

Borrower	Garnell-Fitz Henley	File No.	211013A
Property Address	000 Date Street		
City	Chula Vista	County	San Diego
		State	CA
		Zip Code	91911
Lender/Client	Salas Financial		

TABLE OF CONTENTS



URAR 1

Additional Comparables 4-6 7

Subject Photos 8

Photograph Addendum 9

Photograph Addendum 10

Photograph Addendum 11

Photograph Addendum 12

Comparable Photos 1-3 13

Comparable Photos 4-6 14

Market Conditions Addendum to the Appraisal Report 15

General Text Addendum 16

CRS Data - Page 1 18

CRS Data - Page 2 19

CRS Data - Page 3 20

Building Sketch 21

Location Map 22

Aerial Map 23

Flood Map 24

Plat Map 25

UAD Definitions Addendum 26

Appraiser License 29

E & O - Page 1 30

W9 31

Uniform Residential Appraisal Report

000 Date Street
File # 211013A

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.

Property Address 000 Date Street City Chula Vista State CA Zip Code 91911
 Borrower Garnell-Fitz Henley Owner of Public Record Eleanors Home LLC County San Diego
 Legal Description Lots 13 & 14 Blk 63 Tr 1958
 Assessor's Parcel # 624-055-02-00 Tax Year 2020 R.E. Taxes \$ 1,623
 Neighborhood Name Brodericks Otay Acres Map Reference 1330-F5 Census Tract 0133.08
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0.00 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) ARV In-Fill; Chula Vista, CA
 Lender/Client Salas Financial Address 9320 Chesapeake Drive Suite 116 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? Yes No
 Report data source(s) used, offering price(s), and date(s). Sandicor MLS

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? Yes 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? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

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	85 %			
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %			
Growth <input checked="" type="checkbox"/> Rapid <input 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	395	Low	4	5 %			
Neighborhood Boundaries E. Naples Street to the North, Palm Avenue to the South, HWY#805 to the East and HWY# 5 to the West.		850	High	93	5 %			
Neighborhood Description See attached addenda.		680	Pred.	56				

Market Conditions (including support for the above conclusions) See attached addenda.

Dimensions Irregular:See Plat Map Area 17,072 Shape Irregular View Peek-A-Boo
 Specific Zoning Classification Residential Zoning Description Vacant Land
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Water Street Asphalt
 Gas Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 06073C2156G FEMA Map Date 05/16/2012
 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

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input type="checkbox"/> One <input checked="" type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Average	Floors	Carpet/Tile/Average
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stucco/Average	Walls	Drywall/Average
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area osf sq.ft.	Roof Surface	Foam/Average	Trim/Finish	Wood/Average
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Vinyl/Average	Bath Floor	Tile/Average
Design (Style) DT1;Rnch+ADU	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Dual Pane/Average	Bath Wainscot	Tile/Average
Year Built 1948	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	None	Car Storage	<input checked="" type="checkbox"/> None
Effective Age (Yrs) 30	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Some/Average	<input checked="" type="checkbox"/> Driveway	# of Cars 3
Attic <input 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	Gravel/Dir
<input type="checkbox"/> Drop Stair <input checked="" type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other Wall Fuel Gas/Electric	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	<input checked="" type="checkbox"/> Patio <input checked="" type="checkbox"/> Porch Front	<input type="checkbox"/> Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other Window	<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Att.	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 9 Rooms 5 Bedrooms 3 Bath(s) 1,987 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.). Covered Porches; New Plumbing, Electric Service, New Water Heaters, Dual Pane Windows;
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-one to five years ago;Bathrooms-not updated;The subject's improvements include new kitchen counters, new cabinets and new flooring in both houses. The home's interior is in good condition. There is a 2 car detached garage and 3 open parking space. Structure, electrical, plumbing, heating, cooling and utilities are ON & FUNCTIONAL. No functional obsolescence was noted nor were any negative external impacts observed.
 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

000 Date Street
File # 211013A

There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 649,900 to \$ 825,000	
There are 47 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 490,000 to \$ 835,000	
FEATURE	SUBJECT
Address	0 Date St Chula Vista, CA 91911
Proximity to Subject	0.74 miles NE
Sale Price	\$ 705,000
Sale Price/Gross Liv. Area	\$ 354.81 sq.ft.
Data Source(s)	CRMLS#210017313;DOM 8
Verification Source(s)	Doc#608561/\$675,000
VALUE ADJUSTMENTS	DESCRIPTION
Sales or Financing Concessions	Armlth Conv
Date of Sale/Time	s08/21;c07/21
Location	A;Back Busy St
Leasehold/Fee Simple	Fee Simple
Site	17,072
View	Peek-A-Boo
Design (Style)	DT1;Rnch+ADU
Quality of Construction	Q3
Actual Age	92
Condition	C3
Above Grade	Total Bdrms. Baths
Room Count	9 5 3
Gross Living Area	1,987 sq.ft.
Basement & Finished Rooms Below Grade	Osfc
Functional Utility	Average
Heating/Cooling	Wall/Win. AC
Energy Efficient Items	Dual Pane
Garage/Carport	2
Porch/Patio/Deck	CPrch;Side Pat.
Pool/Spa	None
Fireplace(s)	None
SP/LP Ratio	NA
Net Adjustment (Total)	\$ 29,636
Adjusted Sale Price of Comparables	\$ 754,636

COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	1555 Marble Ct Chula Vista, CA 91911	1345 4th Ave Chula Vista, CA 91911
Proximity to Subject	0.74 miles NE	1.45 miles NW
Sale Price	\$ 725,000	\$ 801,000
Sale Price/Gross Liv. Area	\$ 450.03 sq.ft.	\$ 354.42 sq.ft.
Data Source(s)	CRMLS#210017313;DOM 8	CRMLS#210018401;DOM 14
Verification Source(s)	Doc#608561/\$675,000	Doc#570214/\$750,000
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions	Armlth Conv	Armlth Conv
Date of Sale/Time	s08/21;c07/21	s08/21;c07/21
Location	N;Res;	N;Res;
Leasehold/Fee Simple	Fee Simple	Fee Simple
Site	6900 sf	21,780 sf
View	B;Panoramic	B;Mtn;
Design (Style)	DT2;Ranch	DT2;Rnch+ADU
Quality of Construction	Q3	Q3
Actual Age	56	70
Condition	C2	C4
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	7 4 2.0	8 4 2.1
Gross Living Area	1,611 sq.ft.	2,260 sq.ft.
Basement & Finished Rooms Below Grade	Osfc	Osfc
Functional Utility	Average	Average
Heating/Cooling	FAU	0 Wall
Energy Efficient Items	Dual Pane	Dual Pane
Garage/Carport	2ga2dw	1dw
Porch/Patio/Deck	CPrch;Patio	Pat/CPrch/Balc
Pool/Spa	None	None
Fireplace(s)	None	1 Fireplace
SP/LP Ratio	107%	107%
Net Adjustment (Total)	\$ -20,000	\$ +25,000
Adjusted Sale Price of Comparables	\$ 754,636	\$ 762,123

COMPARABLE SALE # 3	
Address	116 Palomar St Chula Vista, CA 91911
Proximity to Subject	1.22 miles NW
Sale Price	\$ 800,000
Sale Price/Gross Liv. Area	\$ 352.58 sq.ft.
Data Source(s)	CRMLS#210009214;DOM 21
Verification Source(s)	Doc#480800/\$780,000
VALUE ADJUSTMENTS	DESCRIPTION
Sales or Financing Concessions	Armlth Conv
Date of Sale/Time	s05/21;c05/21
Location	A;Back Busy St
Leasehold/Fee Simple	Fee Simple
Site	8155 sf
View	N;Res
Design (Style)	DT1;Rnch+ADU
Quality of Construction	Q3
Actual Age	70
Condition	C3
Above Grade	Total Bdrms. Baths
Room Count	12 7 4.0
Gross Living Area	2,269 sq.ft.
Basement & Finished Rooms Below Grade	Osfc
Functional Utility	Average
Heating/Cooling	FAU
Energy Efficient Items	Dual Pane
Garage/Carport	2ga7dw
Porch/Patio/Deck	Ext.CPat;CPrch
Pool/Spa	None
Fireplace(s)	1 Fireplace
SP/LP Ratio	103%
Net Adjustment (Total)	\$ -82,181
Adjusted Sale Price of Comparables	\$ 717,819

I did not research the sale or transfer history of the subject property and comparable sales. If not, explain months. See Addendum for full discussion.

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; Tax Records

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; Tax Records

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				
Price of Prior Sale/Transfer				
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	CoreLogic
Effective Date of Data Source(s)	10/13/2021	10/13/2021	10/13/2021	10/13/2021

Analysis of prior sale or transfer history of the subject property and comparable sales See Addendum:

Summary of Sales Comparison Approach See Addendum:

Indicated Value by Sales Comparison Approach \$ 705,000

Indicated Value by: Sales Comparison Approach \$ 705,000 Cost Approach (if developed) \$ 705,546 Income Approach (if developed) \$ 0

Sales Comparison Approach is the most reliable method of estimating the value of the subject. The Cost Approach and Income Approach were not required by the assignment.

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. The value is Subject To the completion of plans & specs by 03/15/2022.

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 \$ 705,000, as of 03/15/2022, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

000 Date Street
File # 211013A

See 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) COST APPROACH WAS NOT PART OF THE APPRAISAL ASSIGNMENT.

Table with columns for cost estimates: ESTIMATED, REPRODUCTION OR, REPLACEMENT COST NEW, OPINION OF SITE VALUE, DWELLING, Transport/Install/Wind/Kit/Fir, Garage/Carport, Total Estimate of Cost-New, Depreciation, etc.

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) NOT REQUIRED FOR THE ASSIGNMENT.

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?
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?
Does the project contain any multi-dwelling units?
Are the units, common elements, and recreation facilities complete?
Are the common elements leased to or by the Homeowners' Association?
Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

000 Date Street
File # 211013A

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

000 Date Street
File # 211013A

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

000 Date Street
File # 211013A

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 Godfrey Revis
Signature [Handwritten Signature]
Name Godfrey A Revis
Company Name Revis Appraisal Services
Company Address 2834 W. Canyon Avenue, San Diego, CA 92123
Telephone Number (602) 561-8970
Email Address revisg@cox.net
Date of Signature and Report 10/18/2021
Effective Date of Appraisal 03/15/2022
State Certification # AR028755
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 04/16/2023

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
000 Date Street
Chula Vista, CA 91911
APPRAISED VALUE OF SUBJECT PROPERTY \$ 705,000
LENDER/CLIENT
Name NO AMC
Company Name Salas Financial
Company Address 9320 Chesapeake Drive Suite 116 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

Uniform Residential Appraisal Report

000 Date Street
File # 211013A

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	0 Date St Chula Vista, CA 91911	212 E Oneida St Chula Vista, CA 91911			311 Date St Chula Vista, CA 91911			112 E Orlando St Chula Vista, CA 91911		
Proximity to Subject		1.37 miles N			0.24 miles S			1.26 miles N		
Sale Price	\$ 705,000	\$ 659,000			\$ 654,000			\$ 799,000		
Sale Price/Gross Liv. Area	\$ 354.81 sq.ft.	\$ 286.52 sq.ft.			\$ 335.73 sq.ft.			\$ 404.35 sq.ft.		
Data Source(s)		CRMLS#PTP2000946;DOM 8			CRMLS#200044793;DOM 13			CRMLS#PTP2106595;DOM 21		
Verification Source(s)		Doc#759900/\$675,000			Doc#735873/\$729,000			MLS Listing/799,000		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sales or Financing		ArmLth			ArmLth			Listing		
Concessions		FHA;0			VA;8000		-8,000	Active;10		-79,900
Date of Sale/Time		s11/20;c10/20			s08/21;c09/20			Active		
Location	A;Back Busy St	N;Res;		-15,000	N;Res;		-15,000	A;Back Busy St		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	17,072	7000 sf		+10,072	7933 sf		+9,139	7000 sf		+10,072
View	Peek-A-Boo	N;Res		+10,000	N;Res		+10,000	N;Res		+10,000
Design (Style)	DT1;Rnch+ADU	DT1;Rnch+ADU			DT1;Rnch+ADU			DT1;Rnch+ADU		
Quality of Construction	Q3	Q3			Q3			Q3		
Actual Age	92	61		-31,000	86		0	60		-32,000
Condition	C3	C3			C2		-20,000	C3		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		+10,000	Total Bdrms. Baths			Total Bdrms. Baths		+10,000
Room Count	9 5 3	8 4 3.0			9 5 3.0			7 4 2		+10,000
Gross Living Area	1,987 sq.ft.	2,300 sq.ft.		-27,857	1,948 sq.ft.		+3,471	1,976 sq.ft.		+979
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Wall/Win. AC	FAU		0	Wall		0	FAU		0
Energy Efficient Items	Dual Pane	Dual Pane			Dual Pane			Dual Pane		
Garage/Carport	2	2dw		+3,000	6dw		+7,000	2dw		+10,000
Porch/Patio/Deck	CPrch;Side Pat.	CPrch;Ext Patio			CPrch;Ext Patio			CPrch;Ext Patio		
Pool/Spa	None	None			None			None		
Fireplace(s)	None	1 Fireplace		-2,000	None			1 Fireplace		-2,000
SP/LP Ratio	NA	98%			90%			29 DOM		0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -42,785	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -13,390	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -62,849
Adjusted Sale Price of Comparables		Net Adj. 6.5 % Gross Adj. 16.5 %		\$ 616,215	Net Adj. 2.0 % Gross Adj. 11.1 %		\$ 640,610	Net Adj. 7.9 % Gross Adj. 20.6 %		\$ 736,151
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										
Price of Prior Sale/Transfer										
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	CoreLogic						
Effective Date of Data Source(s)	10/13/2021	10/13/2021	10/13/2021	10/13/2021						
Analysis of prior sale or transfer history of the subject property and comparable sales See Addendum										
Analysis/Comments See Addendum										

Subject Photo Page

Borrower	Garnell-Fitz Henley						
Property Address	000 Date Street						
City	Chula Vista	County	San Diego	State	CA	Zip Code	91911
Lender/Client	Salas Financial						



SUBJECT FRONT

0 Date St
Sales Price 705,000
Gross Living Area 1,987
Total Rooms 9
Total Bedrooms 5
Total Bathrooms 3
Location A;Back Busy St
View Peek-A-Boo
Site 17,072
Quality Q3
Age 92



MAIN HOUSE REAR



ADU REAR

Photograph Addendum

Borrower	Garnell-Fitz Henley				
Property Address	000 Date Street				
City	Chula Vista	County San Diego	State CA	Zip Code 91911	
Lender/Client	Salas Financial				



MAIN HOUSE



ENTRY



FOYER



LIVING ROOM



DINING ROOM



ORIGINAL KITCHEN



BREAKFAST AREA



ORIGINAL CABINETS



PROPANE STOVE



MASTER BEDROOM (1)



MASTER BATHROOM (1)



BEDROOM (2)



BATHROOM (2)



BEDROOM (3)



LAUNDRY

Photograph Addendum

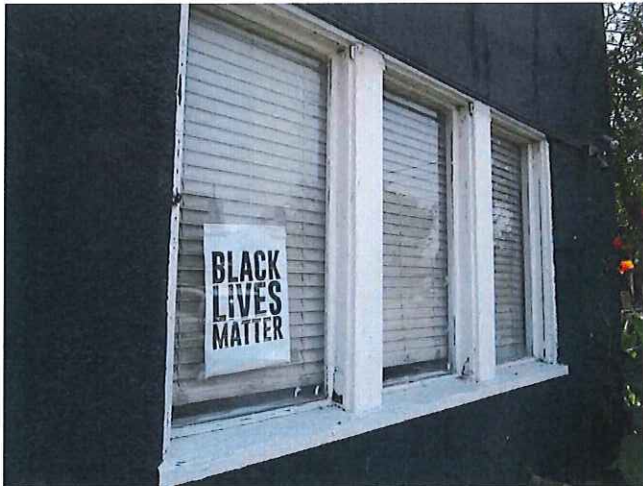
Borrower	Garnell-Fitz Henley				
Property Address	Julian SFR~ADU				
City	Julian	County	San Diego	State	Ca Zip Code 92036
Lender/Client	Salas Financial				



STRAPPED WATER HEATER



LIGHT FIXTURES



WOODEN WINDOWS



ELECTRIC METER



GAS METER



COVERED FRONT PORCH

Photograph Addendum

Borrower	Garnell-Fitz Henley			
Property Address	Julian SFR~ADU			
City	Julian	County	San Diego	State Ca Zip Code 92036
Lender/Client	Salas Financial			



AUXILIARY DWELLING UNIT



COVERED FRONT PORCH



ENTRY



FOYER



LIVING ROOM



DINING ROOM



ORIGINAL KITCHEN



PROPANE STOVE



WATER ON



BREAKFAST AREA



BEDROOM (1)



BATHROOM (1)

Photograph Addendum

Borrower	Garnell-Fitz Henley				
Property Address	Julian SFR~ADU				
City	Julian	County	San Diego	State	Ca Zip Code 92036
Lender/Client	Salas Financial				



BEDROOM (2)



LAUNDRY HOOK-UPS~WATER HEATER



GAS METER



ELECTRIC METER



WALL HEAT



WINDOW AC UNIT

Comparable Photo Page

Borrower	Garnell-Fitz Henley				
Property Address	000 Date Street				
City	Chula Vista	County	San Diego	State	CA Zip Code 91911
Lender/Client	Salas Financial				



Comparable 1

1555 Marble Ct
 Prox. to Subject 0.74 miles NE
 Sale Price \$725,000
 Gross Living Area 1,611
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View B;Panoramic
 Site 6900 sf
 Quality Q3
 Age 56



Comparable 2

1345 4th Ave
 Prox. to Subject 1.45 miles NW
 Sale Price \$801,000
 Gross Living Area 2,260
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View B;MIn;
 Site 21,780 sf
 Quality Q3
 Age 70



Comparable 3

116 Palomar St
 Prox. to Subject 1.22 miles NW
 Sale Price \$800,000
 Gross Living Area 2,269
 Total Rooms 12
 Total Bedrooms 7
 Total Bathrooms 4.0
 Location A;Back Busy St
 View N;Res
 Site 8155 sf
 Quality Q3
 Age

Comparable Photo Page

Borrower	Garnell-Fitz Henley				
Property Address	000 Date Street				
City	Chula Vista	County	San Diego	State	CA
				Zip Code	91911
Lender/Client	Salas Financial				



Comparable 4

212 E Oneida St
 Prox. to Subject 1.37 miles N
 Sale Price \$659,000
 Gross Living Area 2,300
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res
 Site 7000 sf
 Quality Q3
 Age 61



Comparable 5

311 Date St
 Prox. to Subject 0.24 miles S
 Sale Price \$654,000
 Gross Living Area 1,948
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res
 Site 7933 sf
 Quality Q3
 Age 86



Comparable 6

112 E Orlando St
 Prox. to Subject 1.26 miles N
 Sale Price \$799,000
 Gross Living Area 1,976
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2
 Location A;Back Busy St
 View N;Res
 Site 7000 sf
 Quality Q3
 Age 60

Market Conditions Addendum to the Appraisal Report

000 Date Street
File No. 211013A

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **000 Date Street** City **Chula Vista** State **CA** ZIP Code **91911**
Borrower **Garnell-Fitz Henley**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	15	19	13	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.5	6.33	4.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	6	7	19	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.4	1.11	4.38	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$675,000	\$715,000	\$680,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	6	6	8	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	\$647,500	\$675,000	\$699,900	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	9	50	30	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	99.3	102.26	100.94	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Declining
				<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

MARKET RESEARCH & ANALYSIS

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **The CRMLS MLS indicates there were 47 closed sales during the past 12 months and 12 of those sales contained seller concessions which is 26% of the total transactions in this market area. Prior Months 7-12: 15 Sales; 4 with concessions; 27% of sales for this period. 4-6: 19 Sales; 5 with concessions; 26% of sales for this period. 0-3: 13 Sales; 3 with concessions; 23% of sales for this period. The concessions ranged between \$600 and \$10,000. The median concession amount is \$4,250.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).
The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. **The CRMLS MLS was the data source used to complete the Market Conditions Addendum. Effective Date: Thursday, October 14, 2021**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.


If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

CONDO/CO-OP PROJECTS

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature  Appraiser Name Godfrey A Revis Company Name Revis Appraisal Services Company Address 2834 W. Canyon Avenue, San Diego, CA 92123 State License/Certification # AR028755 State CA Email Address revisg@cox.net	Signature Supervisory Appraiser Name Company Name Company Address State License/Certification # State Email Address
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APPRAISER

Supplemental Addendum

File No. 211013A

Borrower	Garnell-Fitz Henley						
Property Address	000 Date Street						
City	Chula Vista	County	San Diego	State	CA	Zip Code	91911
Lender/Client	Salas Financial						

Scope of the Appraisal:

In preparation of this report the appraiser(s) has(have) made a physical inspection of the subject site and improvements including taking measurements, photographs, and notations sufficient to adequately characterize the subject. The surrounding area was also inspected to assist in identification of neighborhood characteristics. These data were accumulated in order to determine various environmental, social, governmental, and economic factors that may influence value. Information relating to sales of lands and improved properties was collected and confirmed by public record unless otherwise noted. The method of valuation included the consideration of the Cost, Sales Comparison and Income Approaches to value with weighting of each for applicability to the property in question. Finally, the three approaches to value are reconciled into a final value estimate.

Intended Use:

THE INTENDED USE OF THIS REPORT IS FOR ESTIMATE OF REAL ESTATE ONLY.

Intended User:

THE INTENDED USER OF THIS REPORT IS FOR SALAS FINANCIAL, SAN DIEGO, CA 92123.

Exposure Time:

Exposure time is 15 DAYS.

Source of Definition of Market Value:

The source for the definition of market value is the Dictionary of Real Estate Appraisal, fourth edition, published by the Appraisal Institute.

Not a Home Inspection:

An appraisal of the subject property has been performed. This is not to be construed as a "Home Inspection." The appraiser(s) is not a home inspector and does not warrant the condition of the improvements, its mechanical, electrical, plumbing or structural elements.

Addresses Reported:

The address reported on the appraisal form is according to US Postal Service records as required by UAD format. The title company reports the legal address and the title report may or may not match to USPS records.

GENERAL COMMENTS:

The Intended User of this appraisal report is SALAS FINANCIAL, SAN DIEGO, CA 92123. The Intended Use is to evaluate the property that is the subject of these appraisal for a refinance of the property, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and the Definition of market Value. No Additional Intended Users are identified by the appraiser.

Conclusion:

In conclusion, the comparable sales selected would appear to be the best available at the time of inspection. The adjustments reflect the net contributory value of the improvements relative to the subject. We have attempted to "bracket" the subject property in all area of comparison and adjusted by matched sales comparison wherever possible. This appraisal is bound by digital signatures and contains digital photography. I have not appraised this property in the past 3 years.

• URAR : Neighborhood - Description

The population of Chula Vista as of the 2010 census, and the estimated population as of 2019 is 274,492. Located about halfway-7.5 miles (12.1 km)-between the two downtowns of San Diego and Tijuana in the South Bay, the city is at the center of one of the richest culturally diverse zones in the United States. Chula Vista is so named because of its scenic location between the San Diego Bay and coastal mountain foothills.

URAR : Neighborhood - Market Conditions

The CRMLS MLS indicates there were 47 closed sales during the past 12 months and 12 of those sales contained seller concessions which is 26% of the total transactions in this market area. Prior Months 7-12: 15 Sales; 4 with concessions; 27% of sales for this period. 4-6: 19 Sales; 5 with concessions; 26% of sales for this period. 0-3: 13 Sales; 3 with concessions; 23% of sales for this period. The concessions ranged between \$600 and \$10,000. The median concession amount is \$4,250.

SALES ANALYSIS:

The purpose of the assignment is to estimate the AFTER REPAIR VALUE (ARV) of a "proposed" IN-Fill transaction. The subject consists of a single story, 1,140 sf home with a 3:2 room configuration and a 847 sf home with a 2:1 roomcount, both currently located in the North Park area of San Diego. The home will be relocated to a 17,072 sf, lot in Chula Vista, CA as an "In-Fill property. Once transported to the Chula Vista lot, the larger 1,140 sf home will maintain its 3:2 roomcount, but the smaller 847 sf home will be treated as an ADU (Auxiliary Dwelling Unit). The main house will include a living room, dining area, kitchen, hardwood flooring, Wall heat and laundry. The ADU will maintain its 2:1 roomcount, living room, dining room, laundry and Wall Heat. The kitchens will be remodeled with new solid state counters/island, new shaker cabinets and new flooring throughout. The bathrooms will be painted but will remain in their original condition. The home(s) will be treated as in C3/Good Condition. Outside the home will have dual pane windows, a 2 car detached garage plus 3 open spaces, (2) covered front porch, multiple courtyards, a propane & septic tank, electric meter and water from a newly install water main.

The 92 year home(s) will be placed in a northerly direction on the Chula Vista lot which will offer peek-a-boo views of the Pacific Ocean. The lot backs a "busy street" (Main Street) but an 8 foot fence will surround the property to mitigate traffic noise. The homes will also have new strapped water heaters and CO/Smoke detectors. New Spanish tiles will be added in the roof along with stainless steel appliances and remodeled breakfast areas. The bathrooms will have new plumbing including the supply

Supplemental Addendum

File No. 211013A

Borrower	Garnell-Fitz Henley				
Property Address	000 Date Street				
City	Chula Vista	County	San Diego	State	CA
				Zip Code	91911
Lender/Client	Salas Financial				

lines and tile flooring. A new electric panel, propane tank and fence will be added to the front and side patios and the interior/exterior will be repainted. The transition will begin in the first week in September 2021 and completed by mid March 2022.

The comparable Sales used in the analysis, are based on a combined 1,987 sf structure in the Chula Vista, CA area. The square foot selection range was 20-25% above and below of the sf of the subject from the Chula Vista area. All Sales are within 1.45 miles of the subject and Sales 1 ~ 5 have closed within the last 5 months. Listing 6 is currently on the market. Per standard appraisal practice, the comparable Sales were selected to "bracket" the key amenities of the subject. As an example, Sales 1 & 2 bracket the subject's lot size. Lots were adjusted at \$1.00 psf, except for Sale 2 which was adjusted at \$10.00 psf. Sales 1 & 3 bracket the subject's GLA (Gross Living Area). GLA adjustments were based on \$89.00 psf which is 25% of the price per square foot of the 5 closed Sales in the analysis. Age adjustments of \$1,000 per year and were made for Sales in comparable C4 condition as the subject. All Sales are Arms Length transactions. See the discussion below for each Sale and the value it contributes to the estimated value of the subject.

~ Sale 1 is a 2 story, detached SFR with no ADU and the most recent Sale in the analysis closing on 08/26/2021. It is also the smallest home in the analysis at 1,611 sf which brackets the subject's GLA at the low end and has the smallest lot in the analysis at 6,900 sf which brackets the subject's lot at the low end. It matches the subject's dual pane windows, has FAU and a comparable panoramic view, but was negatively adjusted for its quiet street location and C2/Very Good Condition with a quartz kitchen, stainless steel appliances, shaker cabinets, hood oven, plank flooring and walk-in showers in the remodeled bathrooms. It was positively adjusted for its smaller lot, inferior parking, smaller footprint, smaller 4:2 roomcount and 2 story design with no ADU. It sold in 8 days, at 107% of list price for \$725,000 and has an adjusted value of \$754,636.

~ Sale 2 is a 2 story, SFR an ADU and is the highest priced Sale in the analysis at \$801,000. It also has the largest lot in the analysis at 21,780 sf which brackets the subject's lot at the high end. It matches the subject's dual pane windows, has FAU and no fireplace, but was negatively adjusted for its larger lot, superior outdoor living space and larger footprint of 2,260 sf. It was positively adjusted for its smaller 4:2.1 roomcount, inferior parking, mountain views, its 2 story design and its C4/Original Condition. It sold in 14 days, at 107% of list price for \$801,000 and has an adjusted value of \$762,123.

~ Sale 3 is a single story home with an ADU in the rear, but is the largest home in the analysis at 2,269 sf which brackets the subject's GLA at the high end. It matches the subject's the subject's dual pane windows, FAU, comparable outdoor living space, backs a busy street like the subject and is in C3/Good Condition with new carpet, new plank flooring, a granite kitchen with new stainless steel appliances, a remodeled bathroom on one original bathroom. However it was negatively adjusted for, age, its larger 7:4 roomcount, superior parking, a fireplace, superior outdoor living area and larger 2,048 sf footprint. It was positively adjusted for its residential views and sold with no concessions after 21 DOM, the longest in the analysis, at 98% of list price for \$800,000 and has an adjusted value of \$717,819.

~ Sale 4 is a single story SFR with an ADU like the subject and matches the subject's FAU, dual pane windows, comparable outdoor living space and is in C3/Good Condition with new laminate flooring, granite kitchen counters, new black appliances, 4" baseboards, but dated bathrooms. It was positively adjusted for its smaller 4:3 roomcount, inferior parking, smaller lot, residential views and inferior parking. It was negatively adjusted for age, its larger 2,300 sf footprint, a quiet street location and a fireplace. It sold in 8 days at 98% of list price for \$659,000 and has an adjusted value of \$616,215.

~ Sale 5 is the lowest priced Sale in the analysis at \$654,000, but is the only Sale to match the subject's 5:3 roomcount. It also matches the subject's single story design with an ADU, heating, has dual pane windows and no fireplace. It was positively adjusted for its smaller lot, inferior parking, residential views and smaller footprint, but negatively adjusted for its superior C2/Very Good Condition with a Quartz kitchen counter/island, stainless steel appliances, 4" baseboards, shaker cabinets, plank flooring and fully remodeled bathrooms. It sold in 13 days at 90% of list price for \$654,000 and has an adjusted value of \$640,610.

~ Listing 6 is the only Active Sale in the analysis, currently listed for \$799,000. It backs a busy street like the subject, has dual pane windows, FAU, comparable outdoor living space and is in C3/Good Condition with new formica counters, new appliances, new flooring, but dated baths. It was negatively adjusted for age, its fire place but positively adjusted for its residential views, smaller 4:2 roomcount, smaller lot, inferior parking, smaller footprint and inferior parking. It has an Original List Price (OLP) of \$799,900 where it is Pending after 21 DOM. I made a -10% in the price to bring it in line with the market and now has an adjusted value of \$736,151.

SUMMARY:

The subject is a proposed, single story, 1,140 sf home with a 3:2 room configuration and a 847 sf home with a 2:1 roomcount, both currently located in the North Park area of San Diego. The home will be relocated to a 17,072 sf, lot in Chula Vista, CA as an "In-Fill property. Once transported to the Chula Vista lot, the larger 1,140 sf home will maintain its 3:2 roomcount, but the smaller 847 sf home will be treated as an ADU (Auxiliary Dwelling Unit). The main house will include a living room, dining area, kitchen, hardwood flooring, Wall heat and laundry. The ADU will maintain its 2:1 roomcount, living room, dining room, laundry and Wall Heat. The kitchens will be remodeled with new solid state counters/island, new shaker cabinets and new flooring throughout. The bathrooms will be painted but will remain in their original condition. The home(s) will be treated as in C3/Good Condition. Outside the home will have dual pane windows, a 2 car detached garage plus 3 open spaces, (2) covered front porch, multiple courtyards, a propane & septic tank, electric meter and water from a newly install water main.

In estimating the value of the subject, I gave all Sales consideration for their recent COE/List Dates, their proximity to the subject and their amenities which bracket the subject's key amenities. In addition, all Sales match the subject's dual pane windows, have a minimum of Wall Heat, and five of the six Sales have ADUs and sold without concessions. However, none of the Sales match the subject's parking, only 2 Sales back busy streets like the subject, and only one matches its 5:3 roomcount.

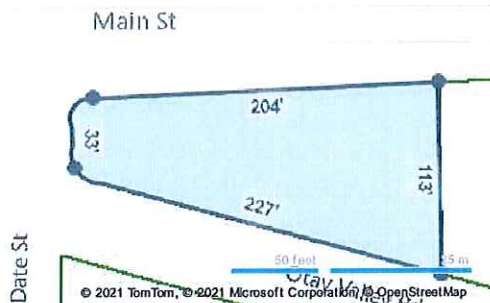
As such, I relied on Sales 2 ~ Listing 6 which have ADUs; Sale 3 & Listing 6 which back busy streets; Sale 5 for its matching 5:3 roomcount and Sales 3,4 & Listing 6 which match the subject's C3/Good Condition. Least weight is applied to Sales 1 & 5 which are in superior C2/Very Good Condition and required significant adjustments, I therefore estimate the value of the subject to be \$705,000 which is above the predominate value in the market of \$680,000 due to the subject's C3/Good Condition, larger than average lot size and peek-a-boo view of the Pacific Ocean. However, larger homes, with ADUs, on quiet streets and in C2/Very Good condition with views and Solar can command higher prices. This does not affect the marketability of the subject.

10/15/21, 4:20 PM

CRS Data - Property Report for Parcel/TaxID 624-055-02-00



Friday, October 15, 2021



LOCATION

Property Address	Date St Chula Vista, CA 91911
Subdivision	Brodericks Olay Acres
Carrier Route	
County	San Diego County, CA
Map Code	1330F5

GENERAL PARCEL INFORMATION

APN/Tax ID	624-055-02-00
Alt. APN	
City	Chula Vista
Tax Area	01151
2010 Census Trct/Blk	133.08/2
Assessor Roll Year	2020

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential Vacant Land
Improvement Type	
Square Feet	
# of Buildings	0

CURRENT OWNER

Name	Eleanors Home LLC
Mailing Address	260 E Bradley Ave Spc 46 El Cajon, CA 92021-2922
Owner Occupied	No
Owner Right Vesting	

SCHOOL ZONE INFORMATION

Olay Elementary School	0.6 mi
Primary Middle: K to 6	Distance
Castle Park Middle School	1.0 mi
Middle: 7 to 8	Distance
Castle Park High School	1.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/07/2021

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
9/13/2016	9/15/2016		Eleanors Home LLC	Bornsen Glenn P	Grant Deed	2	2016-0485465
3/24/2014	7/14/2014	\$307,500	Bornsen Glenn P	Estrada Guillermo R & Estrada Macaria	Grant Deed	2	2014-0292245
10/4/2012	4/9/2013		Estrada Guillermo R & Estrada Macaria	Estrada Guillermo R & Estrada Macaria	Intrafamily Transfer & Dissolution	2	2013-0222030
5/1/2001	9/26/2001		Estrada Guillermo R & Estrada Macaria	Estrada Guillermo R	Intrafamily Transfer & Dissolution	2	2001-0693732

TAX ASSESSMENT

Tax Assessment	2020	Change (%)	2019	Change (%)	2018
https://sdmts.crsdata.com/mis/Property/U6ZG1y12aacn4YKI9W-JyBUI-fIRiGxp7KJ7mD47mgUqSypCw2					

1/3

CRS Data - Page 2

10/15/21, 4:20 PM

CRS Data - Property Report for Parcel/TaxID 624-055-02-00

Assessed Land	\$139,562.00	\$2,736.00 (2.0%)	\$136,826.00	\$2,682.00 (2.0%)	\$134,144.00
Assessed Improvements					
Total Assessment	\$139,562.00	\$2,736.00 (2.0%)	\$136,826.00	\$2,682.00 (2.0%)	\$134,144.00
Exempt Reason					
% Improved					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2020			\$1,623.52
2019			\$1,582.02
2018			\$1,557.96
2017			\$1,525.86
2016			\$1,490.90
2015			\$1,470.02
2014			\$1,119.42
2013			\$1,118.18

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
11/09/2017	\$167,000	Eleanors Home LLC	Sdc Capital	2017-0526052
07/14/2014	\$215,000	Bomsen Glenn P	Seaside Funding Profit Sha	2014-0292246

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential Vacant Land	Lot Dimensions
Block/Lot	4/1	Lot Square Feet 17,072
Latitude/Longitude	32.594461°/-117.047718°	Acreege 0.39

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	School District Sweetwater Un
Zoning Code	R-1:Single Fam-Res
Owner Type	

LEGAL DESCRIPTION

Subdivision	Brodericks Olay Acres	Plat Book/Page
Block/Lot	4/1	Tax Area 01151
Tract Number	001243	
Description	Tr 1243 Blk 4 Lot 1 (Ex St Op&Wid)	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	065021-06073C2156G	05/16/2012

<https://sdmts.crsdata.com/mis/Property/U62G1y12aacn4YKI9W-Jk5BUJ-fIRiGxp7KJ7mD47mgUqSypCw2>

2/3

CRS Data - Page 3

10/15/21, 4:20 PM

CRS Data - Property Report for Parcel/TaxID 624-055-02-00

LISTING ARCHIVE

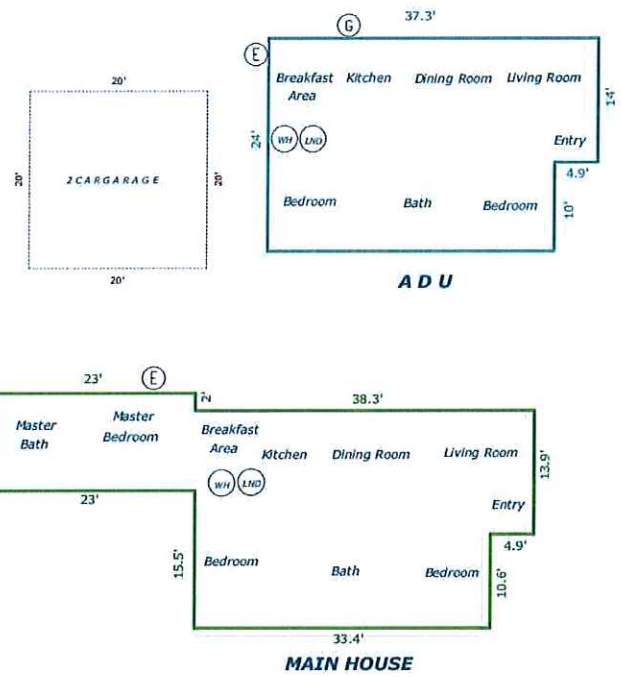
MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
PTP2002226	For Sale	12/28/2020	12/29/2020	\$163,000			Henry A Schmidt	Evergreen		
180066565	Expired	12/07/2020	12/06/2018	\$179,000			Henry A Schmidt	Evergreen		

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Information Deemed Reliable But Not Guaranteed.

Building Sketch

SUBJECT
 Property Address Chula Vista SFR/ADU
 City Chula Vista County San Diego State CA Zip 91911
 Borrower Garnell Henley
 Lender/Client Salas Financial L/C Address San Diego, CA 92123
 Appraiser Name Godfrey Ravis Appr Address 2834 W. Canyon Avenue San Diego, CA 92123

IMPROVEMENTS SKETCH



Comments:

AREA CALCULATIONS

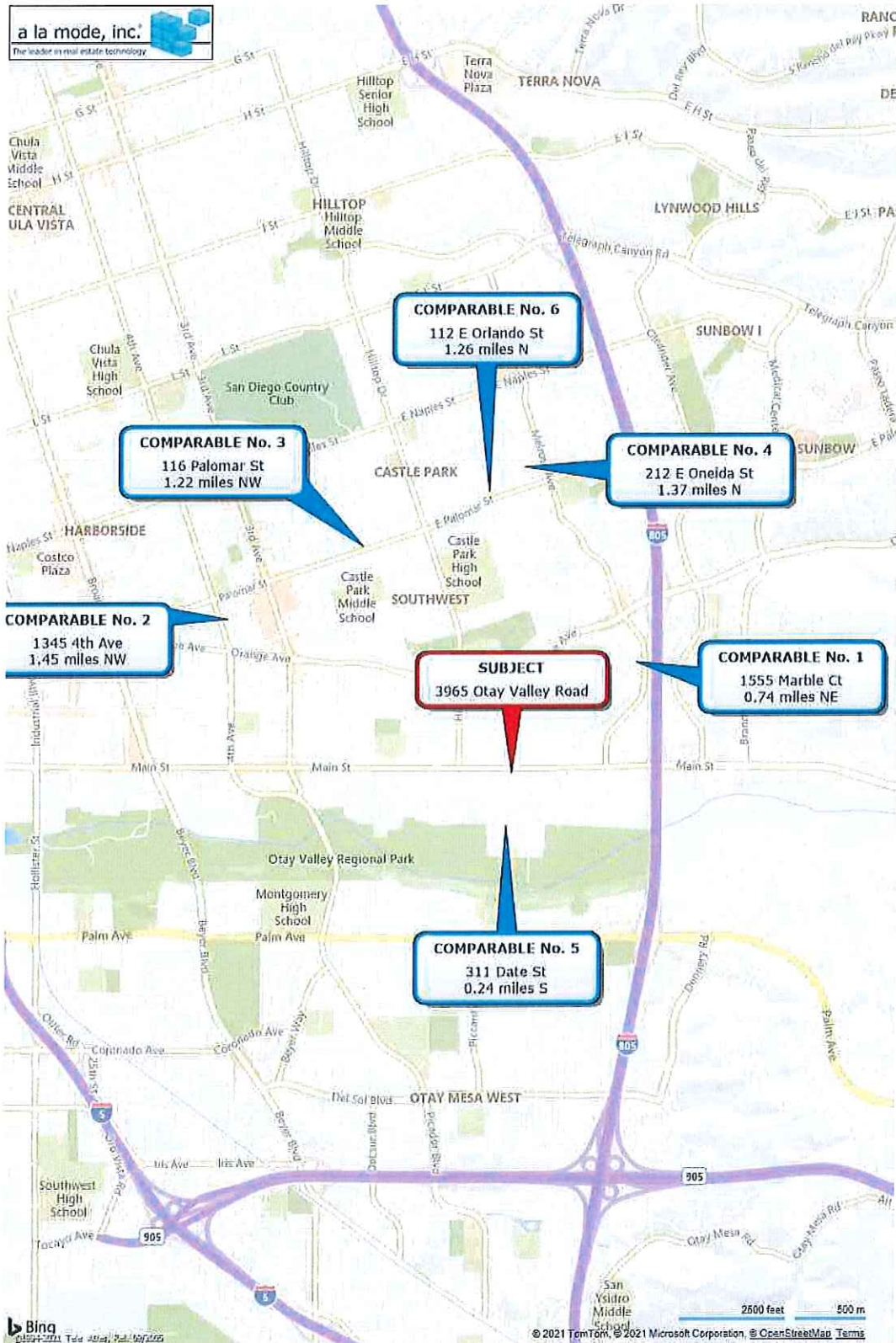
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Unit #4233	846.81	846.81
GLA2	Unit #4237	1140.02	1140.02
GAR	Garage	400.00	400.00
Net LIVABLE Area		(rounded)	1987

LIVING AREA BREAKDOWN			
Breakdown		Subtotals	
Unit #4233			
10.0 x	32.4	324.08	
0.5 x	0.0	0.11	
14.0 x	37.3	522.62	
Unit #4237			
10.6 x	33.4	354.11	
38.3 x	4.9	187.82	
0.5 x	0.0	0.12	
2.0 x	23.0	46.00	
9.0 x	61.3	551.97	
8 Items		(rounded)	1987

Scale: 1" = 20'

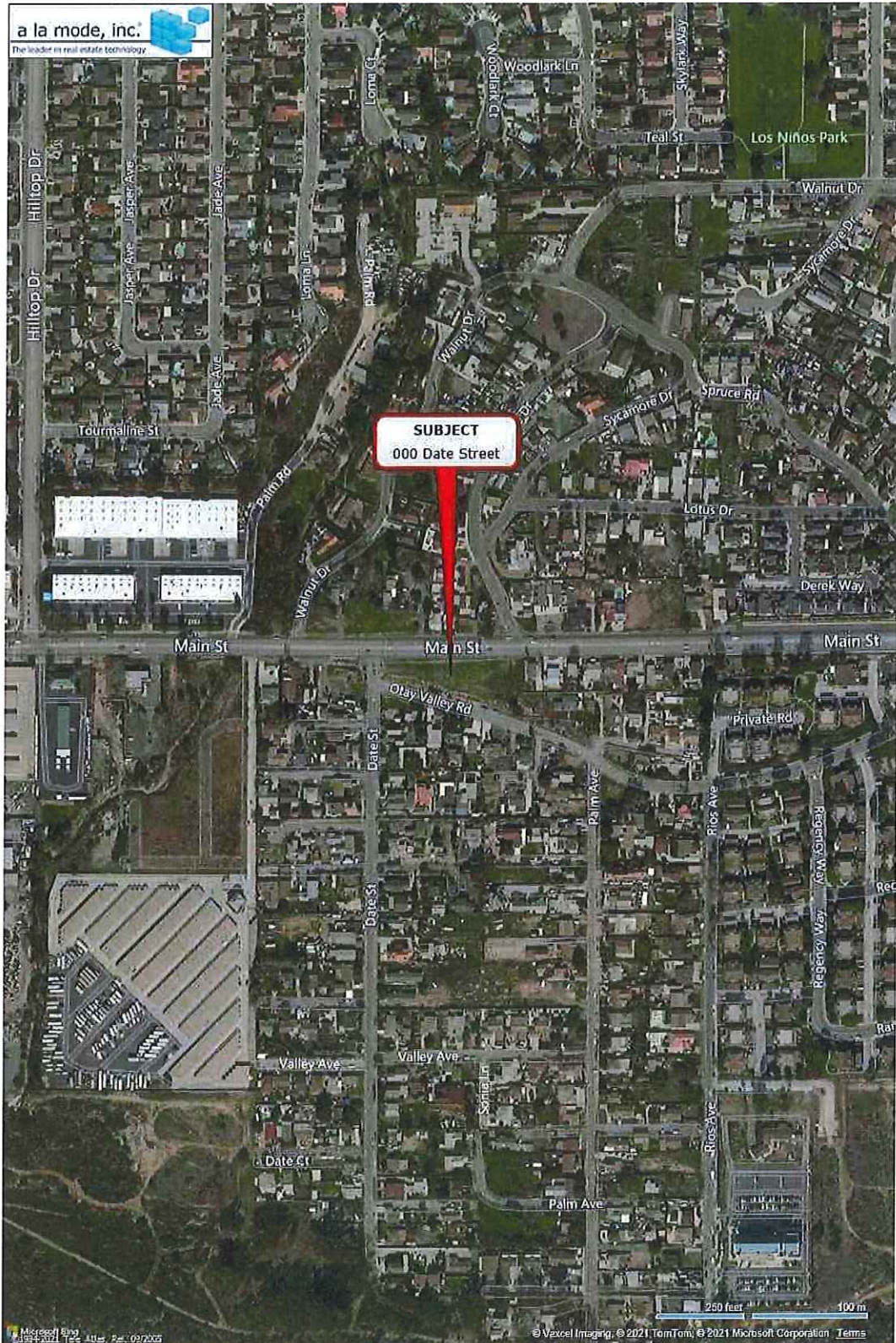
Location Map

Borrower	Garnell-Fitz Henley				
Property Address	000 Date Street				
City	Chula Vista	County	San Diego	State	CA
Lender/Client	Salas Financial	Zip Code	91911		



Aerial Map

Borrower	Garnell-Fitz Henley				
Property Address	000 Date Street				
City	Chula Vista	County	San Diego	State	CA
Lender/Client	Salas Financial			Zip Code	91911



Flood Map

Borrower	Garnell-Fitz Henley				
Property Address	000 Date Street				
City	Chula Vista	County	San Diego	State	CA
Lender/Client	Salas Financial				
				Zip Code	91911

InterFlood by a la mode

Prepared for: Revis Appraisal Services
 3965 Olay Valley Rd
 Chula Vista, CA 91911



MAP DATA

FEMA Special Flood Hazard Area: No
 Map Number: 06073C2156G
 Zone: X
 Map Date: May 16, 2012
 FIPS: 06073

MAP LEGEND

- Areas inundated by 500-year flooding
- Protected Areas
- Areas inundated by 100-year flooding
- Floodway
- Velocity Hazard
- Subject Area

Powered by CoreLogic®

Plat Map

10/15/21, 4:21 PM

CRS Data - PropertyMap for Date St



Map for Parcel Address: Date St Chula Vista, CA 91911 APN: 624-055-02-00



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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)


Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmlLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wir	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

UAD Version 9/2011 (Updated 1/2014)

Appraiser License

Appraiser License 2023


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

Godfrey A. Revis


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 028755

Effective Date: April 17, 2021
 Date Expires: April 16, 2023


 Loretta Dillon, Deputy Bureau Chief, BREA

3057503

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

LIA Administrators & Insurance Services
APPRAISAL AND VALUATION
PROFESSIONAL LIABILITY INSURANCE POLICY
DECLARATIONS



ASPEN AMERICAN INSURANCE COMPANY
 (A stock insurance company herein called the "Company")
 175 Capitol Blvd. Suite 100
 Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
01/12/2021	AAI004337-06	AAI004337-05

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

Item

<p>1. Customer ID: 154958 Named Insured: REVIS APPRAISAL SERVICES, LLC Godfrey Revis 2834 W. Canyon Avenue San Diego, CA 92123</p>	
<p>2. Policy Period: From: 01/14/2021 To: 01/14/2022 12:01 A.M. Standard Time at the address stated in 1 above.</p>	
<p>3. Deductible: \$1,000 Each Claim</p>	
<p>4. Retroactive Date: 01/14/2004</p>	
<p>5. Inception Date: 01/14/2016</p>	
<p>6. Limits of Liability: A. \$300,000 Each Claim B. \$1,000,000 Aggregate</p>	
<p>7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652</p>	
<p>8. Annual Premium: \$538.00</p>	
<p>9. Forms attached at issue: LIA002 (12/14) LIA CA (11/14) LIA012 (12/14) LIA020 (10/14)</p>	

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

01/12/2021
 Date
 LIA-001 (12/14)

By 
 Authorized Signature
 Aspen American Insurance Company

W9 2018

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

**Request for Taxpayer
Identification Number and Certification**

Give Form to the
requester. Do not
send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
GODFREY REVIS

2 Business name/disregarded entity name, if different from above
REVIS APPRAISAL SRV. LLC

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following ~~seven~~ boxes.

Individual/sole proprietor or single-member LLC
 C Corporation
 S Corporation
 Partnership
 Trust/estate
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____
Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.
 Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
2934 W. Canyon Ave.

6 City, state, and ZIP code
SAN DIEGO, CA 92123

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number
597 - 62 - 5550

or
Employer identification number
- - - - -

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ **Godfrey AR** Date ▶ **10/30/2018**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.