

**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

2100 E Stockwell St  
TR=4631 EX OF ST LOT 14 BLK O  
Compton, CA 90222

**FOR:**

Geo-Corp, Inc  
901 Corporate Center, Dr. Suite 401, Monterey Park, CA, 91754

**AS OF:**

09/24/2024

**BY:**

Jialiang Pike Wang

Borrower	Tule River Homebuyer Earned Equity Agency	File No.	2409013-100996
Property Address	2100 E Stockwell St		
City	Compton	County	Los Angeles
		State	CA
		Zip Code	90222
Lender/Client	Geo-Corp, Inc		

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# Uniform Residential Appraisal Report

FHA#199-0069287  
File # 2409013-100996

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

SUBJECT

Property Address **2100 E Stockwell St** City **Compton** State **CA** Zip Code **90222**  
 Borrower **Tule River Homebuyer Earned Equity Agency** Owner of Public Record **See the \*\*\*\* in below** County **Los Angeles**  
 Legal Description **TR=4631 EX OF ST LOT 14 BLK O**  
 Assessor's Parcel # **6155-012-042** Tax Year **2024** R.E. Taxes \$ **167,280**  
 Neighborhood Name **Compton** Map Reference **31084** Census Tract **5414.02**  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ **0**  PUD HOA \$ **0**  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)  
 Lender/Client **Geo-Corp, Inc** Address **901 Corporate Center, Dr. Suite 401, Monterey Park, CA, 91754**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **DOM 8;DATA SOURCE:TheMLS.com, It is a specific web site of Brokers board in the West L.A. area. It was listed for \$710,000 on 06/15/2024, it was up to \$725,000 on 08/14/2024. Themls#MB 24122634.**

CONTRACT

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **Arms length sale;Arms length sale;It is a typical purchase contract.**  
 Contract Price \$ **735,000** Date of Contract **08/06/2024** Is the property seller the owner of public record?  Yes  No Data Source(s) **Realquest**  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid. **\$0;;**

NEIGHBORHOOD

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %			
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	490	Low	0	Multi-Family	5 %
Neighborhood Boundaries	<b>North-Frwy 105;South-Alondra Blvd;West-Central Ave;East-Frwy 710. The subject is located in city of Compton.</b>						850	High	140	Commercial	5 %	
Neighborhood Description	<b>The subject is located in a residential area comprised of mostly since family homes with similar age, appeal, quality and condition. Most of homes are in one or two stories, frame and stucco with average proximity to public supporting facilities. The subject is located 1/4 mile east of Wilmington Ave. Frwy 105 is located in 1 mile north of the subject.</b>						600	Pred.	70	Other	%	
Market Conditions (including support for the above conclusions)	<b>See the addendum</b>											

SITE

Dimensions **see the plat map** Area **2249 sf** Shape **RECTANGULAR** View **N;Res;**  
 Specific Zoning Classification **LCR1\*** Zoning Description **SINGLE FAMILY RESIDENTIAL**  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe  
 Utilities **Public Other (describe)** **Public Other (describe)** **Off-site Improvements - Type** **Public Private**  
 Electricity   Water   Street **ASPHALT**    
 Gas   Sanitary Sewer   Alley **NONE**    
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map # **06037C1815F** FEMA Map Date **09/26/2008**  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe  
**Per inspection, the subject is an corner lot with typical on and off site improvements. No adverse easements, encroachments or other conditions are noted. The APN # and address on the purchase contract cannot match on the plat map. ( see the attachments ) This plat mpa is current available in the profile of Realquest and county assessor office. I suggest that the lender should check with title.**

IMPROVEMENTS

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab	<input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/C1		Floors	WD,TILE/C1			
# of Stories	<b>2</b>	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	stucco/C1		Walls	drywall/C1			
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	<b>0</b> sq.ft.	Roof Surface	COMP/TILE/C1		Trim/Finish	wood/C1			
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	<b>0</b> %	Gutters & Downspouts	vinyl/C1		Bath Floor	TILE/C1			
Design (Style)	<b>trad</b>	<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	vinyl/C1		Bath Wainscot	Tile/C1			
Year Built	<b>2024</b>	Evidence of	<input type="checkbox"/> Infestation	Storm Sash/Insulated	NONE		Car Storage	<input type="checkbox"/> None			
Effective Age (Yrs)	<b>0</b>	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	NONE		<input type="checkbox"/> Driveway	# of Cars <b>0</b>			
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # <b>0</b>		Driveway Surface				
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel <b>GAS</b>	<input type="checkbox"/> Fireplace(s) # <b>0</b>	<input checked="" type="checkbox"/> Fence <b>brick</b>	<input checked="" type="checkbox"/> Garage	# of Cars <b>1</b>				
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck <b>slab</b>	<input checked="" type="checkbox"/> Porch <b>cover</b>	<input type="checkbox"/> Carport	# of Cars <b>0</b>				
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	<input type="checkbox"/> Pool <b>none</b>	<input type="checkbox"/> Other <b>none</b>	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in			
Appliances	<input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)										
Finished area above grade contains:	<b>6</b> Rooms		<b>3</b> Bedrooms		<b>2.1</b> Bath(s)		<b>1,324</b> Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.).	<b>NONE</b>										

# Uniform Residential Appraisal Report

FHA#199-0069287  
File # 2409013-100996

There are **4** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **665,000** to \$ **768,000**.  
There are **23** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **660,000** to \$ **769,000**.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	2100 E Stockwell St Compton, CA 90222	2236 E Oris St Compton, CA 90222			1504 N Matthisen Ave Compton, CA 90222			2055 E Nord St Compton, CA 90222		
Proximity to Subject		0.27 miles SE			0.25 miles S			0.17 miles NW		
Sale Price	\$ 735,000	\$ 760,000			\$ 760,000			\$ 685,000		
Sale Price/Gross Liv. Area	\$ 555.14 sq.ft.	\$ 506.67 sq.ft.			\$ 546.76 sq.ft.			\$ 527.73 sq.ft.		
Data Source(s)		TheMLS#CV24045511;DOM 15			TheMLS#DW24000631;DOM 14			TheMLS#rs24109912;DOM 7		
Verification Source(s)		Listing agent Oscar825-625-7152			REALQUEST#98791			REALQUEST#435484		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Conv;0			ArmLth Conv;0			ArmLth Conv;0		
Date of Sale/Time		s05/24;c03/24			s02/24;c02/24			s07/24;c06/24		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	2249 sf	4934 sf	-5,000		2000 sf	0		4942 sf	-5,000	
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT2;trad	DT2;trad			DT2;trad			DT2;trad		
Quality of Construction	Q3	Q3			Q3			Q3		
Actual Age	0	0			1	+1,000		60	+30,000	
Condition	C1	C1			C1			C2	+30,000	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	-10,000		Total Bdrms. Baths	-10,000		Total Bdrms. Baths		
Room Count	6 3 2.1	7 4 3.0	-5,000		7 4 3.0	-5,000		6 3 2.0	+5,000	
Gross Living Area	1,324 sq.ft.	1,500 sq.ft.	-9,000		1,390 sq.ft.	-3,000		1,298 sq.ft.	+1,000	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Heating/Cooling	FAU/CAC	FAU/CAC			FAU/CAC			FAU/CAC		
Energy Efficient Items	NONE	NONE			NONE			NONE		
Garage/Carport	1ga	2ga	-5,000		1ga			2ga	-5,000	
Porch/Patio/Deck	PORCH, PATIO	PORCH, PATIO			PORCH, PATIO			PORCH, PATIO		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -34,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -17,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 56,000	
Adjusted Sale Price of Comparables		Net Adj. 4.5 %			Net Adj. 2.2 %			Net Adj. 8.2 %		
		Gross Adj. 4.5 %	\$ 726,000		Gross Adj. 2.5 %	\$ 743,000		Gross Adj. 11.1 %	\$ 741,000	

SALES COMPARISON APPROACH

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

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

Data Source(s) REALQUEST

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) Realquest

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				03/29/2024
Price of Prior Sale/Transfer				\$490,000
Data Source(s)	Realquest	Realquest	Realquest	Realquest
Effective Date of Data Source(s)	09/24/2024	09/24/2024	09/24/2024	09/24/2024

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has no sale/transfer for the 3 year prior to the effective date of this appraisal. Comp#3 was sold for \$490000 on 03/29/2024.

All comps have no other sales/transfers in one year prior their date of sales.

Summary of Sales Comparison Approach All comps are located in the subject's same market area and deemed to be the best available at the time of appraisal.

Comp #1 has similar age and gla. Comp#2 has similar gla as new home. Comp#3 has similar gla and room count. Comp#4 has similar lot size and room count. Comp#5 is model match next door to the subject. Comp#6 has similar room count.

All comps are considered in sales comparison analysis.

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**ADDITIONAL COMMENTS**

**ADDITIONAL COMMENTS ON SUBJECT PROPERTY CONDITION:**

Per inspection, The subject has overall C1 condition in the market. It has new exterior stucco, windows, doors and roof. New exterior and interior paint. It has covered porch in the front, new hardwood floor in the living room and dining area. It has new tile floor, quartz counter tops and new cabinets in the kitchen. It has new tile floor, cabinets, sinks and bathtub/shower in the bathrooms. It also has new hardwood floor in all bedrooms.

At the time of inspection, the utilities ( water and electrical) were on. It has carbon monoxide/smoke detectors. The water heater is double strapped. The estimated value is subject to repair of installing gas meter and turn on the gas.

**COMMENTS ON SALES COMPARISON ANALYSIS:**

I used \$50.00 per sf of living area, \$2,00 per sf of lot size, \$50 per year of age, \$10,000 per room count and \$5,000 per half bathroom count adjustments in the appraisal. The adjustments were made based on the paired sales and historical market reactions.

Comp #1 was listed for \$750,000 on 03/01/2024, It was sold for \$760,000 on 05/08/2024. dom is 15 days. It is a brand new home with similar C1 condition as the subject. it has superior room count and gla and requests downward adjustments.

Comp #2 was listed for \$760,500 on 01/03/2024 ,It was sold for \$760,000 on 02/14/2024. dom is 14 days. It was built in 2023, but it is brand new home sale with C1 condition in the market. It has no data of features in the profile of Realquest, Per listing, it has 1390 sf of gla 4 bedrooms and 3 baths including ADU in the back. The ADU was fully permitted. It is still regarding a single family residential.

Comp #3 was listed for \$659,000 on 05/30/2024, It was sold for \$685,000 on 06/30/2024. dom is 7 days. It is a recently fully remodeled home with C2 condition, It requests upward adjustments in condition.

Comp#4 was listed for \$670,000 on 01/20/2024, It was sold for \$685,000 on 09/09/2024, dom is 81 days. It has remodeled kitchen with granite counter tops, newer cabinets, tile floor and stainless steel appliances. It has gleaming hardwood flooring throughout. It has overall C3 condition than the subject and requests upward adjustments.

Comp#5 is a model match next door to the subject and also is a brand new home.

Comp#6 has similar C3 condition and requests upward adjustments. .

The range of adjusted value is from \$731,000 to \$747,000.

Less weight go to comp#3 and #4 due to older age home.

The most weight is given to comp#1 and comp#2 due to new home as the subject.

The estimated value is bracket of sales prices and also in the bracket of adjusted value.

The estimated value is higher than the predominant price of 1 unit home in the area due to new construction with C1 condition in the market. But it has no adverse impact on its market abilities.

**The intend user is HUD AND FHA.**

It has slab foundation. (not crawl space ) Per attic inspections, It meets Minimum Property Requirements of HUD Handbook 4150.2 and 4905.1.

**except installation of gas meter.**

It meets the Property Acceptability Criteria which include HUD's Minimum Property Requirements (MPR) as outlined in the Handbook 4000.1 FHA Single Family Housing Policy Handbook **except installation of gas meter.**

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

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Limited land sale is available in the area. Land value is obtained from direct comparisons and abstraction.

The land to value is over 30% of guideline of Fannie Mae, But, it is typical in the area.

**COST APPROACH**

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$ 260,000
Source of cost data	MARSHALL&SWIFT	DWELLING	1,324 Sq.Ft. @ \$ 285.00 = \$ 377,340
Quality rating from cost service	Q3 Effective date of cost data 09/2024		0 Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		PORCH, PATIO, PL,...	= \$ 55,000
LAND TO TOTAL VALUE RATIO IS TYPICAL FOR THE AREA. ;		Garage/Carport	200 Sq.Ft. @ \$ 55.00 = \$ 11,000
REPLACEMENT COST IS PER MARSHAL AND SWIFT RESIDENTIAL		Total Estimate of Cost-New	= \$ 443,340
COST HANDBOOK AND LOCAL CONTRACTORS; DEPRECIATION IS		Less Physical Functional External	
BASED ON STRAIGHT LINE METHOD WITH 65 YEARS OF		Depreciation	= \$( )
ECONOMIC LIFE.		Depreciated Cost of Improvements	= \$ 443,340
		"As-is" Value of Site Improvements	= \$ 35,000
Estimated Remaining Economic Life (HUD and VA only)	65 Years	<b>INDICATED VALUE BY COST APPROACH</b>	<b>= \$ 738,340</b>

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

**INCOME**

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM)

**PROJECT INFORMATION FOR PUDs (if applicable)**

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

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

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

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

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as but not limited to needed repairs, deterioration, the presence of hazardous wastes, toxic substances,

## Uniform Residential Appraisal Report

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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



## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

### Condition Ratings and Definitions

#### C1

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

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

#### C2

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

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

#### C3

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

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

#### C4

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

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

#### C5

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

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

#### C6

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

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

### Quality Ratings and Definitions

C1

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

### Quality Ratings and Definitions (continued)

#### Q3

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

#### Q4

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

#### Q5

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

#### Q6

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

### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

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

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

#### Updated

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

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

#### Remodeled

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

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

### Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

### Abbreviations Used in Data Standardization Text

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



# Market Conditions Addendum to the Appraisal Report

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 **2100 E Stockwell St** City **Compton** State **CA** ZIP Code **90222**

Borrower **Tule River Homebuyer Earned Equity Agency**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	14	5	4	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.33	1.67	1.33	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	7	5	4	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3.0	3.0	3.0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	733,000	742,000	739,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	24	15	29	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	735,000	746,000	741,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	11	25	19	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	99	99	99	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **The seller credit the buyer for closing cost, increasing the selling agent commission of the contracted price.**

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).

Cite data sources for above information. **www.Themls.com, Realquest Data source, California Association of REALTOR,**

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.

Since the most lenders raise the requirements for loan application, it is more difficult to get the finance in the market. The interest rate is ticking higher; Unemployment rate is 5.2% in June, 2024, in California.

The local data shows that the months of housing supply is 3 months .

But,he most indicators show that the overall market trend is stable the past 12 months.

The ratio of REO sale is about 1%

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

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

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

**Supplemental Addendum**

File No. 2409013-100996

Borrower	Tule River Homebuyer Earned Equity Agency				
Property Address	2100 E Stockwell St				
City	Compton	County	Los Angeles	State	CA Zip Code 90222
Lender/Client	Geo-Corp, Inc				

**Neighborhood Market Conditions:**

Since 01/2023 the market condition of single family in Los Angeles County is stable. Specific areas must be investigated individually to assess the true impact of these trend on market value. Please see the 1004MC addendum.

Real gross domestic product (GDP) increased at an annual rate was 2.5% in 2023. The inflation rate reduced from 8.6% highest since 2022 to 2.3% Aug, 2024. The Fed reduced the interest rate to 4.75 -5.0% on 09/18/2024, It may be decreasing by 2 times x 0.25% by the end of 2024

It is too early to say that Market conditions throughout the nation and within Southern California transitioned from a Seller market to Buyer Market . The inventory is still lower, There are not to much number of defaults, foreclosures, and bank-owned real estate, coupled with distressed sellers.

The highest and best use as improved is currently use as single family residential. It meets the criteria as physically possible, legally permissible, financially feasible and maximally productive.

.This appraisal is adherence to the ANSI standard requirement.

*The only intended user of this appraisal is the client There is no other intended user. No purchaser, seller, or borrower are intended users of this report. No party, other than the intended user, should rely upon this appraisal for any purpose, whatsoever. The fact that some party, other than the client, paid for the appraisal, either directly, or indirectly, does not make them an intended user.*

Owner Name; **GBCASAS INVESTMENTS &/MANAGEMENT INC**





## Subject Photo Page

Borrower	Tule River Homebuyer Earned Equity Agency				
Property Address	2100 E Stockwell St				
City	Compton	County	Los Angeles	State	CA
Lender/Client	Geo-Corp, Inc				
				Zip Code	90222



### Subject Front

2100 E Stockwell St  
 Sales Price 735,000  
 Gross Living Area 1,324  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location N;Res;  
 View N;Res;  
 Site 2249 sf  
 Quality Q3  
 Age 0



### Subject Rear



### Subject Street

## Subject Interior Photo Page

Borrower	Tule River Homebuyer Earned Equity Agency				
Property Address	2100 E Stockwell St				
City	Compton	County	Los Angeles	State	CA
Zip Code	90222				
Lender/Client	Geo-Corp, Inc				

### Subject Interior-LIVING ROOM

2100 E Stockwell St  
 Sales Price 735,000  
 Gross Living Area 1,324  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location N;Res;  
 View N;Res;  
 Site 2249 sf  
 Quality Q3  
 Age 0



### Subject Interior-KITCHEN



### Subject-BATHROOM-01

HALF BATH



## PHOTOGRAPH ADDENDUM

Borrower	Tule River Homebuyer Earned Equity Agency				
Property Address	2100 E Stockwell St				
City	Compton	County	Los Angeles	State	CA
Lender/Client	Geo-Corp, Inc				



BATH-02



BATH-03



GAS METER IS NOT INSTALLED YET

### Photograph Addendum

Borrower	Tule River Homebuyer Earned Equity Agency						
Property Address	2100 E Stockwell St						
City	Compton	County	Los Angeles	State	CA	Zip Code	90222
Lender/Client	Geo-Corp, Inc						



GAS IS NOT ON



WATER IS ON



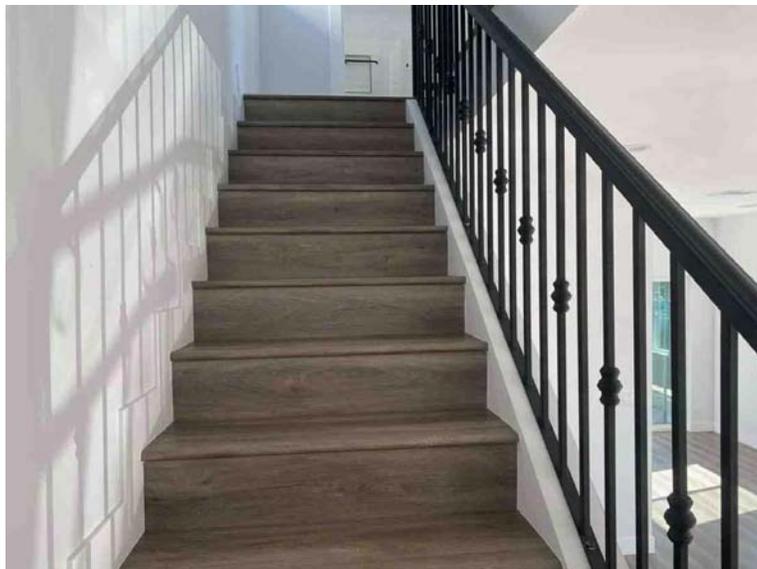
COVER FRONT PORCH

### Photograph Addendum

Borrower	Tule River Homebuyer Earned Equity Agency						
Property Address	2100 E Stockwell St						
City	Compton	County	Los Angeles	State	CA	Zip Code	90222
Lender/Client	Geo-Corp, Inc						



DINING



STAIR WAY



LAUNDRY

### Photograph Addendum

Borrower	Tule River Homebuyer Earned Equity Agency						
Property Address	2100 E Stockwell St						
City	Compton	County	Los Angeles	State	CA	Zip Code	90222
Lender/Client	Geo-Corp, Inc						



FOYER



UNCOVERED PATIO / FAMILY



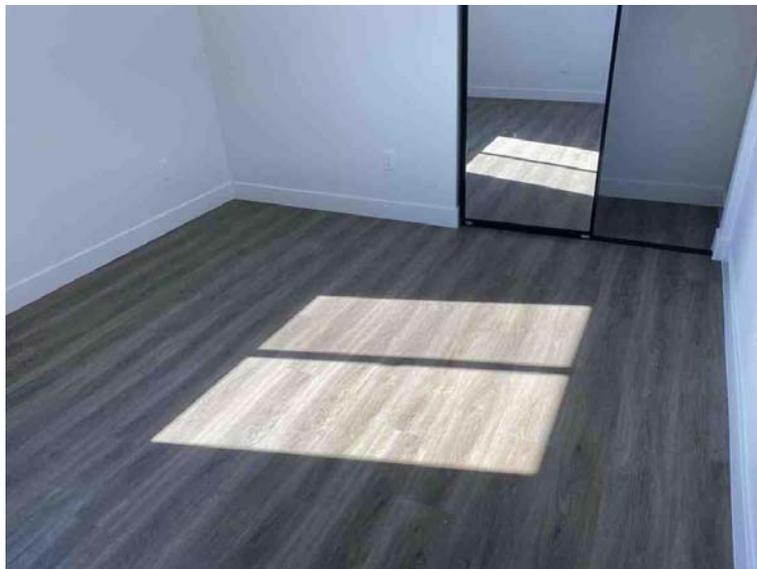
HALL WAY

### Photograph Addendum

Borrower	Tule River Homebuyer Earned Equity Agency				
Property Address	2100 E Stockwell St				
City	Compton	County	Los Angeles	State	CA Zip Code 90222
Lender/Client	Geo-Corp, Inc				



BED-01



BED-02



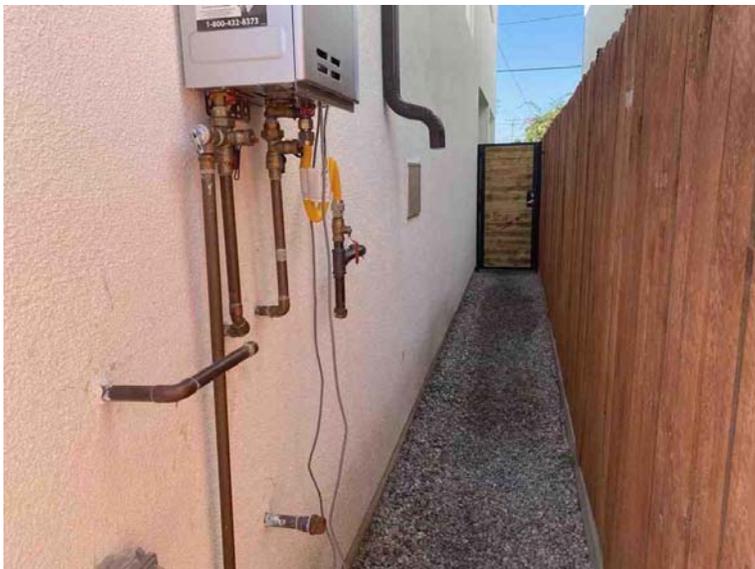
BED-03

## Photograph Addendum

Borrower	Tule River Homebuyer Earned Equity Agency				
Property Address	2100 E Stockwell St				
City	Compton	County	Los Angeles	State	CA Zip Code 90222
Lender/Client	Geo-Corp, Inc				



CARBON MONOXIDE/FIRE ALARM COMBINATION



CARBON MONOXIDE / FIRE ALARM COMBINATION



TANK LESS WATER HEATER

### Photograph Addendum

Borrower	Tule River Homebuyer Earned Equity Agency						
Property Address	2100 E Stockwell St						
City	Compton	County	Los Angeles	State	CA	Zip Code	90222
Lender/Client	Geo-Corp, Inc						



INSIDE GARAGE



ATTIC



ATTIC

### Photograph Addendum

Borrower	Tule River Homebuyer Earned Equity Agency						
Property Address	2100 E Stockwell St						
City	Compton	County	Los Angeles	State	CA	Zip Code	90222
Lender/Client	Geo-Corp, Inc						



BACK YARD



CARBON MONOXIDE / FIRE ALARM  
COMBINATION



CARBON MONOXIDE / FIRE ALARM  
COMBINATION

## Comparable Photo Page

Borrower	Tule River Homebuyer Earned Equity Agency				
Property Address	2100 E Stockwell St				
City	Compton	County	Los Angeles	State	CA
Lender/Client	Geo-Corp, Inc				
				Zip Code	90222



### Comparable 1

2236 E Oris St  
 Prox. to Subject 0.27 miles SE  
 Sale Price 760,000  
 Gross Living Area 1,500  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 3.0  
 Location N;Res;  
 View N;Res;  
 Site 4934 sf  
 Quality Q3  
 Age 0



### Comparable 2

1504 N Matthisen Ave  
 Prox. to Subject 0.25 miles S  
 Sale Price 760,000  
 Gross Living Area 1,390  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 3.0  
 Location N;Res;  
 View N;Res;  
 Site 2000 sf  
 Quality Q3  
 Age 1



### Comparable 3

2055 E Nord St  
 Prox. to Subject 0.17 miles NW  
 Sale Price 685,000  
 Gross Living Area 1,298  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;

## Comparable Photo Page

Borrower	Tule River Homebuyer Earned Equity Agency				
Property Address	2100 E Stockwell St				
City	Compton	County	Los Angeles	State	CA
Lender/Client	Geo-Corp, Inc				
				Zip Code	90222



### Comparable 4

13700 S Willowbrook Ave  
 Prox. to Subject 0.36 miles E  
 Sale Price 685,000  
 Gross Living Area 1,672  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location A;near rail road;  
 View N;Res;  
 Site 2424 sf  
 Quality Q3  
 Age 18



### Comparable 5

2102 E Stockwell St  
 Prox. to Subject 0.00 miles  
 Sale Price 725,000  
 Gross Living Area 1,324  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 3.0  
 Location N;Res;  
 View N;Res;  
 Site 2236 sf  
 Quality Q3  
 Age 0



### Comparable 6

1960 E Keeton St / COMMUNIT SECURITY GATE  
 Prox. to Subject 1.87 miles E  
 Sale Price 749,900  
 Gross Living Area 1,920  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location N;Res;  
 View N;Res;

**Photograph Addendum**

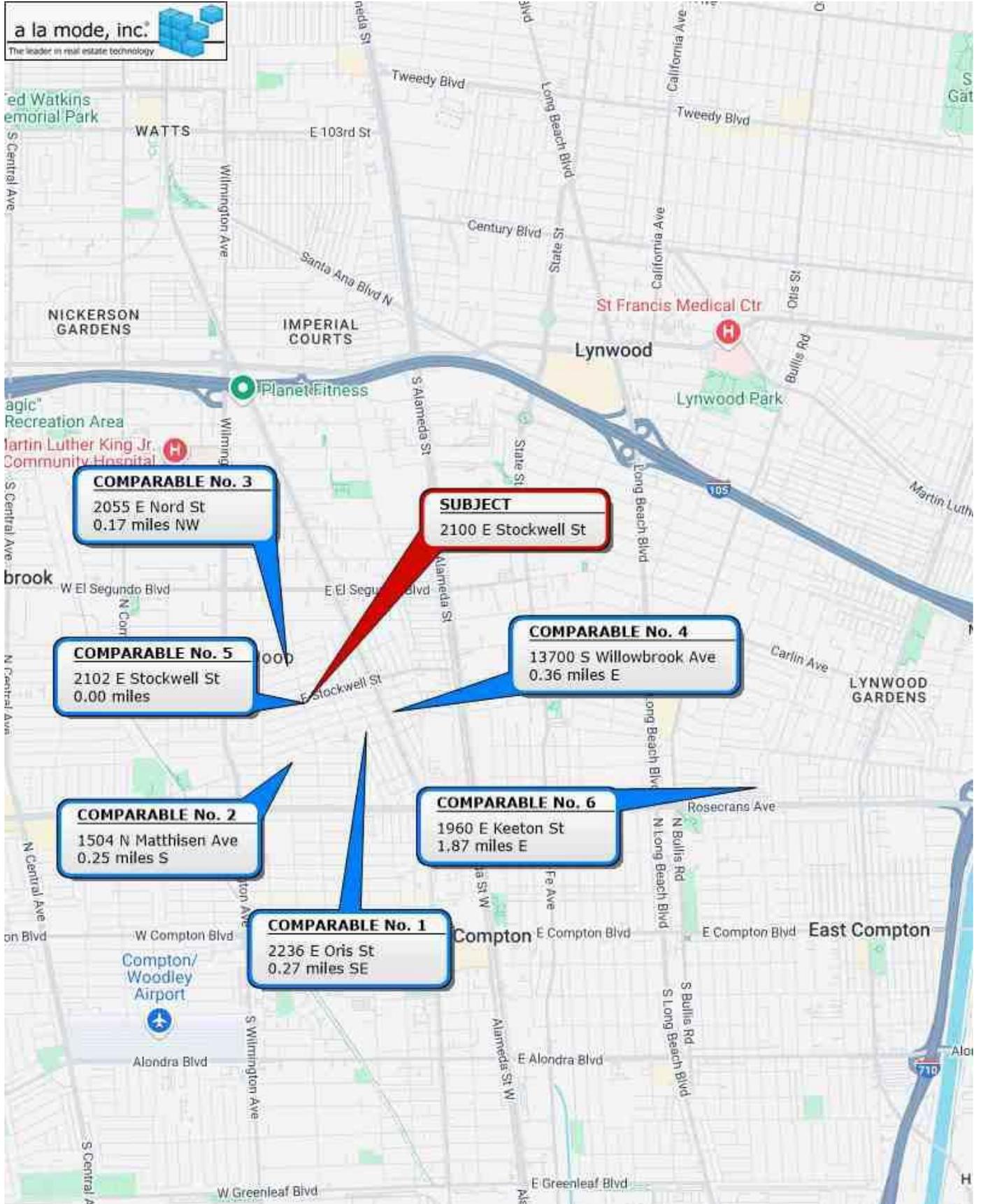
Borrower	Tule River Homebuyer Earned Equity Agency				
Property Address	2100 E Stockwell St				
City	Compton	County	Los Angeles	State	CA Zip Code 90222
Lender/Client	Geo-Corp, Inc				



Comp#6, 1960 E Keeton St  
photo from mls.

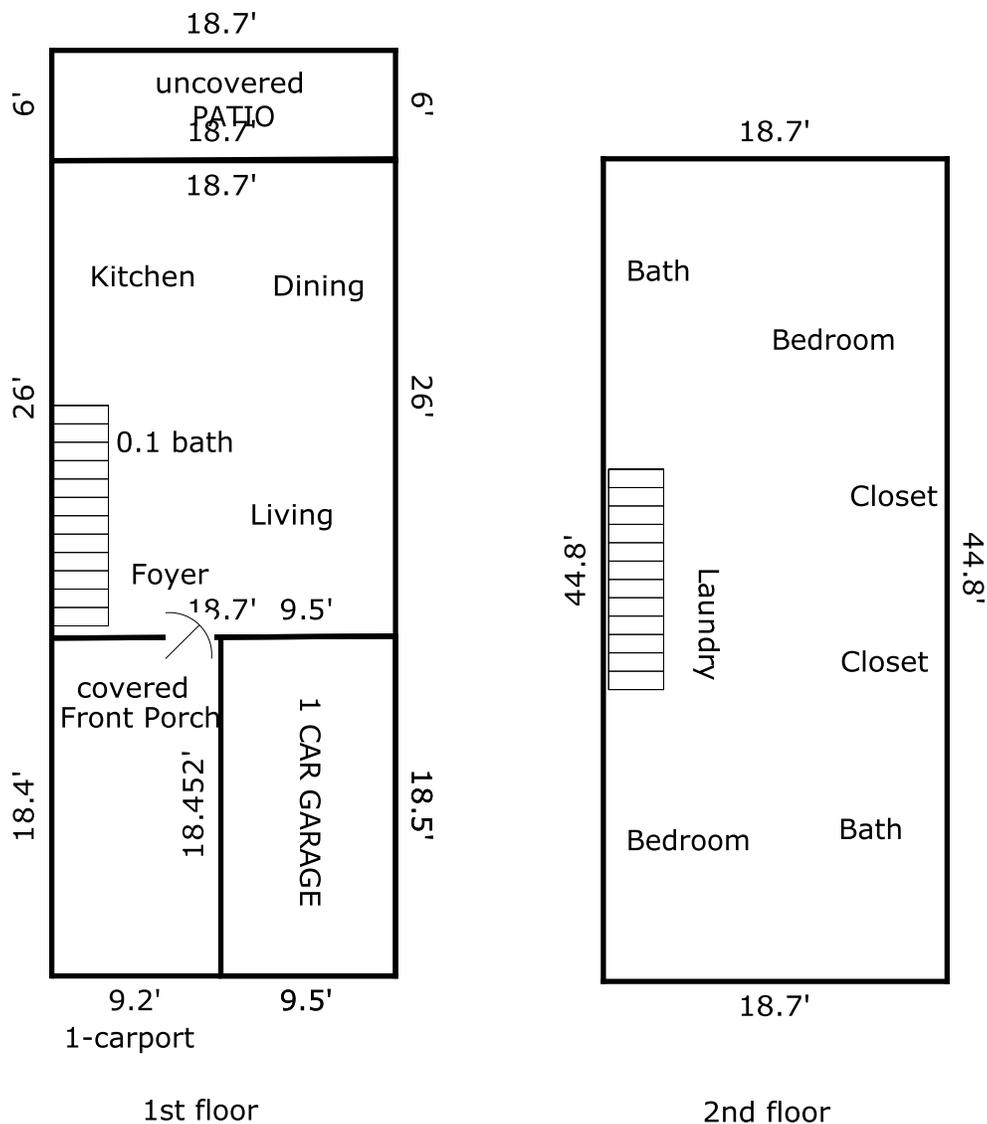
## Location Map

Borrower	Tule River Homebuyer Earned Equity Agency			
Property Address	2100 E Stockwell St			
City	Compton	County	Los Angeles	State CA      Zip Code 90222
Lender/Client	Geo-Corp, Inc			



### Building Sketch

Borrower	Tule River Homebuyer Earned Equity Agency				
Property Address	2100 E Stockwell St				
City	Compton	County	Los Angeles	State	CA
Lender/Client	Geo-Corp, Inc				
				Zip Code	90222



TOTAL Sketch by a la mode

#### Area Calculations Summary

Living Area		Calculation Details
First Floor	486.2 Sq ft	$18.7 \times 25.9 = 484.33$ $0.5 \times 18.7 \times 0.1 = 0.935$ $0.5 \times 18.7 \times 0.1 = 0.935$
Second Floor	837.76 Sq ft	$44.8 \times 18.7 = 837.76$
<b>Total Living Area (Rounded):</b>	<b>1324 Sq ft</b>	
<b>Non-living Area</b>		
1 Car Carport	345.015 Sq ft	$18.7 \times 18.4 = 344.08$ $0.5 \times 18.7 \times 0.1 = 0.935$
1 Car Attached	175.521 Sq ft	$9.5 \times 18.452 = 175.293$ $0.5 \times 9.5 \times 0.048 = 0.228$