

**APPRAISAL REPORT
OF**



**651 S. Golden Gate Avenue
Stockton, CA 95205**

PREPARED FOR

**Maria Salas
Salas Financial
9320 Chesapeake Drive Suite 116
San Diego, CA 92123**

AS OF

05/16/2023

PREPARED BY

**Levitt Appraisal Service
3715 Portsmouth Circle South
Stockton, CA 95219**

Levitt Appraisal Service
3715 Portsmouth Circle South
Stockton, CA 95219

05/21/2023

Salas Finacial
9320 Chesapeake Drive Suite 116
San Diego, CA 92123

RE: Lavandera-Palafox, Bruno A / Veliz-Espinoza, Claudia C
651 S. Golden Gate Avenue
Stockton, CA 95205

File No. 23-0115

Case No.

Dear **Maria**,

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

651 S. Golden Gate Avenue, Stockton, CA 95205

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of **05/16/2023** is:

\$ **170,000**

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: _____



Gregory L. Levitt
AL031586

Appraisal Report

Uniform Residential Appraisal Report

Property Address 651 S. Golden Gate Avenue City Stockton State CA Zip Code 95205
Borrower ***See Comment Addendum*** Owner of Public Record Kenedy, Dean & Dollie S County San Joaquin
Legal Description Portion of Lot 21, Burkett Acres Community
Assessor's Parcel # 157-082-250 Tax Year 2022 R.E. Taxes \$ 541.56
Neighborhood Name Burkett Acres Community Map Reference Compass Pg. 227 E3 Census Tract 0020.00
Occupant [] Owner [] Tenant [X] Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [X] Purchase Transaction [] Refinance Transaction [] Other (describe)
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? [X] Yes [] No
Report data source(s) used, offerings price(s), and date(s). According to the purchase contract, the subject is currently pending sale as of 05/05/2023. The subject is not currently listed on the local MLS service, nor has been listed within the previous twelve months. The data source is Metrolist.

I [X] 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 dated and fully executed 05/05/2023 reflects "as-is" sale with no unusual terms or conditions noted. Contract appears typical for the industry.
Subject is not listed on local MLS and appears to be a non-arms length transaction. Buyer is utilizing private financing.
Contract Price \$ 170,000 Date of Contract 05/05/2023 Is the property seller the owner of public record? [X] Yes [] No Data Source(s) Parcelquest
Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? [] Yes [X] No
If Yes, report the total dollar amount and describe the items to be paid. None noted within the purchase agreement or known to the appraiser.

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 [] Urban [X] Suburban [] Rural Property Values [] Increasing [] Stable [X] Declining PRICE AGE One-Unit 85 %
Built-Up [X] Over 75% [] 25-75% [] Under 25% Demand/Supply [] Shortage [X] In Balance [] Over Supply \$ (000) (yrs) 2-4 Unit 2 %
Growth [] Rapid [X] Stable [] Slow Marketing Time [X] Under 3mths [] 3-6 mths [] Over 6 mths 150 Low 10 Multi-Family 3 %
Neighborhood Boundaries Fremont Street to the north, Highway 99 to the east, Charter Way / Martin Luther King Jr. 465 High 100+ Commercial 10 %
Boulevard to the south, and Wilson Way to the west. 315 Pred. 70 Other %
Neighborhood Description ***Please see Comment Addendum for comments on Neighborhood Description***
Market Conditions (including support for the above conclusions) ***Please see Comment Addendum for comments on Market Conditions***

Dimensions 100 x 128 (See plat map) Area 12800 sf Shape Rectangular View Typ. Residential
Specific Zoning Classification RL Zoning Description Residential; Low Density
Zoning Compliance [X] 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? [X] Yes [] No If No, describe.
Utilities Public Other (describe) Public Other (describe) Off-site Improvements--Type Public Private
Electricity [X] [] [] Water [X] [] Street Asphalt [X] []
Gas [X] [] [] Sanitary Sewer [X] [] Alley None [] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 06077C-0480F FEMA Map Date 10/16/2009
Are the utilities and/or off-site improvements typical for the market area? [X] Yes [] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [] Yes [X] No If Yes, describe.
There are no adverse conditions known or observed. The subject is a larger than typical sized interior parcel for this area. The appraiser was not provided with a copy of the preliminary title report, and therefore, cannot guarantee that property is free of encroachments or easements, and recommends further investigation and survey. There is no external obsolescence noted.

General Description Foundation Exterior Description materials/condition Interior materials/condition
Units [X] One [] One with Accessory Unit [X] Concrete Slab [X] Craw Space Foundation Walls Conc./Conc.Perim.-Poor Floors Wood-Poor
of Stories One Full Basement [] Partial Basement Exterior Walls Wood-Poor Walls Wood Panel-Poor
Type [X] Det. [] Att. [] S-Det./End Unit Basement Area 0 sq. ft. Roof Surface Composition-Poor Trim/Finish Wood/Paint-Poor
[X] Existing [] Proposed [] Under Const. Basement Finish 0 % Gutters & Downspouts Metal-Fair Bath Floor Vinyl-Poor
Design (Style) Bungalow Outside Entry/Exit [] Sump Pump Window Type Aluminum/Dbl Hung-Fair Bath Wainscot Tile-Poor
Year Built 1949 Evidence of [] Infestation None Noted Storm Sash/Insulated None/None Car Storage [] None
Effective Age (Yrs) 74 Dampness [] Settlement Screens None [X] Driveway # of Cars 2
Attic [] None Heating [] FWA [] HWBB [] Radiant Amenities [] Woodstove(s) # 0 Driveway Surface Dirt/Gravel
Drop Stair [] Stairs [X] Other None Fuel None Fireplaces # 0 X Fence ChnLnk/Wd [X] Garage # of Cars 1
Floor [X] Scuttle Cooling [] Central Air Conditioning Patio/Deck None X Porch Concrete [X] Carport # of Cars 1
Finished [] Heated Individual [X] Other None Pool None [] Other None [X] Att. [] Det. [] Built-in
Appliances [] Refrigerator [] Range/Oven [] Dishwasher [] Disposal [] Microwave [] Washer/Dryer [] Other (describe)
Finished area above grade contains: 4 Rooms 2 Bedrooms 1.0 Bath(s) 605 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) The subject features a detached shop/storage building and a small outbuilding.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). ***Please see Comment Addendum for comments on Condition of Improvements***
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [] Yes [X] No If Yes, describe
The appraiser has not been provided with any documentation revealing any physical deficiencies and has reported only apparent adverse conditions when warranted. See Limiting Condition #5.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [] Yes [X] No If No, describe The subject's overall condition makes it non-conforming to the neighborhood due to its non-habitable state.

Uniform Residential Appraisal Report

There are **3** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **280,000** to \$ **329,999**
 There are **34** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **150,000** to \$ **360,000**

FEATURE	SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address	651 S. Golden Gate Avenue Stockton, CA 95205			1027 S Filbert Street Stockton, CA 95205			1937 E Myrtle Street Stockton, CA 95205			733 Sullivan Avenue Stockton, CA 95205					
Proximity to Subject				0.43 miles SW			1.11 miles W			0.31 miles SW					
Sale Price	\$ 170,000			\$ 195,000			\$ 205,000			\$ 245,000					
Sale Price/Gross Liv. Area	\$ 280.99 sq. ft.			\$ 221.59 sq. ft.			\$ 227.78 sq. ft.			\$ 234.90 sq. ft.					
Data Source(s)				MLS# 222146951			MLS# 222135593			MLS# 222150366					
Verification Source(s)				Parcelquest/DOC#20892			Parcelquest/DOC#15939			Parcelquest/DOC#27315					
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment		
Sale or Financing				Conv 47 DOM			0			Conv 71 DOM			0		
Concessions				L/P \$233,000/\$0			0			L/P \$200,000/\$5000			-5,000		
Date of Sale/Time				s03/23;c02/23			-9,945			s03/23;c01/23			-13,940		
Location	Average/None			Average/RRTracks			+5,000			Average/None			Average/None		
Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple			Fee Simple		
Site	12800 sf			19600 sf			-10,200			5750 sf			+10,575		
View	Typ. Residential			Typ. Residential						Typ. Residential			Typ. Residential		
Design (Style)	Bungalow			Bungalow						Bungalow			Bungalow		
Quality of Construction	Average			Average						Average			Average		
Actual Age	74			100			0			77			0		
Condition	Fixer			Fixer						Fixer			Fair		
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths	+5,000			Total	Bdrms	Baths	-5,000		
Room Count	4	2	1.0	3	1	1.0	0			5	3	1.0	0		
Gross Living Area	605 sq. ft.			880 sq. ft.			-12,000			900 sq. ft.			-13,000		
Basement & Finished Rooms Below Grade	None			None						None			None		
Functional Utility	Average			Average						Average			Average		
Heating/Cooling	None/None			Wall/None			-3,000			None/None			Wall/None		
Energy Efficient Items	None			None						None			None		
Garage/Carport	1 Car Garage			1 Car Garage						None			+5,000		
Porch/Patio/Deck	Porch			Porch						Porch			Porch		
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -25,145			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -21,365		
Adjusted Sale Price of Comparables				Net Adj: -13%						Net Adj: -10%					
				Gross Adj: 23%			\$ 169,855			Gross Adj: 26%			\$ 183,635		
										Gross Adj: 25%			\$ 194,170		

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

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) **Public Records/Parcelquest**

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) **Public Records/Parcelquest**

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	N/A	02/24/2023	N/A	N/A
Price of Prior Sale/Transfer	\$ N/A	\$ 0	\$ N/A	\$ N/A
Data Source(s)	Parcelquest	Parcelquest/DOC#14388	Parcelquest	Parcelquest
Effective Date of Data Source(s)	05/16/2023	05/16/2023	05/16/2023	05/16/2023

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has not transferred ownership within the previous thirty six month. Please see the attached MPA addendum. Comparable #1 has transferred ownership within the previous twelve months as part of a non-monetary interfamily transfer.

Summary of Sales Comparison Approach *****Please see Comment Addendum for comments on Sales Comparison Approach*****

Indicated Value by Sales Comparison Approach \$ **170,000**

Indicated Value by: Sales Comparison Approach \$ 170,000 Cost Approach (if developed) \$ 172,935 Income Approach (if developed) \$

The sales comparison approach is given the most weight as it most truly reflects the actions of buyers & sellers in the real estate market. The cost approach is supportive of the sales comparison analysis. The income approach is not required and given little weight, as residential properties in this area are not typically utilized for their income producing potential.

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: This appraisal is made "as-is". This is an Appraisal Report. Please see Comment Addendum for additional comments. The electronic signature is the same as the live signature.

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 \$ 170,000, as of 05/16/2023, which is the date of inspection and the effective date of this appraisal.

SALES COMPARISON ANALYSIS

RECONCILIATION

Levitt Appraisal Service
EXTRA COMPARABLES 4-5-6

File No. 23-0115
Case No.

Borrower **Lavandera-Palafox, Bruno A / Veliz-Espinoza, Claudia C**

Property Address **651 S. Golden Gate Avenue**

City	Stockton	County	San Joaquin	State	CA	Zip Code	95205
Lender/Client	Salas Financial		Address 9320 Chesapeake Drive Suite 116, San Diego, CA 92123				

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	651 S. Golden Gate Avenue Stockton, CA 95205	3441 E Miner Avenue Stockton, CA 95205			524 E 1st Street Stockton, CA 95206			714 E Jefferson Street Stockton, CA 95206		
Proximity to Subject		0.71 miles N			2.23 miles SW			2.01 miles W		
Sale Price	\$ 170,000	\$ 260,000			\$ 199,900			\$ 155,000		
Sale Price/Gross Liv. Area	\$ 280.99 sq. ft.	\$ 555.56 sq. ft.			\$ 351.94 sq. ft.			\$ 166.49 sq. ft.		
Data Source(s)		MLS# 222115471			MLS# 223036408			MLS# 223043611		
Verification Source(s)		Parcelquest/DOC#133604			Public Records/Parcelquest			Public Records/Parcelquest		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing		FHA 60 DOM	0	Pending 11 DOM	0	Active 6 DOM	0			
Concessions		L/P\$249,000/\$15000	-15,000	O/L/P \$199,900	0	O/L/P \$155,000	0			
Date of Sale/Time		s11/22;c11/22	-26,520	05/09/2023 P/D	0	05/16/2023 L/D	0			
Location	Average/None	Average/None		Average/None		Average/None				
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Site	12800 sf	8700 sf	+6,150	1750 sf	+16,575	5000 sf	+11,700			
View	Typ. Residential	Typ. Residential		Typ. Residential		Typ. Residential				
Design (Style)	Bungalow	Bungalow		Bungalow		Bungalow				
Quality of Construction	Average	Average		Average		Average				
Actual Age	74	109	0	83	0	94	0			
Condition	Fixer	Updated	-52,000	Fair	-19,990	Fixer				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	+5,000	Total Bdrms. Baths		Total Bdrms. Baths				
Room Count	4 2 1.0	3 1 1.0	0	4 2 1.0		4 2 1.0				
Gross Living Area	605 sq. ft.	468 sq. ft.	+6,165	568 sq. ft.	0	931 sq. ft.	-14,670			
Basement & Finished Rooms Below Grade	None None	None None		None None		None None				
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	None/None	FAU/Central	-5,000	Wall/Wall	-3,000	None/None				
Energy Efficient Items	None	Dual Panes	-3,000	None		None				
Garage/Carport	1 Car Garage	None	+5,000	None	+5,000	None	+5,000			
Porch/Patio/Deck	Porch	Porch		Porch		Porch				
Net Adjustment (Total)		☐ + ☒ -	\$ -79,205	☐ + ☒ -	\$ -1,415	☒ + ☐ -	\$ 2,030			
Adjusted Sale Price of Comparables		Net Adj: -30%		Net Adj: -1%		Net Adj: 1%				
		Gross Adj : 48%	\$ 180,795	Gross Adj: 22%	\$ 198,485	Gross Adj: 20%	\$ 157,030			

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer	N/A	N/A			N/A			N/A		
Price of Prior Sale/Transfer	\$ N/A	\$ N/A			\$ N/A			\$ N/A		
Data Source(s)	Parcelquest	Parcelquest			Parcelquest			Parcelquest		
Effective Date of Data Source(s)	05/16/2023	05/16/2023			05/16/2023			05/16/2023		

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has not transferred ownership within the previous thirty six month. Please see the attached MPA addendum. Comparable #1 has transferred ownership within the previous twelve months as part of a non-monetary interfamily transfer.

Summary of Sales Comparison Approach Comparables #5 and #6 are a pending sale and an active listing within the subject's market area that have been included to help support the subject's upper value range. Comparables #5 and #6 have been adjusted for their significant differences. Comparables #5 and #6 are located in excess of a one mile radius from the subject, however, have been included due to the lack of available pending sales and/or active listings more similar overall to the subject within the immediate neighborhood.

Levitt Appraisal Service
COMMENT ADDENDUM

File No. **23-0115**
Case No.

Borrower **Lavandera-Palafox, Bruno A / Veliz-Espinoza, Claudia C**

Property Address **651 S. Golden Gate Avenue**

City **Stockton** County **San Joaquin** State **CA** Zip Code **95205**

Lender/Client **Salas Financial** Address **9320 Chesapeake Drive Suite 116, San Diego, CA 92123**

BORROWER'S FULL NAME:

Lavandera-Palafox, Bruno Alonso & Veliz-Espinoza, Claudia Cecilia

COMMENTS ON NEIGHBORHOOD DESCRIPTION:

The subject is located in the southeast portion of the City of Stockton. The area consists predominately of older single family dwellings of various styles, including single and two story, with various floor plan styles, and bedroom and bathroom counts. The subject is of the same general construction as the area. In addition to SFR's there are some 2-4 family, multi-family and commercial properties interspersed throughout the area.

COMMENTS ON MARKET CONDITIONS:

The area has had moderate sales volume with values decreasing over the previous twelve months with the subject's market segment of homes ranging up to 1,000 sf reflecting a decrease of 20% during this span. Over the previous twelve to eighteen months interest rates have been increasing after years of historically low rates that resulted in rising home prices as demand out paced supply. The recent increase in interest rates has resulted in a softening of the market with sales and listing activity on the decline. The subject's market area consists predominately of traditional sales with some REO and short sale properties visible. Currently supply and demand appear to be in balance.

As of the effective date, the long-term impact on the market from the COVID-19 virus is unknown; the public health emergency ended on 05/11/2023 and marketing times appear to have remained stable (between 14 - 45 days when properly listed) and market activity appears steady. These conditions have been taken into consideration with regards to the estimate of reasonable exposure time.

The subject property and its neighborhood did not suffer any damages due to the recent flooding and FEMA disaster declaration for San Joaquin County. The recent floods have no impact on marketability and value for the subject or its neighborhood.

HIGHEST AND BEST USE:

The existing use supports the four functions of Highest and Best Use both as vacant and as improved. The current use is physically possible, legally permissible, financially feasible and is the most productive use of the site. Any change now or in the foreseeable future is highly unlikely.

COMMENTS ON CONDITION OF IMPROVEMENTS:

The subject is of a below average quality construction and in poor overall condition, with significant deferred maintenance observed. The subject is a significant "fixer" property with damaged wood siding, composition shingle roof nearing the end of its physical life, the floor coverings were either in poor overall condition or had been removed, there was damage to the interior walls and ceilings, the kitchen was non-functional, all appliances were missing, the tile in the bathroom tub/shower was in poor overall condition, the concrete slab foundation in the porch/laundry area had significant cracking and the outbuildings were in poor overall condition. The subject is currently non-habitable and being sold strictly in its "as-is" condition. Per the Lender/Client's request, the subject is being valued strictly in its "as-is" condition.

COMMENTS ON SALES COMPARISON APPROACH:

All comparables are from within the subject's market area and have been adjusted for their significant differences. After bracketing the subject, comparables #1, #2, #3, #4 and #6 required adjustments to reflect their significant differences in GLA square footage (@ \$45/sf for differences in excess of 100/sf). After bracketing the subject, comparables #1, #2, #4, #5 and #6 required adjustments to reflect their significant differences in parcel size (@ \$1.50/sf for differences in excess of 3,500/sf). Comparables #2, #3, #4, #5 and #6 required adjustments to reflect their differences in garage space (@ \$5,000 per space). Comparables #1, #2, #3 and #4 required adjustments to reflect their date of sale within the declining market present within the subject's market area spanning the previous twelve months (@ 1.7% per month from date of contract). Comparables #1, #3, #4 and #5 required adjustments to reflect the subject's lack of heating (@ \$5,000 for central heat and air; \$3,000 for wall furnace). Comparables #3, #4 and #5 required adjustments to reflect their superior overall condition (comps #3 and #5 are in average overall condition and were adjusted at 10%; comp #4 has been updated and was adjusted at 20%). Comparables #1, #2 and #4 required adjustments to reflect their differences in bedroom counts (@ \$5,000 per bedroom). Comparables #2 and #4 required adjustments to reflect seller concessions at their time of sale. Comparable #4 required an adjustment to reflect the subject's lack of dual pane windows (@ \$3,000). Comparables #5 and #6 are located in excess of a one mile radius from the subject, however, have been included due to the lack of available pending sales and/or active listings more similar overall to the subject. Adjustments that exceed typical guidelines were necessary and unavoidable due to the lack of available sales, pending sales and/or active listings for properties of similar square footage, condition and parcel size. Adjustments are based on current and/or historic paired sales, when available and/or applicable, or based on the appraiser's knowledge of market reaction to differences in amenity within this market area. After making all the necessary adjustments to all comparables, these comparables are considered to be the most recent, most similar, and best indicators of current market value. After adjustments, equal consideration in the final opinion of value was given to comparables #1 and #2 as they are the most recent sales for similar fixer properties within the subject's market area and are supported by sales #3 and #4, with additional support from comparable #4, a pending sale. The opinion of value stated is below the predominate value for the area, however, falls within the typical value range. The proposed purchase price falls within the given value range. Please note that due to the lack of sales for fixer properties more similar overall to the subject, the appraiser was unable to bracket the opinion of value with the unadjusted sales price of the comparables.

MLS photographs of the comparable properties have been utilized within this report

continued next page...

Levitt Appraisal Service
COMMENT ADDENDUM

File No. **23-0115**
Case No.

Borrower **Lavandera-Palafox, Bruno A / Veliz-Espinoza, Claudia C**

Property Address **651 S. Golden Gate Avenue**

City **Stockton** County **San Joaquin** State **CA** Zip Code **95205**

Lender/Client **Salas Financial** Address **9320 Chesapeake Drive Suite 116, San Diego, CA 92123**

COMMENTS ON EXPOSURE TIME:

An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. The appraiser has determined the subject property would have to be exposed for 14 - 45 days in order to have a market value range of \$155,000 - \$195,000 on the effective date of this appraisal.

INTENDED USER:

Clarification of Intended User - (Certification #23) The Intended User of this appraisal report is the Lender/Client (Salas Financial). The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

DISCLOSURE OF PRIOR APPRAISAL AND/OR OTHER SERVICES:

In compliance with the ethics rule of the Uniform Standards of Professional Appraisal Practice (USPAP), I hereby certify that to the best of my knowledge and belief, I have not performed any prior services regarding the subject property, as an appraiser, or in any other capacity, within the 3 year period immediately preceding acceptance of this appraisal assignment. Furthermore, I certify that I do not have any current or prospective interest in the subject property or the parties involved.

Gregory L. Levitt
Appraiser, AL031586

Uniform Residential Appraisal Report

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 this 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**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

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

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

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

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

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

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

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

APPRAISER

Signature 

Name Gregory L. Levitt

Company Name Levitt Appraisal Service

Company Address 3715 Portsmouth Circle South
Stockton, CA 95219

Telephone Number (209) 603-2023

Email Address ttivelg@aol.com

Date of Signature and Report 05/21/2023

Effective Date of Appraisal 05/16/2023

State Certification # _____
or State License # AL031586

or Other (describe) _____ State # _____

State CA

Expiration Date of Certification or License 08/14/2023

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

651 S. Golden Gate Avenue
Stockton, CA 95205

APPRAISED VALUE OF SUBJECT PROPERTY \$ 170,000

LENDER/CLIENT

Name Maria Salas

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 _____

Market Conditions Addendum to the Appraisal Report

Case No.

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 **651 S. Golden Gate Avenue** City **Stockton** State **CA** ZIP Code **95205**

Borrower **Lavandera-Palafox, Bruno A / Veliz-Espinoza, Claudia C**

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 that data in the analysis. If data sources provide all 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)	16	8	10	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining	
Absorption Rate (Total Sales/Months)	2.67	2.67	3.33	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Total # of Comparable Active Listings	10	11	4	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Months of Housing Supply (Total Listings/Ab. Rate)	3.75	4.12	1.20	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend						
Median Comparable Sales Price	302,500	287,750	250,250	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining	
Median Comparable Sales Days on Market	16	32	69	<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing	
Median Comparable List Price	279,250	277,000	312,944	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Median Comparable Listings Days on Market	44	72	45	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Sale Price as % of List Price	100%	101%	99%	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Explain in detail 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.)

Seller concessions do not appear to be a major factor within this market area. However, when present, concessions generally are in the form of closing cost credits.

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 subject's market area has been a mix of traditional sales, REO sales and short sale properties. Currently, traditional sales appear to be the driving factor within the subject's market area.

Cite data sources for above information.

Data Sources: MLS ID = 68, State = California, MLS Board = PsptrMLS - Metrolist, Rappatoni

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.

There were a total of 34 Comparable Settled Sales in the past 12 months. The Median Sales Price for the prior 7-12 months was \$302,500 and for the current to prior 3 months is \$250,250. The Months Supply for the prior 7-12 months was 3.75 and 1.2 for the current to prior 3 month period. The Median Days on Market for the prior 7-12 months was 16 and 68.5 for the current to prior 3 month period. The statistics above were generated from an exported MLS market search. Details regarding the calculations and process can be found online at <http://www.bradfordsoftware.com/1004mc/calc.shtml>

Based on GLA square footage up to 999 sf from within the Neighborhood Boundaries outlined on page one. It should be noted that the 1004MC depicts the market segment. This may differ from One-Unit Housing Trends on page one of the URAR.

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

Are foreclosures 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 **Gregory L. Levitt**
 Company Name **Levitt Appraisal Service**
 Company Address **3715 Portsmouth Circle South, Stockton, CA 95219**
 State License/Certification # **AL031586** State **CA**
 Email Address **ttivelg@aol.com**

Signature _____
 Supervisor Name _____
 Company Name _____
 Company Address _____
 State License/Certification # _____ State _____
 Email Address _____

MARKET RESEARCH & ANALYSIS

CONDO/CO.OP PROJECTS

APPRAISER

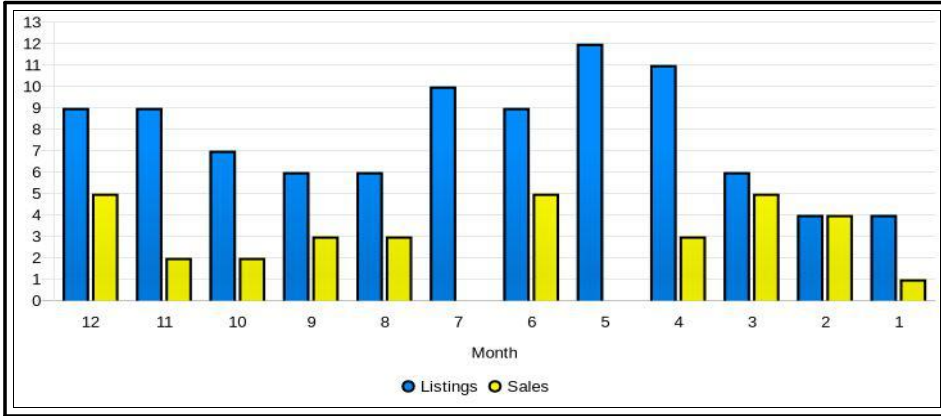
Levitt Appraisal Service
MARKET ANALYSIS CHARTS

File No. **23-0115**
 Case No.

Borrower **Lavandera-Palafox, Bruno A / Veliz-Espinoza, Claudia C**

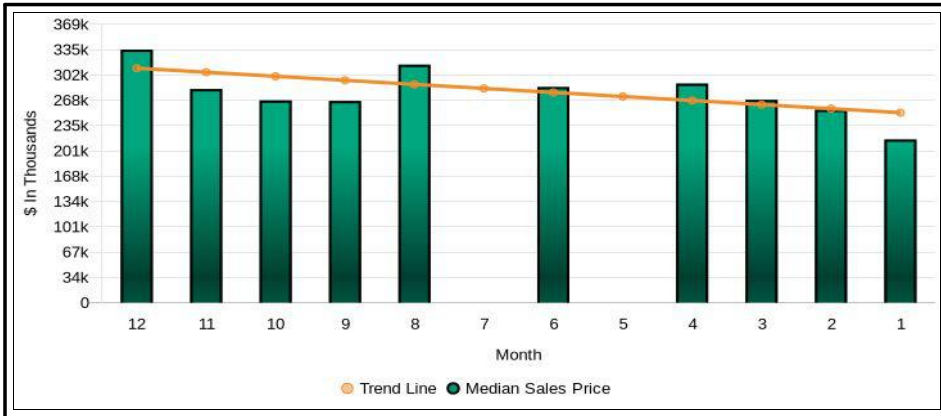
Property Address **651 S. Golden Gate Avenue**

City **Stockton** County **San Joaquin** State **CA** Zip Code **95205**
 Lender/Client **Salas Financial** Address **9320 Chesapeake Drive Suite 116, San Diego, CA 92123**



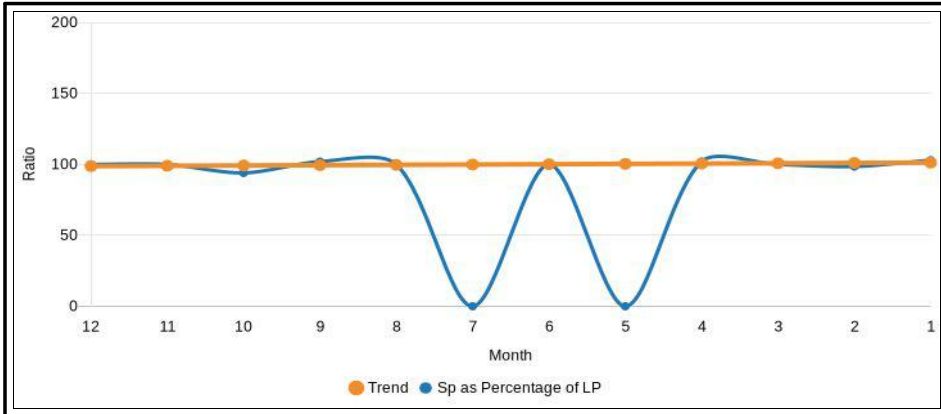
TOTAL SALES AND LISTINGS

There were 5 sales twelve months ago and 1 sale last month. There were 9 listings twelve months ago and 4 listings last month.



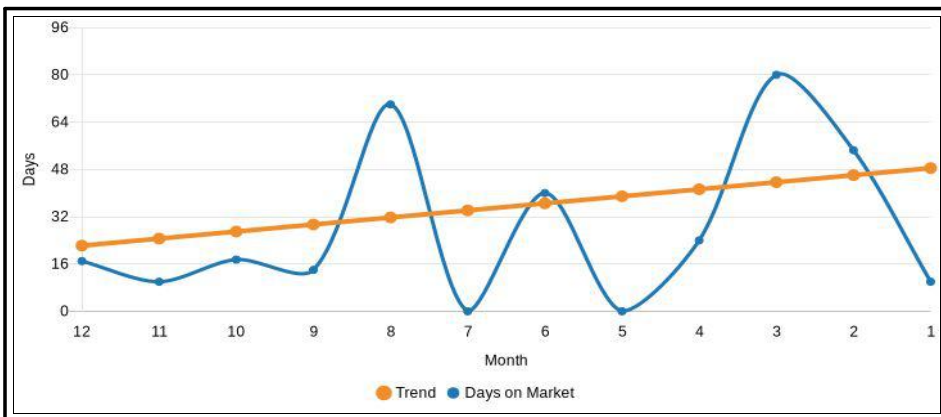
MEDIAN SALES PRICE

The median price trends shown here may differ from the 1004MC due to the difference in reported time periods. One month ago the median was \$216,000. Twelve months ago the median was \$335,000.



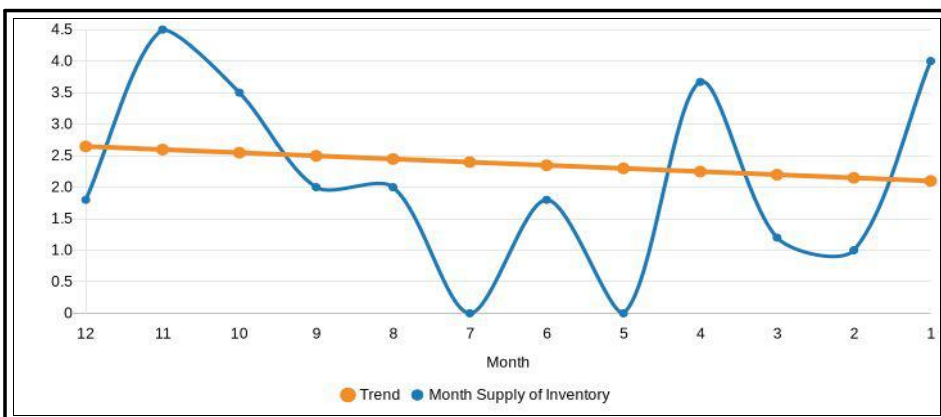
SALES TO LISTING PRICE RATIO

One month ago the median was 103%. Twelve months ago the median was 100%.



SALES DAYS ON MARKET TREND

The median was 10 one month ago and was 17 twelve months ago.



MONTH OF SUPPLY OF INVENTORY

One month ago the month's supply was 4. Twelve months ago the month's supply was 1.

Levitt Appraisal Service
SKETCH ADDENDUM

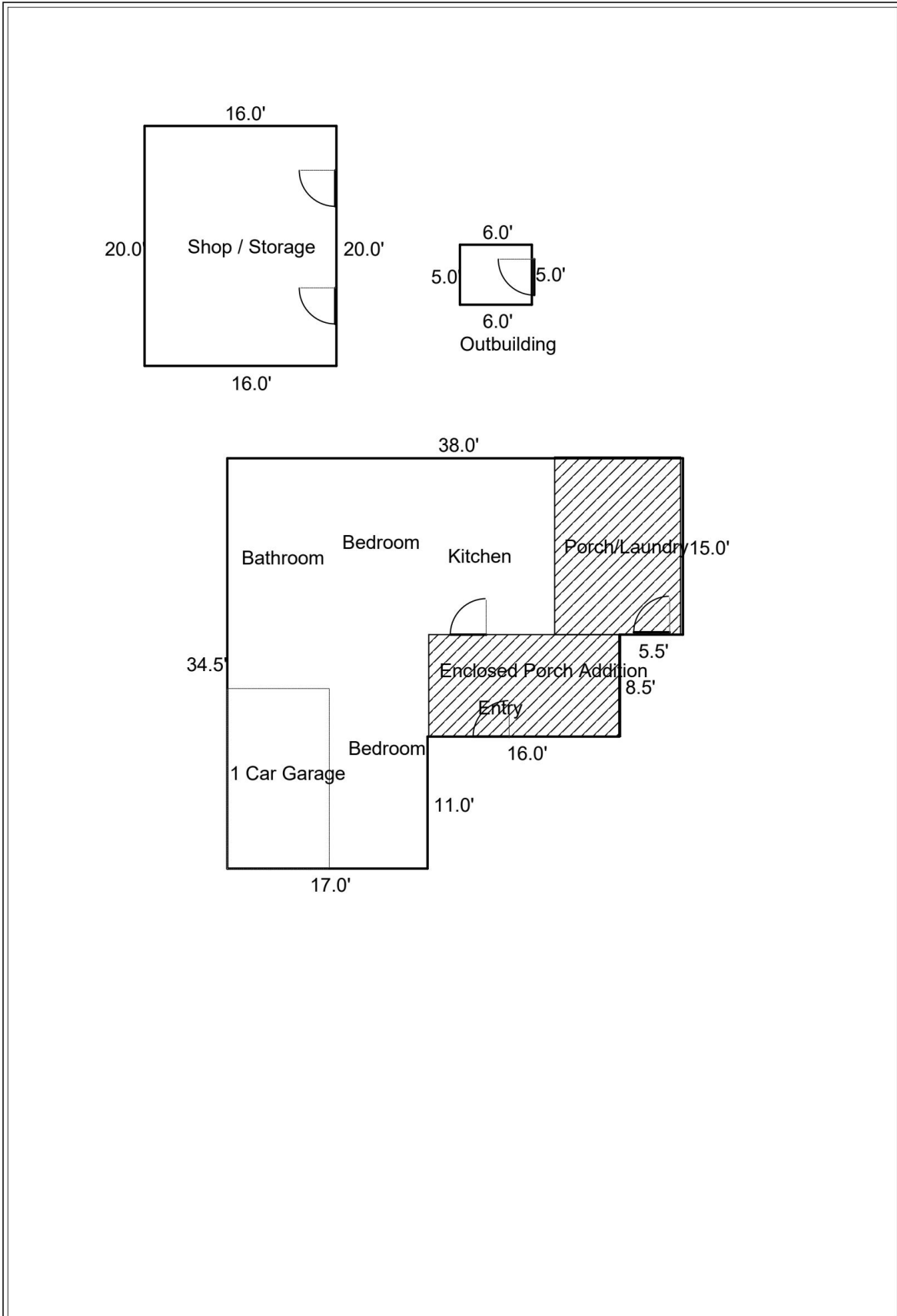
File No. 23-0115
Case No.

Borrower **Lavandera-Palafox, Bruno A / Veliz-Espinoza, Claudia C**

Property Address **651 S. Golden Gate Avenue**

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WinSketch by Jammin Software

Levitt Appraisal Service
SKETCH ADDENDUM

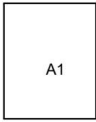

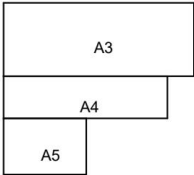
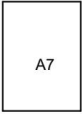
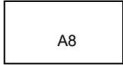
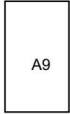
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Property Address **651 S. Golden Gate Avenue**

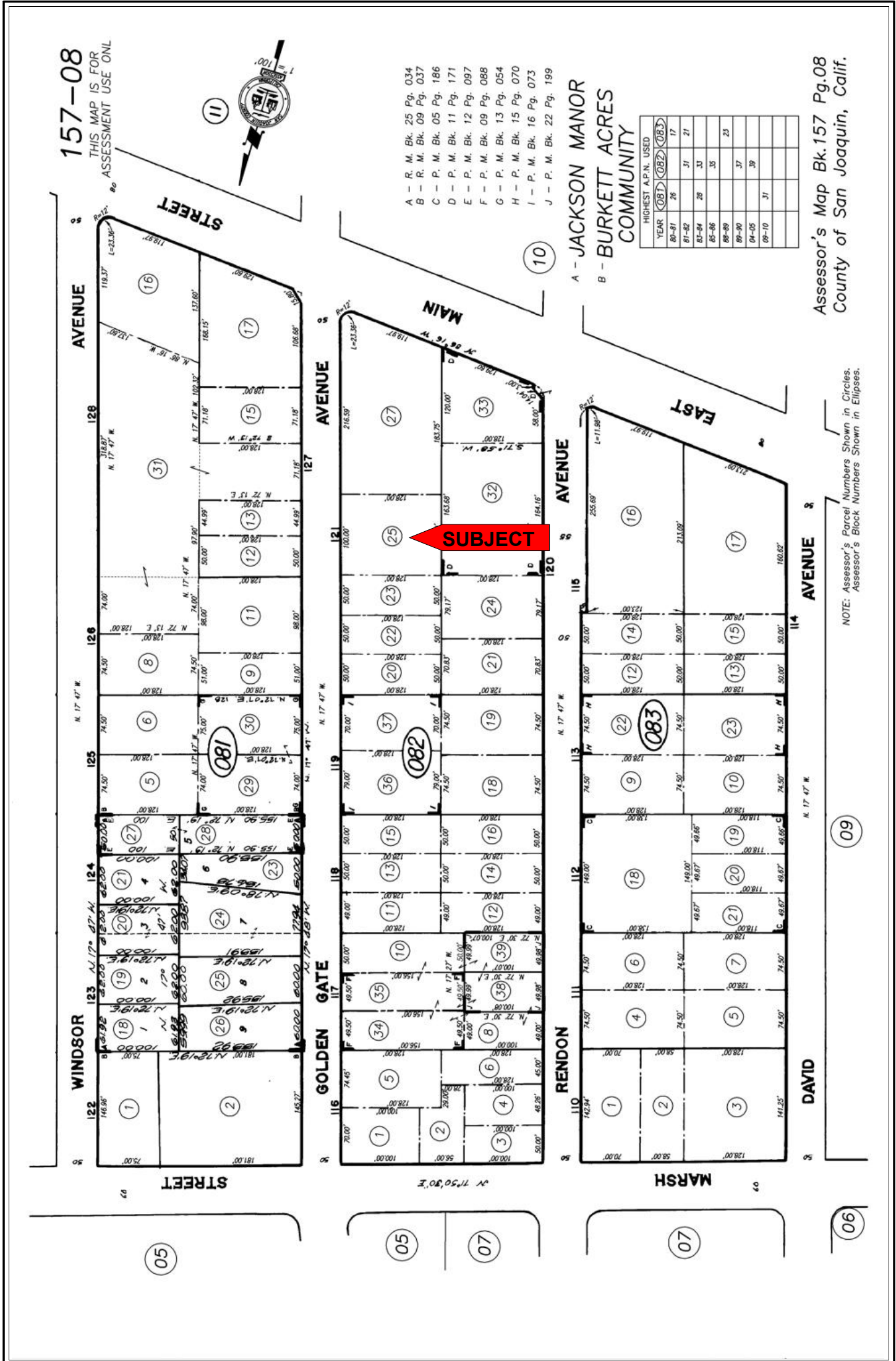
City **Stockton** County **San Joaquin** State **CA** Zip Code **95205**

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SKETCH CALCULATIONS		Perimeter	Area
 <p>A1</p>	<p>A1 : 16.0 x 20.0 =</p> <p>Shop/Storage</p>		<p>320.0</p> <p>320.0</p>
 <p>A2</p>	<p>A2 : 6.0 x 5.0 =</p> <p>Outbuilding</p>		<p>30.0</p> <p>30.0</p>
			Total Misc. Area
			-350.0
 <p>A3 A4 A5</p>	<p>A3 : 38.0 x 14.8 =</p> <p>A4 : 32.8 x 8.5 =</p> <p>A5 : 16.8 x 11.0 =</p> <p>Attached Garage</p> <p>First Floor</p>		<p>560.5</p> <p>278.4</p> <p>184.3</p> <p>-127.5</p> <p>895.7</p>
 <p>A7</p>	<p>A7 : 10.5 x 14.8 =</p> <p>Laundry/Porch</p>		<p>154.9</p> <p>154.9</p>
 <p>A8</p>	<p>A8 : 16.0 x 8.5 =</p> <p>Porch Addition</p>		<p>136.0</p> <p>136.0</p>
			Total Living Area
			604.8
 <p>A9</p>	<p>A9 : 8.5 x 15.0 =</p> <p>Attached Garage</p>		<p>127.5</p> <p>127.5</p>
			Total Garage Area
			127.5

WinSketch by Jammin Software

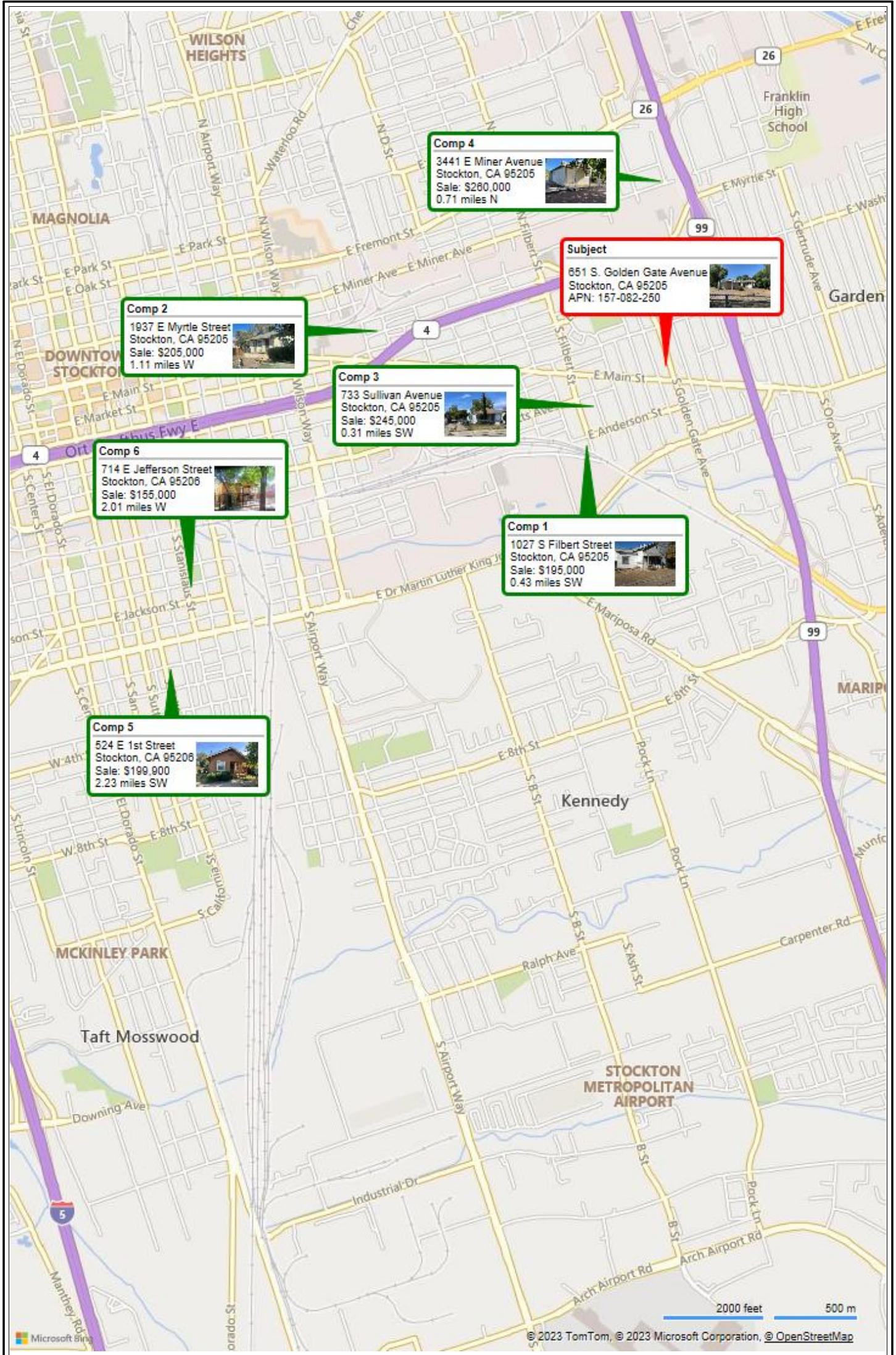
Borrower **Lavandera-Palafox, Bruno A / Veliz-Espinoza, Claudia C**
 Property Address **651 S. Golden Gate Avenue**
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 Lender/Client **Salas Financial** Address **9320 Chesapeake Drive Suite 116, San Diego, CA 92123**



Levitt Appraisal Service
LOCATION MAP ADDENDUM

File No. 23-0115
Case No.

Borrower **Lavandera-Palafox, Bruno A / Veliz-Espinoza, Claudia C**
Property Address **651 S. Golden Gate Avenue**
City **Stockton** County **San Joaquin** State **CA** Zip Code **95205**
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Levitt Appraisal Service
SUBJECT PHOTO ADDENDUM

File No. 23-0115
Case No.

Borrower **Lavandera-Palafox, Bruno A / Veliz-Espinoza, Claudia C**

Property Address **651 S. Golden Gate Avenue**

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Lender/Client **Salas Financial** Address **9320 Chesapeake Drive Suite 116, San Diego, CA 92123**



**FRONT OF
SUBJECT PROPERTY**
651 S. Golden Gate Avenue
Stockton, CA 95205



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Levitt Appraisal Service
SUBJECT PHOTO ADDENDUM

File No. 23-0115
Case No.

Borrower **Lavandera-Palafox, Bruno A / Veliz-Espinoza, Claudia C**

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Lender/Client **Salas Financial** Address **9320 Chesapeake Drive Suite 116, San Diego, CA 92123**



Street scene opposite direction



Additional front view of dwelling



Side view of dwelling

Levitt Appraisal Service
SUBJECT PHOTO ADDENDUM

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County

San Joaquin

State

CA

Zip Code

95205

Lender/Client

Salas Financial

Address

9320 Chesapeake Drive Suite 116, San Diego, CA 92123



Side view of dwelling



Vacant lot next to subject



Shop/storage building

Levitt Appraisal Service
SUBJECT PHOTO ADDENDUM

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City **Stockton** County **San Joaquin** State **CA** Zip Code **95205**

Lender/Client **Salas Financial** Address **9320 Chesapeake Drive Suite 116, San Diego, CA 92123**



Interior view of shop/storage building



Additional view of shop/storage building



Outbuilding

Levitt Appraisal Service
SUBJECT PHOTO ADDENDUM

File No. 23-0115
Case No.

Borrower **Lavandera-Palafox, Bruno A / Veliz-Espinoza, Claudia C**
Property Address **651 S. Golden Gate Avenue**
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Interior view of outbuilding



Boarded and broken windows



View showing poor condition of roof

Levitt Appraisal Service
SUBJECT PHOTO ADDENDUM

File No. 23-0115
Case No.

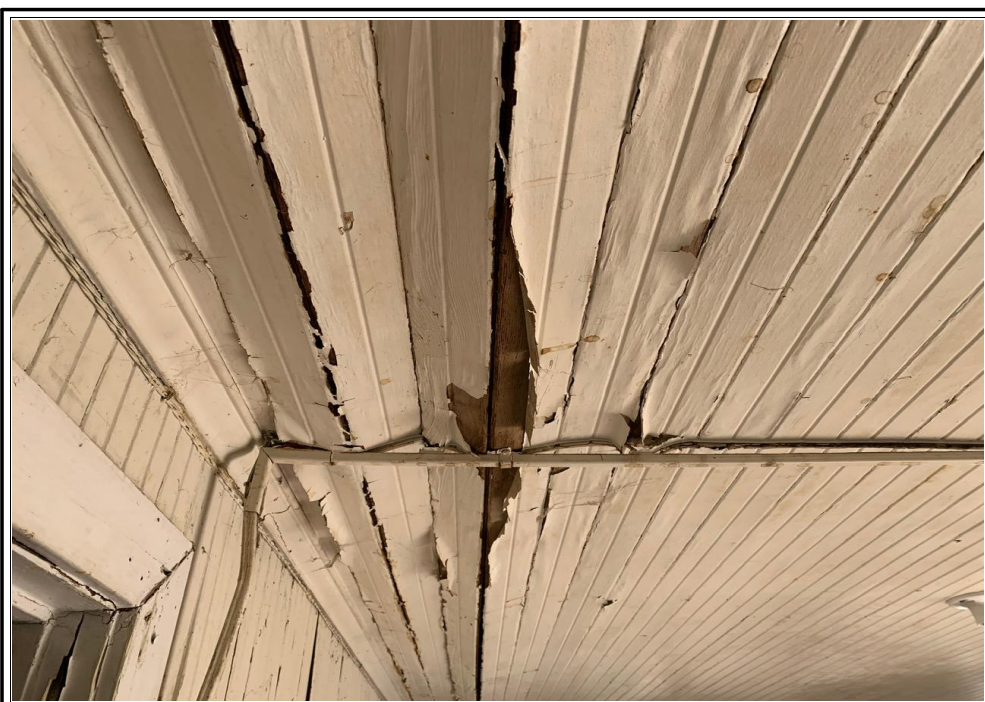
Borrower **Lavandera-Palafox, Bruno A / Veliz-Espinoza, Claudia C**
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Additional view showing roof



Enclosed porch addition
Not included in GLA square footage



Damage to wood ceiling in enclosed porch area

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Kitchen



Porch/Laundry Area
Not included in GLA square footage



significant cracking to foundation in
Porch/Laundry area

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Damaged interior walls



Bedroom



Damaged interior walls

Levitt Appraisal Service
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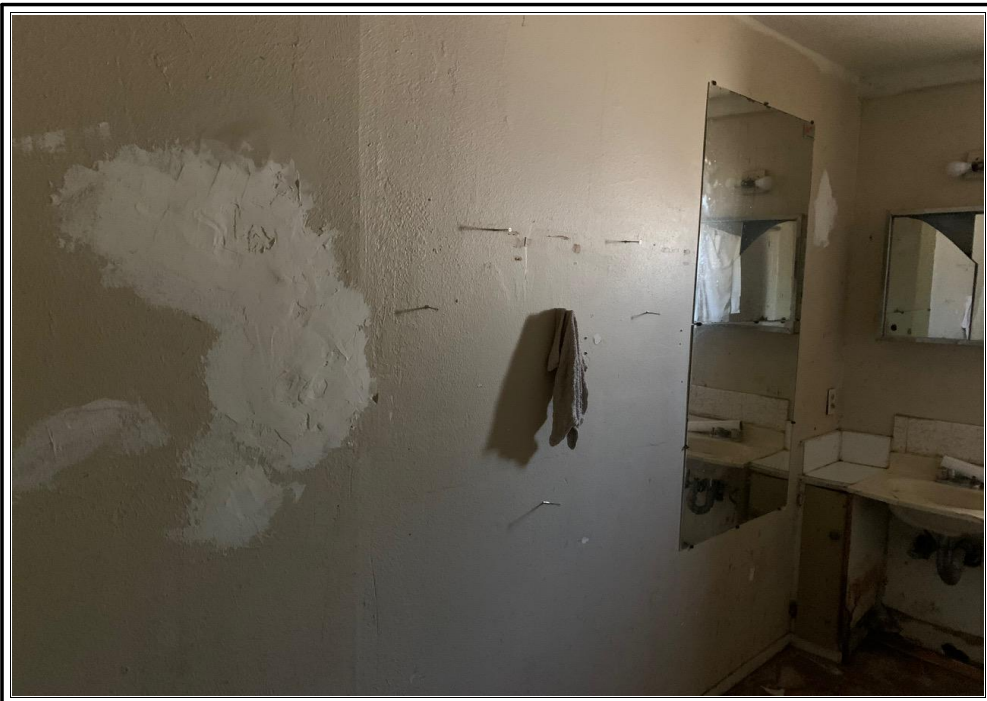
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Bathroom



Additional view of Bathroom showing damaged to wall



Additional view of Bathroom showing damaged to wall

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Additional view of Bathroom - showing vinyl floor coverings removed



Damaged tile in tub/shower



Damaged tile in tub/shower

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Bedroom



Damage to interior wall



Damaged flooring

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Ceiling damage in Bedroom



Ceiling damage in Bedroom



Patched wall in Bedroom

Levitt Appraisal Service
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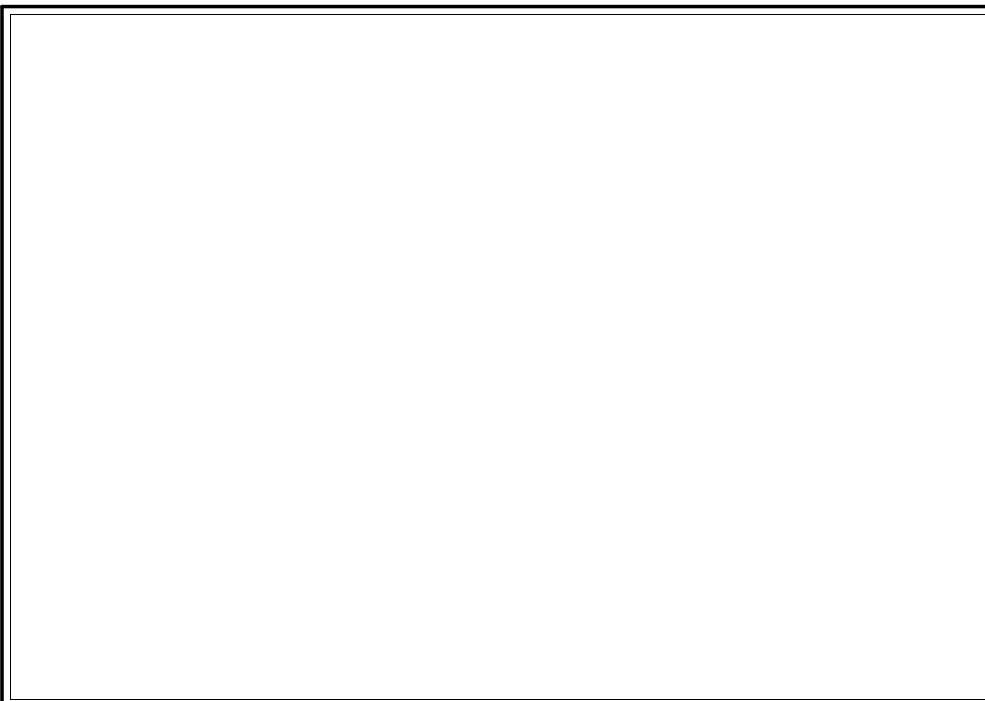
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Damaged exterior siding



Damaged exterior siding and paint at end of physical life



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COMPARABLE SALE # 1
1027 S Filbert Street
Stockton, CA 95205



COMPARABLE SALE # 2
1937 E Myrtle Street
Stockton, CA 95205



COMPARABLE SALE # 3
733 Sullivan Avenue
Stockton, CA 95205

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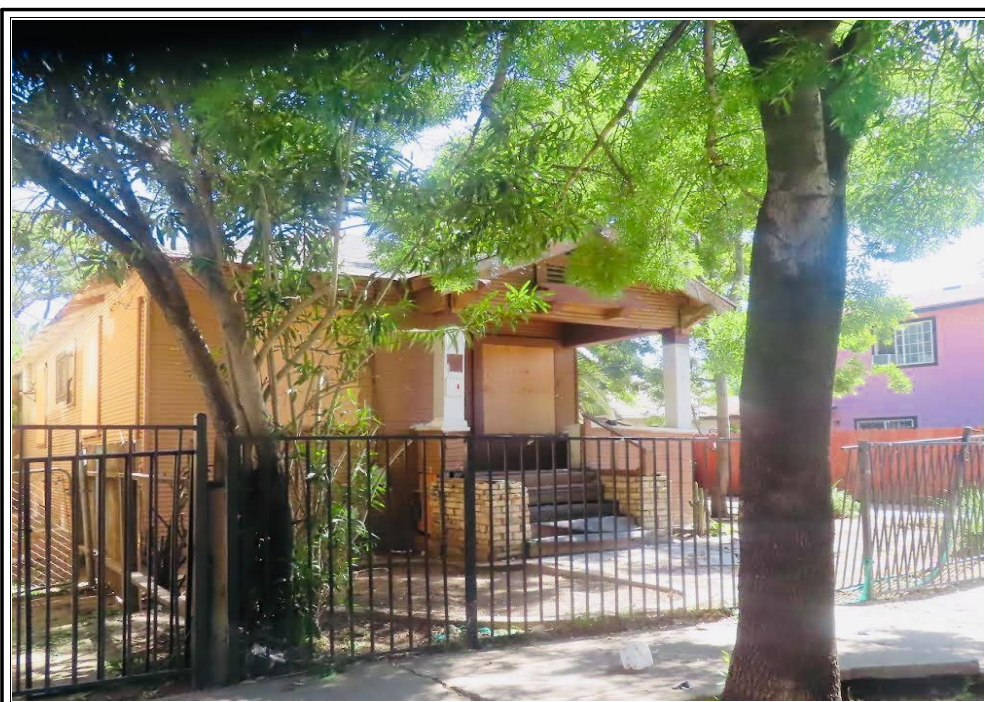
COMPARABLE SALE # 4

3441 E Miner Avenue
Stockton, CA 95205



COMPARABLE SALE # 5

524 E 1st Street
Stockton, CA 95206



COMPARABLE SALE # 6

714 E Jefferson Street
Stockton, CA 95206

MULTI PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

File No. **23-0115**

Case No.

Borrower/Client **Lavandera-Palafox, Bruno A / Veliz-Espinoza, Claudia C**

Property Address **651 S. Golden Gate Avenue**

City **Stockton** County **San Joaquin** State **CA** Zip Code **95205**

Lender **Salas Financial** Address **9320 Chesapeake Drive Suite 116, San Diego, CA 92123**

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Controller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC) and the Federal Reserve.

This Multi-Purpose Supplement Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a Federally related transaction.

EXTENT OF APPRAISAL PROCESS

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is present first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on Marshall & Swift Residential Cost Services supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. The knowledge is based on prior/or current analysis of site sales and/or abstractions of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

SUBJECT PROPERTY OFFERING INFORMATION

- According to **the purchase contract,** _____ the subject property:
- has not been offered** for sale in the past 30 days.
 - is currently offered** for sale for \$ 170,000.
 - was offered** for sale within the past 30 days for \$ _____.
 - Offering information **was considered** in the final reconciliation of value.
 - Offering information **was not considered** in the final reconciliation of value.
 - Offering information **was not available**. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

SALE HISTORY OF SUBJECT PROPERTY

- According to **Public Records (Parcelquest)** _____ the subject property:
- has not transferred** in the past twelve months. **has not transferred** in the past 36 months.
 - has transferred** in the past twelve months. **has transferred** in the past 36 months.
 - All prior sales which have occurred in the past months are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

FEMA FLOOD HAZARD DATA

- Subject property **is not located** in a FEMA Special Flood Hazard Area.
 - Subject property **is located** in a FEMA Special Flood Hazard Area.
- | Zone | FEMA Map/Panel# | Map Date | Name of Community |
|----------|---------------------|-------------------|-------------------------|
| X | 06077C-0480F | 10/16/2009 | City of Stockton |
- The community **does not participate** in the National Flood Insurance Program.
 - The community **does participate** in the National Flood Insurance Program.
 - It is covered by **a regular** program.
 - It is covered by **an emergency** program.

CURRENT SALES CONTRACT

- The subject property is **currently not under contract**.
- The contract and/or escrow instructions **were not available for review**. The unavailability of the contract is explained later in the addenda section.
- The contract and/or escrow instructions **were reviewed**. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller
05/05/2023	N/A	\$170,000	Kenedy, Dean & Dollie S

- The contract indicated that personal property **was not included** in the sale.
- The contract indicated that personal property **was included**. It consisted of _____ Estimated contributory value is \$ _____.
- Personal property **was not included** in the final value estimate.
- Personal property **was included** in the final value estimate.
- The contract indicated **no financing concessions** or other incentives.
- The contract indicated **the following concessions** or incentives: _____
- If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

MARKET OVERVIEW Include an explanation of current market conditions and trends.

0-3 month(s) is considered a reasonable marketing period for the subject property based on on MLS statistical data.

ADDITIONAL CERTIFICATION

- The Appraiser certifies and agrees that:
- (1) Their analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP").
 - (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
 - (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

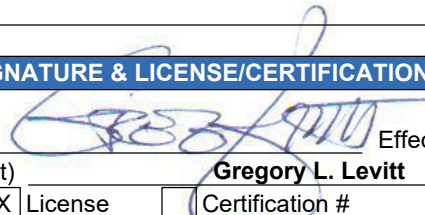
ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

ADDITIONAL COMMENTS

N/A

APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature  Effective Date 05/16/2023 Date Prepared 05/21/2023
 Appraiser's Name (print) Gregory L. Levitt Phone # (209) 603-2023
 State CA License Certification # AL031586 Tax ID # 84-3998646

CO-SIGNING APPRAISER'S CERTIFICATION

- The co-signing appraiser **has personally inspected** the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusion and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.
- the co-signing appraiser **has not personally inspected** the interior of the subject property and:
 - has not inspected** the exterior of the subject property and all comparable sales listed in the report.
 - has inspected** the exterior of the subject property and all comparable sales listed in the report.
- The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.
- The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Co-Signing
 Appraiser's Signature _____ Effective Date _____ Date Prepared _____
 Co-Signing Appraiser's Name (print) _____ Phone # (_____) _____
 State License Certification # _____ Trainee _____ Tax ID # _____

APPRAISAL COMPLIANCE

Borrower/Client Lavandera-Palafox, Bruno A / Veliz-Espinoza, Claudia C
Address 651 S. Golden Gate Avenue
City Stockton County San Joaquin State CA Zip Code 95205
Lender/Client Salas Financial

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:
[X] Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
[] Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

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

PRIOR SERVICES

[X] I have NOT performed services, as an appraiser or in another capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
[] I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

[X] HAVE made a personal inspection of the property that is the subject of this report.
[] have NOT made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[] A reasonable marketing time for the subject property is ___ day(s) utilizing market conditions pertinent to the appraisal assignment.
[X] A reasonable exposure time for the subject property is 14 - 45 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature Gregory L. Levitt Date of Signature 05/21/2023 State Certification # AL031586 State CA Expiration Date of Certification or License 08/14/2023 Effective Date of Appraisal 05/16/2023
Supervisory Appraiser Inspection of Subject Property: [] Did Not [] Exterior Only from street [] Interior and Exterior