

**SUMMARY OF SALIENT FEATURES  
& OPINION OF VALUE**

0122/A22/24-SF  
File No.: 0122/A22/24-SF

SALIENT FEATURES

Location of Subject Property: 455 W Orange Ave  
El Centro, CA 92243

Asset Name/Identification: 455 W Orange Ave. El Centro, CA 92243

Legal Description: Lot 6, Block 1 of the First Addition of El Centro, in the City of El Centro, County of Imperial, State of California, according to Map No. 35 on file in Book 1, Page 27 of Official Maps, in the Office of the County Recorder of Imperial County.

Parcel ID #(s): 053-272-006-000  
Map Reference: 6499H7

Current Owner of Record: Castillo Jesus Rosivelia  
Occupant: Tenant

Site: Multi-Family Residential  
8,456 SF / 0.19 acre

Description of the Improvements: 5-Unit Multi-Family apartment building of Frame & Stucco construction n slab foundation, with Composition shingle roof. Professionally maintained in good overall condition in a residential neighborhood. Subject has minimal amenities and conforms well to the immediate neighborhood and the subject market area generally.

Zoning Classification: R3 Multiple Family Residential  
Zoning Description:

Highest & Best Use: AS-IS

Real Estate Taxes: \$ 3,987.54  
Tax Year: 2020-2021

Date of Inspection: N/A

Date of Signature & Report: 02/08/2022

OPINION OF VALUE

<u>APPROACH TO VALUE</u>	<u>INDICATION OF VALUE</u>
Cost Approach:	\$
Income Approach:	\$ 475,000
Sales Comparison Approach:	\$ 469,000
Total Site Value:	\$
Personal Property/Non-Realty Interests (if included):	\$
 Appraiser's Opinion of Value (as defined):	 \$ 469,000
Effective Date of Appraisal ('As Of'):	02/08/2022

APPRAISAL STAFF

THIS APPRAISAL IS RESTRICTED TO INTERNAL RISK ANALYSIS / MORTGAGE UNDERWRITING, PACIFIC CAPITAL FUNDING CORP. ONLY AND IS NOT INTENDED FOR ANY OTHER USE. This appraisal was done during the second phase of the COVID-19 pandemic quarantine. While it is anticipated that the quarantine will have adverse effects on market values, there is no market evidence to corroborate any adverse impact on values at this time.



Armando J. Ortiz  
California Certified General Appraiser  
License No. AG027708  
Exp. 11/23/2022  
619-862-8752  
ajortiz365@gmail.com



# Summary Property Valuation Report - Sales Comparison

0122/A22/24-SF

ASSIGNMENT INFORMATION						
File Number: 0122/A22/24-B			Borrower: Eddie Mejorado/EM Properties, LLC			
Property Owner: Castillo Jesus Rosivelia			Property Name:			
Property Address: 455 W Orange Ave			City: El Centro			
State: CA		Zip Code: 92243		County: Imperial		
Legal Description Lot 6, Block 1 of the First Addition of El Centro, in the City of El Centro, County of Imperial, State of California, according to Map						
Property Type: <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Vacant Site <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Other (Describe Other) Multi-Family Res'l						
Preparer: Armando J. Ortiz, CGREA		Preparer's Phone: 619-862-8752		Preparer's E-Mail: ajortiz365@gmail.com		
Preparer's Address: 1538 Apache Dr. Suite D. Chula Vista, CA 91910						
Lender Name: Salas Financial Inc.				Lender Phone: 858-537-9819		
Lender Address: 9320 Chesapeake Dr, Suite 116, San Diego, CA 92123				Lender E-Mail: info@salasfinacial.com		
ASSESSED VALUE, TAXES, AND FEES						
Assessor's Parcel Number(s)	Land	Improvements	Total	Taxes	Special Assessments	Tax Year
053-272-006-000	\$ 66,986.00	\$ 278,253.00	\$ 345,239	\$ 3,987.54	\$ Unk.	2021-22
Association Fees: \$ N/A						
SALE, OPTION, LISTING AND OFFER HISTORY						
Pending Sale Price: \$ N/A		Anticipated Closing Date: N/A		Current List Price: \$ N/A		
<input checked="" type="checkbox"/> According to the available data sources, there have been no sales or listings of the subject property in the last 3 years.						
Analyze all sales of the subject property within the last 3 years, current options, listings, or offers to purchase (if applicable). The subject is pending in Escrow for \$469,000. Listed by: Rosalie Morales with El Dorado Realty. List Price \$475,000. Real Estate Broker # 01136405. Contact Number (760) 353-0420						
MARKET AREA DESCRIPTION						
Subject's Neighborhood:	<input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Urban <input type="checkbox"/> Rural					
Neighborhood Maintenance Levels:	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor					
Subject Is:	<input type="checkbox"/> Superior <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior to the Competing Neighborhood Properties					
Neighborhood Composition: (Estimate Percentages)	5 % Retail 0 % Industrial 10 % Office 0 % Vacant Land 20 % Apartments 55 % Homes 0 % Agricultural 10 % Other (describe other) Public Uses					
Neighborhood Stage:	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Growth <input type="checkbox"/> Decline <input type="checkbox"/> Revitalization (old structures to new)					
Demand/Supply:	<input type="checkbox"/> In Balance <input type="checkbox"/> Oversupply <input checked="" type="checkbox"/> Shortage of Available Properties					
Overall Real Estate Values:	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Slow Decline <input type="checkbox"/> Rapid Decline (comment below)					
Comment on the significant factors in the area and neighborhood that affect the value and/or marketability of the subject:						
SITE DESCRIPTION						
Site Size: 8,456 SF / 0.19 Acres			Number of Parcels included in Site: 1			
Site Dimensions: 59' x 142' x 60' x 141'			Source for Site Size: CRS Tax, County Assessor's Records			
Street Frontage: 59'			Shape: <input checked="" type="checkbox"/> Mostly Rectangular <input type="checkbox"/> Irregular			
Topography: <input checked="" type="checkbox"/> Mostly Level <input type="checkbox"/> Sloping			Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown			
Corner Location: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Subject's Street: <input type="checkbox"/> Heavy Traffic <input checked="" type="checkbox"/> Moderate Traffic <input type="checkbox"/> Low Traffic			
Utilities Available: <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Phone <input type="checkbox"/> Cable						
Legal Zoning Classification: R3			Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Non-Conforming (grandfathered) <input type="checkbox"/> Illegal			
Comment on any adverse easements, encroachments, topography, assessments, improvement district obligations, slide area, illegal uses, etc: The subject is a One-story 5 Unit Apartment building. Each Unit has 1 BR/1 BA. The building has 3,300 square feet of gross living area. Lot size is 8,456 square feet (0.19 Acres).						
SUBJECT IMPROVEMENTS DESCRIPTION						
Year Built: 1978		Year Renovated:		Number of Units: 5		Number of Stories: 1
Occupancy %: 100		Remaining Economic Life: 60		Total Open Parking: 5 off street		Total Covered Parking: N/A
Total Parking: Street & Assignd		Overall Interior Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor		Overall Exterior Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
Exterior Finish: Frame & Stucco			Interior Finish:		Number of Elevators: N/A	
Basement Square Footage: N/A		Basement Finish Percentage: N/A		Fire Sprinklers: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown		
Size of Building(s) Square Footage: The subject is a ground-level One-Story Apartment building.. Total building square footage is estimated to be 3,300						
Current and Anticipated Use of Building(s) (Units): 5 income producing apartment units.						
Notate any deferred maintenance, needed repairs, or known hazardous conditions (Please provide photographs of any items of observed concern): The subject building appears to be professionally maintained and in good condition.						
HIGHEST AND BEST USE						
Highest and Best Use of Site As If Vacant: <input checked="" type="checkbox"/> Existing Use <input type="checkbox"/> Other			Highest and Best Use As Improved: <input checked="" type="checkbox"/> Existing Use <input type="checkbox"/> Other			
Comment if Highest and Best Use is not Existing Use:						

# Summary Property Valuation Report - Sales Comparison

0122/A22/24-SF

VALUATION - Sales Comparison Approach							
Characteristic	Subject	Comparable 1		Comparable 2		Comparable 3	
Address	455 W Orange Ave El Centro, CA 92243	459 W Orange Ave El Centro, CA 92243		637 W Orange Ave El Centro, CA 92243		535 El Centro Ave El Centro, CA 92243	
Proximity to Subject		0.01 miles S		0.23 miles W		0.61 miles N	
Sale Date	N/A	11/15/2021					
Sale Price	\$ N/A	\$ 430,000		\$ 347,000		\$ 315,000	
Price / Sq. Ft.	\$	\$ 51.19		\$ 41.31		\$ 51.93	
Data Source	CRS Tax/ MLS	APN: 053-272-005-000		APN: 053-262-023-000		APN: 044-422-008-000	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	ADJ+ / (-)	DESCRIPTION	ADJ+ / (-)	DESCRIPTION	ADJ+ / (-)
Property Rights Conveyed	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Financing Terms		LN\$ 251,568		LN\$ 258,000		LN\$ 230,000	
Conditions of Sale		Conventional		Conventional		Conventional	
Date of Sale/Time Adjustment	N/A	11/15/2021		08/14/2020		02/02/2021	
Adjusted Sale Price		\$ 430,000		\$ 347,000		\$ 315,000	
Adjusted Price Per Sq. Ft.		\$ 51.19		\$ 41.31		\$ 51.93	
Location	El Centro	El Centro		El Centro		El Centro	
Age	1978 / 44	1991 / 31		1987 / 25		1964 / 58	
Condition	Good	Good		Good		Good	
Construction	Frame & Stucco	Frame & Stucco		Frame & Siding		Frame & Stucco	
Size	8,456 SF	8,400 SF		8,400 SF		6,066 SF	+4,750
Gross Living Area	3,300 SF	3,875 SF	-43,125	3,102 SF	+14,850	2,162 SF	+85,350
Parking	5 off street	8 off street		5 off street		5 off street	
Unit Count/ Room Count	5 Unit / 5 BR	5 Unit / 5 BR		4 Units / 8 BR		5 Unit / 5 BR	
Adjusted Value			+386,875		+361,850		+405,100
Overall Comparability to Subject		Superior		Equal		Equal	
Net Characteristics Adjustment (Specify)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	343,750	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	376,700	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	495,200
Adj. Sale Price of Comparable		\$	/Sq. Ft.	\$	/Sq. Ft.	\$	/Sq. Ft.
<p>Analysis and Discussion of Sales Comparison Approach/Market Value Conditions: The subject is a One-Story, 5 Unit Apartment Building. The comp sales selected are similar Multi-Family Residential Apartment Building. The sales comps are in close proximity to the subject and within the same market area. Adjustments were given for square footage, date of sale/time, overall curb and market appeal. The adjusted prices per Unit in the sample range from \$68,750 to \$90,462.50, averaging \$80,077.33 per unit. The adjusted prices per room in the sample range from \$45,231.25 to \$81,020, averaging \$65,000.41 per room. The adjusted prices per square foot in the sample range from \$99.83 to \$187.37 per square foot, averaging \$134.61 per square foot. The appraiser reconciles to a value within the range of \$93,800 per unit, based on the subject's overall condition, utility and appeal. \$93,800 per unit by extension equals <b>\$469,000</b></p> <p><b>*****This property is PENDING in escrow for \$469,000*****</b></p>							

RECONCILIATION AND FINAL VALUE ESTIMATE			
Exposure Time and Marketing Time: 60 to 180 days under current market condition.			
Date of Report	Interest Valued	Effective Date of Value	Market Value
02/08/2022	Fee Simple	01/24/2022	\$ \$469,000
SPECIAL ASSUMPTIONS AND LIMITING CONDITIONS			
Identify any Personal Property included in the value estimate: None			
This estimate of value is subject to the following Extraordinary Assumptions: None			
This estimate of value is based on the following Hypothetical Conditions: None			
REQUIRED ADDENDA ITEMS			
Subject Photographs	Plat Map or Site Plan	Area Map with Subject and Comparables	
SCOPE OF THE ASSIGNMENT			
Purpose: To estimate the value(s) of the interest specified as of the effective date(s) cited in the report.			
<p><b>Market Value Defined:</b> 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 considers his 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. (OCC Regulation 12 CFR 34.42)</p> <p><b>Scope Of Work Described/Limitations of Scope:</b> This assignment is limited in scope and is presented in a summary format. It is intended to be for the use of the named client only. Per prior agreement with the client, the preparation of the single most appropriate approach to value is acceptable. The contained approach is deemed to be the most applicable method in the valuation of the subject property</p> <p><b>Additional Scope Comments By Preparer (If Any):</b></p>			

# Summary Property Valuation Report - Sales Comparison

0122/A22/24-SF

## GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This report has been made with the following general assumptions:

1. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
2. The property is assumed to be free and clear of any or all liens and encumbrances unless otherwise stated in this report.
3. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
4. The information furnished by others is believed to be reliable, however, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this report.
9. It is assumed that all required licenses, certificates of occupancy consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
10. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
11. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
12. The preparer is not qualified to detect hazardous waste and/or toxic materials. Any comment that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The preparer's descriptions and resulting comments are the result of the routine observations made during the preparation process.
13. Unless otherwise stated in this report, the subject property's estimate of value is made without a specific compliance survey having been conducted to determine if the property is, or is not, in conformance with the requirements of the Americans with Disabilities act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

This report has been made with the following general limiting conditions:

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. Any separate allocations for land and buildings must not be used in conjunction with any other valuation and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed.
3. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the preparer, or the firm with which the preparer is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior consent and approval.

Additional General Assumptions And Limiting Conditions By Preparer (If Any):      See attached addendum.

# Summary Property Valuation Report - Sales Comparison


0122/A22/24-SF

## CERTIFICATION

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

1. The statements of fact contained in this report are true and correct.
2. 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.
3. 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.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. 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 report.
7. The conclusions are not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Additional Certification Comments By Preparer (If Any):

Preparer's Name: Armando J. Ortiz, CGREA	Co-Preparer's Name:
Preparer's Signature: 	Co-Preparer's Signature:
Date of Signature: 02/08/2022	Date of Signature:
Certification # (If Applicable): AG027708	Certification # (If Applicable):
Certification Expiration Date: 11/23/2022	Certification Expiration Date:



Sources for Subject Site and Improvement Data (Check all that apply):

- Public Records  
  Prior Appraisal  
  Third Party Collector  
  Exterior Only Inspected by Preparer  
  Exterior/Interior Inspected by Preparer







# Subject Aerial Map

Borrower	Eddie Mejorado/EM Properties, LLC						
Property Address	455 W Orange Ave						
City	El Centro	County	Imperial	State	CA	Zip Code	92243
Lender/Client							



**Supplemental Addendum**

File No. 0122/A22/24-B

Borrower	Eddie Mejorado/EM Properties, LLC				
Property Address	455 W Orange Ave				
City	El Centro	County	Imperial	State	CA Zip Code 92243
Lender/Client					

**Income Capitalization Approach, Leased Fee Value**

Income Capitalization Approach / Leased Fee					
Address:	455 W Orange Ave, El Centro				\$/psf
APN:	053-272-006-000				
	\$0.89 Monthly market rent PSF / MG	Comm'l		Taxes	\$5,486
	12 Months in a year			Contract Services	\$540
	3,300 Building SF total			Management	\$1,411
	\$35,244 Potential Gross Income			Trash & Utilities	\$4,390
	5.00% Vacancy & Collection Loss	\$1,762		R&M	\$850
	\$14,144 Expenses	\$14,144		Misc & Reserves	
\$	20,045 Net Operating Income			Insurance	\$1,467
	4.20% Capitalization Rate				
<b>\$</b>	<b>477,262</b> Indicated Value from Income Approach			<b>Expenses Total</b>	<b>\$14,144</b>

Vacancy Rate is currently <7.0% percent overall for El Centro, estimated at 5.0% for subject  
 Vacancy is increasing 1.0% to 1.5% YOY. Fallout from quarantines is still expected  
 Cap Rates range from 3.90% to 9.0%, median is 6.35%

The subject suffers from a LEASED FEE DETRIMENT due to long-term  
 owner occupancy in the "AS-IS" condition.  
 The current Leased Fee Value by the Income Capitalization Approach  
 is \$477,262, say **\$475,000**,  
**rounded.**



## Supplemental Addendum

File No. 0122/A22/24-B

Borrower	Eddie Mejorado/EM Properties, LLC						
Property Address	455 W Orange Ave						
City	El Centro	County	Imperial	State	CA	Zip Code	92243
Lender/Client							

### USPAP ADDENDA

#### Purpose of this Appraisal

The appraisal is to provide an opinion of the market value of the fee interest in the real estate as of a current date. My work is designed to be used solely to provide an Appraisal Report in conjunction with creation of a security interest in the subject property for purposes of financing.

#### Scope of Work

The scope of this appraisal is intended to be an "appraisal assignment" as defined in the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. It is our intent that this appraisal is performed in such a manner the results of the analysis, opinions, or conclusions are that of a disinterested third party. This report meets the reporting guidelines of USPAP Standards Rule 2-2 for an Appraisal Report.

For the estimate of value, the three traditional approaches to value were considered: the cost, sales comparison, and income approaches. The existing use and conventional methods used in valuing property determine the extent the approaches are utilized. In this analysis the sales comparison approach was used to value the subject property. Comparison of recent home sales provide the best indication of market value for the subject property.

The sources utilized to form opinions of value include: Sandicor MLS, Realist.com, NDCdata.com, Marshall Valuation Cost Service, local publications, various internet websites, public records, land use agencies, our own library and files, and an extensive network of professional relations with agents, brokers, and developers active in the market.

#### Definition of Fee Interest

The property rights appraised are the fee simple estate or fee interest of the subject property. The fee 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.

#### Definition of Market Value

As used in this appraisal, the term Market Value is defined as follows:

The *most probable price* in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date, and the passing of title from the seller to buyer under conditions whereby:

1. *Buyer and seller are typically motivated;*
2. *Both parties are well informed or well advised, and are acting in what they consider their best interests;*
3. *A reasonable time is allowed for exposure in the open market;*
4. *Payment is made in terms of cash in U.S. dollars or financial arrangements comparable thereto; and;*
5. *The price represents the normal consideration for the property sold unaffected by special or creative financing, or sale concessions granted by anyone associated with the sale.*

#### Intended Use and Users of the Appraisal

This Appraisal Report was prepared for the exclusive use of: Salas Financial Inc. No reproduction, publication, distribution, or other use of this appraisal report for other than its stated purpose is authorized without prior consent of the undersigned appraiser. Reliance by others on the information and opinions contained in this appraisal is not intended.

## Supplemental Addendum

File No. 0122/A22/24-B

Borrower	Eddie Mejorado/EM Properties, LLC				
Property Address	455 W Orange Ave				
City	El Centro	County	Imperial	State	CA Zip Code 92243
Lender/Client					

### Use of the Report

This valuation report is intended to provide information in conjunction with the creation of a security interest in the subject property for purposes of mortgage financing.

### Valuation Date

The valuation date (also known as the effective date of value) is February 8, 2022 a current date of value.

### Report Date

The date of the report is February 8, 2022.

### Ownership and History of the Property

.The subject was acquired by the current ownership on February 14, 2019 in an arm's-length transaction via Grant Deed, Doc No. 2019002915 from Ramirez Anita & Art Ramirez And Anita Ramirez Revo  
No prior or subsequent transfers noted.

### Prior Appraisal Assignments

The appraiser has not performed services regarding the property that is the subject of this report within the "three-year period" immediately proceeding acceptance of this assignment.

### Most Probable Exposure Time

Under paragraph 3 of the Definition of Market Value, the value estimate presumes that "a reasonable time is allowed for exposure in the open market."

Exposure time is defined, as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at the market value on the effective date of the appraisal.

Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. Exposure time is presumed to precede the effective date of the appraisal and for the subject property it is estimated at 60 to 180 Days.


**Supplemental Addendum**

File No. 0122/A22/24-B

Borrower	Eddie Mejorado/EM Properties, LLC		
Property Address	455 W Orange Ave		
City	El Centro	County	Imperial
		State	CA
		Zip Code	92243
Lender/Client			

**This appraisal has been based upon the following Assumptions and Limiting Conditions:**

- 1) It is assumed that title to the property is good and marketable; any value estimates herein were arrived at without regard to question of title.
- 2) No survey of the boundaries of the property have been made. All areas and dimensions furnished are accepted to be correct.
- 3) Information, estimates and opinions furnished by others and contained in this report were obtained from sources considered reliable and believed to be true and correct; no responsibility is assumed for errors or omissions or for information not disclosed which might otherwise affect the valuation estimate. The right is reserved to evaluate new information at the time of its disclosure.
- 4) The valuation assumes that soil conditions are adequate to support standard construction consistent with the Highest and Best Use. No soil analysis or soil engineering study was conducted or provided.
- 5) The appraiser(s), by reason of this appraisal, shall not be required to give testimony or be in attendance in court or at any governmental or other hearing with reference to the subject property without prior arrangements having been made with the appraisers relative to such additional employment.
- 6) Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute.
- 7) Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the author(s).
- 8) No liability is assumed for legal matters, especially any matters affecting title of the properties.
- 9) Any sketches, maps and/or photographic views in this report are included for the express purpose of assisting the reader in visualizing the concerned properties; no responsibility for accuracy of these exhibits is assumed.
- 10) It is assumed that there are no legitimate environmental or ecological conditions which would prevent the economical and feasible development of the properties to its estimated highest and best use.
- 11) A soil's report was not provided for review. This appraisal assumes, following physical inspection, that there has been no soil contamination on the subject grounds.
- 12) Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraiser, however, is not qualified to detect such materials on or in the property. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of subject property. The value estimate set forth in this report is predicated on the assumption there are no hazardous materials on or in the property appraised that would cause a loss in value. No responsibility is assumed for any such conditions which may exist, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired.

Signature   
Name Armando J. Ortiz, CGREA  
Date Signed 02/08/2022  
State Certification # AG027708  
Or State License # \_\_\_\_\_



Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # \_\_\_\_\_ State \_\_\_\_\_




**Supplemental Addendum**

File No. 0122/A22/24-B

Borrower	Eddie Mejorado/EM Properties, LLC				
Property Address	455 W Orange Ave				
City	El Centro	County	Imperial	State	CA Zip Code 92243
Lender/Client					

- 13) The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to these issues, the appraiser did not consider possible non-compliance with the requirements of ADA in estimated the value of the property.
  
- 14) Subsequent changes in information provided could affect the valuation analysis set forth herein. If this occurs, the appraiser(s) reserve the right to re-evaluate such changes in so far as their effect on value is concerned. Contractual engagement for said subsequent services, however, will be necessary.
  
- 15) The date of value to which the opinions expressed in this report apply is set forth in the letter of transmittal. The appraiser assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.

Signature   
Name Armando J. Ortiz, CGREA  
Date Signed 02/08/2022  
State Certification # AG027708  
Or State License # \_\_\_\_\_



Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

**Supplemental Addendum**


File No. 0122/A22/24-B

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		State	CA
		Zip Code	92243
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**Certification of Appraiser**

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

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, 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.
3. I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. 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.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. I have not made a personal inspection of the property that is the subject of this report. Per the scope of work agreed to for this assignment, it is a restricted, desktop appraisal.
9. I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. I the undersigned am licensed in good standing and qualified to perform this appraisal.
11. Neither all nor any part of the contents of this report, especially any conclusions as to value, the identity of the appraisers, the firm with which they are connected, or any reference to the Appraisal Institute of Real Estate Appraisers shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication, without the prior written consent and approval of the undersigned.
12. Efrem Rubio provided professional assistance in the assembly of this report.
13. This report is an Appraisal Report in compliance with the Uniform Standards of Professional Appraisal Practice as per the Appraisal Foundation.
14. The "As-Is" Market Value of the subject property in Fee Simple Estate as of the effective date of value, February 8, 2022 is estimated to be \$469,000.

Signature   
Name Armando J. Ortiz, CGREA  
Date Signed 02/08/2022  
State Certification # AG027708  
Or State License # \_\_\_\_\_



Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

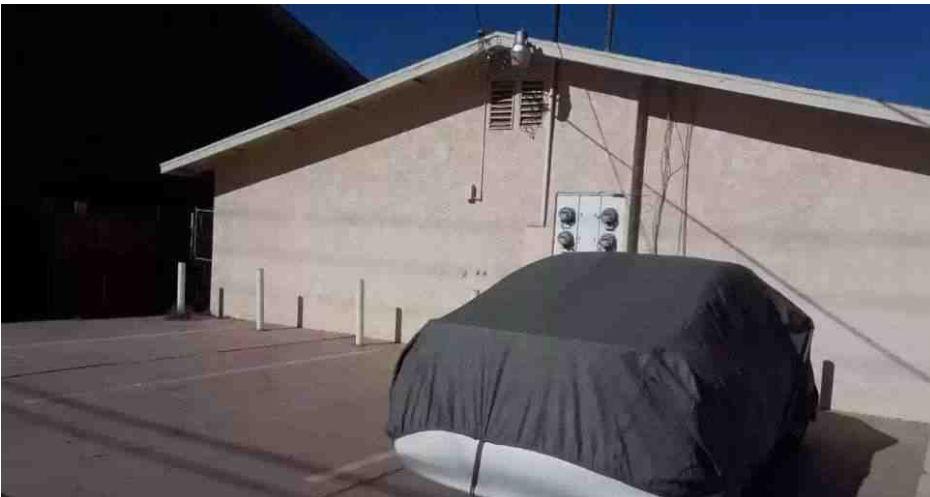
## Subject Photo Page

Borrower	Eddie Mejorado/EM Properties, LLC				
Property Address	455 W Orange Ave				
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### Subject Front

455 W Orange Ave  
Sales Price N/A  
Gross Building Area 8,456 SF  
Age 1978 / 44



### Subject Rear



### Subject Street



## Comparable Photo Page

Borrower	Eddie Mejorado/EM Properties, LLC				
Property Address	455 W Orange Ave				
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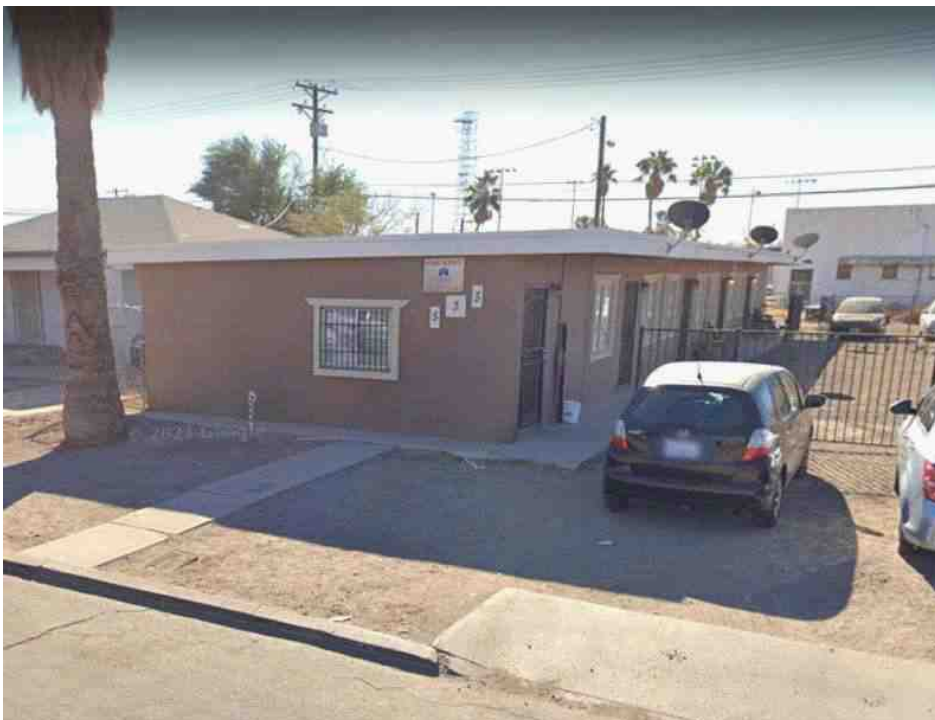
### Comparable 1

459 W Orange Ave  
Sales Price \$430,000  
G.B.A. 8,400 SF  
Age/Yr. Blt. 1991 / 31



### Comparable 2

637 W Orange Ave  
Sales Price \$347,000  
G.B.A. 8,400 SF  
Age/Yr. Blt. 1987 / 25



### Comparable 3

535 El Centro Ave  
Sales Price \$315,000  
G.B.A. 6,066 SF  
Age/Yr. Blt. 1964 / 58

## Grant Deed

Borrower	Eddie Mejorado/EM Properties, LLC						
Property Address	455 W Orange Ave						
City	El Centro	County	Imperial	State	CA	Zip Code	92243
Lender/Client							

Recording requested by (name): <u>Stewart Title of California</u>	Recorded in Official Records, IMPERIAL COUNTY <b>CHUCK STOREY</b> COUNTY CLERK/RECORDER STC STEWART TITLE COMPANY
When recorded mail to and mail tax statements to: <u>Jesus Castillo &amp; Rosivelia Castillo</u> <u>455 W. Orange Avenue #C</u> <u>El Centro, CA 92243</u>	Doc#: <b>2019002916</b>  * 5 9 0 0 0 0 3 3 2 4 3 5 5 *
	02/14/2019 04:27 PM AlexisLeimgruber
	Titles: 1    Pages: 4 Fees: 34.00 Taxes: 368.50 Other: 0.00 PAID: 402.50
Recorder's Use Only	

## Grant Deed

### Title of Document


Commencing January 1, 2018, and except as provided in paragraph (2) GC 27388.1, in addition to any other recording fees specified in this code, a fee of seventy-five dollars (\$75) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225). "Real estate instrument, paper, or notice" means a document relating to real property, including, but not limited to, the following: deed, grant deed, trustee's deed, deed of trust, reconveyance, quit claim deed, fictitious deed of trust, assignment of deed of trust, request for notice of default, abstract of judgment, subordination agreement, declaration of homestead, abandonment of homestead, notice of default, release or discharge, easement, notice of trustee sale, notice of completion, UCC financing statement, mechanic's lien, maps, and covenants, conditions, and restrictions. Pursuant to GC section 27388.1 (2) the fee described in paragraph (1) shall not be imposed on any of the following documents:

**Reason for Exemption:**


- Any real estate instrument, paper, or notice recorded in connection with a transfer subject to the imposition of a documentary transfer tax as defined in Section 11911 of the Revenue and Taxation Code.
- Any real estate instrument, paper, or notice recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
- Any real estate instrument, paper, or notice executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act (Title 7(commencing with Section 2100) of Part 4 of the Code of Civil Procedure).
- Any real estate instrument, paper, or notice executed or recorded by the state or any county, municipality, or other political subdivision of the state.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from fee per GC 27388.1 (a) (1); not related to real property.

I hereby declare under penalty of perjury that the information provided above is true and correct.

Executed this 14th day of February, 2019 at El Centro, CA  
CITY STATE

  
 SIGNATURE Dolores Granillo  
 PRINT NAME

Documentary Transfer Tax: \$ 368.50 If exempt, enter R&T code: \_\_\_\_\_  
 Computed on full value of the property conveyed  
 Computed on full value less liens & encumbrances remaining thereon at time of sale.

Unincorporated Area City of \_\_\_\_\_  
  
 Signature of declarant or agent determining tax

**MAIL TAX STATEMENT AS DIRECTED ABOVE**

## Legal Description

Borrower	Eddie Mejorado/EM Properties, LLC						
Property Address	455 W Orange Ave						
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Lender/Client							

### EXHIBIT "A" LEGAL DESCRIPTION

Lot 6, Block 1 of the First Addition of El Centro, in the City of El Centro, County of Imperial, State of California, according to Map No. 35 on file in Book 1, Page 27 of Official Maps, in the Office of the County Recorder of Imperial County.





## Appraiser's Qualification's

Borrower	Eddie Mejorado/EM Properties, LLC						
Property Address	455 W Orange Ave						
City	El Centro	County	Imperial	State	CA	Zip Code	92243
Lender/Client							

**ARMANDO J. ORTIZ,**  
CALIFORNIA CERTIFIED GENERAL APPRAISER #AG027708  
CALIFORNIA REAL ESTATE BROKER #00962402

### Qualifications of Armando J. Ortiz, Certified General Appraiser# 027708

**Experience:** Experience since 1984 in various advanced-level disciplines within the field of Professional Real Estate Practice, including: General Real Estate Appraisal at the Certified General level, including; multi-family, commercial, office, industrial, residential estate, public use and resource conservation properties, eminent domain / condemnation, right-of-way and acquisition appraisals for both public agencies and private organizations and individuals; residential and estate appraisals and appraisal review for financing and litigation. Experienced and Qualified § 730 Expert Witness. Property Portfolio and Asset Management including detailed marketing and budget analysis of large caseloads of foreclosed real estate assets and onsite executive management of large real estate assets; REO Portfolio Administration including statistically based and individual asset based portfolio valuation; active Real Estate Broker, Registered Property Tax Appeal Agent with over 100 appeals argued before the various County Assessor's Boards of Appeal.

**Affiliations:** Appraisal Institute, General Associate Member  
National Apartment Association, CAM Designate;  
Member Pacific Southwest Association of Realtors  
Sandicor, and Combined Los Angeles Westside CLAW /MLS; Appraisal member  
National Association of Realtors, Member Realtor ©

**Education:** Webster University / Marymount College, Course work in Management; National University, San Diego California, Course work in Banking & Finance, Economics, Real Estate Law; National University Extension Real Estate General Appraiser State Test Preparatory; Appraisal Institute; USPAP / Continuing Education; National Apartment Association; C.A.M. Designate Member; Concorde Career Institute; Certificate of Paralegalism, Real Estate Law & Practice; American Institute of Mortgage Banking; Certificates in FNMA Mortgage Loan Underwriting California Association of Realtors - Continuing Education

**Additional Real Estate and Real Estate Appraisal Courses:** FHA 4150 Certification Review  
Advanced Multi-Unit Residential Property and Portfolio Management (CAM)Advanced Real Estate Appraisal Techniques and Practice  
Advanced Real Estate Finance Advanced Market Analysis  
Uniform Standards of Professional Appraisal Practice (USPAP)Income Capitalization Techniques  
Commercial Real Estate Loan Underwriting  
Principles of Real Estate Appraisal  
Real Estate Law  
Real Estate Practice  
Survey of Eminent Domain and Condemnation Practice  
Uniform Standards for Federal Land Acquisitions (USFLA)Ethics and Agency  
Survey of Appraisal Practice in Tax Appeal  
Survey of Real Estate Practice in Probate, Conservatorship, Trusts and Estates

**Licenses:** California Certified General Appraiser No. AG027708  
California Real Estate Broker No. 00962402

**Other:** Qualified Section 730 Expert Witness