

INVOICE

FROM:

Angelina's Appraisals
 Angelina's Appraisals
 6143 S Prospector Way
 Saint George, UT 84790

Telephone Number: (909) 289-9891

Fax Number:

TO:

E-Mail:

Telephone Number:

Fax Number:

Alternate Number:

INVOICE NUMBER

36952

DATES

Invoice Date: 11/09/2022

Due Date:

REFERENCE

Internal Order #:

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: 36952

Other File # on form:

Federal Tax ID:

Employer ID:

DESCRIPTION

Lender: Salas Financial	Client: Salas Financial
Purchaser/Borrower: SAAVEDRA, PEDRO GUADALUPE	
Property Address: 36952 Firethorn St	
City: Palmdale	
County: Los Angeles	State: CA
Legal Description: TR=43581 LOT 209	Zip: 93550

FEES

AMOUNT

Single family residence	550.00
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SUBTOTAL	550.00
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PAYMENTS

AMOUNT

Check #:	Date:	Description:
Check #:	Date:	Description:
Check #:	Date:	Description:

SUBTOTAL

TOTAL DUE	\$ 550.00
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SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	36952 Firethorn St
	Legal Description	TR=43581 LOT 209
	City	Palmdale
	County	Los Angeles
	State	CA
	Zip Code	93550
	Census Tract	9107.07
	Map Reference	31084
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower/Client	SAAVEDRA,PEDRO GUADALUPE
	Lender	Salas Financial
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,748
	Price per Square Foot	\$
	Location	N;Res
	Age	28
	Condition	C4; Average
	Total Rooms	7
	Bedrooms	4
	Baths	2.1
APPRAISER	Appraiser	Angelina Amora Morales
	Date of Appraised Value	11/05/2022
VALUE	Final Estimate of Value	\$ 450,000

RESIDENTIAL APPRAISAL REPORT

File No.: 36952

Property Address: 36952 Firethorn St	City: Palmdale	State: CA	Zip Code: 93550
County: Los Angeles		Legal Description: TR=43581 LOT 209	
Assessor's Parcel #: 3053-058-105			
Tax Year: 2022	R.E. Taxes: \$ 8,600.17	Special Assessments: \$ 0	Borrower (if applicable): SAAVEDRA, PEDRO GUADALUPE
Current Owner of Record: SAAVEDRA, PEDRO GUADALUPE		Occupant: <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month	
Market Area Name:		Map Reference: 31084	Census Tract: 9107.07

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date)	<input type="checkbox"/> Retrospective	<input type="checkbox"/> Prospective	
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input checked="" type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: market value for hard money financing			
Intended User(s) (by name or type): Salas Financial			
Client: Salas Financial		Address: 9320 Chesapeake Dr Ste 116, San Diego, CA 92123	
Appraiser: Angelina Amora Morales		Address: 1575 Ridge St, Redlands Ca 92373	

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Growth rate: <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining	Demand/supply: <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply	Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%)	One-Unit Housing PRICE AGE \$(000) (yrs) 340 Low 3 520 High 78 450 Pred 42	Present Land Use One-Unit 78 % 2-4 Unit 4 % Multi-Unit 3 % Comm'l 4 % 11 %	Change in Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To:
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):								See mc form, general marketing time	
appears to be 0-3 months for reasonably priced homes. Primarily conventional and fha financing.									
Concessions up to 3% noted.									

Dimensions: approx 65 by 145	Site Area: 9,474 sf		
Zoning Classification: LCA21*	Description: Single Family residence		
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning			
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No	Ground Rent (if applicable) \$ /	
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)			
Actual Use as of Effective Date: market value		Use as appraised in this report: market value for hard money financing	
Summary of Highest & Best Use: single family residence			

Utilities Electricity <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Gas <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Sanitary Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Storm Sewer <input type="checkbox"/> Public <input type="checkbox"/> Other	Off-site Improvements Street asphalt Curb/Gutter Sidewalk Street Lights Alley	Type Public Private <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Topography level Size 9474 sf Shape rectangular Drainage seems adequate View N;Res
Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)			
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone X FEMA Map # 060144/06037C/0700F FEMA Map Date 09/26/2008	
Site Comments: Subject is a larger lot.			

General Description # of Units 1 <input type="checkbox"/> Acc. Unit # of Stories 2 Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> Design (Style) Contemp <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons. Actual Age (Yrs.) 28 Effective Age (Yrs.) 14	Exterior Description Foundation slab Exterior Walls stucco/avg Roof Surface comp/avg Gutters & Dwnspts. yes/avg Window Type Double/avg Storm/Screens Yes/avg	Foundation Slab yes Crawl Space Basement Gutters <input type="checkbox"/> Sump Pump <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement Infestation	Basement <input type="checkbox"/> None Area Sq. Ft. 0 % Finished Ceiling Walls Floor Outside Entry	Heating Type fau Fuel electric Cooling Central yes Other
Interior Description Floors t/crpy/avg Walls Dry wall/avg Trim/Finish Baseboards/avg Bath Floor t/avg Bath Wainscot fbq/avg Doors wd/avg	Appliances Refrigerator <input type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/>	Attic <input type="checkbox"/> None Stairs <input type="checkbox"/> Drop Stair <input checked="" type="checkbox"/> Scuttle <input type="checkbox"/> Doorway <input type="checkbox"/> Floor <input type="checkbox"/> Heated <input type="checkbox"/> Finished <input type="checkbox"/>	Amenities Fireplace(s) # 1 Woodstove(s) # 0 Patio Deck Porch Fence Pool	Car Storage <input type="checkbox"/> None Garage # of cars (4 Tot.) Attach. 2 Detach. Blt.-In Carport Driveway 2 Surface concrete
Finished area above grade contains: 7 Rooms 4 Bedrooms 2.1 Bath(s) 1,748 Square Feet of Gross Living Area Above Grade				
Additional features: none				

Describe the condition of the property (including physical, functional and external obsolescence): Subject is in overall average condition with average maintenance.



RESIDENTIAL APPRAISAL REPORT

File No.: 36952

TRANSFER HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): Ndc	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Subject was purchased last year. Listed on 02/26/2021 nfor \$395,000 BB21040874 sold 0/12/2021 for \$425,000
	Date: 03/12/2021	
	Price: \$425,000	
	Source(s): PQ, DOC# 407379	
	2nd Prior Subject Sale/Transfer	
Date:		
Price:		
Source(s):		

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

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	36952 Firethorn St Palmdale, CA 93550	37006 Boxleaf Rd Palmdale, CA 93550			1337 Garnet Ave PALMDALE, CA 93550			2242 Thomas Ave PALMDALE, CA 93550		
Proximity to Subject		0.07 miles NW			0.89 miles NW			0.40 miles NE		
Sale Price	\$	\$ 520,000			\$ 485,000			\$ 435,000		
Sale Price/GLA	\$ /sq.ft.	\$ 279.42 /sq.ft.			\$ 238.45 /sq.ft.			\$ 299.38 /sq.ft.		
Data Source(s)	NDC,APN	MLS#SE22065019;DOM 2			MLS#SR22196515;DOM 17			MLS#IV22137184;DOM 0		
Verification Source(s)	Inspection	PQ, DOC# 527134			PQ, DOC# 1022169			PQ, DOC# 791533		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions		Arm/Conv 0		Arm/Conv 0		Arm/Conv 0		Arm/Conv 0		
Date of Sale/Time		s05/16/2022	-31,200	s10/27/2022		s08/05/2022			-13,050	
Rights Appraised	Fee Simple	Fee Simple		Fee simple		Fee simple		Fee simple		
Location	N;Res	N;Res;		N;Res;		N;Res;		N;Res;		
Site	9,474 sf	8297 sf		7043 sf	+4,862	8276 sf				
View	N;Res	N;Res;		N;Res;		N;Res;		N;Res;		
Design (Style)	Contemp	DT2;Contemp		DT2;Contemp		DT1;Ranch				
Quality of Construction	Q4	Q4		Q4		Q4				
Age	28	29		35		35				
Condition	C4; Average	C4; Average		C4; Average+	-16,000	C4; Average				
Above Grade	Total Bdrms Baths	Total Bdrms Baths	-5,000	Total Bdrms Baths	-5,000	Total Bdrms Baths	+5,000			
Room Count	7 4 2.1	8 4 3.0	0	8 5 3.0	0	7 3 2.0	0			
Gross Living Area	1,748 sq.ft.	1,861 sq.ft.	-6,554	2,034 sq.ft.	-16,588	1,453 sq.ft.	+17,110			
Basement & Finished Rooms Below Grade	0	0		0		0				
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	Central/yes	Central/Central		Central/Central		Central/Central				
Energy Efficient Items	None	None		None		None				
Garage/Carport	Garage 2	Garage 3	-5,000	Garage 3	-5,000	Garage 2				
Porch/Patio/Deck	Prch/balc	Prch/Cvd/Balc		Prch/Enc Pat		Prch/Cvd Pat				
Fireplace/wd stove/firepit	Fireplace 1	Fireplace 1		Fireplace 1		Fireplace 1				
Pool/spa/bbq/rv/bsktbl	None	None		None		None				
Upgrades kitchen/baths	kit/flr	Kitchen		kit/bth		Minimal				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -47,754	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -37,726	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 9,060			
Adjusted Sale Price of Comparables			\$ 472,246		\$ 447,274		\$ 444,060			

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach All comparables resembled subject. All sales were given consideration in establishing value. All comparables were taken from the same market area and are exposed to similar factors. The adjustments made are the markets reaction to those items of significant difference. Adjustments for gla differences were made at \$58.00/sf for variances that exceed 100 sf. Lot size adjustments were made for differences over 2,000 sq ft. Paired sales analysis, excel and market trends were used for adjustments and these represent the actions of typical buyer's and seller's. Comp 1,2,3 held the most weight and active/pending supported value. Comp 1 is larger gla, same beds, 1/2 more bath with similar age, lot and condition. Comp 2 is larger gla, 1 more beds, 1/2 more bath with similar age, smaller lot and superior condition. Comp 3 is smaller gla, 1 less bedroom, 1/2 less bath with similar age, lot and condition.

Indicated Value by Sales Comparison Approach \$ 450,000



RESIDENTIAL APPRAISAL REPORT

File No.: 36952

COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): Land sales were limited. The land to improvement ratio is typical for the area. Depreciation and cost estimates were taken from building-cost.net and the marshal and swift hand book. Due to the lack of recent land sales, the land was derived by the extraction method.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	130,000
Source of cost data: <u>Building-cost.net</u>	DWELLING	1,748 Sq.Ft. @ \$	173.00 = \$ 302,404
Quality rating from cost service: <u>8</u> Effective date of cost data: <u>10/22/2022</u>		0 Sq.Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$	= \$
Price per square footage for gross living area was calculated using		Sq.Ft. @ \$	= \$
marshal and swift. Square footage was taken from measuring subject.		Sq.Ft. @ \$	= \$
Depreciation is calculated with an economic life of 85 years. This is typical for the area. The cost approach is discounted due to its weakness in estimation of depreciation.			= \$
	Garage/Carport	400 Sq.Ft. @ \$	30.00 = \$ 12,000
	Total Estimate of Cost-New		= \$ 314,404
	Less Physical		
	Less Functional		
	Less External		
	Depreciation	51,782	= \$(51,782)
	Depreciated Cost of Improvements		= \$ 262,622
	"As-is" Value of Site Improvements		= \$ 55,000
			= \$
			= \$
Estimated Remaining Economic Life (if required): <u>71</u> Years	INDICATED VALUE BY COST APPROACH		= \$ 447,622

INCOME APPROACH TO VALUE (if developed) The Income Approach was not developed for this appraisal.

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

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

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: _____

Describe common elements and recreational facilities: _____

Indicated Value by: Sales Comparison Approach \$ 450,000 Cost Approach (if developed) \$ 447,622 Income Approach (if developed) \$

Final Reconciliation The sales approach was given the most weight, as it reflects the actions and/or typical buyers and sellers in the market place. The income approach is not necessary to develop a credible opinion of value and has not been developed. The cost approach is considered supportive, but in this market place buyers and sellers typically do not buy or sell based on new construction cost to build.

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, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 450,000, as of: 11/05/2022, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 22 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.


Attached Exhibits:

<input checked="" type="checkbox"/> Scope of Work	<input type="checkbox"/> Limiting Cond./Certifications	<input type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input checked="" type="checkbox"/> Sketch Addendum
<input checked="" type="checkbox"/> Map Addenda	<input checked="" type="checkbox"/> Additional Sales	<input type="checkbox"/> Cost Addendum	<input type="checkbox"/> Flood Addendum	<input type="checkbox"/> Manuf. House Addendum
<input type="checkbox"/> Hypothetical Conditions	<input checked="" type="checkbox"/> Extraordinary Assumptions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Client Contact: _____ Client Name: Salas Financial

E-Mail: _____ Address: 9320 Chesapeake Dr Ste 116, San Diego, CA 92123

SIGNATURES

APPRaiser: 

Appraiser Name: Angelina Amora Morales

Company: ANGELINA'S APPRAISALS

Phone: 909 289-9891 Fax: _____

E-Mail: angelinasappraisal@earthlink.net

Date of Report (Signature): 11/09/2022

License or Certification #: AR029894 State: CA

Designation: Appraiser

Expiration Date of License or Certification: 01/26/2023

Inspection of Subject: Interior & Exterior Exterior Only None

Date of Inspection: 11/05/2022

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: _____

Company: _____

Phone: _____ Fax: _____

E-Mail: _____

Date of Report (Signature): _____

License or Certification #: _____ State: _____

Designation: _____

Expiration Date of License or Certification: _____

Inspection of Subject: Interior & Exterior Exterior Only None

Date of Inspection: _____



ADDITIONAL COMPARABLE SALES

File No.: 36952

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	36952 Firethorn St Palmdale, CA 93550	1570 Georgetown Ave PALMDALE, CA 93550			37636 19th St E Palmdale, CA 93550			2123 E Avenue R12 Palmdale, CA 93550		
Proximity to Subject		0.89 miles NW			0.94 miles N			0.64 miles N		
Sale Price	\$	\$ 490,000			\$ 475,000			\$ 466,000		
Sale Price/GLA	\$ /sq.ft.	\$ 275.44 /sq.ft.			\$ 304.10 /sq.ft.			\$ 233.58 /sq.ft.		
Data Source(s)	NDC,APN	MLS#SR22100242;DOM 16			MLS#SR22072682;DOM 12			MLS#SR22129841;DOM 11		
Verification Source(s)	Inspection	PQ, DOC# 788527			PQ, DOC# 552962			PQ, DOC# 728490		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.			
Sales or Financing Concessions		Arm/FHA 0		Arm/FHA 0		Arm/Conv 0				
Date of Sale/Time		s08/04/2022	-14,700	s05/23/2022	-28,500	s07/15/2022	+18,640			
Rights Appraised	Fee Simple	Fee simple		Fee simple		Fee simple				
Location	N;Res	N;Res;		N;Res;		N;Res;				
Site	9,474 sf	6687 sf	-5,574	4496 sf	+9,956	6821 sf	+5,306			
View	N;Res	N;Res;		N;Res;		N;Res;				
Design (Style)	Contemp	DT2;Contemp		DT2;Contemp		DT2;Contemp				
Quality of Construction	Q4	Q4		Q4		Q4				
Age	28	35		34		37				
Condition	C4; Average	C4; Average		C3; Average+	-16,000	C4; Average				
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	-5,000	Total Bdrms Baths				
Room Count	7 4 2.1	8 4 2.1	0	8 4 3.0	0	7 3 2.1	0			
Gross Living Area	1,748 sq.ft.	1,779 sq.ft.		1,562 sq.ft.	+10,788	1,995 sq.ft.	-14,326			
Basement & Finished Rooms Below Grade	0	0		0		0				
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	Central/yes	Central/Unknow		Central/Central		Central/Central				
Energy Efficient Items	None	None		None		None				
Garage/Carport	Garage 2	Garage 2		Garage 2		Garage 3	-5,000			
Porch/Patio/Deck	Prch/balc	Prch		Prch/Opn Pat		Prch/Opn Pat				
Fireplace/wd stove/firepit	Fireplace 1	Fireplace 1		Fireplace 1		Fireplace 1				
Pool/spa/bbq/rv/bsktbl	None	None		None		None				
Upgrades kitchen/baths	kit/flr	Kitchen		kit/flr		Minimal				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -20,274	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -28,756	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 4,620			
Adjusted Sale Price of Comparables			\$ 469,726		\$ 446,244		\$ 470,620			

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach Comp 4 is similar gla, same bedrooms, same bath with similar age, smaller lot and similar condition.
Comp 5 is smaller gla, same bedrooms, 1/2 more bath with similar age, smaller lot and superior condition. Comp 6 is larger gla, 1 less beds, same bath with similar age, smaller lot and similar condition.

Supplemental Addendum

File No. 36952

Borrower/Client	SAAVEDRA,PEDRO GUADALUPE						
Property Address	36952 Firethorn St						
City	Palmdale	County	Los Angeles	State	CA	Zip Code	93550
Lender	Salas Financial						

Subject

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

I performed this appraisal in accordance with the requirements of Title XI of the Financial Institution Reform, Recovery and Enforcement Act of 1989, (12 U.S.C.3331 et seq.), and any implementing regulations."

Exposure time is 30 to 115 days.

ANSI standard of measurement used for reporting square footage.

Upgrades to subject and comps is listed on bottom grid and used for differences in condition.

A physical observation of the property was completed on the effective date of this report. The physical observation process is intended to be sufficient to identify the readily apparent attributes of the subject site and improvements within the context of developing an opinion of value and within the typical scope of observation normally employed by appraisers for valuation purposes. It should not be confused with a comprehensive technical property inspection such as, but not limited to, a building inspector, home inspector, engineer or any other technically trained professional. Unless otherwise indicated, the appraiser has not observed areas not viewable from the ground or systems below the ground; such as, but not limited to, the attic and crawl space, septic systems, wells, installation, inside walls, plumbing and electrical. All components physical and mechanical are assumed to be in working order unless otherwise specified. If the client has any questions or concerns regarding such components of the structure, it is the client's responsibility to use due diligence and order the appropriate specific qualified inspector to satisfy any concerns. If the client has any questions or concerns regarding such components of the structure, it is the client's responsibility to use due diligence and order the appropriate specific qualified inspector to satisfy any concerns. The appraiser is not aware of any major repairs or damage. If there are any unknown major repairs later discovered, the value may be affected.

Richelle Perry assisted in collection, analysis and research of market data and the subjects neighborhood data, including assisting in the selection comparables, exterior and interior of subject property inspection Brittany Stump also assisted in data entry of this report.

The market condition addendum

At the top of urar page 3, neighborhood sfr comparable properties were exported within 3 mile of subject, within subjects neighborhood within 1 year. These market place comparable properties however still vary in comparable characteristics and represent a large pool of comparables in which the most similar comparables were selected.

The neighborhood ranges found on urar page 1 describe the neighborhood which is a larger range of properties with different characteristics that make of the neighborhood; which may not be best described as similar comparables and therefore more similar comparables were narrowed down and selected from this pool based on sqft size, lot size, unit count, bedroom count, condition and similar characteristics.

Market Condition addendum fields were populated from crmls using the overall trends and conditions in the subject neighborhood, consistent within the boundaries listed on urar page 1 neighborhood section, from crmls data.

The Market area is a mix of size and large sq ft living areas. The market area also consist of a mix of small and larger sized lot parcels. This variance is typical for the neighborhood and accounts for the value range in the neighborhood section and line/net/ gross adjustments.

the Subject market appeal regarding size is normal for the market place; the subject does not have an averse effect of marketability based on lot size or living sqft size; the subject market appeal is normal for the market place; the subject does not have an averse effect of marketability.

Consequently, There is no adverse effect of prominent value verses final value. The subject is not over improved, and is typical of the market place.

The Market condition addendum represents the neighborhood in general; however, the top of page 2 of the uad form represents similar comparables for the subject specifically; which accounts for the difference between the two forms.

At the top of urar page 2, comparable properties were narrowed down by using 20% of the subjects living sqft, within 1 mile of subject and dated for 1 year. These properties better represent similar comparables; however, still varies in comparable characteristics.

The neighborhood ranges found on urar page 1 describe the neighborhood which is a larger range of properties with different characteristics that make of the neighborhood; which may not be best described as similar comparables and therefore the fields varies between the two sections.

Market Condition addendum fields were populated from crmls using the overall trends and conditions in the subject neighborhood consistent with urar page 1, and will vary from the top of page 2 of the uad form.

The Market area is a mix of size and large sq ft homes. The market area also consist of a mix of small and larger sized lot parcels. This variance is typical for the neighborhood and accounts for the value range in the neighborhood section and line/net/ gross adjustments.

the Subject market appeal is normal for the market place; the subject does not have an averse effect of marketability.

Consequently, There is no adverse effect of prominent value verses final value. The subject is not under improved, and is typical of the market place.

Supplemental Addendum

File No. 36952

Borrower/Client	SAAVEDRA,PEDRO GUADALUPE						
Property Address	36952 Firethorn St						
City	Palmdale	County	Los Angeles	State	CA	Zip Code	93550
Lender	Salas Financial						

Comparables

Per Mls listings comparables view may be labeled as trees or woods. Both labels are interchangeable and represent the same view description.

Per Appraisers physical inspection from the street and MLS listings. Below Grade areas/basement areas for comparables were obtained from NDC recorded title records and deemed reliable. Due To limited comparable sales, comparables over 1 mile where used. Comparables available were limited. Comparables available may extend over 6 months.

Intended Use and User:

The intended user of this appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for this mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of the appraisal report form and definition of market value. No additional intended users are identified by the appraiser; although, the borrower and/or third party may receive a copy of the appraisal, it does not mean that the borrower or third party is an "intended user" as that term is defined in the urar form.

Site:

The subject site is typical in terms of size and function. The site has average site improvements. No apparent adverse site adverse conditions were noted.

Other land use on URAR page 1 refers to government agencies, houses of worship, schools, parks, memorial park, vacant land, bodies of water, etc. No factors noted to detract from property values.

Final Reconciliation:

Primary emphasis was placed on the sales comparison approach, as it best reflects the actions of buyers and sellers in the marketplace. The cost approach contributes additional support to the value estimate. The cost approach is not intended for insurance purpose. According to the principal of substitution, a buyer will not pay more for a property than an equally desirable property.

No adjustment was given as to pending sales. Actives may be given a negative adjustment to reflect typical purchase under listing price is at high end of average. All comparables agents were emailed and called for concession if not on MLS listing. Any that didn't respond after several attempts concessions were listed as unknown.

As part of this assignment and scope of work, the appraiser has completed a visual inspection of readily observable areas and has reported any noted deficiencies or health and safety concerns. These are based only on visible and observable conditions at the time of inspection. The appraiser is not a building contractor or licensed building inspector, nor is the appraiser qualified to survey or analyze as such. This appraisal report is not a replacement for a "home inspection" report. Appraiser has conducted an exterior and/ or interior inspection of the subject property for purpose of arriving at an opinion of value. Only matters bearing on value, health and safety conditions apparent at the time of inspection, and items of required disclosure are identified in this report. The appraiser offers no opinion as to whether the subject property is in compliance with all applicable building code; such a determination is beyond the scope of this appraisal. Value may be affected should any information in this report found to be different that stated.

Not a home inspection

The appraisal report does not guarantee that the property is free of defects. The appraiser is not a home inspector and does not warrant the components of the subject; these items include but are not limited to structural items such as the roof, roofing materials, foundation, concrete, walls, siding, windows, well, septic or sewage system, pool, solar array system, plumbing, heating, air conditioning or appliances.

The Intended user should engage a home inspector or other appropriate, licensed professional to address matters of concern that are beyond the scope of this appraisal. If parties of this transaction have any concerns regarding any mechanical or structural physical problems, conditions, infestation, contamination, or other issues regarding the subject property, it is recommended that a licensed expert , trained in that specific field of concern, be consulted.

The Appraiser cannot rule out the possibility of lead based paint, radon, asbestos, mold or a variety of other environmental hazards and conditions. The appraiser has no knowledge of the existence of such hazard material on or in the property. The presence of hazardous substance may affect subject value if discovered. No responsibility is assumed for adverse conditions that are beyond the scope of work of an appraisal; the intended user should consult a field expert to determine if hazard conditions exist.

Unless Otherwise noted in this report, a title report, environmental report, seismic report, construction or repair estimates or soil report were not submitted to the appraiser for review. Additionally, the expertise of the appraiser does not extend to building, termite or environmental hazard inspection and the appraiser will not be liable nor responsible for any discovery made by any field expert that was undiscovered to the appraiser prior to inspection and any discovery after appraisal inspection.

Subject Square footage for gross living area was obtained by physically measuring the exterior and measurement may be rounded to the nearest foot; the gla square footage may vary from the county measurement of record or mls.

The cost approach may be significantly lower than the as-is opinion of value due to weakness in estimation of depreciation. Depreciation is calculated with an economic life of 85 years. This is typical for the area. The cost approach is discounted due to its weakness in estimation of depreciation. The sales approach was given the most weight, as it reflects the actions and/or typical buyers and sellers in the market place. The cost approach is considered supportive, and is not necessary to develop a credible opinion of value. In this market place buyers and sellers typically do not buy or sell based on new construction cost to build. The Income Approach is not necessary to develop a credible opinion of value and has not been developed.

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

Supplemental Addendum

File No. 36952

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Lender	Salas Financial						

that the title is good and marketable and will not render any opinions about the title.

Subject Photo Page

Borrower/Client	SAAVEDRA,PEDRO GUADALUPE						
Property Address	36952 Firethorn St						
City	Palmdale	County	Los Angeles	State	CA	Zip Code	93550
Lender	Salas Financial						



Subject Front

36952 Firethorn St
Sales Price
Gross Living Area 1,748
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 2.1
Location N;Res
View N;Res
Site 9,474 sf
Quality Q4
Age 28



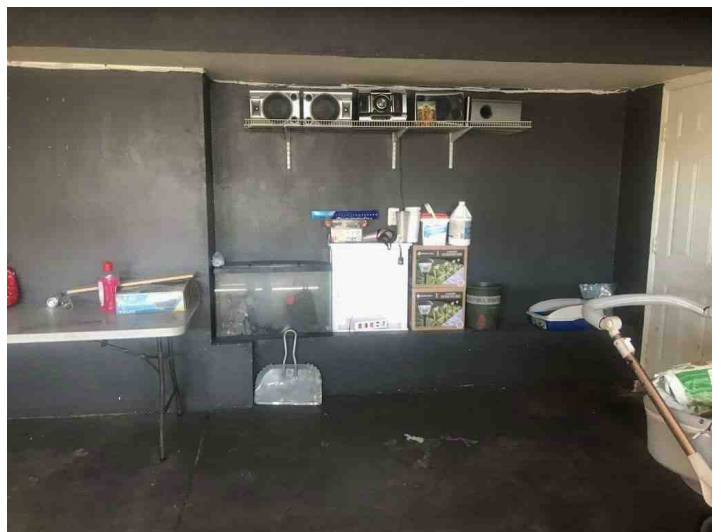
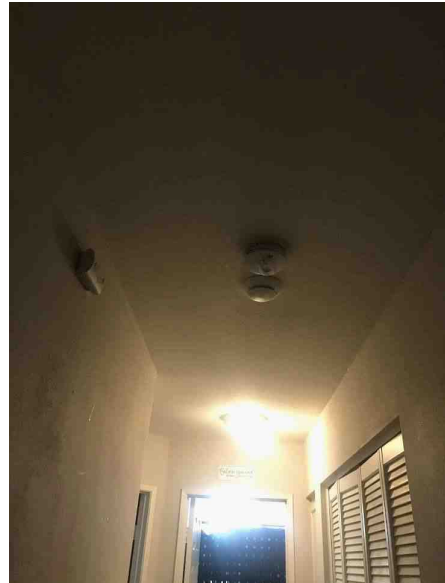
Subject Rear



Subject Street

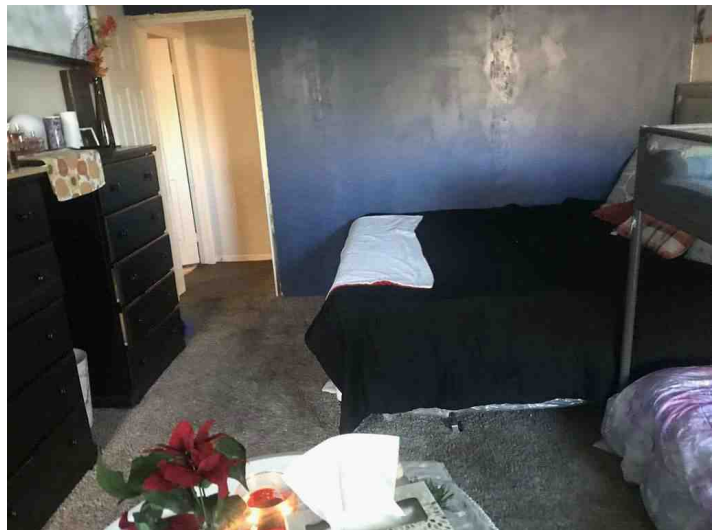
Photograph Addendum

Borrower/Client	SAAVEDRA, PEDRO GUADALUPE						
Property Address	36952 Firethorn St						
City	Palmdale	County	Los Angeles	State	CA	Zip Code	93550
Lender	Salas Financial						



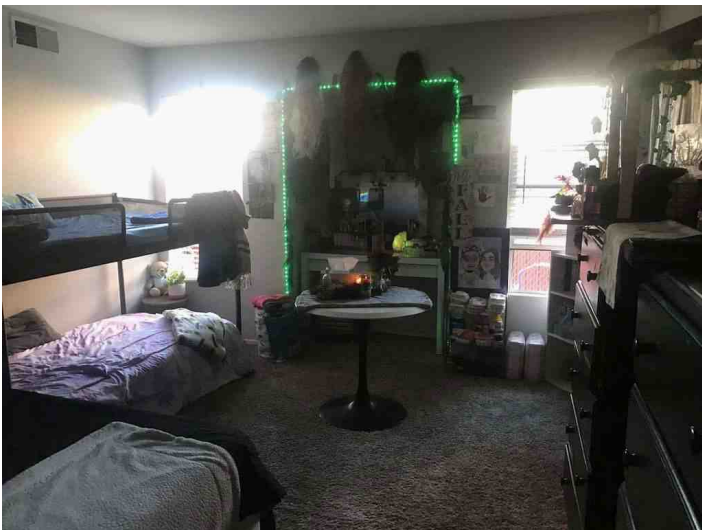
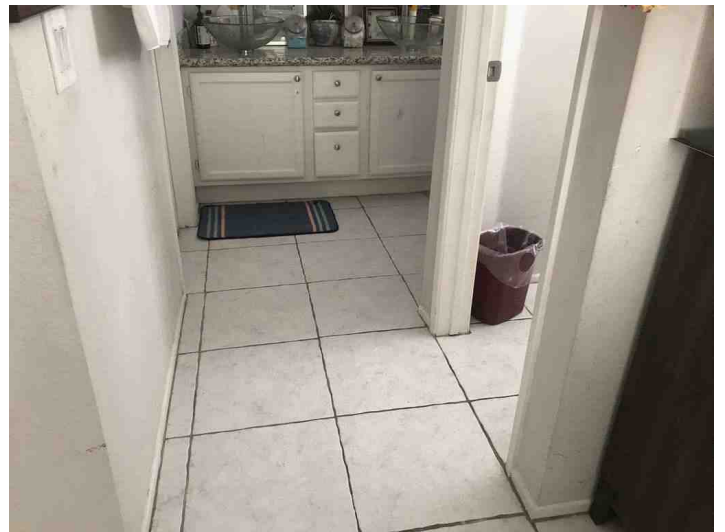
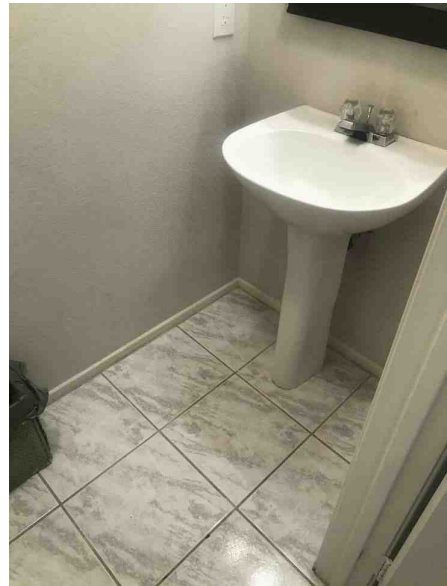
Interior Photos

Borrower/Client	SAAVEDRA, PEDRO GUADALUPE						
Property Address	36952 Firethorn St						
City	Palmdale	County	Los Angeles	State	CA	Zip Code	93550
Lender	Salas Financial						



Interior Photos

Borrower/Client	SAAVEDRA, PEDRO GUADALUPE						
Property Address	36952 Firethorn St						
City	Palmdale	County	Los Angeles	State	CA	Zip Code	93550
Lender	Salas Financial						



Interior Photos

Borrower/Client	SAAVEDRA,PEDRO GUADALUPE				
Property Address	36952 Firethorn St				
City	Palmdale	County	Los Angeles	State	CA Zip Code 93550
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Comparable Photos #1-#3

Borrower/Client	SAAVEDRA, PEDRO GUADALUPE			
Property Address	36952 Firethorn St			
City	Palmdale	County	Los Angeles	State CA Zip Code 93550
Lender	Salas Financial			



Comparable 1

37006 Boxleaf Rd
 Prox. to Subject 0.07 miles NW
 Sales Price 520,000
 Gross Living Area 1,861
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 8297 sf
 Quality Q4
 Age 29



Comparable 2

1337 Garnet Ave
 Prox. to Subject 0.89 miles NW
 Sales Price 485,000
 Gross Living Area 2,034
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 7043 sf
 Quality Q4
 Age 35

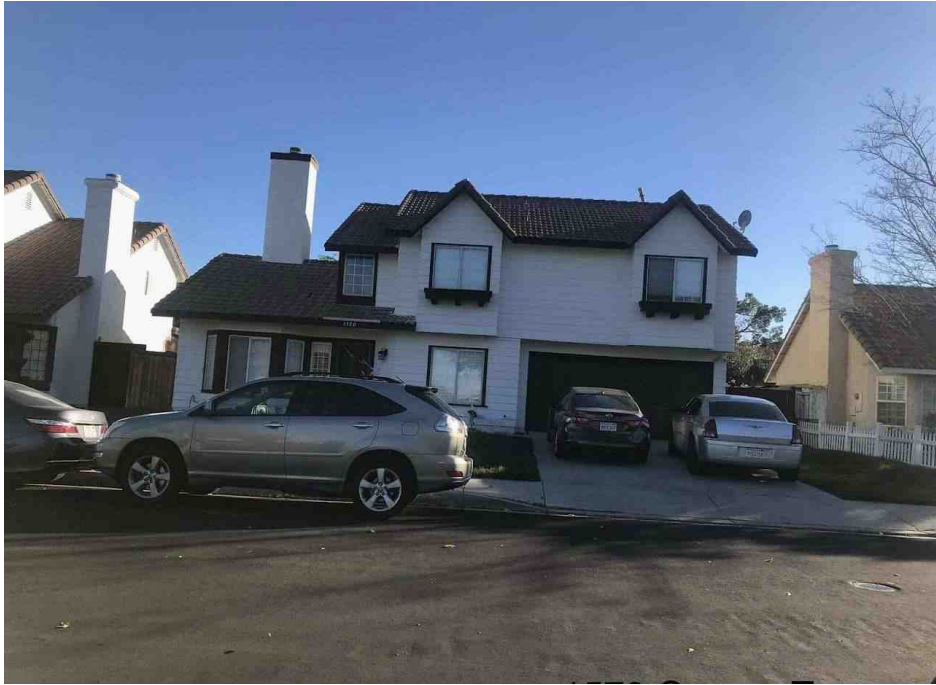


Comparable 3

2242 Thomas Ave
 Prox. to Subject 0.40 miles NE
 Sales Price 435,000
 Gross Living Area 1,453
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 8276 sf
 Quality Q4
 Age 35

Comparable Photos #4-#6

Borrower/Client	SAAVEDRA,PEDRO GUADALUPE				
Property Address	36952 Firethorn St				
City	Palmdale	County	Los Angeles	State	CA
				Zip Code	93550
Lender	Salas Financial				



Comparable 4

1570 Georgetown Ave
 Prox. to Subject 0.89 miles NW
 Sales Price 490,000
 Gross Living Area 1,779
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 6687 sf
 Quality Q4
 Age 35



Comparable 5

37636 19th St E
 Prox. to Subject 0.94 miles N
 Sales Price 475,000
 Gross Living Area 1,562
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 4496 sf
 Quality Q4
 Age 34



Comparable 6

2123 E Avenue R12
 Prox. to Subject 0.64 miles N
 Sales Price 466,000
 Gross Living Area 1,995
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 6821 sf
 Quality Q4
 Age 37

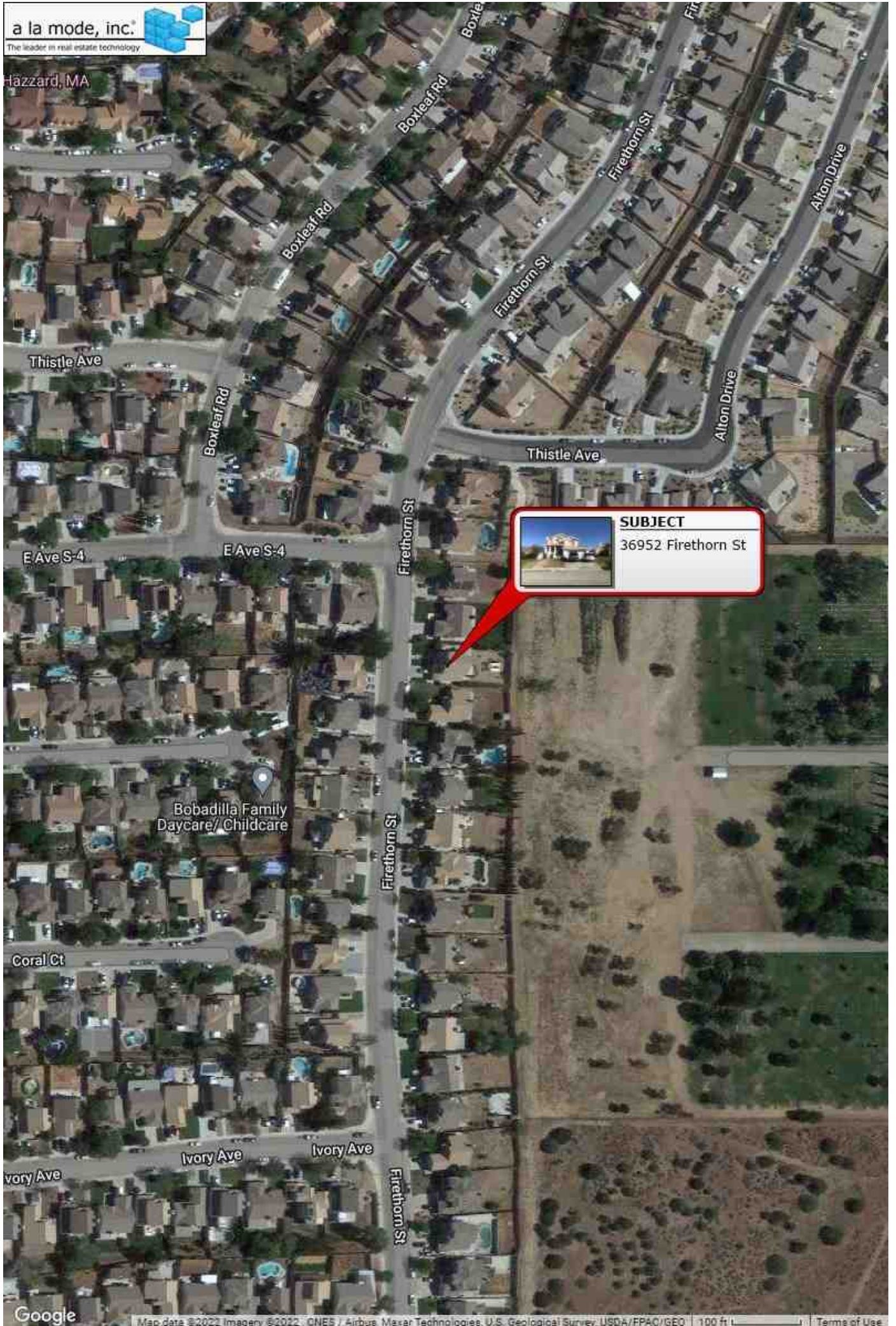
Location Map

Borrower/Client	SAAVEDRA, PEDRO GUADALUPE			
Property Address	36952 Firethorn St			
City	Palmdale	County Los Angeles	State CA	Zip Code 93550
Lender	Salas Financial			



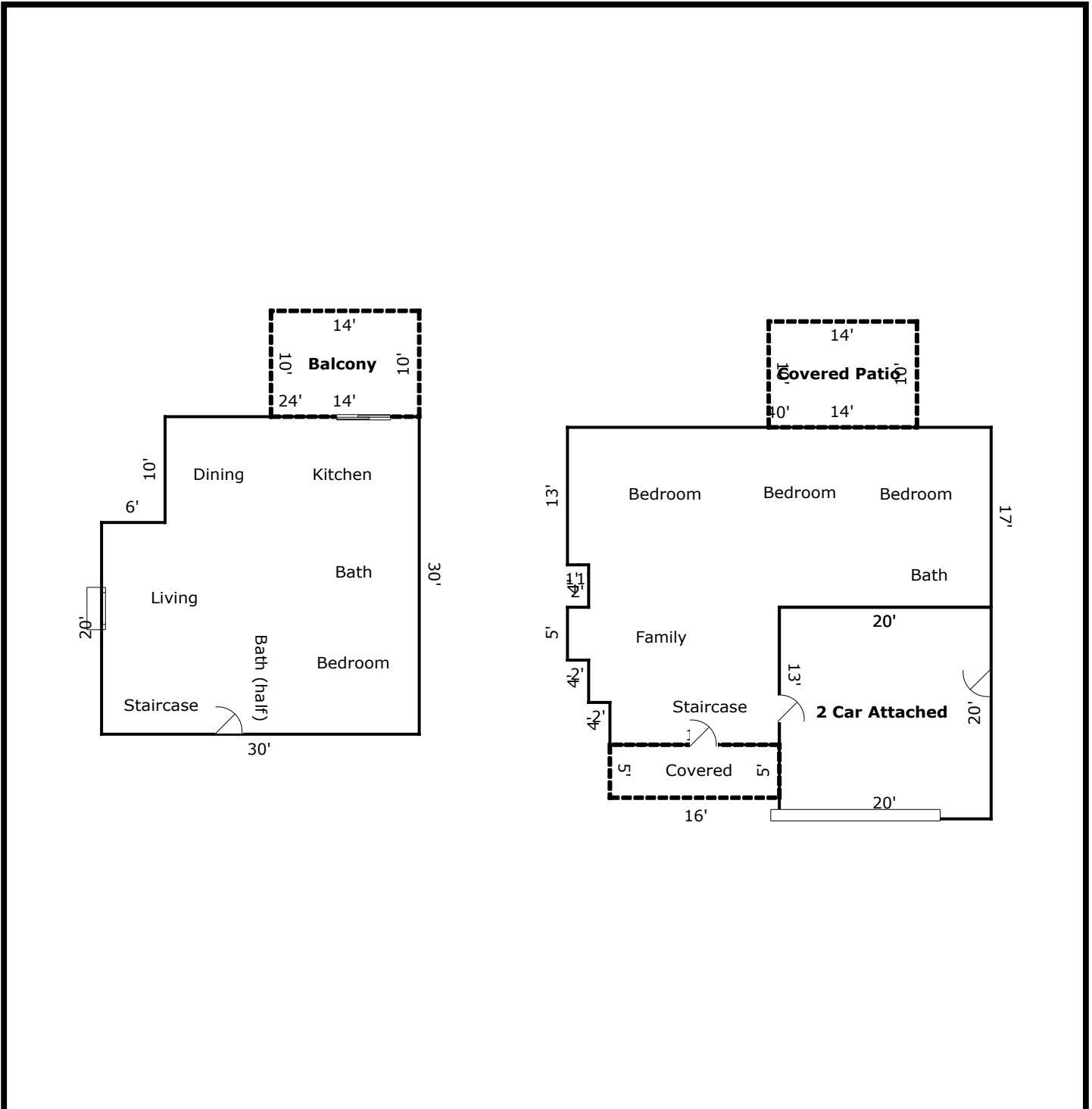
Location Map

Borrower/Client	SAAVEDRA, PEDRO GUADALUPE						
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Building Sketch

Borrower/Client	SAAVEDRA, PEDRO GUADALUPE						
Property Address	36952 Firethorn St						
City	Palmdale	County	Los Angeles	State	CA	Zip Code	93550
Lender	Salas Financial						



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	908 Sq ft	$5 \times 2 = 10$ $17 \times 20 = 340$ $20 \times 13 = 260$ $17 \times 16 = 272$ $13 \times 2 = 26$
Second Floor	840 Sq ft	$30 \times 24 = 720$ $6 \times 20 = 120$
Total Living Area (Rounded):	1748 Sq ft	
Non-living Area		
2 Car Attached	400 Sq ft	$20 \times 20 = 400$
Porch	80 Sq ft	$16 \times 5 = 80$
Covered Patio	140 Sq ft	$14 \times 10 = 140$
Balcony	140 Sq ft	$14 \times 10 = 140$



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

Angelina A. Morales

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 029894

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

Loretta Dillon

Loretta Dillon, Deputy Bureau Chief, BREA

3066985

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

HUDSON INSURANCE COMPANY
100 William Street, 5th Floor
New York, NY 10038



REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

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

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

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-1AX-1002182 **Renewal of:** PRA-1AX-1000794

1. Named Insured: Angelina A. Morales

2. Address: 6143 S Prospector Way
Saint George, UT 84790

3. Policy Period: **From:** August 30, 2022 **To:** August 30, 2023

12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above

4. Limit of Liability	Each Claim	Policy Aggregate
Damages Limit of Liability	A. \$1,000,000	B. \$1,000,000
Claims Expense Limit of Liability	C. \$1,000,000	D. \$1,000,000

5. Deductible (Inclusive of Claims Expenses):
5A. \$ 500 Each **Claim** **5B. \$ 1,000** Aggregate

6. Policy Premium: \$478.00 **State Taxes/Surcharges:**

7. Retroactive Date: August 30, 2011

8. Notice to Company: Notice of a **Claim** or Potential **Claim** should be sent to:
Hudson Insurance Group
100 William Street, 5th Floor
New York, NY 10038
Fax: 646-216-3786
Email: HUDSONCLAIMS300@HUDSONINSURANCEGROUP.COM

9. A. Program Administrator: Riverton Insurance Agency Corp.
B. Agent/Broker: ALIA (Riverton Insurance Agency Corp.)
(800) 882-4410

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

President

Secretary