

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

508 N Tremont St  
Oceanside, CA 92054  
Pm21835 par 1\*us B per doc20-0838682&und int

## FOR

Deephaven Mortgage LLC  
3530 Toringdon Way, Suite 200  
Charlotte, NC 28277

## OPINION OF VALUE

2,150,000

## AS OF

02/23/2024

## BY

April D McCraw  
ADM Appraisals  
2831 Cazadero Drive  
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Individual Condominium Unit Appraisal Report

491359
File # 242-01391

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 508 N Tremont St Unit # B City Oceanside State CA Zip Code 92054
Borrower Joe Velasco & Ramiro Padilla Klein Owner of Public Record 508 N Tremont LLC County San Diego
Legal Description Pm21835 par 1\*us B per doc20-0838682&und int
Assessor's Parcel # 147-081-07-02 Tax Year 2023 R.E. Taxes \$ 25,000
Project Name Tremont Custom Condominiums Phase # 1 Map Reference 41740 Census Tract 0184.00
Occupant [ ] Owner [ ] Tenant [x] Vacant Special Assessments \$ 0 HOA \$ 525 [ ] per year [x] per month
Property Rights Appraised [x] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [x] Refinance Transaction [ ] Other (describe)
Lender/Client Deephaven Mortgage LLC Address 3530 Toringdon Way, Suite 200, Charlotte, NC 28277
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 [x] No
Report data source(s) used, offering price(s), and date(s). CRMLS

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.
Contract Price \$ Date of Contract Is the property seller the owner of public record? [ ] Yes [ ] No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics Condominium Unit Housing Trends Condominium Housing Present Land Use %
Location [ ] Urban [x] Suburban [ ] Rural Property Values [ ] Increasing [x] Stable [ ] Declining PRICE AGE One-Unit 65 %
Built-Up [x] Over 75% [ ] 25-75% [ ] Under 25% Demand/Supply [x] Shortage [ ] In Balance [ ] Over Supply \$ (000) (yrs) 2-4 Unit 2 %
Growth [ ] Rapid [x] Stable [ ] Slow Marketing Time [x] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths 325 Low 1 Multi-Family 3 %
Neighborhood Boundaries The 5 freeway to the north and east and the Pacific Ocean to the south and 3,600 High 45 Commercial 25 %
west. 1,555 Pred. 1 Other 5 %
Neighborhood Description See attached addenda.
Market Conditions (including support for the above conclusions) See attached addenda.

PROJECT SITE

Topography Level Size 5,242 sf Density 3 units/5242 sq. ft. View B;Res;Prtl. Ocn.
Specific Zoning Classification D-9 Zoning Description Mixed Use (Commercial/Residential/Professional)
Zoning Compliance [x] Legal [ ] Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? [ ] Yes [ ] No
[ ] 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 ondSee
attached addenda.
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 Concrete [x] [ ]
FEMA Special Flood Hazard Area [ ] Yes [x] No FEMA Flood Zone X FEMA Map # 06073C0734J FEMA Map Date 12/20/2019
Are the utilities and 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
The subject complex does not appear to have any adverse easments or encroachments. The site has average ingress/egress. No apparent slide areas, and the subject conforms to zoning.

PROJECT INFORMATION

Data source(s) for project information MLS
Project Description [ ] Detached [x] Row or Townhouse [ ] Garden [ ] Mid-Rise [ ] High-Rise [ ] Other (describe)
General Description General Description Subject Phase If Project Completed If Project Incomplete
# of Stories 3 Exterior Walls Stucco # of Units 3 # of Phases 1 # of Planned Phases
# of Elevators 0 Roof Surface Built up # of Units Completed 3 # of Units 3 # of Planned Units
[x] Existing [ ] Proposed Total # Parking 6 # of Units For Sale 0 # of Units For Sale 0 # of Units For Sale
[ ] Under Construction Ratio (spaces/units) 2:1 # of Units Sold 2 # of Units Sold 2 # of Units Sold
Year Built 2023 Type Garage # of Units Rented 1 # of Units Rented 1 # of Units Rented
Effective Age 1 Guest Parking 0 # of Owner Occupied Units 2 # of Owner Occupied Units 2 # of Owner Occupied Units
Project Primary Occupancy [x] Principal Residence [ ] Second Home or Recreational [ ] Tenant
Is the developer/builder in control of the Homeowners' Association (HOA)? [ ] Yes [x] No
Management Group - [x] Homeowners' Association [ ] Developer [ ] Management Agent - Provide name of management company.
Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? [x] Yes [ ] No If Yes, Describe
There are 3 units in the project, therefore each individual owns 33.33% of the project.
Was the project created by the conversion of existing building(s) into a condominium? [ ] Yes [x] No If Yes, describe the original use and date of conversion.
Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? [x] Yes [ ] No If No, describe
Is there any commercial space in the project? [ ] Yes [x] No If Yes, describe and indicate the overall percentage of the commercial space.
;There is no commercial space in the project.

# Individual Condominium Unit Appraisal Report

491359  
File # 242-01391

|  |  |
|--|--|
| PROJECT INFORMATION  | Describe the condition of the project and quality of construction.      The complex appears to be in good condition, and has good appeal, unit mix and quality.<br>The subject's project has been well maintained. |
|  | Describe the common elements and recreational facilities.      Lobby and security door.  |
|  | Are any common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   If Yes, describe the rental terms and options.                          |
|  | Is the project subject to a ground rent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   If Yes, \$ _____ per year (describe terms and conditions)   |
| Are the parking facilities adequate for the project size and type? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   If No, describe and comment on the effect on value and marketability. |  |

|                  |  |
|------------------|--|
| PROJECT ANALYSIS | I <input type="checkbox"/> did <input checked="" type="checkbox"/> did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed.      The condominium project budget was unavailable to the appraiser. |
|                  | Are there any other fees (other than regular HOA charges) for the use of the project facilities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   If Yes, report the charges and describe.  |
|                  | Compared to other competitive projects of similar quality and design, the subject unit charge appears <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low   If High or Low, describe  |
|                  | Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   If Yes, describe and explain the effect on value and marketability.                              |

|   |
|---|
| Unit Charge \$ 525      per month X 12 = \$ 6,300.00      per year      Annual assessment charge per year per square feet of gross living area = \$ 2.74  |
| Utilities included in the unit monthly assessment <input type="checkbox"/> None <input type="checkbox"/> Heat <input type="checkbox"/> Air Conditioning <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Cable <input checked="" type="checkbox"/> Other (describe) |
| Trash   |

| General Description  | Interior materials/condition | Amenities   | Appliances   | Car Storage   |
|--|------------------------------|---|--|---|
| Floor # 1  | Floors Vinyl/Good            | <input checked="" type="checkbox"/> Fireplace(s) # 1      | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> None   |
| # of Levels 2  | Walls Drywall/Good           | <input type="checkbox"/> WoodStove(s) # 0                 | <input checked="" type="checkbox"/> Range/Oven   | <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Covered <input type="checkbox"/> Open |
| Heating Type FAU   Fuel Gas  | Trim/Finish Wood/Good        | <input checked="" type="checkbox"/> Deck/Patio   Deck     | <input checked="" type="checkbox"/> Disp <input checked="" type="checkbox"/> Microwave | # of Cars 2   |
| <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Individual AC  | Bath Wainscot Tile/Good      | <input checked="" type="checkbox"/> Porch/Balcony   Balc. | <input checked="" type="checkbox"/> Dishwasher   | <input type="checkbox"/> Assigned <input checked="" type="checkbox"/> Owned                               |
| <input type="checkbox"/> Other (describe)  | Doors Wd/solid core/Good     | <input type="checkbox"/> Other   None                     | <input type="checkbox"/> Washer/Dryer  | Parking Space # 0   |
| Finished area above grade contains:      6 Rooms      3 Bedrooms      3.1 Bath(s)      2,301 Square Feet of Gross Living Area Above Grade  |                              |   |  |   |
| Are the heating and cooling for the individual units separately metered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   If No, describe and comment on compatibility to other projects in the market area.  |                              |   |  |   |
| Additional features (special energy efficient items, etc.)      See attached addenda.  |                              |   |  |   |
| Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).      C2;No updates in the prior 15 years;No repairs apparent. The subject is in overall good condition and has been extensively upgraded and well maintained. Overall construction quality, materials, room layout and energy efficiency appear typical and above average for the neighborhood. |                              |   |  |   |
| Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   If Yes, describe   |                              |   |  |   |
| There does not appear to be any physical deficiencies or adverse conditions that would affect the livability, soundness or structural integrity of the property.   |                              |   |  |   |
| Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   If No, describe   |                              |   |  |   |

| PRIOR SALE HISTORY  | I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain   |            |                    |                    |                    |                    |                             |  |  |  |  |                              |     |     |     |     |                |           |           |           |           |                                  |            |            |            |            |
|---|--|------------|--------------------|--------------------|--------------------|--------------------|-----------------------------|--|--|--|--|------------------------------|-----|-----|-----|-----|----------------|-----------|-----------|-----------|-----------|----------------------------------|------------|------------|------------|------------|
|   | My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.  |            |                    |                    |                    |                    |                             |  |  |  |  |                              |     |     |     |     |                |           |           |           |           |                                  |            |            |            |            |
|   | Data source(s)      CRS Data, assessment & tax records & MLS   |            |                    |                    |                    |                    |                             |  |  |  |  |                              |     |     |     |     |                |           |           |           |           |                                  |            |            |            |            |
|   | My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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)      CRS Data, assessment & tax records & MLS   |            |                    |                    |                    |                    |                             |  |  |  |  |                              |     |     |     |     |                |           |           |           |           |                                  |            |            |            |            |
|   | 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).  |            |                    |                    |                    |                    |                             |  |  |  |  |                              |     |     |     |     |                |           |           |           |           |                                  |            |            |            |            |
|   | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">ITEM</th> <th style="width: 20%;">SUBJECT</th> <th style="width: 20%;">COMPARABLE SALE #1</th> <th style="width: 20%;">COMPARABLE SALE #2</th> <th style="width: 20%;">COMPARABLE SALE #3</th> </tr> </thead> <tbody> <tr> <td>Date of Prior Sale/Transfer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Price of Prior Sale/Transfer</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Data Source(s)</td> <td>CoreLogic</td> <td>CoreLogic</td> <td>CoreLogic</td> <td>CoreLogic</td> </tr> <tr> <td>Effective Date of Data Source(s)</td> <td>02/21/2024</td> <td>02/21/2024</td> <td>02/21/2024</td> <td>02/21/2024</td> </tr> </tbody> </table> | ITEM       | SUBJECT            | COMPARABLE SALE #1 | COMPARABLE SALE #2 | COMPARABLE SALE #3 | Date of Prior Sale/Transfer |  |  |  |  | Price of Prior Sale/Transfer | \$0 | \$0 | \$0 | \$0 | Data Source(s) | CoreLogic | CoreLogic | CoreLogic | CoreLogic | Effective Date of Data Source(s) | 02/21/2024 | 02/21/2024 | 02/21/2024 | 02/21/2024 |
|   | ITEM   | SUBJECT    | COMPARABLE SALE #1 | COMPARABLE SALE #2 | COMPARABLE SALE #3 |                    |                             |  |  |  |  |                              |     |     |     |     |                |           |           |           |           |                                  |            |            |            |            |
| Date of Prior Sale/Transfer   |  |            |                    |                    |                    |                    |                             |  |  |  |  |                              |     |     |     |     |                |           |           |           |           |                                  |            |            |            |            |
| Price of Prior Sale/Transfer  | \$0  | \$0        | \$0                | \$0                |                    |                    |                             |  |  |  |  |                              |     |     |     |     |                |           |           |           |           |                                  |            |            |            |            |
| Data Source(s)  | CoreLogic  | CoreLogic  | CoreLogic          | CoreLogic          |                    |                    |                             |  |  |  |  |                              |     |     |     |     |                |           |           |           |           |                                  |            |            |            |            |
| Effective Date of Data Source(s)  | 02/21/2024   | 02/21/2024 | 02/21/2024         | 02/21/2024         |                    |                    |                             |  |  |  |  |                              |     |     |     |     |                |           |           |           |           |                                  |            |            |            |            |
| Analysis of prior sale or transfer history of the subject property and comparable sales.      The subject has not been transferred or sold within the past 36 months. |  |            |                    |                    |                    |                    |                             |  |  |  |  |                              |     |     |     |     |                |           |           |           |           |                                  |            |            |            |            |
| All comparables have not otherwise been transferred or sold within the past 12 months.  |  |            |                    |                    |                    |                    |                             |  |  |  |  |                              |     |     |     |     |                |           |           |           |           |                                  |            |            |            |            |

# Individual Condominium Unit Appraisal Report

491359  
File # 242-01391

| There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,398,000 to \$ 3,400,000 |  | There are 9 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,065,000 to \$ 3,600,000 |  |  |                    |
|---|--|--|--|--|--------------------|
| FEATURE   | SUBJECT                                    | COMPARABLE SALE # 1  | COMPARABLE SALE # 2                      | COMPARABLE SALE # 3  |                    |
| Address and Unit #  | 508 N Tremont St<br>B, Oceanside, CA 92054 | 700 S the Strand<br>205, Oceanside, CA 92054   | 512 N Myers St<br>-, Oceanside, CA 92054 | 146 S Myers St<br>1, Oceanside, CA 92054                         |                    |
| Project Name and Phase  | Tremont Custom Condomini<br>1              | The Strand<br>1  | Crystal Sands<br>1                       | 146 S Myers St<br>1  |                    |
| Proximity to Subject  |  | 0.83 miles SE  | 0.15 miles SW                            | 0.45 miles S   |                    |
| Sale Price  | \$   | \$ 3,600,000   | \$ 1,688,500                             | \$ 1,725,000   |                    |
| Sale Price/Gross Liv. Area  | \$ sq. ft.                                 | \$ 1229.93 sq. ft.   | \$ 819.26 sq. ft.                        | \$ 950.94 sq. ft.  |                    |
| Data Source(s)  |  | MLS #240000813SD;DOM 22  | MLS #230017439SD;DOM 124                 | MLS #230016573SD;DOM 4   |                    |
| Verification Source(s)  |  | Doc #42708/CoreLogic   | Doc #0/CRS Data/Listing Agent            | Doc #0/CRS Data/Listing Agent                                    |                    |
| VALUE ADJUSTMENTS   | DESCRIPTION                                | DESCRIPTION  | +(-) \$ Adjustment                       | DESCRIPTION  | +(-) \$ Adjustment |
| Sales or Financing Concessions  |  | ArmLth<br>Cash;0   |  | ArmLth<br>Conv;0   |                    |
| Date of Sale/Time   |  | s02/24;c02/24  |  | s01/24;c01/24  |                    |
| Location  | N;Res;                                     | B;WtrFr;   | -720,000                                 | N;Res;   |                    |
| Leasehold/Fee Simple  | Fee Simple                                 | Fee Simple   |  | Fee Simple   |                    |
| HOA Mo. Assessment  | 525  | 964  | 0  | 695  | 0                  |
| Common Elements and Rec. Facilities   | Security door<br>Common areas              | Security gates<br>Common areas   | 0  | Security gates<br>Common areas                                   | 0                  |
| Floor Location  | 1  | 2  | 0  | 3  | 0                  |
| View  | B;Res;Prtl. Ocn.                           | B;Pan. Ocean;  | -360,000                                 | B;Res;Prtl. Ocn.   |                    |
| Design (Style)  | RT2L;Townhouse                             | RT1L;Townhouse   | 0  | GR1L;Garden  | 0                  |
| Quality of Construction   | Q3   | Q3   |  | Q3   |                    |
| Actual Age  | 1  | 7  | 0  | 14   | +65,000            |
| Condition   | C2   | C2   |  | C3   | +84,400            |
| Above Grade   | Total Bdrms. Baths                         | Total Bdrms. Baths   | -20,000                                  | Total Bdrms. Baths   |                    |
| Room Count  | 6 3 3.1                                    | 8 4 4.1  | -20,000                                  | 6 3 2.1  | +20,000            |
| Gross Living Area   | 2,301 sq. ft.                              | 2,927 sq. ft.  | -219,100                                 | 2,061 sq. ft.  | +84,000            |
| Basement & Finished Rooms Below Grade   | 0sf  | 0sf  |  | 0sf  |                    |
| Functional Utility  | Average                                    | Average  |  | Average  |                    |
| Heating/Cooling   | FAU/CAC                                    | FAU/CAC  |  | FAU/CAC  |                    |
| Energy Efficient Items  | Dual pn. wndws                             | Dual pn. wndws   |  | Dual pn. wndws   |                    |
| Garage/Carport  | 2g   | 2cv  | +50,000                                  | 2g   |                    |
| Porch/Patio/Deck  | Rooftop dck, bal                           | Patio  | +75,000                                  | Patio  | +75,000            |
| Upgrades  | Kit, bths, flrng                           | Kit, bths, flrng   |  | Kit, bths, flrng   |                    |
| Private Ammenities  | Spa, BBQ, frpt                             | Firepit  | +50,000                                  | None   | +60,000            |
| Net Adjustment (Total)  |  | <input type="checkbox"/> + <input checked="" type="checkbox"/> -   | \$ -1,164,100                            | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 388,400         |
| Adjusted Sale Price of Comparables  |  | Net Adj. 32.3 %<br>Gross Adj. 42.1 %   | \$ 2,435,900                             | Net Adj. 23.0 %<br>Gross Adj. 23.0 %                             | \$ 2,076,900       |
|   |  |  |  |  | \$ 1,955,500       |

SALES COMPARISON APPROACH

|   |  |                       |  |
|---|--|-----------------------|--|
| Summary of Sales Comparison Approach            |  | See attached addenda. |  |
| Indicated Value by Sales Comparison Approach \$ |  | 2,150,000             |  |

INCOME

| INCOME APPROACH TO VALUE (not required by Fannie Mae)                  |                         |      |                                    |
|--|-------------------------|------|------------------------------------|
| Estimated Monthly Market Rent \$                                       | X Gross Rent Multiplier | = \$ | Indicated Value by Income Approach |
| Summary of Income Approach (including support for market rent and GRM) |                         |      |                                    |

RECONCILIATION

|   |           |                                   |  |
|---|-----------|-----------------------------------|--|
| Indicated Value by: Sales Comparison Approach \$  | 2,150,000 | Income Approach (if developed) \$ |  |
| Most weight placed upon sales comparison approach. Income approach has not been developed due to lack of relevant data.   |           |                                   |  |
| This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. The appraisal report is being made "as is" with no conditions |           |                                   |  |
| 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 \$ 2,150,000, as of 02/23/2024, which is the date of inspection and the effective date of this appraisal.  |           |                                   |  |

# Individual Condominium Unit Appraisal Report

491359  
File # 242-01391

| FEATURE  | SUBJECT                                    | COMPARABLE SALE # 4  |                     |                   | COMPARABLE SALE # 5  |    |                     | COMPARABLE SALE # 6                                   |         |                   |
|--|--|--|---------------------|-------------------|--|----|---------------------|---|---------|-------------------|
| Address and Unit #   | 508 N Tremont St<br>B, Oceanside, CA 92054 | 508 N Tremont St<br>C, Oceanside, CA 92054                       |                     |                   | 502 S Cleveland St<br>3, Oceanside, CA 92054                     |    |                     |   |         |                   |
| Project Name and Phase   | Tremont Custom Condomini<br>1              | Tremont Custom Condominiums<br>1                                 |                     |                   | 502 S Cleveland St<br>1  |    |                     |   |         |                   |
| Proximity to Subject   |  | 0.00 miles   |                     |                   | 0.70 miles SE  |    |                     |   |         |                   |
| Sale Price   | \$   | \$ 1,775,000   |                     |                   | \$ 2,590,000   |    |                     | \$  |         |                   |
| Sale Price/Gross Liv. Area   | \$ sq. ft.                                 | \$ 852.96 sq. ft.  |                     |                   | \$ 1085.95 sq. ft.   |    |                     | \$ sq. ft.  |         |                   |
| Data Source(s)   |  | MLS #230006439SD;DOM 67  |                     |                   | MLS #230023094SD;DOM 85  |    |                     |   |         |                   |
| Verification Source(s)   |  | Doc #175717/CoreLogic  |                     |                   | CoreLogic  |    |                     |   |         |                   |
| VALUE ADJUSTMENTS  | DESCRIPTION                                | DESCRIPTION  | +                   | (-) \$ Adjustment | DESCRIPTION  | +  | (-) \$ Adjustment   | DESCRIPTION   | +       | (-) \$ Adjustment |
| Sales or Financing Concessions   |  | ArmLth<br>Cash;0   |                     |                   | Listing  |    |                     |   |         |                   |
| Date of Sale/Time  |  | s07/23;c06/23  |                     |                   | Active   |    | -51,800             |   |         |                   |
| Location   | N;Res;                                     | N;Res;   |                     |                   | N;Res;   |    |                     |   |         |                   |
| Leasehold/Fee Simple   | Fee Simple                                 | Fee Simple   |                     |                   | Fee Simple   |    |                     |   |         |                   |
| HOA Mo. Assessment   | 525  | 525  |                     |                   | 750  |    | 0                   |   |         |                   |
| Common Elements and Rec. Facilities  | Security door<br>Common areas              | Security door<br>Common areas                                    |                     |                   | Security door<br>Common areas                                    |    |                     |   |         |                   |
| Floor Location   | 1  | 1  |                     |                   | 3  |    | 0                   |   |         |                   |
| View   | B;Res;Prtl. Ocn.                           | B;Res;Prtl. Ocn.   |                     |                   | B;Res;Prtl. Ocn.   |    |                     |   |         |                   |
| Design (Style)   | RT2L;Townhouse                             | RT2L;Townhouse   |                     |                   | MR1L;Midrise   |    | 0                   |   |         |                   |
| Quality of Construction  | Q3   | Q3   |                     |                   | Q3   |    |                     |   |         |                   |
| Actual Age   | 1  | 1  |                     |                   | 5  |    | 0                   |   |         |                   |
| Condition  | C2   | C2   |                     |                   | C2   |    |                     |   |         |                   |
| Above Grade  | Total Bdrms. Baths                         | Total Bdrms. Baths   |                     |                   | Total Bdrms. Baths   |    |                     | Total Bdrms. Baths                                    |         |                   |
| Room Count   | 6 3 3.1                                    | 6 3 3.1  |                     |                   | 6 3 3.0  |    | +10,000             |   |         |                   |
| Gross Living Area  | 2,301 sq. ft.                              | 2,081 sq. ft.  |                     | +77,000           | 2,385 sq. ft.  |    | -29,400             |   | sq. ft. |                   |
| Basement & Finished Rooms Below Grade  | 0sf  | 0sf  |                     |                   | 0sf  |    |                     |   |         |                   |
| Functional Utility   | Average                                    | Average  |                     |                   | Average  |    |                     |   |         |                   |
| Heating/Cooling  | FAU/CAC                                    | FAU/CAC  |                     |                   | FAU/CAC  |    |                     |   |         |                   |
| Energy Efficient Items   | Dual pn. wndws                             | Dual pn. wndws   |                     |                   | Dual pn. wndws   |    |                     |   |         |                   |
| Garage/Carport   | 2g   |  |                     |                   | 2g   |    |                     |   |         |                   |
| Porch/Patio/Deck   | Rooftop dck, bal                           | Rooftop dck, bal   |                     |                   | Patio  |    | +75,000             |   |         |                   |
| Upgrades   | Kit, bths, flrng                           | Kit, bths, flrng   |                     |                   | Kit, bths, flrng   |    |                     |   |         |                   |
| Private Ammenities   | Spa, BBQ, frpt                             | Spa, BBQ, frpt   |                     |                   | None   |    | +60,000             |   |         |                   |
| Net Adjustment (Total)   |  | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$                  | 77,000            | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ | 63,800              | <input type="checkbox"/> + <input type="checkbox"/> - | \$      |                   |
| Adjusted Sale Price of Comparables   |  | Net Adj. 4.3 %<br>Gross Adj. 4.3 %                               | \$                  | 1,852,000         | Net Adj. 2.5 %<br>Gross Adj. 8.7 %                               | \$ | 2,653,800           | Net Adj. %<br>Gross Adj. %                            | \$      |                   |
| Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).  |  |  |                     |                   |  |    |                     |   |         |                   |
| ITEM   | SUBJECT                                    |  | COMPARABLE SALE # 4 |                   | COMPARABLE SALE # 5  |    | COMPARABLE SALE # 6 |   |         |                   |
| Date of Prior Sale/Transfer  |  |  | 01/31/2023          |                   |  |    |                     |   |         |                   |
| Price of Prior Sale/Transfer   | \$0  |  | \$0                 |                   | \$0  |    |                     |   |         |                   |
| Data Source(s)   | CoreLogic                                  |  | CoreLogic           |                   | CoreLogic  |    |                     |   |         |                   |
| Effective Date of Data Source(s)   | 02/21/2024                                 |  | 02/21/2024          |                   | 02/21/2024   |    |                     |   |         |                   |
| Analysis of prior sale or transfer history of the subject property and comparable sales All comparables have not otherwise been transferred or sold within the past 12 months. |  |  |                     |                   |  |    |                     |   |         |                   |
| Analysis/Comments Comparable #4 has been adjusted for inferior GLA. It is dated over 6 months but has been utilized due to being located in the subject's project.             |  |  |                     |                   |  |    |                     |   |         |                   |
| Comparable #5 has been adjusted for inferior bathroom count, superior GLA, no rooftop deck and inferior ammenities.  |  |  |                     |                   |  |    |                     |   |         |                   |

# Individual Condominium Unit Appraisal Report

491359  
File # 242-01391

This report form is designed to report an appraisal of a unit in a condominium project or a condominium 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 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 unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) 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.

**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.

# Individual Condominium Unit Appraisal Report

491359  
File # 242-01391

**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.

# Individual Condominium Unit Appraisal Report

491359  
File # 242-01391

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.

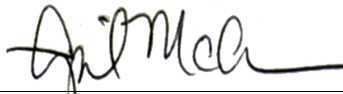
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation 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 April D McCraw  
Company Name ADM Appraisals  
Company Address 2831 Cazadero Drive  
Carlsbad, CA 92009  
Telephone Number (760) 525-7606  
Email Address apriedillon721@gmail.com  
Date of Signature and Report 02/27/2024  
Effective Date of Appraisal 02/23/2024  
State Certification # AR029403  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State CA  
Expiration Date of Certification or License 08/11/2024

## ADDRESS OF PROPERTY APPRAISED

508 N Tremont St  
B, Oceanside, CA 92054  
APPRAISED VALUE OF SUBJECT PROPERTY \$ 2,150,000

## LENDER/CLIENT

Name See attached addenda.  
Company Name Deephaven Mortgage LLC  
Company Address 3530 Toringdon Way, Suite 200, Charlotte, NC  
28277  
Email Address \_\_\_\_\_

## 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 \_\_\_\_\_

## 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 \_\_\_\_\_



## Supplemental Addendum

File No. 242-01391

|                  |                                    |        |           |       |    |          |       |
|------------------|------------------------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Joe Velasco & Ramiro Padilla Klein |        |           |       |    |          |       |
| Property Address | 508 N Tremont St                   |        |           |       |    |          |       |
| City             | Oceanside                          | County | San Diego | State | CA | Zip Code | 92054 |
| Lender/Client    | Deephaven Mortgage LLC             |        |           |       |    |          |       |

### **Assumptions, Conditions and Requirements:**

Electronic signatures are utilized in this report. USPAP and The Appraisal Standards Board state that electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy report (the term 'written records' includes information stored on electronic, magnetic or other media). All electronic signatures in this report have a security feature maintained by individual passwords for each signing appraiser. No person can alter the appraisal with the exception of the original signing appraiser(s).

The intended user of this appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for 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.

No employee, director, officer or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contracted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to Partner Management.

The purpose of this appraisal is to provide an estimate of the market value as defined in the Certification and Statement of Limiting Conditions, of the fee simple estate of the subject property, subject to certain assumptions and limiting conditions in this report.

This appraisal assignment is not based on a request minimum valuation, a specific valuation, or the approval of a loan. The appraiser's compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimated, the attainment of a stipulated result, or the occurrence of a subsequent event.

The analyses, opinions, and conclusions were developed and this report is prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) Standards. The departure provision of USPAP was not utilized in the preparation of this report.

The appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12 U.S.C 331 et seq.) and its implementing regulations.

The scope of this appraisal is limited to an exterior and interior walk-through inspection of the subject property. The plumbing and electrical systems were tested unless otherwise noted.

When need arises for reasons such as inclement weather, inaccessible roads, upload malfunctions or lender guidelines (rejecting photos of comparables with people in them etc.), stock files from the appraiser photo files or those from the MLS services may be utilized.

The real estate appraisal should not be considered a home inspection. This real estate appraisal will take into account faults and defects that are openly visible to the naked eye and obvious to a layperson. If a fault, defect, hazard or physical condition exists that is not disclosed to the appraiser in written correspondence, the appraiser will have no liability as to the outcome of said fault, defect, hazard or physical condition on this appraised estimated of value. The appraiser is not a home inspector focused on finding fault but focused on evaluating market value. This real estate appraiser is not a licensed structural engineer, termite inspector, mechanical systems expert, swimming pool/hot tub expert, environmental analyst, mold, spore, radon gas analyst, well water expert, external & internal veneer inspector, chimney crown & flue inspector and this real estate appraisal report should not be relied on to disclose those faults, defects, hazards or physical conditions.

The appraiser has adjusted dissimilarities between the subject and comparables according to the market reaction. Therefore, the dissimilarities that have a 0 indicated in the adjustment column means the appraiser has acknowledged the difference, however the market does not support any adjustment.

At the top of page 3, under the Sales Comparison Approach, every comparable sale is automatically calculated at the "price-per-square-foot." This specific calculation does NOT take into account the age, quality, location, condition, upgrades, style, view, bed and bath count, garages, fireplaces, porches, decks, patios, or any other amenities. This federally mandated appraisal form automatically takes the sales price and divides that number by the total "gross living area."

Gross living area measurements were calculated with a laser measuring device. The measurements are representation of the floor plan and size of the subject and are not exact calculations. This sketch is a graphic representation and should only be relied upon as such. Room locations are approximate and may not be to scale. Per Fannie Mae selling guide: The ANSI standard cannot be used to measure apartment-style units in condo projects; however, it must be used for any non-apartment style dwellings including townhomes, rowhouses, and other detached single-family homes. When measuring apartment-style units in condo projects, interior perimeter measurements have been utilized.

I have not performed 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.

A reasonable exposure time for the subject property is 90 days.

An attempt was made to contact the HOA with no response. To the best of the appraiser's knowledge, the subject's project is not in litigation.

The utilities were on and functional at the time of inspection.

There was a smoke detector installed in the subject at the time of inspection.

The subject's water heater is tankless.

There was a carbon monoxide detector installed in the subject at the time of inspection.

## Supplemental Addendum

File No. 242-01391

|                  |                                    |        |           |       |    |          |       |
|------------------|------------------------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Joe Velasco & Ramiro Padilla Klein |        |           |       |    |          |       |
| Property Address | 508 N Tremont St                   |        |           |       |    |          |       |
| City             | Oceanside                          | County | San Diego | State | CA | Zip Code | 92054 |
| Lender/Client    | Deephaven Mortgage LLC             |        |           |       |    |          |       |

My comparable search and results for comparable sales were within 2 miles from the subject in the subject's marketing neighborhood, within 20% difference in GLA of the subject, within 20 years in difference in age which has closed within the past 12 months, which resulted in 9 comparables sales, 3 of which have been utilized in this appraisal report.

The number of rental units and owner occupied units in the subject's project have been estimated, as the appraiser was not provided with the Condominium Certification form.

The other 5% land use is vacant land.

### **Adjustment Support**

The development of the sales comparison approach to value included making adjustments for differences between the subject's and comparables' physical characteristics which have a discernible impact on value. The adjustments were derived by a combination of methods which are based on both quantitative and qualitative analysis. Quantitative methods include matched paired-sales analysis, trend analysis, and direct sales comparison. Qualitative methods which more closely replicate buyer and seller actions included relative comparison analysis, bracketing of the elements of comparison and agent interviews. Solely utilizing a single method like matched-paired sales analysis is often not possible nor exact due to an imperfect market and multiple variables which confound the data. Therefore, the adjustments are based on a combination of these methods and reconciled upon the appraisers's best judgment and experience within this market. Primary support for the adjustments are the comparables in the grid via the direct comparison method. Additionally, analysis between these comparables and other sales not used in the grid were relied on to extract adjustments from the market. Including detailed data and the related calculations is beyond the scope of a summary appraisal report as ordered by the client.

### **• Condo: Neighborhood - Description**

Subject neighborhood is a suburban beach area in northwest Oceanside. Neighborhood consists of single family homes and condominiums with a mix of commercial property, small income residences, apartments and vacant land. Average access to employment, and all support services (shopping, schools, police/fire, and recreational facilities) within 1-2 miles. Freeway access within 1 mile. Beach access is within blocks. Area has average employment stability, and overall average appeal to the marketplace. No significant negative factors that affect marketability of the properties in the neighborhood were noted.

### **• Condo: Neighborhood - Market Conditions**

Market trends in the subject's neighborhood indicate that values in the subject's neighborhood are stable. Please note that although the historical trend during the prior 12 months indicates a stabilizing to declining trend in the median sales price, current listing data indicates stable listing prices and shorter DOM. The recent increasing interest rates have had an impact on buyers' affordability, however since there is a shortage of inventory, the market remains stable.

### **• Condo: Project Site - Highest and Best Use**

The subject's highest and best use is its current use due to its construction and zoning, which is legally permissible. The project lot size, shape and land-to-building ratio allows the present structure and indicates a good utilization of the improvements. Based on current market conditions, the existing structure as a condominium is financially feasible and is its maximally productive use.

### **• Condo: Unit Description - Additional Features**

Recessed lighting, custom cabinetry, quartz countertops, stainless steel appliances, quartz backsplash, breakfast bar, soaking tub, quartz bathroom countertops, tile showers, upgraded fixtures throughout, dual pane windows, luxury waterproof vinyl plank flooring, central air conditioning, private rooftop deck, rooftop spa, rooftop barbecue island and rooftop firepit.

### **• Condo: Sales Comparison - Summary of Sales Comparison Approach**

Primary weight placed on comparables #1 and #2 due to being the most recent sales, secondary weight placed on all other comparable sales.

Comparable #1 has been adjusted 20% for location due to being located on the beach, 10% for a superior view, superior bedroom and bathroom count, superior GLA, inferior parking, no rooftop deck and inferior amenities.

Comparable #2 has been adjusted for inferior age, 5% for inferior condition, inferior bathroom count, inferior GLA, no rooftop deck and no amenities.

Comparable #3 has been adjusted for inferior bathroom count, inferior GLA and inferior amenities.

Age adjustment \$5,000 per year for variances beyond 10 years. Bedroom adjustment \$20,000. Bathroom adjustment \$20,000. GLA adjusted \$350 per sq. ft.. Garage space adjustment \$50,000. Private rooftop deck adjustment \$75,000. Spa adjustment \$30,000. Barbecue island adjustment \$20,000. Firepit adjustment \$10,000. Remaining economic life is approximately 59 years.

Due to the lack of similar comparables available, net and gross adjustments and the comparables' adjusted and unadjusted value ranges exceeds standard guidelines. A thorough search was completed of all available data, and the comparables utilized are considered the best available. The subject's value is above the predominant value due to the subject having larger GLA, superior age, views and amenities than the typical sale in the neighborhood. The subject is not an overimprovement for the area.

### **• Condo: AMCNAME**

Lenders Valuation Services, a division of Trident Services, LLC

# Market Conditions Addendum to the Appraisal Report

491359  
File No. 242-01391

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 **508 N Tremont St** City **Oceanside** State **CA** ZIP Code **92054**

Borrower **Joe Velasco & Ramiro Padilla Klein**

**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)                                 | 5   | 2                | 2                  | <input type="checkbox"/> Increasing            | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining             |
| Absorption Rate (Total Sales/Months)                                  | 0.83  | 0.67             | 0.67               | <input type="checkbox"/> Increasing            | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining             |
| Total # of Comparable Active Listings                                 | 2   | 3                | 4                  | <input type="checkbox"/> Declining             | <input type="checkbox"/> Stable            | <input checked="" type="checkbox"/> Increasing |
| Months of Housing Supply (Total Listings/Ab.Rate)                     | 2.4   | 4.5              | 6.0                | <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  | \$1,250,000   | \$1,360,000      | \$1,375,000        | <input type="checkbox"/> Increasing            | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining             |
| Median Comparable Sales Days on Market                                | 36  | 26               | 32                 | <input type="checkbox"/> Declining             | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing            |
| Median Comparable List Price  | \$1,359,500   | \$1,398,000      | \$1,474,500        | <input checked="" type="checkbox"/> Increasing | <input type="checkbox"/> Stable            | <input type="checkbox"/> Declining             |
| Median Comparable Listings Days on Market                             | 29  | 12               | 60                 | <input type="checkbox"/> Declining             | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing            |
| Median Sale Price as % of List Price                                  | 99%   | 100%             | 98%                | <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 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.). **An analysis was performed on 9 competing sales over the past 12 months. For those sales, a total of 22.2% were reported to have seller concessions. This analysis shows a change of +33% per month.**

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).

**An analysis was performed on 9 competing sales over the past 12 months. For those sales, a total of 0 were reported to be REO.**

Cite data sources for above information. **Information reported in the CRMLS system (using an effective date of 02/23/2024) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.**

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.

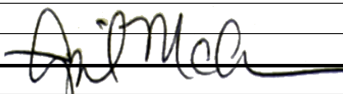
**An analysis was performed on 9 competing sales over the past 12 months. The sales within this group had a median sale price of \$1,300,000. This analysis shows a change of +0.6% per month. Based on all sales in this same group, there is a 5.3 month supply. This analysis shows a change of +66.1% per month. These sales had a median DOM of 32. This analysis shows a change of -0.1% per month.**

**If the subject is a unit in a condominium or cooperative project, complete the following:** Condominium **Project Name: Tremont Custom Condominiums**

| Subject Project Data                           | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend                       |  |                                     |
|--|-------------------|------------------|--------------------|-------------------------------------|--|-------------------------------------|
| Total # of Comparable Sales (Settled)          | 1                 | 0                | 0                  | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining  |
| Absorption Rate (Total Sales/Months)           | 0.17              | 0                | 0                  | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining  |
| Total # of Active Comparable Listings          | 0                 | 0                | 0                  | <input type="checkbox"/> Declining  | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Months of Unit Supply (Total Listings/Ab.Rate) | 0                 | 0                | 0                  | <input type="checkbox"/> Declining  | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing |

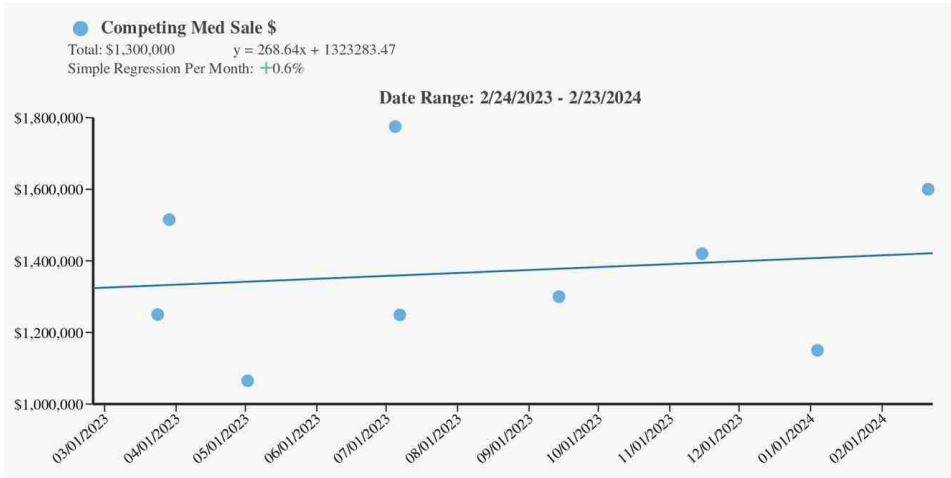
Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties. **REO sales are a factor in the project but are not currently dominating the project.**

Summarize the above trends and address the impact on the subject unit and project. **Current listings have been properly priced to sell quickly, therefore exposure time averages approximately 5-90 days.**

|   |                                     |
|---|-------------------------------------|
| Signature  | Signature                           |
| Appraiser Name <b>April D McCraw</b>  | Supervisory Appraiser Name          |
| Company Name <b>ADM Appraisals</b>  | Company Name                        |
| Company Address <b>2831 Cazadero Drive, Carlsbad, CA 92009</b>                                | Company Address                     |
| State License/Certification # <b>AR029403</b> State <b>CA</b>                                 | State License/Certification # State |
| Email Address <b>apriledillon721@gmail.com</b>  | Email Address                       |

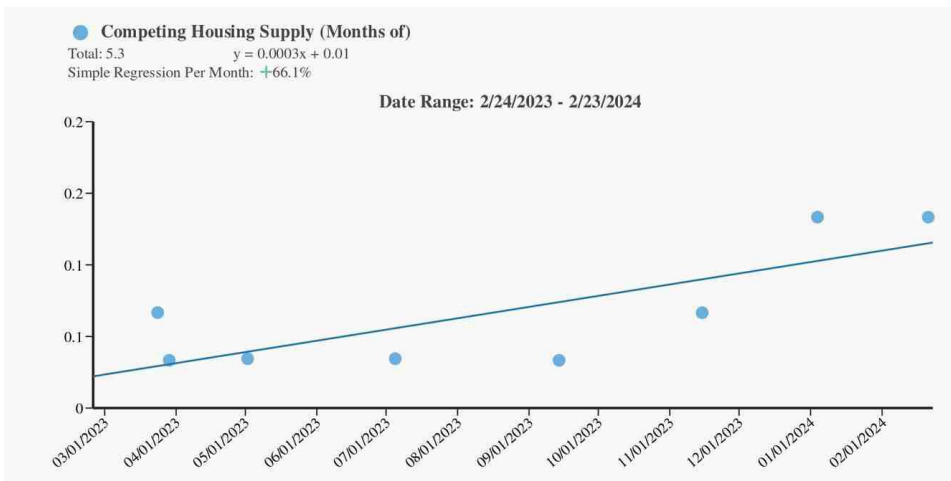
# Market Conditions Charts - Page 1

|                  |                                    |        |           |          |       |
|------------------|------------------------------------|--------|-----------|----------|-------|
| Borrower         | Joe Velasco & Ramiro Padilla Klein |        |           |          |       |
| Property Address | 508 N Tremont St                   |        |           |          |       |
| City             | Oceanside                          | County | San Diego | State    | CA    |
| Lender/Client    | Deephaven Mortgage LLC             |        |           |          |       |
|                  |                                    |        |           | Zip Code | 92054 |



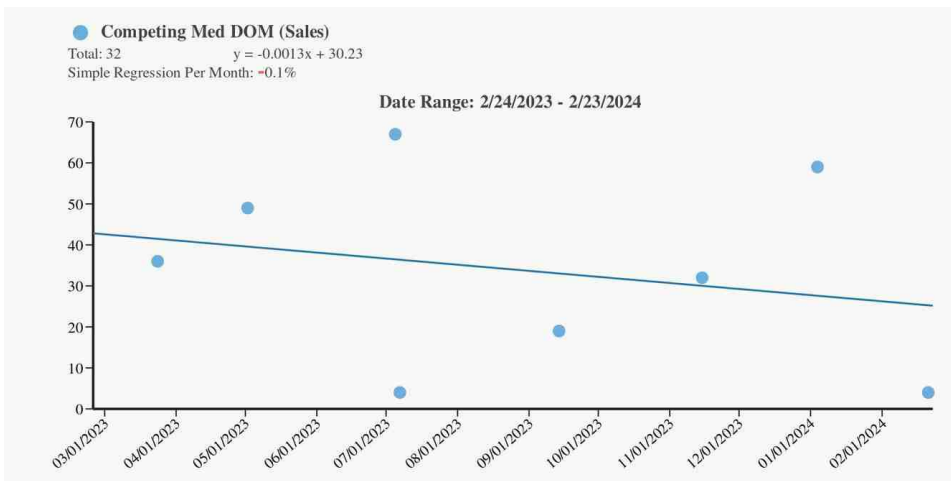
## Median \$

An analysis was performed on 9 competing sales over the past 12 months. The sales within this group had a median sale price of \$1,300,000. This analysis shows a change of +0.6% per month.



## Housing Supply

Based on all sales in this same group, there is a 5.3 month supply. This analysis shows a change of +66.1% per month.



## Sales DOM

These sales had a median DOM of 32. This analysis shows a change of -0.1% per month.

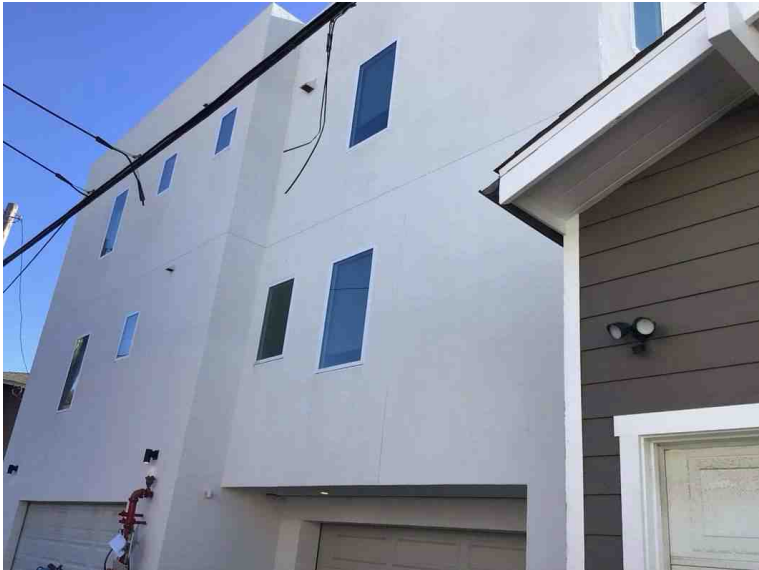
## Subject Photo Page

|                  |                                    |        |           |       |    |          |       |
|------------------|------------------------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Joe Velasco & Ramiro Padilla Klein |        |           |       |    |          |       |
| Property Address | 508 N Tremont St                   |        |           |       |    |          |       |
| City             | Oceanside                          | County | San Diego | State | CA | Zip Code | 92054 |
| Lender/Client    | Deephaven Mortgage LLC             |        |           |       |    |          |       |



### Subject Front

508 N Tremont St  
Sales Price  
Gross Living Area 2,301  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 3.1  
Location N;Res;  
View B;Res;Prtl. Ocn.  
Site  
Quality Q3  
Age 1



### Subject Rear



### Subject Street

## Comparable Photo Page

|                  |                                    |        |           |       |    |
|------------------|------------------------------------|--------|-----------|-------|----|
| Borrower         | Joe Velasco & Ramiro Padilla Klein |        |           |       |    |
| Property Address | 508 N Tremont St                   |        |           |       |    |
| City             | Oceanside                          | County | San Diego | State | CA |
| Zip Code         | 92054                              |        |           |       |    |
| Lender/Client    | Deephaven Mortgage LLC             |        |           |       |    |



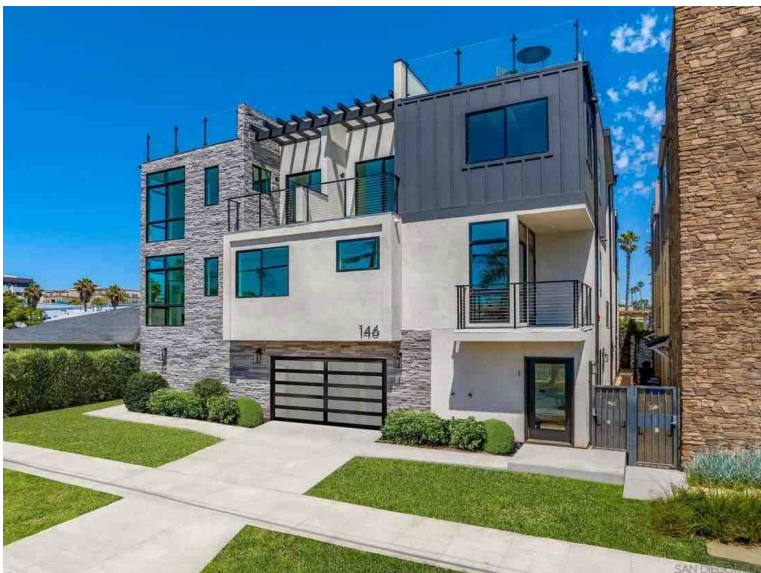
### Comparable 1

|                   |               |
|-------------------|---------------|
| 700 S the Strand  |               |
| Prox. to Subject  | 0.83 miles SE |
| Sale Price        | 3,600,000     |
| Gross Living Area | 2,927         |
| Total Rooms       | 8             |
| Total Bedrooms    | 4             |
| Total Bathrooms   | 4.1           |
| Location          | B;WtrFr;      |
| View              | B;Pan. Ocean; |
| Site              |               |
| Quality           | Q3            |
| Age               | 7             |



### Comparable 2

|                   |                  |
|-------------------|------------------|
| 512 N Myers St    |                  |
| Prox. to Subject  | 0.15 miles SW    |
| Sale Price        | 1,688,500        |
| Gross Living Area | 2,061            |
| Total Rooms       | 6                |
| Total Bedrooms    | 3                |
| Total Bathrooms   | 2.1              |
| Location          | N;Res;           |
| View              | B;Res;Prtl. Ocn. |
| Site              |                  |
| Quality           | Q3               |
| Age               | 14               |



### Comparable 3

|                   |                  |
|-------------------|------------------|
| 146 S Myers St    |                  |
| Prox. to Subject  | 0.45 miles S     |
| Sale Price        | 1,725,000        |
| Gross Living Area | 1,814            |
| Total Rooms       | 6                |
| Total Bedrooms    | 3                |
| Total Bathrooms   | 3.0              |
| Location          | N;Res;           |
| View              | B;Res;Prtl. Ocn. |
| Site              |                  |
| Quality           | Q3               |
| Age               | 1                |

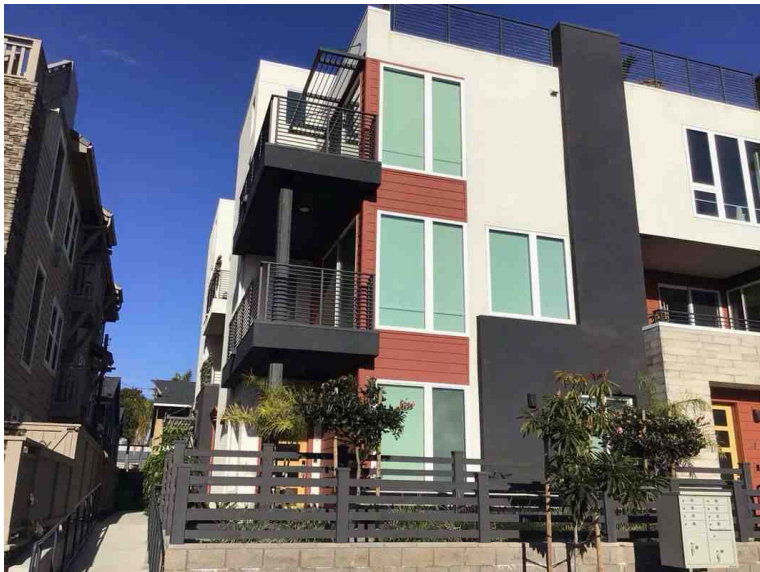
## Comparable Photo Page

|                  |                                    |        |           |          |       |
|------------------|------------------------------------|--------|-----------|----------|-------|
| Borrower         | Joe Velasco & Ramiro Padilla Klein |        |           |          |       |
| Property Address | 508 N Tremont St                   |        |           |          |       |
| City             | Oceanside                          | County | San Diego | State    | CA    |
| Lender/Client    | Deephaven Mortgage LLC             |        |           |          |       |
|                  |                                    |        |           | Zip Code | 92054 |



### Comparable 4

|                   |                  |
|-------------------|------------------|
| 508 N Tremont St  |                  |
| Prox. to Subject  | 0.00 miles       |
| Sale Price        | 1,775,000        |
| Gross Living Area | 2,081            |
| Total Rooms       | 6                |
| Total Bedrooms    | 3                |
| Total Bathrooms   | 3.1              |
| Location          | N;Res;           |
| View              | B;Res;Prtl. Ocn. |
| Site              |                  |
| Quality           | Q3               |
| Age               | 1                |



### Comparable 5

|                    |                  |
|--------------------|------------------|
| 502 S Cleveland St |                  |
| Prox. to Subject   | 0.70 miles SE    |
| Sale Price         | 2,590,000        |
| Gross Living Area  | 2,385            |
| Total Rooms        | 6                |
| Total Bedrooms     | 3                |
| Total Bathrooms    | 3.0              |
| Location           | N;Res;           |
| View               | B;Res;Prtl. Ocn. |
| Site               |                  |
| Quality            | Q3               |
| Age                | 5                |

### Comparable 6

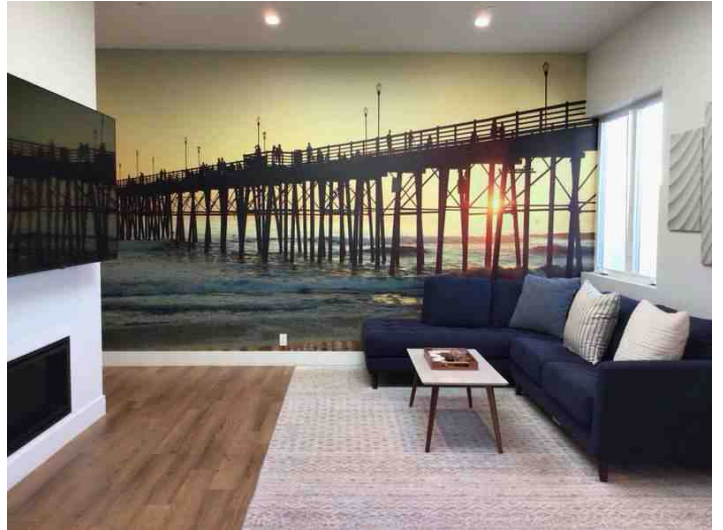
|                   |  |
|-------------------|--|
| Prox. to Subject  |  |
| Sale Price        |  |
| Gross Living Area |  |
| Total Rooms       |  |
| Total Bedrooms    |  |
| Total Bathrooms   |  |
| Location          |  |
| View              |  |
| Site              |  |
| Quality           |  |
| Age               |  |

## Interior Photos

|                  |                                    |        |           |       |    |          |       |
|------------------|------------------------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Joe Velasco & Ramiro Padilla Klein |        |           |       |    |          |       |
| Property Address | 508 N Tremont St                   |        |           |       |    |          |       |
| City             | Oceanside                          | County | San Diego | State | CA | Zip Code | 92054 |
| Lender/Client    | Deephaven Mortgage LLC             |        |           |       |    |          |       |



**Kitchen**



**Living Room**



**Bathroom**



**Bathroom**



**Bathroom**



**Half bathroom**



## Interior Photos

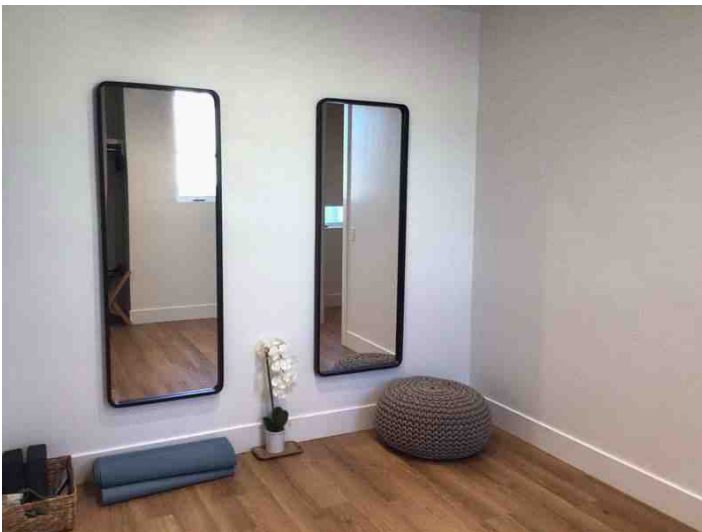
|                  |                                    |        |           |       |    |          |       |
|------------------|------------------------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Joe Velasco & Ramiro Padilla Klein |        |           |       |    |          |       |
| Property Address | 508 N Tremont St                   |        |           |       |    |          |       |
| City             | Oceanside                          | County | San Diego | State | CA | Zip Code | 92054 |
| Lender/Client    | Deephaven Mortgage LLC             |        |           |       |    |          |       |



**Bedroom**



**Bedroom**



**Retreat**



**Bedroom**



**Dining Room**

## Photograph Addendum

|                  |                                    |        |           |       |    |          |       |
|------------------|------------------------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Joe Velasco & Ramiro Padilla Klein |        |           |       |    |          |       |
| Property Address | 508 N Tremont St                   |        |           |       |    |          |       |
| City             | Oceanside                          | County | San Diego | State | CA | Zip Code | 92054 |
| Lender/Client    | Deephaven Mortgage LLC             |        |           |       |    |          |       |



**Garage interior**



**Water heater**



**Carbon monoxide and smoke detector  
1st floor**



**Smoke detector**



**Smoke detector**



**Smoke detector**

## Photograph Addendum

|                  |                                    |        |           |       |    |          |       |
|------------------|------------------------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Joe Velasco & Ramiro Padilla Klein |        |           |       |    |          |       |
| Property Address | 508 N Tremont St                   |        |           |       |    |          |       |
| City             | Oceanside                          | County | San Diego | State | CA | Zip Code | 92054 |
| Lender/Client    | Deephaven Mortgage LLC             |        |           |       |    |          |       |



**2nd floor balcony**



**Carbon monoxide and smoke detector**



**Rooftop deck with fire pit, barbecue island and spa**



**View from the rooftop deck**



**View from the rooftop deck**



**Spa**

## Photograph Addendum

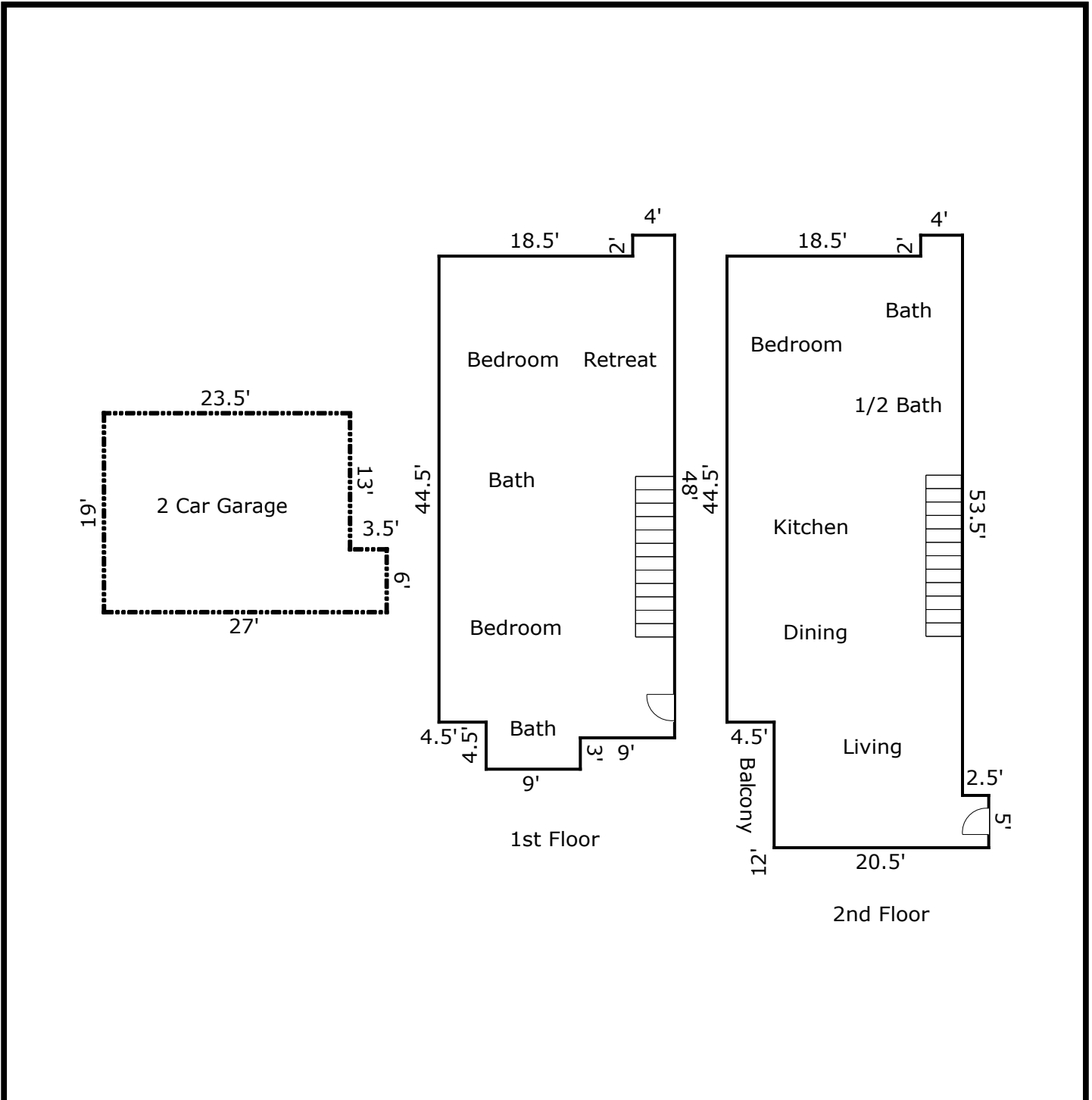
|                  |                                    |        |           |       |    |          |       |
|------------------|------------------------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Joe Velasco & Ramiro Padilla Klein |        |           |       |    |          |       |
| Property Address | 508 N Tremont St                   |        |           |       |    |          |       |
| City             | Oceanside                          | County | San Diego | State | CA | Zip Code | 92054 |
| Lender/Client    | Deephaven Mortgage LLC             |        |           |       |    |          |       |



**View from the balcony**

## Building Sketch

|                  |                                    |        |           |                         |
|------------------|------------------------------------|--------|-----------|-------------------------|
| Borrower         | Joe Velasco & Ramiro Padilla Klein |        |           |                         |
| Property Address | 508 N Tremont St                   |        |           |                         |
| City             | Oceanside                          | County | San Diego | State CA Zip Code 92054 |
| Lender/Client    | Deephaven Mortgage LLC             |        |           |                         |



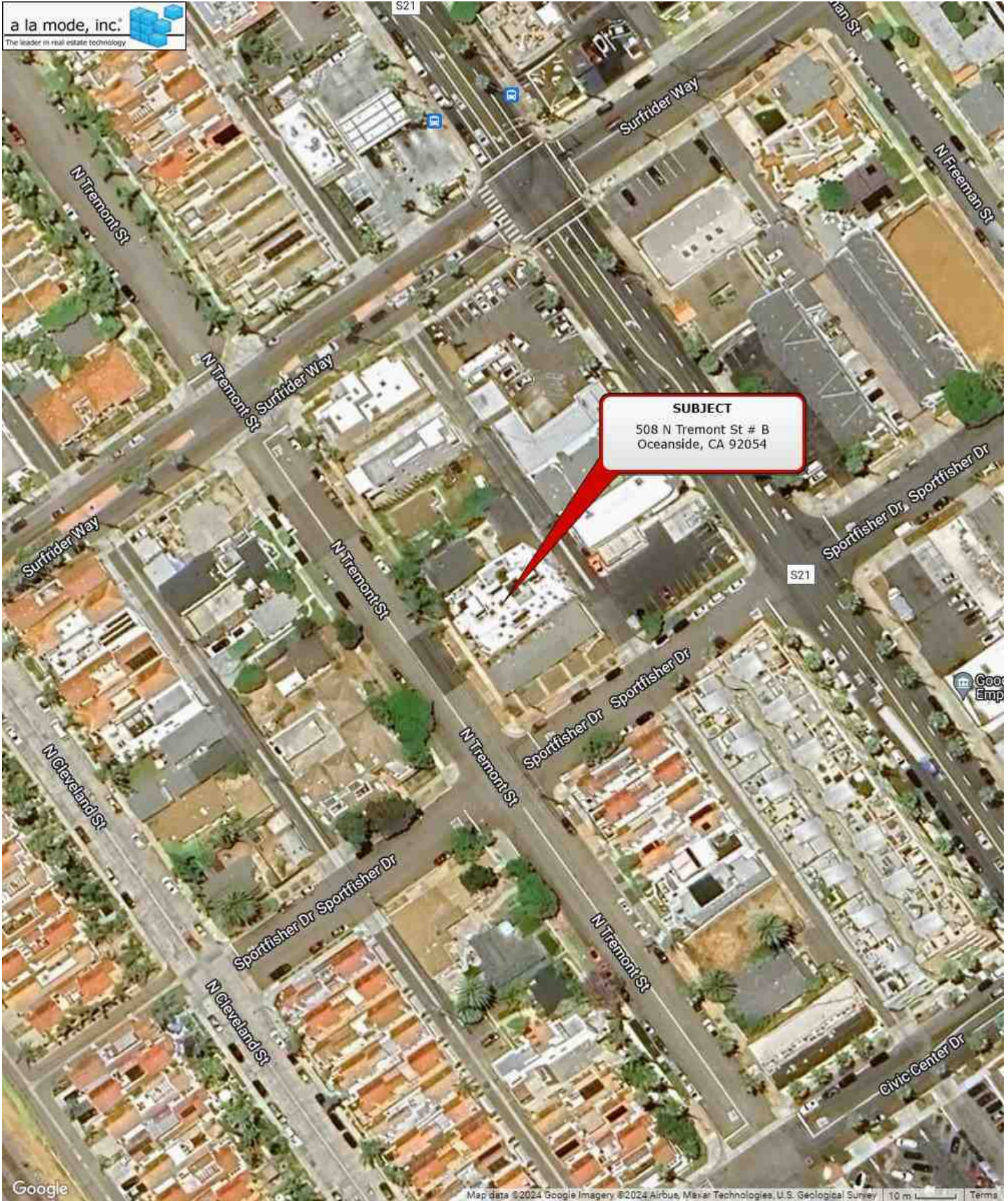
TOTAL Sketch by a la mode

### Area Calculations Summary

| Living Area                         | Area              | Calculation Details  |
|-------------------------------------|-------------------|--|
| First Floor                         | 1063.25 Sq ft     | $4 \times 2 = 8$<br>$22.5 \times 44.5 = 1001.25$<br>$4.5 \times 9 = 40.5$<br>$1.5 \times 9 = 13.5$ |
| Second Floor                        | 1237.75 Sq ft     | $5 \times 2.5 = 12.5$<br>$18 \times 12 = 216$<br>$22.5 \times 44.5 = 1001.25$<br>$2 \times 4 = 8$  |
| <b>Total Living Area (Rounded):</b> | <b>2301 Sq ft</b> |  |
| <b>Non-living Area</b>              |                   |  |
| 2 Car Attached                      | 467.5 Sq ft       | $19 \times 23.5 = 446.5$<br>$6 \times 3.5 = 21$  |

# Aerial Map

|                  |                                    |        |           |       |    |          |       |
|------------------|------------------------------------|--------|-----------|-------|----|----------|-------|
| Borrower         | Joe Velasco & Ramiro Padilla Klein |        |           |       |    |          |       |
| Property Address | 508 N Tremont St                   |        |           |       |    |          |       |
| City             | Oceanside                          | County | San Diego | State | CA | Zip Code | 92054 |
| Lender/Client    | Deephaven Mortgage LLC             |        |           |       |    |          |       |



## Location Map

|                  |                                    |        |           |                         |
|------------------|------------------------------------|--------|-----------|-------------------------|
| Borrower         | Joe Velasco & Ramiro Padilla Klein |        |           |                         |
| Property Address | 508 N Tremont St                   |        |           |                         |
| City             | Oceanside                          | County | San Diego | State CA Zip Code 92054 |
| Lender/Client    | Deephaven Mortgage LLC             |        |           |                         |



# USPAP Compliance Addendum

Loan # 491359  
File # 242-01391

|                  |                                    |          |           |
|------------------|------------------------------------|----------|-----------|
| Borrower         | Joe Velasco & Ramiro Padilla Klein |          |           |
| Property Address | 508 N Tremont St                   |          |           |
| City             | Oceanside                          | County   | San Diego |
|                  |                                    | State    | CA        |
|                  |                                    | Zip Code | 92054     |
| Lender/Client    | Deephaven Mortgage LLC             |          |           |

### APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

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 report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- 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.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

### PRIOR SERVICES

I have NOT performed 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 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

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE 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.

No other assistance was provided in the preparation of the appraisal report.

### ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: The appraiser has the knowledge and experience needed to identify and perform the scope of work necessary to produce credible assignment results. The appraiser is competent and familiar with the specific type of property, market, geographic area, analytical method, and applicable laws, regulations and guidelines.

### MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 90 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 90 day(s).

### APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

|  |  |
|--|--|
| <p>Signature </p> <p>Name <u>April D McCraw</u></p> <p>Date of Signature <u>02/27/2024</u></p> <p>State Certification # <u>AR029403</u></p> <p>or State License # _____</p> <p>State <u>CA</u></p> <p>Expiration Date of Certification or License <u>08/11/2024</u></p> <p>Effective Date of Appraisal <u>02/23/2024</u></p> | <p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from Street    <input type="checkbox"/> Interior and Exterior</p> |
|--|--|



## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

### Condition Ratings and Definitions

#### C1

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

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

#### C2

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

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

#### C3

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

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

#### C4

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

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

#### C5

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

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

#### C6

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

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

### Quality Ratings and Definitions

#### Q1

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

#### Q2

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

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

## Quality Ratings and Definitions (continued)

### Q3

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

### Q4

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

### Q5

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

### Q6

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

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

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

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

### Updated

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

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

### Remodeled

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

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

## Explanation of Bathroom Count

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

### Example:

3.2 indicates three full baths and two half baths.



## Appraiser Independence Certification

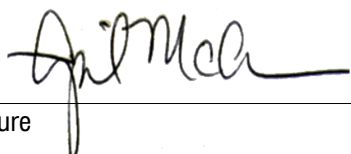
I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of Wonders Valuation Services, a division of Trident Service, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of Deephaven Mortgage LLC, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that Wonders Valuation Services, a division of Trident Services, has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

  
 \_\_\_\_\_  
 Signature  
 April D McCraw  
 \_\_\_\_\_  
 Appraiser's Name  
 Certified Residential Real Estate Appraiser  
 \_\_\_\_\_  
 State Title or Designation

02/27/2024  
 \_\_\_\_\_  
 Date  
 AR029403  
 \_\_\_\_\_  
 State License or Certification #  
 08/11/2024  
 \_\_\_\_\_  
 Expiration Date of License or Certification

CA  
 \_\_\_\_\_  
 State

508 N Tremont St, Oceanside, CA 92054  
 \_\_\_\_\_  
 Address of Property Appraised

**License**



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

**April D. McCraw**

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

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER:

AR 029403

Effective Date:

August 12, 2022

Date Expires:

August 11, 2024

Loretta Dillon, Deputy Bureau Chief, BREA

3067124

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

HUDSON INSURANCE COMPANY  
100 William Street, 5<sup>th</sup> Floor  
New York, NY 10038



**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS**

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

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

**PLEASE READ THIS POLICY CAREFULLY.**

**Policy Number:** PRA-1AX-1003861 **Renewal of:** PRA-1AX-1002429

**1. Named Insured:** April Denise McCraw

**2. Address:** 2831 Cazadero Drive  
Carlsbad, CA, 92009

**3. Policy Period:** **From:** 10/25/2023 **To:** 10/25/2024  
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above

|  |           |                   |           |                         |
|--|-----------|-------------------|-----------|-------------------------|
| <b>4. Limit of Liability</b>             |           | <b>Each Claim</b> |           | <b>Policy Aggregate</b> |
| <b>Damages</b> Limit of Liability        | <b>A.</b> |                   | <b>B.</b> |                         |
| <b>Claims Expense</b> Limit of Liability | <b>C.</b> |                   | <b>D.</b> |                         |

**5. Deductible (Inclusive of Claims Expenses):**  
**5A.** **Each Claim** **5B.** **Aggregate**

**6. Policy Premium:** **State Taxes/Surcharges:** \$0.00

**7. Retroactive Date:** 10/25/2004

**8. Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:  
Hudson Insurance Group 100 William Street, 5<sup>th</sup> Floor New York, NY 10038  
Fax: 646-216-3786  
Email: hudsonclaims300@hudsoninsgroup.com

**9. A. Program Administrator:** Riverton Insurance Agency Corp.

**B. Agent/Broker:** ALIA (Riverton Insurance Agency Corp.)  
Phone: (800) 882-4410

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

President

Secretary