res;  
 Site                      9518 sf  
 Quality                  Q4  
 Age                       63



### Comparable 2

8725 Holly Ave  
 Prox. to Subject      1.15 miles S  
 Sales Price              210,000  
 Gross Living Area      1,222  
 Total Rooms            6  
 Total Bedrooms        3  
 Total Bathrooms       2.0  
 Location                N;Res;  
 View                    N;Res;  
 Site                      10,019 sf  
 Quality                  Q4  
 Age                       33



### Comparable 3

8701 Bay Ave  
 Prox. to Subject      1.00 miles SW  
 Sales Price              200,000  
 Gross Living Area      1,508  
 Total Rooms            6  
 Total Bedrooms        3  
 Total Bathrooms       2.0  
 Location                N;Res;  
 View                    N;Res;  
 Site                      9583 sf  
 Quality                  Q4  
 Age                       30

## Comparable Photo Page

Borrower	Josh Meister						
Property Address	21808 Hacienda Blvd						
City	California City	County	Kern	State	CA	Zip Code	93505
Lender/Client	Salas Financial						



### Comparable 4

20625 91st St  
Prox. to Subject 1.22 miles S  
Sales Price 225,000  
Gross Living Area 1,234  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res;  
Site 11325 sf  
Quality Q4  
Age 61

### Comparable 5

Prox. to Subject  
Sales Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age

### Comparable 6

Prox. to Subject  
Sales Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age

**APPRAISERS LICENSE**



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

**Peter K. Ayaleanos**

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:

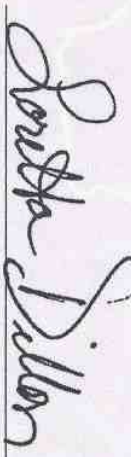
“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 036067

Effective Date: January 5, 2021

Date Expires: January 4, 2023

  
Loretta Dillon, Deputy Bureau Chief, BREA

3055968

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



**E&O INSURANCE**



301 E. Fourth Street, Cincinnati, OH 45202

**DECLARATIONS**  
for  
**REAL ESTATE APPRAISERS**  
**ERRORS & OMISSIONS INSURANCE POLICY**

**THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.**

**THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.**

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP3367884-21** Renewal of: **RAP3367884-20**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**  
**100 River Ridge Drive, Suite 301 Norwood, MA 02062**

Item 1. **Named Insured:** **Peter K Ayaleanos**

Item 2. **Address:** **4302 Whitsett Ave #6**  
**City, State, Zip Code:** **Studio City, CA 91604**

Item 3. **Policy Period:** From **08/06/2021** To **08/06/2022**  
*(Month, Day, Year) (Month, Day, Year)*  
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**

- A. \$ **1,000,000** **Damages** Limit of Liability – Each **Claim**
- B. \$ **1,000,000** **Claim Expenses** Limit of Liability – Each **Claim**
- C. \$ **2,000,000** **Damages** Limit of Liability – Policy Aggregate
- D. \$ **2,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible (Inclusive of Claim Expenses):**

- A. \$ **500** Each **Claim**
- B. \$ **1,000** Aggregate

Item 6. **Premium:** \$ **967.00**

Item 7. **Retroactive Date (if applicable):** **08/06/2008**

Item 8. **Forms, Notices and Endorsements attached:**

**D42100 (03/15) D42300 CA (10/13) IL7324 (08/12)**  
**D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)**  
**D42414 (08/19)**

*Ruby A. Magallon*  
Authorized Representative