

## **APPRAISAL OF REAL PROPERTY**

## **LOCATED AT:**

1017 2nd St Starlight Condominium Units 2C And G7 Santa Monica, CA 90403

## FOR:

PrimeLending, A PlainsCapital Company 18111 Preston Rd Dallas, TX 75252

## AS OF:

12/16/2022

## BY:

Jess Borgonia P.O. Box 660884 Arcadia, CA 91066-0884

The purpose of this summary	appraisai report is to prov	ride the lender/client wit	th an accurate, and	adequately supported, op	ווווטוו טו נוופ ווו	arket value	of the subject	property.
Property Address 1017 2nd 3	St	Unit #	203 City Sa	ınta Monica	Stat	e CA	Zip Code 9040	)3
Borrower Joshua Tatsuno				digo Heeler LP		nty Los A		
	Condominium Units 2C A							
Assessor's Parcel # 4292-02				Tax Year 2022	R.E	Taxes \$ 1	14,208	
Project Name Starlight Con		Phase :	# 1	Map Reference 671/D2	Cen	sus Tract 7		
7	iant 🕅 Vacant		Assessments \$ 0	•	HOA \$ 3			per month
	Fee Simple Leaseho						, , , , , , ,	
			Other (describe)					
	g, A PlainsCapital Comp		, ,	d, Ste 900, Dallas, TX 75	5252			
Is the subject property currently o						$\square$	Yes No	
Report data source(s) used, offeri				1/2022 for \$1,134,999. L				
						KAVVIN 12	/ 14/2022.	
MLS-22116253, listed 1/6/2	he contract for sale for the su					the analysis	was not	
performed.	ווכ כטוונומטנ וטו סמוכ וטו נווכ סט	bject purchase transaction	i. Expiairi (ile results (	or the analysis of the contract	lioi sale oi wily	uic alialysis	was not	
Contract Price \$	Date of Contract	Ic the property	y seller the owner of p	public record? Yes	No Data	Sourca(c)		
Is there any financial assistance (			<u> </u>			Jource(3)	Yes	No
If Yes, report the total dollar amou			ssistance, etc.) to be	paid by any party on benan o	i tile bollower?		162	NO
II Yes, report the total dollar amou	int and describe the items to	be paid.						
Note: December of the model of the same	- data a see a tala a see a talah a saha a	d d						
Note: Race and the racial comp								
Neighborhood Ch			minium Unit Housir	ig Trends	Condominiur	n Housing	Present Land	d Use %
	uburban Rural			able Declining	PRICE	AGE	One-Unit	85 %
Built-Up 🔀 Over 75% 🗌 2	5-75% Under 25%			Balance Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %
Growth 🗌 Rapid 🔀 S	table Slow	Marketing Time 🔀 Ur	nder 3 mths 🔲 3-0	6 mths Over 6 mths	630 Lov	/ 34	Multi-Family	5 %
Neighborhood Boundaries N	IORTH: San Vicente Blv			: Pacific Coast Hwy;	2,100 High		Commercial	5 %
EAST: 14th St			, <u>_</u>	,	1,150 Pred		Other	%
	he subject property is pa	art of a 12-unit mid-ris	e condo project s	ituated in a developed n	.,			
of composed of other condo								
amenities are conveniently		ma como pacinoco co	nabilotiffication : 1 c	bilo transportation, one	spirig contore,	00110010 0	ara outor pasie	
Market Conditions (including supp		An increasin	na (+0%) market e	exists in the area as per	attached 100	AMC adda	ndum Market	ing time
		7 All illuleasii	ig (+9 /0) market e	stists in the area as per	allached 100	HIVIC adde	iluuiii. Maiket	ing time
ranges between 30 and 90	uays.							
Topography Flat	Size 7	,499 sf	Density	Average	Vi	<sup>₿₩</sup> N;Res		
Specific Zoning Classification S	·	,499 ST Zoning Descr			VI	w N;Res	·,	
Zoning Compliance \( \sum \) Legal		Do the zoning regulations p			Yes No			
		Do the Zonning regulations p	permit repulluling to ci	inent density!	TES INU			
No Zoning Illegal (desc	(1DE)							
			d	t0 \	✓ Vaa □ Na	If No. do.	a wila a	
Is the highest and best use of sub	ject property as improved (or				✓ Yes □ No			bject's
Is the highest and best use of sub current use (multi-family dw	ject property as improved (or elling, condo unit) is lega	ally permitted, physica	ally existing, and f	inancially viable, which i	results to its h	ighest utili	ty value.	
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (do	ject property as improved (or elling, condo unit) is leg- escribe)	ally permitted, physica Public		inancially viable, which i Off-site Impr	results to its h ovements - Type	ighest utili	ty value.  Public	bject's  Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity	ject property as improved (or elling, condo unit) is leg- escribe)	ally permitted, physica  Public  Nater	ally existing, and f	inancially viable, which i <b>Off-site Impr</b> Street Pave	results to its h ovements - Type ed Asphalt	ighest utili	ty value.  Public	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas Gas	ject property as improved (or elling, condo unit) is leg escribe)	ally permitted, physica  Public  Nater  Sanitary Sewer	ally existing, and f Other (describe)	inancially viable, which i <b>Off-site Impr</b> Street Pave Alley Pave	results to its hovements - Type ed Asphalt ed Asphalt	ighest utili	ty value.  Public	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas Gas FEMA Special Flood Hazard Area	ject property as improved (or elling, condo unit) is legi escribe)  Yes No FE	ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone X	ally existing, and f Other (describe) FEMA Map	inancially viable, which in off-site Improstreet Pave Alley Pave # 060159/06037C/15	results to its hovements - Type ed Asphalt ed Asphalt	ighest utili	ty value.  Public	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improv	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marke	Ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone x  t area?  Yes	ally existing, and f Other (describe)  FEMA Map  No If No, d	inancially viable, which in off-site Improstreet Pave Alley Pave # 060159/06037C/15	results to its hovements - Type ed Asphalt ed Asphalt 569G	ighest utili	ty value.  Public  S  S  Date 04/21/20	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site conditions.	ject property as improved (or elling, condo unit) is legalescribe)  Yes No FE vements typical for the marketons or external factors (easen	Ally permitted, physica Public  Nater Sanitary Sewer MA Flood Zone x t area? Yes nents, encroachments, env	ally existing, and f Other (describe)  FEMA Map  No If No, d vironmental conditions	inancially viable, which in Off-site Improsection Street Pave Alley Pave # 060159/06037C/15 escribe s, land uses, etc.)?	results to its hovements - Type ed Asphalt ed Asphalt 569G	ighest utili	ty value.  Public	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improv	ject property as improved (or elling, condo unit) is legalescribe)  Yes No FE vements typical for the marketons or external factors (easen	Ally permitted, physica Public  Nater Sanitary Sewer MA Flood Zone x t area? Yes nents, encroachments, env	ally existing, and f Other (describe)  FEMA Map  No If No, d vironmental conditions	inancially viable, which in Off-site Improsection Street Pave Alley Pave # 060159/06037C/15 escribe s, land uses, etc.)?	results to its hovements - Type ed Asphalt ed Asphalt 569G	ighest utili	ty value.  Public  S  S  Date 04/21/20	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site conditions.	ject property as improved (or elling, condo unit) is legalescribe)  Yes No FE vements typical for the marketons or external factors (easen	Ally permitted, physica Public  Nater Sanitary Sewer MA Flood Zone x t area? Yes nents, encroachments, env	ally existing, and f Other (describe)  FEMA Map  No If No, d vironmental conditions	inancially viable, which in Off-site Improsection Street Pave Alley Pave # 060159/06037C/15 escribe s, land uses, etc.)?	results to its hovements - Type ed Asphalt ed Asphalt 569G	ighest utili	ty value.  Public  S  S  Date 04/21/20	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (d) Electricity Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site condition.	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the market ons or external factors (easen a neighborhood were NC	Ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone x t area?  Yes nents, encroachments, envort	ally existing, and f Other (describe)  FEMA Map  No If No, d vironmental conditions	inancially viable, which in Off-site Improsection Street Pave Alley Pave # 060159/06037C/15 escribe s, land uses, etc.)?	results to its hovements - Type ed Asphalt ed Asphalt 569G	ighest utili	ty value.  Public  S  S  Date 04/21/20	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (d) Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improv Are there any adverse site condition. The subject property and its	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the market ons or external factors (easen to neighborhood were NC external factors).	Ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone x t area?  Yes  nents, encroachments, env  DT affected by the reco	ally existing, and f Other (describe)  FEMA Map  No If No, d //ironmental conditions ent calamities the	inancially viable, which in Off-site Improstreet Pave Alley Pave 4 060159/06037C/15 escribe c, land uses, etc.)?	results to its hovements - Type ed Asphalt ed Asphalt 669G	ighest utili	ty value.  Public  S  S  Date 04/21/20	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (d) Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site condition. The subject property and its Data source(s) for project information Details.	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the market ons or external factors (easen a neighborhood were NC extended NDC/DQ/MLS ached Row or Townho	ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone x t area?  Yes nents, encroachments, env OT affected by the reco	Ally existing, and f Other (describe)  FEMA Map  No If No, d vironmental conditions ent calamities the	inancially viable, which in Off-site Improstreet Pave Alley Pave # 060159/06037C/15 escribe c, land uses, etc.)?  occurred in other south Pave Other (describe	results to its hovements - Type ed Asphalt ed Asphalt 569G	FEMA Map    No areas.	ty value.  Public  S  Date 04/21/20  If Yes, describe	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site condition. The subject property and its Data source(s) for project information Details General Description	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marketons or external factors (easen is neighborhood were NO enternal property or townhood the neighborhood were NO enternal property or Townhood Reneral Description	ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone X  t area? Yes  nents, encroachments, env  OT affected by the reco	Ally existing, and f Other (describe)  FEMA Map  No If No, d vironmental conditions ent calamities the  Mid-Rise High ject Phase	inancially viable, which in Off-site Improstreet Pave Alley Pave # 060159/06037C/15 escribe s, land uses, etc.)?  occurred in other south Pave Other (describe If Project Com	results to its hovements - Type ed Asphalt ed Asphalt 569G  Yes ern California	ighest utili FEMA Map  No areas.	ty value.  Public  Date 04/21/20  If Yes, describe	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site condition. The subject property and its Data source(s) for project information Project Description Deta General Description # of Stories 3	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marker ons or external factors (easen is neighborhood were NO etched Row or Townhood General Description Exterior Walls Studies.	ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes nents, encroachments, env  OT affected by the reco	Ally existing, and f Other (describe)  FEMA Map  No If No, d vironmental conditions ent calamities the  Mid-Rise High ject Phase  12	inancially viable, which in Off-site Improstreet Pave Alley Pave # 060159/06037C/15 escribe cocurred in other south of Phases  -Rise  Other (describe If Project Comp # of Phases	results to its hovements - Type ed Asphalt ed Asphalt 669G  Yes ern California	FEMA Map  No areas.	ty value.  Public  Date 04/21/20  If Yes, describe  Project Incomple d Phases	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site condition. The subject property and its Data source(s) for project information Project Description Deta General Description  # of Stories 3  # of Elevators 1	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marketons or external factors (easen is neighborhood were NC external fac	ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone   t area?  Yes  Then the service of the s	Ally existing, and f Other (describe)  FEMA Map  No If No, d vironmental conditions ent calamities the  Mid-Rise High ject Phase	inancially viable, which in Off-site Improstreet Pave Alley Pave # 060159/06037C/15 escribe is, land uses, etc.)? occurred in other south  -Rise    Other (describe If Project Comp # of Phases # of Units	results to its hovements - Type ed Asphalt ed Asphalt 669G  Yes ern California	ighest utili FEMA Map  No areas.	ty value.  Public  Date 04/21/20  If Yes, describe  Project Incomple d Phases	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site condition. The subject property and its Data source(s) for project information Project Description Deta General Description  # of Stories 3 # of Elevators 1   Existing Proposed	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marketons or external factors (easens eneighborhood were NC eneighborhood were NC eneral Description  Exterior Walls Stuck Roof Surface c/s  Total # Parking 12	Ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone x t area? Yes  The second seco	Ally existing, and for the (describe)  FEMA Map  No If No, divironmental conditions ent calamities the discrete High section in the	inancially viable, which in Off-site Improstreet Pave Alley Pave # 060159/06037C/15 escribe s, land uses, etc.)?  occurred in other south # of Phases # of Units for Sale	results to its hovements - Type ed Asphalt ed Asphalt 669G  Yes ern California	FEMA Map  No areas.  If # of Planne # of Units for	ty value.  Public  Date 04/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site condition. The subject property and its Data source(s) for project information Project Description Deta General Description  # of Stories 3  # of Elevators 1	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE  vements typical for the marketons or external factors (easen is neighborhood were NC enternal factors)  tition NDC/DQ/MLS inched Row or Townhood Romeral Description  Exterior Walls Stucker Roof Surface c/s	Ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone x t area? Yes  The public x  Yes  The public x  Yes  The public x  Sanitary Sewer  MA Flood Zone x  The public x  The public x  Subject with a first complete and a complete and	Ally existing, and for the (describe)  FEMA Map  No If No, do dironmental conditions ent calamities the light (left)  Mid-Rise High (left)  High (le	inancially viable, which in Off-site Improstreet Pave Alley Pave # 060159/06037C/15 escribe is, land uses, etc.)? occurred in other south  -Rise    Other (describe If Project Comp # of Phases # of Units	results to its hovements - Type ed Asphalt ed Asphalt 669G  Yes ern California	FEMA Map  No areas.  If # of Planne # of Planne	ty value.  Public  Date 04/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvare there any adverse site condition. The subject property and its Data source(s) for project information Project Description Deta General Description  # of Stories 3 # of Elevators 1   Existing Proposed	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marketons or external factors (easens eneighborhood were NC eneighborhood were NC eneral Description  Exterior Walls Stuck Roof Surface c/s  Total # Parking 12	Ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes  Thents, encroachments, env  OT affected by the reco  Subj  Goo # of Units  # of Units Comple  # of Units Sold  # of Units Sold	Ally existing, and for the (describe)  FEMA Map  No If No, do dironmental conditions ent calamities the left Phase  12 et d 12 e 0 12	inancially viable, which in Off-site Improstreet Pave Alley Pave # 060159/06037C/15 escribe s, land uses, etc.)?  occurred in other south # of Phases # of Units for Sale	results to its hovements - Type ed Asphalt ed Asphalt 669G  Yes ern California  pleted  1 12 0 12	FEMA Map  No areas.  If # of Planne # of Units for	ty value.  Public  Date 04/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (d) Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improv Are there any adverse site condition. The subject property and its  Data source(s) for project information Project Description Deta General Description  # of Stories 3  # of Elevators 1  Existing Proposed Under Construction	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the market ons or external factors (easen is neighborhood were NC enternal factors (easen is neighborhood were NC enternal factors)  Attion NDC/DQ/MLS and Row or Townhood General Description  Exterior Walls Stuck Roof Surface c/s  Total # Parking 12  Ratio (spaces/units) 1:1	Ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes  Thents, encroachments, env  OT affected by the reco  Subj  Goo # of Units  # of Units Comple  # of Units Sold  # of Units Sold	Ally existing, and for Other (describe)  FEMA Map  No If No, doironmental conditions ent calamities the High ject Phase  12 eted 12 e 0 12 3	inancially viable, which of the inpresentation of the input inpu	results to its hovements - Type ed Asphalt e	FEMA Map    No areas.   If # of Planne # of Planne # of Units for # of Units S # of Units F   #	ty value.  Public  Date 04/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (d) Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improv Are there any adverse site condition. The subject property and its  Data source(s) for project information Project Description Deta General Description  # of Stories 3  # of Elevators 1  Existing Proposed Under Construction  Year Built 1963	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE  // Yes  // Yes  // Yes  // No FE  // Yes  // Yes  // No FE  // No FE  // Yes  // No FE  // No	Ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes  Thents, encroachments, enverties, encroachments, enverties  OT affected by the recomplete Subject of Units  # of Units Complete # of Units Sold  gar # of Units Rented	Ally existing, and for Other (describe)  FEMA Map  FEMA Map  No If No, described in the Indian in th	inancially viable, which of Off-site Improstreet Pave Alley Pave Alley Pave # 060159/06037C/15 escribe s, land uses, etc.)?  occurred in other south # of Phases # of Units for Sale # of Units Sold # of Units Rented	results to its hovements - Type ed Asphalt e	FEMA Map    No areas.   If # of Planne # of Planne # of Units for # of Units S # of Units F   #	ty value.  Public  Date 04/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (d) Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvate there any adverse site condition. The subject property and its  Data source(s) for project information Project Description Deta General Description  # of Stories 3 # of Elevators 1 Existing Proposed Under Construction Year Built 1963 Effective Age 30 Project Primary Occupancy	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marketons or external factors (easents eneighborhood were NO ached Row or Townhood Roman Exterior Walls Stucker Roof Surface c/s Total # Parking 12 Ratio (spaces/units) 1:1 Type sub-Guest Parking 0  Principal Residence	Ally permitted, physica Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes nents, encroachments, env OT affected by the reco  Subj  Co # of Units # of Units Comple # of Units For Sal # of Units Sold  gar # of Units Rented # of Owner Occup  Second Home or Reco	Ally existing, and for Other (describe)  FEMA Map  FEMA Map  No If No, described in the Indian India	inancially viable, which in Off-site Improstreet Pave Alley Pave # 060159/06037C/15 escribe st, land uses, etc.)?  occurred in other south # of Phases # of Units for Sale # of Units Sold # of Units Rented # of Owner Occupied Units	results to its hovements - Type ed Asphalt e	FEMA Map    No areas.   If # of Planne # of Planne # of Units for # of Units S # of Units F   #	ty value.  Public  Date 04/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvate there any adverse site condition. The subject property and its Data source(s) for project information Project Description Deta General Description Deta General Description # of Stories 3 # of Elevators 1 Existing Proposed Under Construction Year Built 1963 Effective Age 30 Project Primary Occupancy Is the developer/builder in control	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marke ons or external factors (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman Studies (easen is neighborhood were NC ached Row or Townhood Roman R	ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone X  t area? Yes  Tents, encroachments, envelor  OT affected by the recomplete of Units  # of Units For Sal  # of Units Rented  # of Owner Occup  Second Home or Rection (HOA)? Yes	Ally existing, and for the describe FEMA Map  FEMA Map  No If No, divironmental conditions ent calamities the FEMA Map  No If No, divironmental conditions ent calamities the FEMA Map  No If No, divironmental conditions ent calamities the FEMA Map  No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities ent	# 060159/06037C/15 escribe s, land uses, etc.)? occurred in other south  # of Phases # of Units for Sale # of Units Rented # of Owner Occupied Uninant	results to its hovements - Type ed Asphalt ed Asphalt 569G  Yes ern California  1 12 0 12 3 ts 9	FEMA Map    No areas.   If # of Planne # of Planne # of Units for # of Units S # of Units F   #	ty value.  Public  Date 04/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvate there any adverse site condition. The subject property and its Data source(s) for project information Project Description Deta General Description Deta General Description # of Stories 3 # of Elevators 1 Existing Proposed Under Construction Year Built 1963 Effective Age 30 Project Primary Occupancy Is the developer/builder in control	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marketons or external factors (easents eneighborhood were NO ached Row or Townhood Roman Exterior Walls Stucker Roof Surface c/s Total # Parking 12 Ratio (spaces/units) 1:1 Type sub-Guest Parking 0  Principal Residence	ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone X  t area? Yes  Tents, encroachments, envelor  OT affected by the recomplete of Units  # of Units For Sal  # of Units Rented  # of Owner Occup  Second Home or Rection (HOA)? Yes	Ally existing, and for the describe FEMA Map  FEMA Map  No If No, divironmental conditions ent calamities the FEMA Map  No If No, divironmental conditions ent calamities the FEMA Map  No If No, divironmental conditions ent calamities the FEMA Map  No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities the FEMA Map  No If No If No, divironmental conditions ent calamities ent	inancially viable, which in Off-site Improstreet Pave Alley Pave # 060159/06037C/15 escribe st, land uses, etc.)?  occurred in other south # of Phases # of Units for Sale # of Units Sold # of Units Rented # of Owner Occupied Units	results to its hovements - Type ed Asphalt ed Asphalt 569G  Yes ern California  1 12 0 12 3 ts 9	FEMA Map    No areas.   If # of Planne # of Planne # of Units for # of Units S # of Units F   #	ty value.  Public  Date 04/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvate there any adverse site condition. The subject property and its.  Data source(s) for project informate Project Description Deta General Description  # of Stories 3  # of Elevators 1  Existing Proposed Under Construction Year Built 1963  Effective Age 30  Project Primary Occupancy Is the developer/builder in control Management Group - Monte of Stories Management Group - Management Gro	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marker ons or external factors (easen is neighborhood were NO external fa	Ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes  Thents, encroachments, enverties, encroachments, enverties, encoachments, enverties, enver	Ally existing, and for the (describe)  FEMA Map  No If No, different calamities the elected 12  electe	inancially viable, which in Off-site Improstreet Pave Alley Pave 4 060159/06037C/15 escribe 5, land uses, etc.)?  occurred in other south of Phases 4 of Units for Sale 4 of Units Sold 4 of Units Rented 4 of Owner Occupied Unit nant of the off-site off-sit	results to its hovements - Type ed Asphalt ed Asphalt 569G  Yes ern California  1 12 0 12 3 ts 9	FEMA Map    No areas.   If # of Planne # of Planne # of Units for # of Units S # of Units F   #	ty value.  Public  Date 04/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvance there any adverse site condition. The subject property and its.  Data source(s) for project information Project Description Details. Details of Elevators 1 Existing Proposed Under Construction  Year Built 1963  Effective Age 30  Project Primary Occupancy  Is the developer/builder in control Management Group - Hon	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marker ons or external factors (easen is neighborhood were NO external fa	Ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes  Thents, encroachments, enverties, encroachments, enverties, encoachments, enverties, enver	Ally existing, and for the (describe)  FEMA Map  No If No, different calamities the elected 12  electe	inancially viable, which in Off-site Improstreet Pave Alley Pave 4 060159/06037C/15 escribe 5, land uses, etc.)?  occurred in other south of Phases 4 of Units for Sale 4 of Units Sold 4 of Units Rented 4 of Owner Occupied Unit nant of the off-site off-sit	results to its hovements - Type ed Asphalt ed Asphalt 669G  Yes ern California  1 12 0 12 3 ts 9	FEMA Map  No areas.  If # of Planne # of Planne # of Units for # of Units Some # of Units For # of Owner	ty value.  Public  Date 04/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented Occupied Units	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvance there any adverse site conditions. The subject property and its Data source(s) for project information Project Description Detar General Description Petar General Description Funder Construction Year Built 1963 Effective Age 30 Project Primary Occupancy Is the developer/builder in control Management Group Hon	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marker ons or external factors (easen is neighborhood were NO external fa	Ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes  Thents, encroachments, enverties, encroachments, enverties, encoachments, enverties, enver	Ally existing, and for the (describe)  FEMA Map  No If No, different calamities the electron of the properties of the pr	inancially viable, which in Off-site Improstreet Pave Alley Pave 4 060159/06037C/15 escribe 5, land uses, etc.)?  occurred in other south of Phases 4 of Units for Sale 4 of Units Sold 4 of Units Rented 4 of Owner Occupied Unit nant of the off-site off-sit	results to its hovements - Type ed Asphalt ed Asphalt 669G  Yes ern California  1 12 0 12 3 ts 9	FEMA Map  No areas.  If # of Planne # of Planne # of Units for # of Units Some # of Units For # of Owner	ty value.  Public  Date 04/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented Occupied Units	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvance there any adverse site condition. The subject property and its The subject property and its General Description Deta General Description # of Stories 3 # of Elevators 1 Existing Proposed Under Construction Year Built 1963 Effective Age 30 Project Primary Occupancy Is the developer/builder in control Management Group - Hon	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marketons or external factors (easens eneighborhood were NC eneighborhood eneighborhood were NC eneighborhood eneighborho	Ally permitted, physica Public  Nater Sanitary Sewer  MA Flood Zone X t area? Yes nents, encroachments, env OT affected by the reco  Subject Williams Willia	Ally existing, and for the (describe)  FEMA Map  No If No, do dironmental conditions ent calamities the light letter of the li	inancially viable, which in Off-site Improstreet Pave Alley Pave 4 060159/06037C/15 escribe 5, land uses, etc.)?  occurred in other south 4 of Phases 4 of Units for Sale 4 of Units Sold 4 of Units Rented 4 of Owner Occupied Units In other in the project?	results to its hovements - Type ed Asphalt e	FEMA Map    No areas.   If # of Planne # of Units F # of Units F # of Owner   No   No   No   No   No   No   No   N	ty value.  Public  Date O4/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented Occupied Units  If Yes, Describe	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvance there any adverse site conditions. The subject property and its Data source(s) for project information Project Description Detar General Description Petar General Description Funder Construction Year Built 1963 Effective Age 30 Project Primary Occupancy Is the developer/builder in control Management Group Hon	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marketons or external factors (easens eneighborhood were NC eneighborhood eneighborhood were NC eneighborhood eneighborho	Ally permitted, physica Public  Nater Sanitary Sewer  MA Flood Zone X t area? Yes nents, encroachments, env OT affected by the reco  Subject Williams Willia	Ally existing, and for the (describe)  FEMA Map  No If No, different calamities the electron of the properties of the pr	inancially viable, which in Off-site Improstreet Pave Alley Pave Alley Pave # 060159/06037C/15 escribe st, land uses, etc.)?  occurred in other south Project Computer # of Phases # of Units for Sale # of Units Sold # of Units Sold # of Owner Occupied Units In	results to its hovements - Type ed Asphalt e	FEMA Map    No areas.   If # of Planne # of Units F # of Units F # of Owner   No   No   No   No   No   No   No   N	ty value.  Public  Date O4/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented Occupied Units  If Yes, Describe	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvance there any adverse site condition. The subject property and its The subject property and its General Description Deta General Description # of Stories 3 # of Elevators 1 Existing Proposed Under Construction Year Built 1963 Effective Age 30 Project Primary Occupancy Is the developer/builder in control Management Group - Hon	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marketons or external factors (easens eneighborhood were NC eneighborhood eneighborhood were NC eneighborhood eneighborho	Ally permitted, physica Public  Nater Sanitary Sewer  MA Flood Zone X t area? Yes nents, encroachments, env OT affected by the reco  Subject Williams Willia	Ally existing, and for the (describe)  FEMA Map  No If No, do dironmental conditions ent calamities the light letter of the li	inancially viable, which in Off-site Improstreet Pave Alley Pave 4 060159/06037C/15 escribe 5, land uses, etc.)?  occurred in other south 4 of Phases 4 of Units for Sale 4 of Units Sold 4 of Units Rented 4 of Owner Occupied Units In other in the project?	results to its hovements - Type ed Asphalt e	FEMA Map    No areas.   If # of Planne # of Units F # of Units F # of Owner   No   No   No   No   No   No   No   N	ty value.  Public  Date O4/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented Occupied Units  If Yes, Describe	Private
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvance there any adverse site conditions. The subject property and its The subject property and its General Description Deta General Description Deta General Description Work of Stories 3 For project Description Proposed Under Construction Year Built 1963 Effective Age 30 Project Primary Occupancy Is the developer/builder in control Management Group - Hon Does any single entity (the same Was the project created by the co	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE  Vements typical for the marketons or external factors (easens eneighborhood were NC  Action NDC/DQ/MLS  Ac	Ally permitted, physica Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes nents, encroachments, env OT affected by the reco  Subj  Co # of Units # of Units Comple # of Units For Sal # of Units Sold  gar # of Units Rented # of Owner Occup Second Home or Reco tion (HOA)? Yes  poration, etc.) own more to	Ally existing, and for Other (describe)  FEMA Map  FEMA Map  No If No, do	inancially viable, which of Off-site Improstreet Pave Alley Pave 4 060159/06037C/15 escribe 5, land uses, etc.)?  occurred in other south 4 of Phases 4 of Units for Sale 4 of Units Sold 4 of Units Rented 4 of Owner Occupied Units Inant 1 ovide name of management 1 units in the project?	results to its hovements - Type ed Asphalt e	FEMA Map    No areas.   If # of Planne # of Planne # of Units for # of Units For # of Owner   No   No   No   No   No   No   No   N	ty value.  Public  Date O4/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented Occupied Units  If Yes, Describe	Private  D21
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvance there any adverse site condition. The subject property and its The subject property and its General Description Deta General Description # of Stories 3 # of Elevators 1 Existing Proposed Under Construction Year Built 1963 Effective Age 30 Project Primary Occupancy Is the developer/builder in control Management Group - Hon Does any single entity (the same in the subject property (the same in the subject property of Stories 1).	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE  Vements typical for the marketons or external factors (easens eneighborhood were NC  Action NDC/DQ/MLS  Ac	Ally permitted, physica Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes nents, encroachments, env OT affected by the reco  Subj  Co # of Units # of Units Comple # of Units For Sal # of Units Sold  gar # of Units Rented # of Owner Occup Second Home or Reco tion (HOA)? Yes  poration, etc.) own more to	Ally existing, and for Other (describe)  FEMA Map  FEMA Map  No If No, do	inancially viable, which of Off-site Improstreet Pave Alley Pave 4 060159/06037C/15 escribe 5, land uses, etc.)?  occurred in other south 4 of Phases 4 of Units for Sale 4 of Units Sold 4 of Units Rented 4 of Owner Occupied Units Inant 1 ovide name of management 1 units in the project?	results to its hovements - Type ed Asphalt e	FEMA Map    No areas.   If # of Planne # of Planne # of Units fi # of Units S # of Owner   No   No   No   No   No   No   No   N	ty value.  Public  Date O4/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented Occupied Units  If Yes, Describe	Private  D21
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvance there any adverse site conditions. The subject property and its The subject property and its General Description Deta General Description Deta General Description Work of Stories 3 For project Description Proposed Under Construction Year Built 1963 Effective Age 30 Project Primary Occupancy Is the developer/builder in control Management Group - Hon Does any single entity (the same Was the project created by the co	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE  Vements typical for the marketons or external factors (easens eneighborhood were NC  Action NDC/DQ/MLS  Ac	Ally permitted, physica Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes nents, encroachments, env OT affected by the reco  Subj  Co # of Units # of Units Comple # of Units For Sal # of Units Sold  gar # of Units Rented # of Owner Occup Second Home or Reco tion (HOA)? Yes  poration, etc.) own more to	Ally existing, and for Other (describe)  FEMA Map  FEMA Map  No If No, do	inancially viable, which of Off-site Improstreet Pave Alley Pave 4 060159/06037C/15 escribe 5, land uses, etc.)?  occurred in other south 4 of Phases 4 of Units for Sale 4 of Units Sold 4 of Units Rented 4 of Owner Occupied Units Inant 1 ovide name of management 1 units in the project?	results to its hovements - Type ed Asphalt e	FEMA Map    No areas.   If # of Planne # of Planne # of Units for # of Units For # of Owner   No   No   No   No   No   No   No   N	ty value.  Public  Date O4/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented Occupied Units  If Yes, Describe	Private  D21
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvance there any adverse site conditions. The subject property and its The subject property and its General Description Deta General Description Deta General Description Work of Stories 3 For project Description Proposed Under Construction Year Built 1963 Effective Age 30 Project Primary Occupancy Is the developer/builder in control Management Group - Hon Does any single entity (the same Was the project created by the co	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE  Vements typical for the marketons or external factors (easens eneighborhood were NC  Action NDC/DQ/MLS  Ac	Ally permitted, physica Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes nents, encroachments, env OT affected by the reco  Subj  Co # of Units # of Units Comple # of Units For Sal # of Units Sold  gar # of Units Rented # of Owner Occup Second Home or Reco tion (HOA)? Yes  poration, etc.) own more to	Ally existing, and for Other (describe)  FEMA Map  FEMA Map  No If No, do	inancially viable, which of Off-site Improstreet Pave Alley Pave 4 060159/06037C/15 escribe 5, land uses, etc.)?  occurred in other south 4 of Phases 4 of Units for Sale 4 of Units Sold 4 of Units Rented 4 of Owner Occupied Units Inant 1 ovide name of management 1 units in the project?	results to its hovements - Type ed Asphalt e	FEMA Map    No areas.   If # of Planne # of Planne # of Units for # of Units For # of Owner   No   No   No   No   No   No   No   N	ty value.  Public  Date O4/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented Occupied Units  If Yes, Describe	Private  D21
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvance there any adverse site conditions. The subject property and its.  Data source(s) for project information Project Description Details. Details of Elevators 1 Existing Proposed Under Construction  Year Built 1963  Effective Age 30  Project Primary Occupancy  Is the developer/builder in control Management Group - Hon Does any single entity (the same in Management Group - Are the units, common elements,	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marker ons or external factors (easen is neighborhood were NO eneral Description of Exterior Walls Student Roof Surface c/s Total # Parking 12 Ratio (spaces/units) 1:1 Type sub-Guest Parking 0  Principal Residence of the Homeowners' Association eneral Description individual, investor group, corners of existing building(standard inversion of existing building(standard inversion of existing building(standard inversion facilities company)	ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes nents, encroachments, env OT affected by the record  use Garden  Subj co # of Units  # of Units Comple  # of Units For Sal  # of Units Sold  gar # of Units Rented  # of Owner Occup  Second Home or Record tion (HOA)? Yes poration, etc.) own more techniques  s) into a condominium?	Ally existing, and for the (describe)  FEMA Map  No If No, different calamities the elected 12 e 0 12 a 3 bied Units 9 creational Tees No anagement Agent - Pithan 10% of the total in the elected probabilitation for a continuous con	inancially viable, which in Off-site Improstreet Pave Alley Pave Alley Pave 4 060159/06037C/15 escribe 5, land uses, etc.)?  occurred in other south in othe	results to its hovements - Type ed Asphalt e	FEMA Map    No areas.   If # of Planne # of Planne # of Units for # of Units For # of Owner   No   No   No   No   No   No   No   N	ty value.  Public  Date O4/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented Occupied Units  If Yes, Describe	Private  D21
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvance there any adverse site conditions. The subject property and its The subject property and its General Description Deta General Description Deta General Description Work of Stories 3 For project Description Proposed Under Construction Year Built 1963 Effective Age 30 Project Primary Occupancy Is the developer/builder in control Management Group - Hon Does any single entity (the same Was the project created by the co	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marker ons or external factors (easen is neighborhood were NO eneral Description of Exterior Walls Student Roof Surface c/s Total # Parking 12 Ratio (spaces/units) 1:1 Type sub-Guest Parking 0  Principal Residence of the Homeowners' Association eneral Description individual, investor group, corners of existing building(standard inversion of existing building(standard inversion of existing building(standard inversion facilities company)	ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes nents, encroachments, env OT affected by the record  use Garden  Subj co # of Units  # of Units Comple  # of Units For Sal  # of Units Sold  gar # of Units Rented  # of Owner Occup  Second Home or Record tion (HOA)? Yes poration, etc.) own more techniques  s) into a condominium?	Ally existing, and for the (describe)  FEMA Map  No If No, different calamities the elected 12 e 0 12 a 3 bied Units 9 creational Tees No anagement Agent - Pithan 10% of the total in the elected probabilitation for a continuous con	inancially viable, which of Off-site Improstreet Pave Alley Pave 4 060159/06037C/15 escribe 5, land uses, etc.)?  occurred in other south 4 of Phases 4 of Units for Sale 4 of Units Sold 4 of Units Rented 4 of Owner Occupied Units Inant 1 ovide name of management 1 units in the project?	results to its hovements - Type ed Asphalt e	FEMA Map    No areas.   If # of Planne # of Planne # of Units for # of Units For # of Owner   No   No   No   No   No   No   No   N	ty value.  Public  Date O4/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented Occupied Units  If Yes, Describe	Private  D21
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvance there any adverse site conditions. The subject property and its The subject property and its General Description Detains General Description Detains General Description Formal Project Description Perspect Description Formal Project Primary Occupancy Is the developer/builder in control Management Group - Hon Does any single entity (the same of Mare the units, common elements,	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marker ons or external factors (easen is neighborhood were NO eneral Description of Exterior Walls Student Roof Surface c/s Total # Parking 12 Ratio (spaces/units) 1:1 Type sub-Guest Parking 0  Principal Residence of the Homeowners' Association eneral Description individual, investor group, corners of existing building(standard inversion of existing building(standard inversion of existing building(standard inversion facilities company)	ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes nents, encroachments, env OT affected by the record  use Garden  Subj co # of Units  # of Units Comple  # of Units For Sal  # of Units Sold  gar # of Units Rented  # of Owner Occup  Second Home or Record tion (HOA)? Yes poration, etc.) own more techniques  s) into a condominium?	Ally existing, and for the (describe)  FEMA Map  No If No, different calamities the elected 12 e 0 12 a 3 bied Units 9 creational Tees No anagement Agent - Pithan 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the elected 12 than	inancially viable, which in Off-site Improstreet Pave Alley Pave Alley Pave 4 060159/06037C/15 escribe 5, land uses, etc.)?  occurred in other south in othe	results to its hovements - Type ed Asphalt e	FEMA Map    No areas.   If # of Planne # of Planne # of Units for # of Units For # of Owner   No   No   No   No   No   No   No   N	ty value.  Public  Date O4/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented Occupied Units  If Yes, Describe	Private  D21
Is the highest and best use of sub current use (multi-family dw Utilities Public Other (de Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvance there any adverse site condition. The subject property and its.  Data source(s) for project information Project Description Details. Details of Elevators 1 Existing Proposed Under Construction  Year Built 1963  Effective Age 30  Project Primary Occupancy Is the developer/builder in control Management Group - Hon  Does any single entity (the same in the work of the units, common elements,	ject property as improved (or elling, condo unit) is legiescribe)  Yes No FE vements typical for the marker ons or external factors (easen is neighborhood were NO eneral Description of Exterior Walls Student Roof Surface c/s Total # Parking 12 Ratio (spaces/units) 1:1 Type sub-Guest Parking 0  Principal Residence of the Homeowners' Association eneral Description individual, investor group, corners of existing building(standard inversion of existing building(standard inversion of existing building(standard inversion facilities company)	ally permitted, physica  Public  Nater  Sanitary Sewer  MA Flood Zone X t area? Yes nents, encroachments, env OT affected by the record  use Garden  Subj co # of Units  # of Units Comple  # of Units For Sal  # of Units Sold  gar # of Units Rented  # of Owner Occup  Second Home or Record tion (HOA)? Yes poration, etc.) own more techniques  s) into a condominium?	Ally existing, and for the (describe)  FEMA Map  No If No, different calamities the elected 12 e 0 12 a 3 bied Units 9 creational Tees No anagement Agent - Pithan 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the total of the elected 12 than 10% of the elected 12 than	inancially viable, which in Off-site Improstreet Pave Alley Pave Alley Pave 4 060159/06037C/15 escribe 5, land uses, etc.)?  occurred in other south in othe	results to its hovements - Type ed Asphalt e	FEMA Map    No areas.   If # of Planne # of Planne # of Units for # of Units For # of Owner   No   No   No   No   No   No   No   N	ty value.  Public  Date O4/21/20  If Yes, describe  Project Incomple d Phases d Units or Sale Sold Rented Occupied Units  If Yes, Describe	Private  D21

	Describe the condition of the project ar	d quality of construction.	Project is an es	stablished condo comp	olex in the area, in above-ave	erage condition, evidently due to
	good maintenance and upkeep.					
NOI.	Describe the common elements and re	creational facilities. sec	ured entry, elev	ator		
MAT						
-0R	Are any common elements leased to o	by the Homeowners' Associatio	n? Yes	No If Yes, describe	e the rental terms and options.	
Z						
)EC	le the project subject to a ground rept0	□ Vas □ Na II	f Voc. ®	nor year (deceribe	torms and conditions)	
PROJECT INFORMATION	Is the project subject to a ground rent?	Yes No I	f Yes, \$	per year (describe	terms and conditions)	
	Are the parking facilities adequate for the	ne project size and type?	Yes No	If No, describe and comm	ment on the effect on value and ma	rketability.
	I did did not analyze the co	ndominium project budget for the	e current year. Expl	ain the results of the analys	sis of the budget (adequacy of fees	, reserves, etc.), or why
		HOA documents not availab				
YSIS	Are there any other fees (other than reg	ular HOA charges) for the use of	the project facilitie	s? Yes 🖂	No If Yes, report the charges	and describe.
¥	7.10 1.1010 1.11) 01.101 1.000 (01.101 1.1111 1.00	<u> </u>	are project racings	<u> </u>	in roo, roport and ontainged	
ĭΑ						
PROJECT ANALYSIS	Compared to other competitive projects	s of similar quality and design, the	e subject unit charg	je appears	High 🔀 Average 🔝 Low	If High or Low, describe
PRO	Are there any special or unusual charac	eteristics of the project (based on	the condominium	documents, HOA meetings	, or other information) known to th	e appraiser?
	Yes No If Yes, describe	and explain the effect on value a	nd marketability.			··
	Unit Charge \$ 375 pe	r month X 12 = \$ 4,500.00	per year	Annual assessment cha	arge per year per square feet of gro	oss living area = \$ 4.38
	Utilities included in the unit monthly as:			nditioning Electricity		Sewer Cable Other (describe)
	0 10 11		/ 1111	A 771	<b>A</b> 11	0.01
			/condition	Amenities	Appliances  Petriagrator	Car Storage
	_	Floors wood/good Walls Drywall/Good		ireplace(s) # 0 VoodStove(s) # 0	Refrigerator Range/Oven	<ul><li>None</li><li>☐ Covered</li><li>☐ Open</li></ul>
		Trim/Finish painted wood/		eck/Patio enc	☐ Disp ☐ Microwave	# of Cars 1
		Bath Wainscot cer tiles/good	= -	orch/Balcony none	Dishwasher	Assigned
	1	Doors solid wood/goo		ther none		Parking Space # 203
	Einichad area ahovo arada containe:	- Doome	o Dodroor	mo oo Dath	(c) 4 007 Causes [	East of Crock Living Area Above Crade
	Finished area <b>above</b> grade contains:  Are the heating and cooling for the indi	5 Rooms vidual units separately metered?	2 Bedroor		**	Feet of Gross Living Area Above Grade er projects in the market area.
NOI	Are the heating and cooling for the indi		2 Bedroor Yes [		t(s) 1,027 Square F d comment on compatibility to other	
RIPTION	Are the heating and cooling for the indi	vidual units separately metered?			**	
SCRIPTION	Are the heating and cooling for the indi	vidual units separately metered? ient items, etc.) None.	⊠ Yes [	No If No, describe an	d comment on compatibility to othe	er projects in the market area.
T DESCRIPTION	Are the heating and cooling for the indi	vidual units separately metered? ient items, etc.) None. including needed repairs, deterior	Yes [	No If No, describe an remodeling, etc.).	d comment on compatibility to other	er projects in the market area.
UNIT DESCRIPTION	Are the heating and cooling for the indi  Additional features (special energy effic  Describe the condition of the property ( ago;Bathrooms-updated-less the GOOD condition). Subject has of	vidual units separately metered?  ient items, etc.) None.  including needed repairs, deterior nan one year ago;Normal operating smoke and CO o	Yes [ ration, renovations, depreciation as: detector installe	No If No, describe an remodeling, etc.). sociated with the age d. The water heater is	c2;Kitchen-updated-less and condition of improvems centralized and not readily	er projects in the market area.  s than one year ents. Subject property is in VERY v accessible. Estimated remaining
UNIT DESCRIPTION	Are the heating and cooling for the indi  Additional features (special energy effic  Describe the condition of the property ( ago;Bathrooms-updated-less the GOOD condition. Subject has a economic life of the subject uni	vidual units separately metered?  ient items, etc.) None.  including needed repairs, deterior nan one year ago; Normal operating smoke and CO of t is at least 30 years, subjections.	ration, renovations, depreciation as detector installe ect to normal m	No If No, describe an remodeling, etc.). sociated with the age id. The water heater is an aintenance and upke	c2;Kitchen-updated-less and condition of improvems centralized and not readily	er projects in the market area.  s than one year ents. Subject property is in VERY
UNIT DESCRIPTION	Are the heating and cooling for the indi  Additional features (special energy efficiency)  Describe the condition of the property (ago;Bathrooms-updated-less the GOOD condition. Subject has deconomic life of the subject universe on and appears to meet of	vidual units separately metered?  ient items, etc.) None.  including needed repairs, deterior nan one year ago;Normal of operating smoke and CO of t is at least 30 years, subjections and the	ration, renovations, depreciation as detector installe ect to normal me time of inspec	No If No, describe an remodeling, etc.). sociated with the age d. The water heater is anintenance and upkerction.	C2;Kitchen-updated-less and condition of improvems centralized and not readily sep. The subject property's to	er projects in the market area.  s than one year ents. Subject property is in VERY v accessible. Estimated remaining
UNIT DESCRIPTION	Are the heating and cooling for the indi  Additional features (special energy effic  Describe the condition of the property ( ago;Bathrooms-updated-less the GOOD condition. Subject has a economic life of the subject uni	vidual units separately metered?  ient items, etc.) None.  including needed repairs, deterior nan one year ago;Normal of operating smoke and CO of t is at least 30 years, subjections and the	ration, renovations, depreciation as detector installe ect to normal me time of inspec	No If No, describe an remodeling, etc.). sociated with the age d. The water heater is anintenance and upkerction.	C2;Kitchen-updated-less and condition of improvems centralized and not readily sep. The subject property's to	er projects in the market area.  s than one year ents. Subject property is in VERY y accessible. Estimated remaining utilities and mechanical systems
UNIT DESCRIPTION	Are the heating and cooling for the indi  Additional features (special energy efficiency)  Describe the condition of the property (ago;Bathrooms-updated-less the GOOD condition. Subject has deconomic life of the subject universe on and appears to meet of	vidual units separately metered?  ient items, etc.) None.  including needed repairs, deterior nan one year ago;Normal of operating smoke and CO of t is at least 30 years, subjections and the	ration, renovations, depreciation as detector installe ect to normal me time of inspec	No If No, describe an remodeling, etc.). sociated with the age d. The water heater is anintenance and upkerction.	C2;Kitchen-updated-less and condition of improvems centralized and not readily sep. The subject property's to	er projects in the market area.  s than one year ents. Subject property is in VERY y accessible. Estimated remaining utilities and mechanical systems
UNIT DESCRIPTION	Are the heating and cooling for the indi  Additional features (special energy efficiency)  Describe the condition of the property (ago;Bathrooms-updated-less the GOOD condition. Subject has deconomic life of the subject universe on and appears to meet of	vidual units separately metered?  ient items, etc.) None.  including needed repairs, deterior nan one year ago;Normal of operating smoke and CO of t is at least 30 years, subjections and the	ration, renovations, depreciation as detector installe ect to normal me time of inspec	No If No, describe an remodeling, etc.). sociated with the age d. The water heater is anintenance and upkerction.	C2;Kitchen-updated-less and condition of improvems centralized and not readily sep. The subject property's to	er projects in the market area.  s than one year ents. Subject property is in VERY y accessible. Estimated remaining utilities and mechanical systems
UNIT DESCRIPTION	Are the heating and cooling for the indi  Additional features (special energy efficiency)  Describe the condition of the property (ago;Bathrooms-updated-less the GOOD condition. Subject has deconomic life of the subject universe on and appears to meet of	vidual units separately metered? ient items, etc.) None. including needed repairs, deterior nan one year ago;Normal of operating smoke and CO of t is at least 30 years, subjections that affect the	ration, renovations, depreciation as detector installe ect to normal me time of inspectivability, soundnes	remodeling, etc.). sociated with the age d. The water heater is naintenance and upker ction. s, or structural integrity of	C2;Kitchen-updated-less and condition of improvems centralized and not readily sep. The subject property's the property?	er projects in the market area.  s than one year ents. Subject property is in VERY y accessible. Estimated remaining utilities and mechanical systems
UNIT DESCRIPTION	Are the heating and cooling for the indi Additional features (special energy efficiency)  Describe the condition of the property (ago;Bathrooms-updated-less the GOOD condition. Subject has deconomic life of the subject universe on and appears to meet of Are there any physical deficiencies or a	vidual units separately metered? ient items, etc.) None. including needed repairs, deterior nan one year ago;Normal of operating smoke and CO of t is at least 30 years, subjections that affect the	ration, renovations, depreciation as detector installe ect to normal me time of inspectivability, soundnes	remodeling, etc.). sociated with the age d. The water heater is naintenance and upker ction. s, or structural integrity of	C2;Kitchen-updated-less and condition of improvems centralized and not readily sep. The subject property's the property?	er projects in the market area.  s than one year ents. Subject property is in VERY accessible. Estimated remaining utilities and mechanical systems  No If Yes, describe
UNIT DESCRIPTION	Are the heating and cooling for the indi Additional features (special energy efficiency)  Describe the condition of the property (ago;Bathrooms-updated-less the GOOD condition. Subject has deconomic life of the subject universe on and appears to meet of Are there any physical deficiencies or a	vidual units separately metered? ient items, etc.) None. including needed repairs, deterior nan one year ago;Normal of operating smoke and CO of t is at least 30 years, subjections that affect the	ration, renovations, depreciation as detector installe ect to normal me time of inspectivability, soundnes	remodeling, etc.). sociated with the age d. The water heater is naintenance and upker ction. s, or structural integrity of	C2;Kitchen-updated-less and condition of improvems centralized and not readily sep. The subject property's the property?	er projects in the market area.  s than one year ents. Subject property is in VERY accessible. Estimated remaining utilities and mechanical systems  No If Yes, describe
UNIT DESCRIPTION	Are the heating and cooling for the indi Additional features (special energy efficiency) Describe the condition of the property (ago;Bathrooms-updated-less the GOOD condition. Subject has deconomic life of the subject universe on and appears to meet of Are there any physical deficiencies or a Does the property generally conform to	vidual units separately metered? ient items, etc.) None. including needed repairs, deterior nan one year ago;Normal of operating smoke and CO of t is at least 30 years, subjections that affect the	ration, renovations, depreciation as detector installe ect to normal me time of inspecilivability, soundnes	remodeling, etc.). sociated with the age d. The water heater is naintenance and upke ction. s, or structural integrity of	C2;Kitchen-updated-less and condition of improvems centralized and not readily ep. The subject property's the property?	er projects in the market area.  s than one year ents. Subject property is in VERY accessible. Estimated remaining utilities and mechanical systems  No If Yes, describe
UNIT DESCRIPTION	Are the heating and cooling for the indi Additional features (special energy efficiency) Describe the condition of the property (ago;Bathrooms-updated-less the GOOD condition. Subject has deconomic life of the subject universe on and appears to meet of Are there any physical deficiencies or a Does the property generally conform to	vidual units separately metered?  ient items, etc.) None.  including needed repairs, deterior nan one year ago;Normal of operating smoke and CO of t is at least 30 years, subjectommunity standards at the dverse conditions that affect the	ration, renovations, depreciation as detector installe ect to normal me time of inspecilivability, soundnes	remodeling, etc.). sociated with the age d. The water heater is naintenance and upke ction. s, or structural integrity of	C2;Kitchen-updated-less and condition of improvems centralized and not readily ep. The subject property's the property?	er projects in the market area.  s than one year ents. Subject property is in VERY accessible. Estimated remaining utilities and mechanical systems  No If Yes, describe
UNIT DESCRIPTION	Are the heating and cooling for the indi  Additional features (special energy efficience)  Describe the condition of the property (ago;Bathrooms-updated-less the good condition). Subject has a economic life of the subject universe on and appears to meet of the any physical deficiencies or a subject the property generally conform to the property generally	vidual units separately metered?  ient items, etc.) None.  including needed repairs, deterior nan one year ago; Normal operating smoke and CO of it is at least 30 years, subject of the seconditions that affect the diverse conditions that affect the other including the neighborhood (functional utilicate or transfer history of the subject of the subje	ration, renovations, depreciation as detector installe ect to normal me time of inspectivability, soundnes	remodeling, etc.). sociated with the age d. The water heater is naintenance and upker ction. s, or structural integrity of the structural inte	C2;Kitchen-updated-less and condition of improvems centralized and not readily sep. The subject property's the property?  Yes No I	er projects in the market area.  Sethan one year ents. Subject property is in VERY recessible. Estimated remaining utilities and mechanical systems  No If Yes, describe
UNIT DESCRIPTION	Are the heating and cooling for the indi  Additional features (special energy efficiency)  Describe the condition of the property (ago;Bathrooms-updated-less the GOOD condition. Subject has been deconomic life of the subject universe on and appears to meet of the Are there any physical deficiencies or a subject the property generally conform to the property generally genera	vidual units separately metered?  ient items, etc.) None.  including needed repairs, deterior nan one year ago; Normal operating smoke and CO of it is at least 30 years, subject of the seconditions that affect the diverse conditions that affect the other including the neighborhood (functional utilicate or transfer history of the subject of the subje	ration, renovations, depreciation as detector installe ect to normal me time of inspectivability, soundnes	remodeling, etc.). sociated with the age d. The water heater is naintenance and upker ction. s, or structural integrity of the structural inte	C2;Kitchen-updated-less and condition of improvems centralized and not readily ep. The subject property's the property?	er projects in the market area.  Sethan one year ents. Subject property is in VERY recessible. Estimated remaining utilities and mechanical systems  No If Yes, describe
, UNIT DESCRIPTION	Are the heating and cooling for the indi  Additional features (special energy efficiences of the condition of the property of ago; Bathrooms-updated-less the GOOD condition. Subject has deconomic life of the subject universe on and appears to meet of the any physical deficiencies or a subject the subject universe on and appears to meet of the subject universe on and appears to meet of the subject universe on and appears to meet of the subject universe of the	ient items, etc.) None.  including needed repairs, deterior nan one year ago; Normal of operating smoke and CO of t is at least 30 years, subjectommunity standards at the dverse conditions that affect the  the neighborhood (functional util ale or transfer history of the subjectives and prior sales or transfers	ration, renovations, depreciation as detector installe ect to normal me time of inspectivability, soundnes lity, style, condition ect property and co	remodeling, etc.). sociated with the age d. The water heater is naintenance and upker ction. s, or structural integrity of the water heater is naintenance and upker ction.	C2;Kitchen-updated-less and condition of improvems centralized and not readily sep. The subject property's the property?  Yes No I	er projects in the market area.  Is than one year ents. Subject property is in VERY of accessible. Estimated remaining utilities and mechanical systems  No If Yes, describe  If No, describe
	Are the heating and cooling for the indi  Additional features (special energy efficience)  Describe the condition of the property (ago;Bathrooms-updated-less the good condition). Subject has deconomic life of the subject universe on and appears to meet to the any physical deficiencies or a seconomic life of the subject universe on and appears to meet to the any physical deficiencies or a seconomic life of the subject universe on and appears to meet to the any physical deficiencies or a seconomic life of the subject universe on and appears to meet to the seconomic life of the subject universe on and appears to meet to the seconomic life of the subject universe on and appears to meet to the seconomic life of the subject universe on and appears to meet to the seconomic life of the subject universe on and appears to meet to the seconomic life of the subject universe on and appears to meet to the seconomic life of the subject universe of the subject of the subject universe of the subject universe of the subject universe of the subject of the subject universe of the subject u	ient items, etc.)  None.  including needed repairs, deterior nan one year ago; Normal of operating smoke and CO of t is at least 30 years, subjectommunity standards at the diverse conditions that affect the  the neighborhood (functional util ale or transfer history of the subjective and prior sales or transfers eveal any prior sales or transfers	ration, renovations, depreciation as detector installe ect to normal me time of inspectivability, soundnes lity, style, condition ect property and confithe subject property and confithe comparable	remodeling, etc.). sociated with the age d. The water heater is anintenance and upker ction. s, or structural integrity of the water integrity of the water heater is an intenance and upker ction. s, or structural integrity of the water heater is an integrity of the water heater is an integrity of the water heater is an integrity of the water heater h	C2;Kitchen-updated-less and condition of improvems centralized and not readily sep. The subject property's the property?  Yes No I	er projects in the market area.  Is than one year ents. Subject property is in VERY of accessible. Estimated remaining utilities and mechanical systems  No If Yes, describe  If No, describe
	Are the heating and cooling for the indi  Additional features (special energy efficience)  Describe the condition of the property (ago;Bathrooms-updated-less the good condition). Subject has deconomic life of the subject universe on and appears to meet to the any physical deficiencies or a good condition.  Does the property generally conform to the good condition of the good condition. Subject has deconomic life of the subject universe on and appears to meet to the good condition.  Does the property generally conform to good condition of the good condition of the good condition.  My research did did not research the subject the good condition of the good condition.  My research did did not research the good condition of the good condition of the good condition of the good condition of the good condition.	ient items, etc.)  None.  including needed repairs, deterior nan one year ago; Normal of operating smoke and CO of t is at least 30 years, subjectommunity standards at the diverse conditions that affect the  the neighborhood (functional util ale or transfer history of the subjective and prior sales or transfers eveal any prior sales or transfers	ration, renovations, depreciation as detector installe ect to normal me time of inspectivability, soundnes lity, style, condition ect property and coof the subject property of the comparable fer history of the su	remodeling, etc.). sociated with the age d. The water heater is anintenance and upker ction. s, or structural integrity of the water integrity of the water heater is an intenance and upker ction. s, or structural integrity of the water heater is an integrity of the water heater is an integrity of the water heater is an integrity of the water heater h	C2;Kitchen-updated-less and condition of improvems centralized and not readily rep. The subject property's the property?  Yes No I	er projects in the market area.  Is than one year ents. Subject property is in VERY of accessible. Estimated remaining utilities and mechanical systems  No If Yes, describe  If No, describe
	Are the heating and cooling for the indi  Additional features (special energy efficiency)  Describe the condition of the property (ago;Bathrooms-updated-less the good condition). Subject has deconomic life of the subject universe on and appears to meet of the are there any physical deficiencies or a good subject which is a good subject to the subject universe on and appears to meet of the subject universe on and appears to meet of the subject universe on and appears to meet of the subject universe of the	ient items, etc.)  None.  including needed repairs, deterior nan one year ago; Normal of operating smoke and CO of t is at least 30 years, subjectommunity standards at the dverse conditions that affect the  the neighborhood (functional util ale or transfer history of the subjected any prior sales or transfers eveal any prior sales or transfers	ration, renovations, depreciation as detector installe ect to normal me time of inspectivability, soundnes lity, style, condition ect property and coof the subject property of the comparable fer history of the su	remodeling, etc.). sociated with the age d. The water heater is anintenance and upker otion. s, or structural integrity of str	C2;Kitchen-updated-less and condition of improvements centralized and not readily sep. The subject property's the property?  Yes No I Ves No I No	er projects in the market area.  Sethan one year ents. Subject property is in VERY of accessible. Estimated remaining utilities and mechanical systems  No If Yes, describe  If No, describe  iisal.  sale.  ales on page 3).
	Are the heating and cooling for the indi  Additional features (special energy efficience of Prior Sale/Transfer  Additional features (special energy efficience of Prior Sale/Transfer  Are the heating and cooling for the indi  Additional features (special energy efficience of Prior Sale/Transfer  Pescribe the condition of the property (ago;Bathrooms-updated-less the property of the subject universe on and appears to meet of the subject universe on and appears to meet of the subject universe of the subject universe of and appears to meet of the subject universe of the subject the subject universe of the subject universe of the subject universe of the subject universe of the subject t	ient items, etc.)  None.  including needed repairs, deterior nan one year ago; Normal of operating smoke and CO of t is at least 30 years, subjectommunity standards at the dverse conditions that affect the  the neighborhood (functional util ale or transfer history of the subjectommunity standards at the dverse conditions that affect the seveal any prior sales or transfers eveal any prior sales or transfers analysis of the prior sale or transf SUBJECT 02/22/2022 \$1,001,500	ration, renovations, depreciation as detector installe ect to normal me time of inspectivability, soundnes lity, style, condition ect property and coof the subject proporty of the comparable fer history of the su	remodeling, etc.). sociated with the age d. The water heater is naintenance and upker etion. s, or structural integrity of some parable sales. If not, experty for the three years price sales for the year prior to the bject property and comparative property	C2;Kitchen-updated-less and condition of improvems centralized and not readily sep. The subject property's the property?  Yes No I  Yes No I  Able sales (report additional prior september 2008)  COMPARABLE SALE #2	er projects in the market area.  Set than one year eents. Subject property is in VERY of accessible. Estimated remaining utilities and mechanical systems  No If Yes, describe  If No, describe  If No, describe  It isal.  It isal.  COMPARABLE SALE #3
	Are the heating and cooling for the indi  Additional features (special energy efficience of Prior Sale/Transfer  Data Source(s)  Additional features (special energy efficience of Prior Sale/Transfer  Data Source(s)  Are the heating and cooling for the indi  Additional features (special energy efficience of the property of the property of the property of the property of the subject universe on and appears to meet of the subject universe on and appears to meet of the subject universe of the subject universe of the subject universe of and appears to meet of the property of the subject universe of the property of the subject universe of the subject the subject universe of the subject t	ient items, etc.) None. including needed repairs, deterior nan one year ago;Normal of operating smoke and CO of t is at least 30 years, subjectommunity standards at the dverse conditions that affect the the neighborhood (functional util ale or transfer history of the subjectommunity standards at the dverse conditions that affect the seveal any prior sales or transfers eveal any prior sales or transfers analysis of the prior sale or transfers SUBJECT 02/22/2022 \$1,001,500 PQ/MLS	ration, renovations, depreciation as: detector installe ect to normal me time of inspectivability, soundnes lity, style, condition ect property and coof the subject property of the comparable fer history of the support of the suppo	remodeling, etc.). sociated with the age d. The water heater is naintenance and upker etion. s, or structural integrity of some parable sales. If not, experty for the three years prior sales for the year prior to the bject property and comparative property property and comparative property and comparative property property and comparative property proper	C2;Kitchen-updated-less and condition of improvems centralized and not readily sep. The subject property's the property?  Yes  Yes No I  Alain  To to the effective date of this apprache date of sale of the comparable sep. COMPARABLE SALE #2  PQ/MLS	er projects in the market area.  Set than one year eents. Subject property is in VERY of accessible. Estimated remaining utilities and mechanical systems  No If Yes, describe  If No, describe  If No, describe  COMPARABLE SALE #3  PQ/MLS
PRIOR SALE HISTORY INTO INTERPRIOR	Are the heating and cooling for the indi  Additional features (special energy efficience of Prior Sale/Transfer  Pascribe the condition of the property (ago;Bathrooms-updated-less the GOOD condition. Subject has deconomic life of the subject universe on and appears to meet of the area of the area of the subject universe on and appears to meet of the area of the property generally conform to the subject universe of the property generally conform to the subject universe of the property generally conform to the subject universe of the property generally conform to the subject universe of the property generally conform to the subject universe of the property generally conform to the subject universe of the property generally conform to the subject universe of the subject the subj	ient items, etc.)  None.  including needed repairs, deterior nan one year ago; Normal of operating smoke and CO of t is at least 30 years, subjectommunity standards at the dverse conditions that affect the  the neighborhood (functional util alle or transfer history of the subjectommunity standards at the dverse conditions that affect the  seveal any prior sales or transfers eveal any prior sales or transfers analysis of the prior sale or transf SUBJECT 02/22/2022 \$1,001,500 PQ/MLS 12/01/2022	ration, renovations, depreciation as detector installe ect to normal me time of inspectivability, soundnes lity, style, condition of the subject proportion of the comparable fer history of the subject proportion of the comparable fer history of the subject proportion of the comparable fer history of the subject proportion of the subject proportion of the comparable fer history of the subject proportion of	remodeling, etc.). sociated with the age d. The water heater is naintenance and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. some and upker ction.	C2;Kitchen-updated-less and condition of improvems centralized and not readily rep. The subject property's the property?  Yes No I Yes No I No	er projects in the market area.  Sethan one year ents. Subject property is in VERY of accessible. Estimated remaining utilities and mechanical systems  No If Yes, describe  If No, describe  Isale.  COMPARABLE SALE #3  PQ/MLS 12/01/2022
	Are the heating and cooling for the indi  Additional features (special energy efficience of Prior Sale/Transfer  Data Source(s)  Additional features (special energy efficience of Prior Sale/Transfer  Data Source(s)  Are the heating and cooling for the indi  Additional features (special energy efficience of the property of the property of the property of the property of the subject universe on and appears to meet of the subject universe on and appears to meet of the subject universe of the subject universe of the subject universe of and appears to meet of the property of the subject universe of the property of the subject universe of the subject the subject universe of the subject t	ient items, etc.) None.  ient items, etc.) None.  including needed repairs, deterior nan one year ago; Normal of operating smoke and CO of it is at least 30 years, subjectommunity standards at the diverse conditions that affect the operation of the subjectom of the subject of the prior sales or transfers analysis of the prior sale or transfers subjectom of the prior sale or transfers analysis of the prior sale or transfers analysis of the prior sale or transfers analysis of the prior sale or transfers subject of the subject property and compared to the subject of the subject property and compared to the subject property and compared	ration, renovations, depreciation as detector installe ect to normal me time of inspectivability, soundnes lity, style, condition of the subject proportion of the comparable for history of the subject proportion of the comparable for history of the subject proportion of the comparable for history of the subject proportion of the comparable for history of the subject proportion of the comparable subject proportion of the subject proportion of the subject proportion of the comparable subject proportion of the	remodeling, etc.). sociated with the age d. The water heater is naintenance and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. some and upker ction.	C2;Kitchen-updated-less and condition of improvems centralized and not readily rep. The subject property's the property?  Yes No I Yes No I No	er projects in the market area.  Set than one year eents. Subject property is in VERY of accessible. Estimated remaining utilities and mechanical systems  No If Yes, describe  If No, describe  If No, describe  COMPARABLE SALE #3  PQ/MLS
	Are the heating and cooling for the indi  Additional features (special energy efficience of prior Sale/Transfer  Pate of Prior Sale/Transfer  Data Source(s)  Are the heating and cooling for the indi  Additional features (special energy efficience)  Are the property of the property of the subject universe on and appears to meet of the subject universe on and appears to meet of the subject universe on and appears to meet of the subject universe of the subject the subject of the subject the subje	ient items, etc.) None.  ient items, etc.) None.  including needed repairs, deterior nan one year ago; Normal of operating smoke and CO of it is at least 30 years, subjectommunity standards at the diverse conditions that affect the operation of the subjectom of the subject of the prior sales or transfers analysis of the prior sale or transfers subjectom of the prior sale or transfers analysis of the prior sale or transfers analysis of the prior sale or transfers analysis of the prior sale or transfers subject of the subject property and compared to the subject of the subject property and compared to the subject property and compared	ration, renovations, depreciation as detector installe ect to normal me time of inspectivability, soundnes lity, style, condition of the subject proportion of the comparable for history of the subject proportion of the comparable for history of the subject proportion of the comparable for history of the subject proportion of the comparable for history of the subject proportion of the comparable subject proportion of the subject proportion of the subject proportion of the comparable subject proportion of the	remodeling, etc.). sociated with the age d. The water heater is naintenance and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. some and upker ction.	C2;Kitchen-updated-less and condition of improvems centralized and not readily rep. The subject property's the property?  Yes No I Yes No I No	er projects in the market area.  Sethan one year ents. Subject property is in VERY of accessible. Estimated remaining utilities and mechanical systems  No If Yes, describe  If No, describe  Isale.  COMPARABLE SALE #3  PQ/MLS 12/01/2022
	Are the heating and cooling for the indi  Additional features (special energy efficience of prior Sale/Transfer  Pate of Prior Sale/Transfer  Data Source(s)  Are the heating and cooling for the indi  Additional features (special energy efficience)  Are the property of the property of the subject universe on and appears to meet of the subject universe on and appears to meet of the subject universe on and appears to meet of the subject universe of the subject the subject of the subject the subje	ient items, etc.) None.  ient items, etc.) None.  including needed repairs, deterior nan one year ago; Normal of operating smoke and CO of it is at least 30 years, subjectommunity standards at the diverse conditions that affect the operation of the subjectom of the subject of the prior sales or transfers analysis of the prior sale or transfers subjectom of the prior sale or transfers analysis of the prior sale or transfers analysis of the prior sale or transfers analysis of the prior sale or transfers subject of the subject property and compared to the subject of the subject property and compared to the subject property and compared	ration, renovations, depreciation as detector installe ect to normal me time of inspectivability, soundnes lity, style, condition of the subject proportion of the comparable for history of the subject proportion of the comparable for history of the subject proportion of the comparable for history of the subject proportion of the comparable for history of the subject proportion of the comparable subject proportion of the subject proportion of the subject proportion of the comparable subject proportion of the	remodeling, etc.). sociated with the age d. The water heater is naintenance and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. s, or structural integrity of some and upker ction. some and upker ction.	C2;Kitchen-updated-less and condition of improvems centralized and not readily rep. The subject property's the property?  Yes No I Yes No I No	er projects in the market area.  Sethan one year ents. Subject property is in VERY of accessible. Estimated remaining utilities and mechanical systems  No If Yes, describe  If No, describe  Isale.  COMPARABLE SALE #3  PQ/MLS 12/01/2022

File # 8000253081

There are 2 comparable	e properties currently	offered for sale in t	he subject neighborho	ood ranging in price	from \$ 895,000	to \$ 1.15	· 000 56,000
	e sales in the subject					,	,100,000
FEATURE	SUBJECT	COMPARABL			LE SALE # 2	COMPARABL	
	JUDULUT		L JALL # I				
Address and 1017 2nd St		938 2nd St		519 California Ave		211 California Ave	
Unit # 203, Santa Mon		302, Santa Monica	i, CA 90403	14, Santa Monica,	CA 90403	205, Santa Monica	, CA 90403
Project Name and Starlight Co	ndominium	938 2nd St HOA		519 California HO	A	Pergola	
Phase 1		1		1		1	
Proximity to Subject		0.11 miles NW		0.25 miles NE		0.07 miles SE	
Sale Price	\$		\$ 1,590,000		\$ 1,220,000		\$ 1,210,000
Sale Price/Gross Liv. Area	\$ sq. ft.		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$ 988.65 sq. ft.	,,	\$ 1106.03 sq. ft.	,,
Data Source(s)	<b>y</b> 54. i.i.	NDC/DQ/MLS ;DC	M 56	NDC,DQ,MLS;DO	M 40	NDC/DQ/MLS ;DO	M QA
Verification Source(s)		,					
	DESCRIPTION	PQ, DOC# 221152 DESCRIPTION		PQ, DOC# 108484		PQ, DOC# 104989	
VALUE ADJUSTMENTS	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Cash;0		Conv;0		Cash;0	
Date of Sale/Time		s12/22;c11/22		s11/22;c11/22		s11/22;c10/22	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
HOA Mo. Assessment	375	785	0	456	0	850	0
			U		0		U
Common Elements	secured entry	secured entry		secured entry		secured entry	
and Rec. Facilities						clubhouse	0
Floor Location	2	3	0	3	0	2	
View	N;Res;	B;partial ocean;	-50,000	N;Res;		N;Res;	
Design (Style)	MR1L;mid-rise	MR1L;mid-rise	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	MR1L;mid-rise		MR1L;mid-rise	
Quality of Construction	Q4	Q4		Q4		Q4	
			50.000				50.000
Actual Age	59	33	-50,000			33	-50,000
Condition	C2	C2		C3	+200,000		+200,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	5 2 2.0	5 2 2.1	-2,500	5 2 2.0		5 2 2.0	
Gross Living Area	1,027 sq. ft.	1,393 sq. ft.	-183,000		-103,500	<del>                                     </del>	-33,500
Basement & Finished		·	-105,000		-103,300		-33,300
	0sf	0sf		0sf		0sf	
Rooms Below Grade							
Functional Utility	average	average		average		average	
Heating/Cooling	wall/window	fau/indv	-10,000	fau/none	0	fau/indv	-10,000
Energy Efficient Items	insulation	insulation		insulation		insulation	
Garage/Carport	1g	2g	-10,000		-10,000		-10,000
Porch/Patio/Deck			-10,000		-10,000		-10,000
POICH/Pallo/Deck	patio	patio		patio		patio	
Net Adjustment (Total)		+     -	\$ -305.500	-	\$ 86.500		\$ 96.500
, , ,			\$ -305,500		. 00,000		\$ 96,500
Adjusted Sale Price		Net Adj. 19.2 %	300,000	Net Adj. 7.1 %	30,000	Net Adj. 8.0 %	30,000
Adjusted Sale Price of Comparables	arack All	Net Adj. 19.2 % Gross Adj. 19.2 %	\$ 1,284,500	Net Adj. 7.1 % Gross Adj. 25.7 %	\$ 1,306,500	Net Adj. 8.0 % Gross Adj. 25.1 %	\$ 1,306,500
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap	•	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate	\$ 1,284,500 ad in close proximity	Net Adj. 7.1 % Gross Adj. 25.7 % It to subject property	\$ 1,306,500 y and closely simila	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square	\$ 1,306,500 footage, number
Adjusted Sale Price of Comparables	•	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate	\$ 1,284,500 ad in close proximity	Net Adj. 7.1 % Gross Adj. 25.7 % to subject property	\$ 1,306,500 y and closely simila	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square	\$ 1,306,500 footage, number
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap	sign and market app	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in	\$ 1,284,500 ad in close proximity	Net Adj. 7.1 % Gross Adj. 25.7 % to subject property	\$ 1,306,500 y and closely simila	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square	\$ 1,306,500 footage, number
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were	sign and market app adjusted at \$500 pe	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference.	\$ 1,284,500 and in close proximity to bedroom/bathroom	Net Adj. 7.1 % Gross Adj. 25.7 % / to subject property n counts were adju	\$ 1,306,500 y and closely simila isted at \$10,000 an	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Diffe	\$ 1,306,500 footage, number erences in living
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable	sign and market app adjusted at \$500 pe ss 1 and 5 were dee	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms	\$ 1,284,500  In close proximity  In bedroom/bathroom  Sof quality and con	Net Adj. 7.1 % Gross Adj. 25.7 % / to subject property in counts were adju	\$ 1,306,500 y and closely simila isted at \$10,000 an	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Difference, rooms, and ame	\$ 1,306,500 footage, number erences in living
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a	sign and market app adjusted at \$500 pe es 1 and 5 were dee adjusted for their int	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the	\$ 1,284,500  In close proximity  In bedroom/bathroom  In of quality and contains are in go	Net Adj. 7.1 % Gross Adj. 25.7 % Ato subject property on counts were adjudition and were adjuded overall condition	\$ 1,306,500 y and closely simila isted at \$10,000 an justed mainly for size	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Differ ee, rooms, and amel	\$ 1,306,500 footage, number erences in living nities. 5 years or more.
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted	sign and market app adjusted at \$500 pe es 1 and 5 were dee adjusted for their int	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the	\$ 1,284,500  In close proximity  In bedroom/bathroom  In of quality and contains are in go	Net Adj. 7.1 % Gross Adj. 25.7 % Ato subject property on counts were adjudition and were adjuded overall condition	\$ 1,306,500 y and closely simila isted at \$10,000 an justed mainly for size	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Differ ee, rooms, and amel	\$ 1,306,500 footage, number erences in living nities. 5 years or more.
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a	sign and market app adjusted at \$500 pe es 1 and 5 were dee adjusted for their int	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the	\$ 1,284,500  In close proximity  In bedroom/bathroom  In of quality and contains are in go	Net Adj. 7.1 % Gross Adj. 25.7 % Ato subject property on counts were adjudition and were adjuded overall condition	\$ 1,306,500 y and closely simila isted at \$10,000 an justed mainly for size	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Differ ee, rooms, and amel	\$ 1,306,500 footage, number erences in living nities. 5 years or more.
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted	sign and market app adjusted at \$500 pe es 1 and 5 were dee adjusted for their int	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the	\$ 1,284,500  In close proximity  In bedroom/bathroom  In of quality and contains are in go	Net Adj. 7.1 % Gross Adj. 25.7 % Ato subject property on counts were adjudition and were adjuded overall condition	\$ 1,306,500 y and closely simila isted at \$10,000 an justed mainly for size	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Differ ee, rooms, and amel	\$ 1,306,500 footage, number erences in living nities. 5 years or more.
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted	sign and market app adjusted at \$500 pe es 1 and 5 were dee adjusted for their inf for its better overal	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the I build quality, which	\$ 1,284,500 Id in close proximity In bedroom/bathrood Is of quality and con Is se homes are in go In includes the over	Net Adj. 7.1 % Gross Adj. 25.7 % It to subject property on counts were adju- dition and were adju- dition and were adju- dod overall condition all condition of the	\$ 1,306,500 y and closely simila isted at \$10,000 an justed mainly for size h but have minimal complex which app	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Diffe e.e, rooms, and amel updates in the last seears to have been re	\$ 1,306,500 footage, number erences in living nities. 5 years or more.
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.	sign and market app adjusted at \$500 pe es 1 and 5 were dee adjusted for their inf for its better overal	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the I build quality, which	\$ 1,284,500 Id in close proximity In bedroom/bathrood Is of quality and con Is se homes are in go In includes the over	Net Adj. 7.1 % Gross Adj. 25.7 % It to subject property on counts were adju- dition and were adju- dition and were adju- dod overall condition all condition of the	\$ 1,306,500 y and closely simila isted at \$10,000 an justed mainly for size h but have minimal complex which app	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Diffe e.e, rooms, and amel updates in the last seears to have been re	\$ 1,306,500 footage, number erences in living nities. 5 years or more.
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.	sign and market app adjusted at \$500 pe es 1 and 5 were dee adjusted for their inf for its better overal	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the I build quality, which	\$ 1,284,500 Id in close proximity In bedroom/bathrood Is of quality and con Is se homes are in go In includes the over	Net Adj. 7.1 % Gross Adj. 25.7 % It to subject property on counts were adju- dition and were adju- dition and were adju- dod overall condition all condition of the	\$ 1,306,500 y and closely simila isted at \$10,000 an justed mainly for size h but have minimal complex which app	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Diffe e.e, rooms, and amel updates in the last seears to have been re	\$ 1,306,500 footage, number erences in living nities. 5 years or more.
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject	sign and market app adjusted at \$500 pe as 1 and 5 were dee adjusted for their inf for its better overal ect was based more	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the I build quality, which e on the more predo	\$ 1,284,500 Id in close proximity In bedroom/bathroom Is of quality and conse homes are in good in includes the over	Net Adj. 7.1 % Gross Adj. 25.7 % It to subject property on counts were adju- dition and were adju- dition and were adju- dod overall condition all condition of the	\$ 1,306,500 y and closely simila isted at \$10,000 an justed mainly for size h but have minimal complex which app	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Diffe e.e, rooms, and amel updates in the last seears to have been re	\$ 1,306,500 footage, number erences in living nities. 5 years or more.
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.	sign and market app adjusted at \$500 pe as 1 and 5 were dee adjusted for their inf for its better overal ect was based more	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in a sqft difference. The sqft difference in the sqft difference in the sqft difference. I build quality, which is a on the more predomation.	\$ 1,284,500 and in close proximity bedroom/bathroom sof quality and con se homes are in go the includes the over cominant adjusted va	Net Adj. 7.1 % Gross Adj. 25.7 % It to subject property m counts were adjudition and were adjuded overall condition all condition of the adjudent all condition of the call condition of the call condition all condition of the call condition of the call cannot be called a cannot b	\$ 1,306,500 y and closely similal isted at \$10,000 and instead mainly for sizen but have minimal complex which apposed sales comparate	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Diffe e.e, rooms, and amel updates in the last seears to have been re	\$ 1,306,500 footage, number erences in living nities. 5 years or more.
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparison	adjusted at \$500 pe adjusted at \$500 pe as 1 and 5 were dee adjusted for their inf for its better overal ect was based more	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the louild quality, which e on the more predomination of the condition of the	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and con se homes are in go h includes the over cominant adjusted va	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjuddition and were adjudd overall condition all condition of the only alue among the close trequired by Fannie It	\$ 1,306,500 y and closely similal isted at \$10,000 and instead mainly for sizen but have minimal complex which apposed sales comparate	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Diffe e, rooms, and ame updates in the last sears to have been re	\$ 1,306,500 I footage, number erences in living Inities. 5 years or more. ecently
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$	sign and market appadjusted at \$500 pers 1 and 5 were deer adjusted for their infor its better overal eact was based more an Approach \$ 1,	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the louild quality, which e on the more predocusion. INCOME APPR	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and con se homes are in go h includes the over cominant adjusted va	Net Adj. 7.1 % Gross Adj. 25.7 % It to subject property m counts were adjudition and were adjuded overall condition all condition of the adjudent all condition of the call condition of the call condition all condition of the call condition of the call cannot be called a cannot b	\$ 1,306,500 y and closely similal isted at \$10,000 and instead mainly for sizen but have minimal complex which apposed sales comparate	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Diffe e, rooms, and ame updates in the last sears to have been re	\$ 1,306,500 footage, number erences in living nities. 5 years or more.
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparison	sign and market appadjusted at \$500 pers 1 and 5 were deer adjusted for their infor its better overal eact was based more an Approach \$ 1,	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the louild quality, which e on the more predocusion. INCOME APPR	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and con se homes are in go h includes the over cominant adjusted va	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjuddition and were adjudd overall condition all condition of the only alue among the close trequired by Fannie It	\$ 1,306,500 y and closely similal isted at \$10,000 and instead mainly for sizen but have minimal complex which apposed sales comparate	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Diffe e, rooms, and ame updates in the last sears to have been re	\$ 1,306,500 I footage, number erences in living Inities. 5 years or more. ecently
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$	sign and market appadjusted at \$500 pers 1 and 5 were deer adjusted for their infor its better overal eact was based more an Approach \$ 1,	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the louild quality, which e on the more predocusion. INCOME APPR	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and con se homes are in go h includes the over cominant adjusted va	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjuddition and were adjudd overall condition all condition of the only alue among the close trequired by Fannie It	\$ 1,306,500 y and closely similal isted at \$10,000 and instead mainly for sizen but have minimal complex which apposed sales comparate	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Diffe e, rooms, and ame updates in the last sears to have been re	\$ 1,306,500 I footage, number erences in living Inities. 5 years or more. ecently
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$	sign and market appadjusted at \$500 pers 1 and 5 were deer adjusted for their infor its better overal eact was based more an Approach \$ 1,	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the louild quality, which e on the more predocusion. The condition of the con	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and con se homes are in go h includes the over cominant adjusted va	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjuddition and were adjudd overall condition all condition of the only alue among the close trequired by Fannie It	\$ 1,306,500 y and closely similal isted at \$10,000 and instead mainly for sizen but have minimal complex which apposed sales comparate	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Diffe e, rooms, and ame updates in the last sears to have been re	\$ 1,306,500 I footage, number erences in living Inities. 5 years or more. ecently
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$ Summary of Income Approach (income	sign and market app adjusted at \$500 pe es 1 and 5 were dee adjusted for their inf for its better overal ect was based more on Approach \$ 1, 4,700 cluding support for mark	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. Emed equal in terms ferior condition: the I build quality, which are on the more predominated and the mor	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and con se homes are in go h includes the over cominant adjusted va	Net Adj. 7.1 % Gross Adj. 25.7 % A to subject property on counts were adjuddition and were adjudd overall condition all condition of the adjuddition and the close trequired by Fannie M = \$	\$ 1,306,500 y and closely similal isted at \$10,000 and iusted mainly for size to but have minimal complex which apposed sales comparate.  Mae)	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Diffe e, rooms, and amel updates in the last sears to have been re	\$ 1,306,500 I footage, number erences in living Inities. 5 years or more. ecently
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparis  Estimated Monthly Market Rent \$ Summary of Income Approach (income Indicated Value by: Sales Comp	sign and market appadjusted at \$500 person and 5 were deem adjusted for their information for its better overall ect was based more son Approach \$ 1, 4,700 cluding support for markets arison Approach \$ arison Approach \$	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the libuild quality, which con the more predominates on the more predominates and GRM)  1,300,000	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and con se homes are in go th includes the over cominant adjusted valuation  COACH TO VALUE (no	Net Adj. 7.1 % Gross Adj. 25.7 % It to subject property m counts were adjudition and were adjuded overall condition all condition of the call can be called the call condition of the call can be called the call can be called the call can be called the ca	\$ 1,306,500  y and closely similal  isted at \$10,000 and  iusted mainly for sizen but have minimal  complex which app  sed sales comparate  which  which  comparate  come Approach (if develor	Net Adj. 8.0 % Gross Adj. 25.1 % In terms of square d \$5,000 each. Difference, rooms, and americal updates in the last sears to have been reported by the company of the co	\$ 1,306,500 I footage, number erences in living nities. 5 years or more. ecently
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$ Summary of Income Approach (income	sign and market appadjusted at \$500 person and 5 were deem adjusted for their information for its better overall ect was based more son Approach \$ 1, 4,700 cluding support for markets arison Approach \$ arison Approach \$	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the libuild quality, which con the more predominates on the more predominates and GRM)  1,300,000	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and con se homes are in go th includes the over cominant adjusted valuation  COACH TO VALUE (no	Net Adj. 7.1 % Gross Adj. 25.7 % It to subject property m counts were adjudition and were adjuded overall condition all condition of the call can be called the call condition of the call can be called the call can be called the call can be called the ca	\$ 1,306,500  y and closely similal  isted at \$10,000 and  iusted mainly for sizen but have minimal  complex which app  sed sales comparate  which  which  comparate  come Approach (if develor	Net Adj. 8.0 % Gross Adj. 25.1 % In terms of square d \$5,000 each. Difference, rooms, and americal updates in the last sears to have been reported by the company of the co	\$ 1,306,500 I footage, number erences in living nities. 5 years or more. ecently
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparis  Estimated Monthly Market Rent \$ Summary of Income Approach (income Indicated Value by: Sales Comp	sign and market appadjusted at \$500 person and 5 were deer adjusted for their information for its better overall each was based more at the sign and 5 were deer was based more at the sign apport for market arison Approach \$ arison Approach \$ arison Approach \$ arison apport for the sign apport for the sign arison approach \$ arison Appr	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the libuild quality, which con the more predominates on the more predominates and GRM)  1,300,000	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and con se homes are in go th includes the over cominant adjusted valuation  COACH TO VALUE (no	Net Adj. 7.1 % Gross Adj. 25.7 % It to subject property m counts were adjudition and were adjuded overall condition all condition of the call can be called the call condition of the call can be called the call can be called the call can be called the ca	\$ 1,306,500  y and closely similal  isted at \$10,000 and  iusted mainly for sizen but have minimal  complex which app  sed sales comparate  which  which  comparate  come Approach (if develor	Net Adj. 8.0 % Gross Adj. 25.1 % In terms of square d \$5,000 each. Difference, rooms, and americal updates in the last sears to have been reported by the company of the co	\$ 1,306,500 I footage, number erences in living nities. 5 years or more. ecently
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$ Summary of Income Approach (incomparable as most units are	sign and market appadjusted at \$500 person and 5 were deem adjusted for their information for its better overall eact was based more at the support for market arison Approach \$ arison Approach	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the libuild quality, which continues on the more predominate and GRM)  1,300,000  1,300,000  1,300,000  1,300,000  1,300,000  e principle of substi	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and con se homes are in go th includes the over comminant adjusted valuation and includes the comminant adjusted valuation and is deem	Net Adj. 7.1 % Gross Adj. 25.7 % It to subject property on counts were adjusted overall condition all condition of the orall condition oral	\$ 1,306,500 y and closely similal isted at \$10,000 and iusted mainly for size the but have minimal complex which apposed sales comparate which apposed sales comparate come Approach (if develonded)	Net Adj. 8.0 % Gross Adj. 25.1 % In terms of square d \$5,000 each. Difference, rooms, and amer updates in the last sears to have been resolves.  Indicated Value reloped) \$ The income appro	\$ 1,306,500 I footage, number erences in living Inities. Syears or more. ecently  by Income Approach ach is not
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$ Summary of Income Approach (income Approach to value) applicable as most units are Exposure Time: In order for	sign and market approach sign and market approach set 1 and 5 were deed adjusted for their infor its better overall eact was based more son Approach \$ 1,000 cluding support for markets arison Approach \$ 2 ue is based upon the owner-occupied.	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the louild quality, which e on the more predomagness. We will be a considered to the control of th	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and conse homes are in go h includes the over comminant adjusted valuable co	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjusted overall condition all condition of the oral alue among the close trequired by Fannie III  = \$ Incided the most reliable ximately equal to the	\$ 1,306,500  y and closely similal isted at \$10,000 and isted mainly for size the but have minimal complex which apposed sales comparate the sales comparate come Approach (if develone indicator of value in appraised value in a sales comparate the appraised value in a sales comparate the sales comparate th	Net Adj. 8.0 % Gross Adj. 25.1 % In terms of square d \$5,000 each. Difference, rooms, and amer updates in the last sears to have been resolves.  Indicated Value reloped) \$ The income appro	\$ 1,306,500 I footage, number erences in living Inities. Syears or more. ecently  by Income Approach ach is not
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$ Summary of Income Approach (incomparable as most units are	sign and market approach sign and market approach set 1 and 5 were deed adjusted for their infor its better overall eact was based more son Approach \$ 1,000 cluding support for markets arison Approach \$ 2 ue is based upon the owner-occupied.	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the louild quality, which e on the more predomagness. We will be a considered to the control of th	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and conse homes are in go h includes the over comminant adjusted valuable co	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjusted overall condition all condition of the oral alue among the close trequired by Fannie III  = \$ Incided the most reliable ximately equal to the	\$ 1,306,500  y and closely similal isted at \$10,000 and isted mainly for size the but have minimal complex which apposed sales comparate the sales comparate come Approach (if develone indicator of value in appraised value in a sales comparate the appraised value in a sales comparate the sales comparate th	Net Adj. 8.0 % Gross Adj. 25.1 % In terms of square d \$5,000 each. Difference, rooms, and amer updates in the last sears to have been resolves.  Indicated Value reloped) \$ The income appro	\$ 1,306,500 I footage, number erences in living Inities. Syears or more. ecently  by Income Approach ach is not
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$ Summary of Income Approach (incomparable as most units are Exposure Time: In order for	sign and market approach sign and market approach set 1 and 5 were deed adjusted for their infor its better overall eact was based more son Approach \$ 1,000 cluding support for markets arison Approach \$ 2 ue is based upon the owner-occupied.	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the louild quality, which e on the more predomagness. We will be a considered to the control of th	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and conse homes are in go h includes the over comminant adjusted valuable co	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjusted overall condition all condition of the oral alue among the close trequired by Fannie III  = \$ Incided the most reliable ximately equal to the	\$ 1,306,500  y and closely similal isted at \$10,000 and isted mainly for size the but have minimal complex which apposed sales comparate the sales comparate come Approach (if develone indicator of value in appraised value in a sales comparate the appraised value in a sales comparate the sales comparate th	Net Adj. 8.0 % Gross Adj. 25.1 % In terms of square d \$5,000 each. Difference, rooms, and amer updates in the last sears to have been resolves.  Indicated Value reloped) \$ The income appro	\$ 1,306,500 I footage, number erences in living Inities. Syears or more. ecently  by Income Approach ach is not
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$ Summary of Income Approach (incomparable as most units are Exposure Time: In order for	sign and market approach sign and market approach set 1 and 5 were deed adjusted for their infor its better overall eact was based more son Approach \$ 1,000 cluding support for markets arison Approach \$ 2 ue is based upon the owner-occupied.	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the louild quality, which e on the more predomagness. We will be a considered to the control of th	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and conse homes are in go h includes the over comminant adjusted valuable co	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjusted overall condition all condition of the oral alue among the close trequired by Fannie III  = \$ Incided the most reliable ximately equal to the	\$ 1,306,500  y and closely similal isted at \$10,000 and isted mainly for size the but have minimal complex which apposed sales comparate the sales comparate come Approach (if develonity in the sales appraised value in the appraised value in the sales and the sales appraised value in the sales and the sales appraised value in the sales appraised value in the sales appraised value.	Net Adj. 8.0 % Gross Adj. 25.1 % In terms of square d \$5,000 each. Difference, rooms, and amer updates in the last sears to have been resolves.  Indicated Value reloped) \$ The income appro	\$ 1,306,500 I footage, number erences in living Inities. Syears or more. ecently  by Income Approach ach is not
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$ Summary of Income Approach (incomparable as most units are Exposure Time: In order for	sign and market approach sign and market approach set 1 and 5 were deed adjusted for their infor its better overall eact was based more son Approach \$ 1,000 cluding support for markets arison Approach \$ 2 ue is based upon the owner-occupied.	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the louild quality, which e on the more predomagness. We will be a considered to the control of th	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and conse homes are in go h includes the over comminant adjusted valuable co	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjusted overall condition all condition of the oral alue among the close trequired by Fannie III  = \$ Incided the most reliable ximately equal to the	\$ 1,306,500  y and closely similal isted at \$10,000 and isted mainly for size the but have minimal complex which apposed sales comparate the sales comparate come Approach (if develonity in the sales appraised value in the appraised value in the sales and the sales appraised value in the sales and the sales appraised value in the sales appraised value in the sales appraised value.	Net Adj. 8.0 % Gross Adj. 25.1 % In terms of square d \$5,000 each. Difference, rooms, and amer updates in the last sears to have been resolves.  Indicated Value reloped) \$ The income appro	\$ 1,306,500 I footage, number erences in living Inities. Syears or more. ecently  by Income Approach ach is not
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$ Summary of Income Approach (incomparable as most units are Exposure Time: In order for	sign and market approach sign and market approach set 1 and 5 were deed adjusted for their infor its better overall eact was based more son Approach \$ 1,000 cluding support for markets arison Approach \$ 2 ue is based upon the owner-occupied.	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the louild quality, which e on the more predomagness. We will be a considered to the control of th	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and conse homes are in go h includes the over comminant adjusted valuable co	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjusted overall condition all condition of the oral alue among the close trequired by Fannie III  = \$ Incided the most reliable ximately equal to the	\$ 1,306,500  y and closely similal isted at \$10,000 and isted mainly for size the but have minimal complex which apposed sales comparate the sales comparate come Approach (if develonity in the sales appraised value in the appraised value in the sales and the sales appraised value in the sales and the sales appraised value in the sales appraised value in the sales appraised value.	Net Adj. 8.0 % Gross Adj. 25.1 % In terms of square d \$5,000 each. Difference, rooms, and amer updates in the last sears to have been resolves.  Indicated Value reloped) \$ The income appro	\$ 1,306,500 I footage, number erences in living Inities. Syears or more. ecently  by Income Approach ach is not
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$ Summary of Income Approach (incomparable as most units are Exposure Time: In order for	sign and market approach sign and market approach set 1 and 5 were deed adjusted for their infor its better overall eact was based more son Approach \$ 1,000 cluding support for markets arison Approach \$ 2 ue is based upon the owner-occupied.	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the louild quality, which e on the more predomagness. We will be a considered to the control of th	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and conse homes are in go h includes the over comminant adjusted valuable co	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjusted overall condition all condition of the oral alue among the close trequired by Fannie III  = \$ Incided the most reliable ximately equal to the	\$ 1,306,500  y and closely similal isted at \$10,000 and isted mainly for size the but have minimal complex which apposed sales comparate the sales comparate come Approach (if develonity in the sales appraised value in the appraised value in the sales and the sales appraised value in the sales and the sales appraised value in the sales appraised value in the sales appraised value.	Net Adj. 8.0 % Gross Adj. 25.1 % In terms of square d \$5,000 each. Difference, rooms, and amerupdates in the last sears to have been reported by the composition of t	\$ 1,306,500 I footage, number erences in living Inities. Syears or more. ecently  by Income Approach ach is not
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$ Summary of Income Approach (incomparable as most units are Exposure Time: In order for	sign and market approach sign and market approach set 1 and 5 were deed adjusted for their information for its better overall ect was based more son Approach support for market arison Approach support for market is based upon the owner-occupied. The subject property would have better the subject property would have set in the su	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the louild quality, which e on the more predomagnes and the square and GRM)  1,300,000  1,300,000  1,300,000  e principle of substitute to have a market been exposed for a	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and conse homes are in go h includes the over cominant adjusted valuation and is deem value that is appro-	Net Adj. 7.1 % Gross Adj. 25.7 % A to subject property on counts were adjusted overall condition all condition of the deliveral condition and were adjusted overall condition of the deliveral condition of the de	\$ 1,306,500  y and closely similal isted at \$10,000 and isted at \$10,000 and isted mainly for size in but have minimal complex which apposed sales comparate sed sales comparate come Approach (if development indicator of value and appraised value set.	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Diffe te, rooms, and amel updates in the last sears to have been re oles.  Indicated Value reloped) \$ The income appro	\$ 1,306,500 I footage, number erences in living Inities. So years or more. I ecently  By by Income Approach  ach is not
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, desarea (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$ Summary of Income Approach (incomparable as most units are Exposure Time: In order for this appraisal, the subject price of this appraisal is made	sign and market approach sign and set approach set 1 and 5 were deed adjusted for their infer its better overall sect was based more son Approach \$ 1, 4,700 cluding support for market arison Approach \$ 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the louild quality, which e on the more predomagnes and the square and GRM)  1,300,000  1,300,000  1,300,000  e principle of substitute to have a market been exposed for a completion per plans	\$ 1,284,500 and in close proximity bedroom/bathroom so of quality and conse homes are in go h includes the over cominant adjusted valuation and is deem value that is approportion bout 30 to 90 days and specifications of	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjusted overall condition all condition of the subject are all conditions on the open market on the open market are all conditions on the basis of a hyperitary and the basis of	\$ 1,306,500  y and closely similal isted at \$10,000 an instead mainly for size in but have minimal complex which apposed sales comparate sed sales comparate indicator of value.  The appraised value set.	Net Adj. 8.0 % Gross Adj. 25.1 % r in terms of square d \$5,000 each. Diffe te, rooms, and amel updates in the last sears to have been re oles.  Indicated Value reloped) \$ The income appro on the effective date at the improvements h	\$ 1,306,500 I footage, number erences in living Inities. So years or more. I ecently  Be by Income Approach  ach is not  an are been
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, desarea (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject and comparable 4 was adjusted renovated.  Appraised value of the subject price and comparable 4 was adjusted renovated.  Indicated Value by Sales Comparises Estimated Monthly Market Rent \$ Summary of Income Approach (incomparable as most units are Exposure Time: In order for this appraisal, the subject price appraisal, the subject price appraisal is made applied in applicable as most units are Exposure Time: In order for this appraisal, the subject price applied in applicable as most units are Exposure Time: In order for this appraisal, the subject price applied in applied in applicable as most units are Exposure Time: In order for this appraisal, the subject price applied in applied	sign and market approach sign and 5 were deed adjusted for their information for its better overall ect was based more and approach \$ 1, 4,700 cluding support for market is based upon the owner-occupied. The subject property would have better the subject property would have better the subject of subject to following repairs or as	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the libuild quality, which e on the more predomagnes on the more predomagnes.  300,000  INCOME APPR  X Gross Rent Muket rent and GRM)  1,300,000  e principle of substitute to have a market been exposed for a completion per plans alterations on the basi	\$ 1,284,500  In close proximity in bedroom/bathroom  In ordination of the proximity of the	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjusted overall condition all condition of the subject and the close  trequired by Fannie III  = \$  Incident the most reliable on the open markety on the basis of a hyperondition that the reparations and the condition of the subject and the subj	\$ 1,306,500  y and closely similal isted at \$10,000 and insted at \$1,000 and insted at	Net Adj. 8.0 % Gross Adj. 25.1 % In terms of square d \$5,000 each. Difference, rooms, and amer updates in the last sears to have been received.  Indicated Value  Indicated Value  The income approach the effective date at the improvements is been completed, or	\$ 1,306,500 I footage, number erences in living Inities. So years or more. I ecently  Be by Income Approach  ach is not  ach is not  ach is subject to the
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, desarea (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$ Summary of Income Approach (incomparable as most units are Exposure Time: In order for this appraisal, the subject price of the subject price of the subject of the subject price of the subject price of the subject price of the subject to the following required inspection based on the subject to the following required inspection based on the subject of the subject to the following required inspection based on the subject of the subject to the following required inspection based on the subject of the subject to the following required inspection based on the subject of the subject to the following required inspection based on the subject of the subject to the following required inspection based on the subject of the subject o	sign and market approach sign and sect was based more arison Approach \$ 4,700 cluding support for market is based upon the owner-occupied. The subject propert operty would have lest, a subject to following repairs or a sed on the extraordina	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences ir er sqft difference. emed equal in terms ferior condition: the libuild quality, which e on the more predominate and GRM)  1,300,000  INCOME APPR X Gross Rent Muket rent and GRM)  1,300,000  e principle of substitute to have a market been exposed for a completion per plans alterations on the basilary assumption that the	\$ 1,284,500  In close proximity to be droom/bathroom  In bedroom/bathroom  In bedroom/bathroom/bathroom  In bedroom/bathroo	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjusted overall condition all condition of the oral alue among the close trequired by Fannie III  = \$  Inc.  Inc.  ed the most reliable with a simulately equal to the on the open market on the open market on the basis of a hypomotion that the reparcy does not require	\$ 1,306,500  y and closely similal isted at \$10,000 and insted at \$1,000 and insted at	Net Adj. 8.0 % Gross Adj. 25.1 % In terms of square d \$5,000 each. Difference, rooms, and amer updates in the last sears to have been received.  Indicated Value  Indicated Value  The income approach the effective date at the improvements is been completed, or	\$ 1,306,500 I footage, number erences in living Inities. So years or more. I ecently  Be by Income Approach  ach is not  ach is not  ach is subject to the
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, des area (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$ Summary of Income Approach (incomparable as most units are Exposure Time: In order for this appraisal, the subject price of the subject to the following required inspection bas or implied and no liability is a	sign and market approach sign and 5 were deed adjusted for their information for its better overall ect was based more son Approach \$ 1, 4,700 cluding support for markets based upon the owner-occupied. The subject property would have been supported by the subject property would have been supported to following repairs or a sed on the extraordina assumed for structure.	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the libuild quality, which e on the more predomagnes are not to be a market been exposed for a completion per plans alterations on the basing assumption that the practical exposed for mechanical exposed for mech	\$ 1,284,500  In close proximity in bedroom/bathroom  In order of quality and conse homes are in go in includes the over order of the properties of an appropriate that is appropriate that is appropriate that is appropriate to a soft a hypothetical of e condition or deficient elements of the properties.	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjusted overall condition and were adjusted overall condition of the subject property of the subject property.  The subject property of the subject	\$ 1,306,500  y and closely similal isted at \$10,000 and insted and insted at \$10,000 and insted at \$10,000 and insted at \$10,000 and insted at \$1,000 an	Net Adj. 8.0 % Gross Adj. 25.1 % In in terms of square d \$5,000 each. Difference, rooms, and amer updates in the last sears to have been received.  Indicated Value  Indicated Value  The income approach the effective date at the improvements in the been completed, or the warranty of the action of the effective date.	\$ 1,306,500 Infootage, number perences in living Inities. So years or more. Infootage acceptly  By by Income Approach  By ach is not  By of  By ach is not  By ach is not
Adjusted Sale Price of Comparables Summary of Sales Comparison Ap of bedrooms/bathrooms, desarea (square-footage) were The subject and comparable Comparables 2 and 3 were a Comparable 4 was adjusted renovated.  Appraised value of the subject Indicated Value by Sales Comparise Estimated Monthly Market Rent \$ Summary of Income Approach (incomparable as most units are Exposure Time: In order for this appraisal, the subject price of the subject price of the subject of the subject price of the subject price of the subject price of the subject to the following required inspection based on the subject to the following required inspection based on the subject of the subject to the following required inspection based on the subject of the subject to the following required inspection based on the subject of the subject to the following required inspection based on the subject of the subject to the following required inspection based on the subject of the subject to the following required inspection based on the subject of the subject o	sign and market approach sign and 5 were deed adjusted for their information for its better overall ect was based more son Approach \$ 1, 4,700 cluding support for markets based upon the owner-occupied. The subject property would have been supported by the subject property would have been supported to following repairs or a sed on the extraordina assumed for structure.	Net Adj. 19.2 % Gross Adj. 19.2 % parables are locate peal. Differences in er sqft difference. emed equal in terms ferior condition: the libuild quality, which e on the more predomagnes are not to be a market been exposed for a completion per plans alterations on the basing assumption that the practical exposed for mechanical exposed for mech	\$ 1,284,500  In close proximity in bedroom/bathroom  In order of quality and conse homes are in go in includes the over order of the properties of an appropriate that is appropriate that is appropriate that is appropriate to a soft a hypothetical of e condition or deficient elements of the properties.	Net Adj. 7.1 % Gross Adj. 25.7 % It is to subject property on counts were adjusted overall condition and were adjusted overall condition of the subject property of the subject property.  The subject property of the subject	\$ 1,306,500  y and closely similal isted at \$10,000 and insted and insted at \$10,000 and insted at \$10,000 and insted at \$10,000 and insted at \$1,000 an	Net Adj. 8.0 % Gross Adj. 25.1 % In in terms of square d \$5,000 each. Difference, rooms, and amer updates in the last sears to have been received.  Indicated Value  Indicated Value  The income approach the effective date at the improvements in the been completed, or the warranty of the action of the effective date.	\$ 1,306,500 Infootage, number perences in living Inities. So years or more. Infootage acceptly  By by Income Approach  By ach is not  By of  By ach is not  By ach is not

Freddie Mac Form 465 March 2005

UAD Version 9/2011

Page 3 of 6

Fannie Mae Form 1073 March 2005

FEATURE	SUBJECT	COMPARAE	BLE SALE # 4	COM	1PARAB	LE SALE # 5	COMPARABLE SALE # 6		
Address and 1017 2nd St	1	917 2nd St		101 Califorr	nia Ave	<b>;</b>			
Unit # 203, Santa Mon	ica, CA 90403	301, Santa Monic	a, CA 90403	707, Santa	Monica	a, CA 90403			
Project Name and Starlight Co	ndominium	917 2nd St HOA		101 Californ	nia				
Phase 1		1		1					
Proximity to Subject		0.13 miles NW		0.10 miles 9	3				
Sale Price	\$		\$ 1,440,000			\$ 1,499,999			\$
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 1483.01 Sq. ft.	, .,	\$ 1431.3	n sq. ft.	1	\$	sq. ft.	·
Data Source(s)		NDC,DQ,MLS;DC	<u> </u>	NDC/DQ/M			<u> </u>		
Verification Source(s)		PQ, DOC# 53294		MLS 22221		JW. 2.1			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPT		+(-) \$ Adjustment	DF	SCRIPTION	+(-) \$ Adjustment
Sales or Financing	BEGGIIII 11014	ArmLth	i () ¢ /tajaoanione	Listing	1011	i () ¢ riajaoanione			i ( ) \$ riajaotinone
Concessions		Conv;0		0:0					
Date of Sale/Time		s05/22;c05/22		Active					
Location	N.Deer								
Leasehold/Fee Simple	N;Res;	N;Res;		N;Res;					
HOA Mo. Assessment	Fee Simple	Fee Simple		Fee Simple					
Common Elements	375	335	0	1,434		0			
	secured entry	secured entry		secured ent	ry				
and Rec. Facilities				pool		0			
Floor Location	2	3	0	7		0			
View	N;Res;	N;Res;		B;CtySky;W		-150,000			
Design (Style)	MR1L;mid-rise	MR1L;mid-rise	-	HR1L;high-	rise	0			
Quality of Construction	Q4	Q3	-100,000						
Actual Age	59	50	0	58		0			
Condition	C2	C2		C2					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths		Total	Bdrms. Baths	
Room Count	5 2 2.0	5 2 2.0		5 2	2.0				
Gross Living Area	1,027 sq. ft.	971 sq. ft.	+28,000	1,048	3 sq. ft.	-10,500		sq. ft.	
Basement & Finished	0sf	0sf		0sf					
Rooms Below Grade									
Functional Utility	average	average		average					
Heating/Cooling	wall/window	fau/indv	-10,000	fau/indv		-10,000			
Energy Efficient Items	insulation	insulation		insulation		,			
Garage/Carport	1g	2g	-10,000			-10,000			
Porch/Patio/Deck	patio	patio		deck		0			
	, pa	, paul		uson.					
Net Adjustment (Total)		□ +    □ -	\$ -92,000	+	☒ -	\$ -180,500		+	\$
Adjusted Sale Price		Net Adj. 6.4 %			12.0 %	,	Net Ad		<u>+</u>
of Comparables		Gross Adj. 10.3 %			12.0 %				\$
Report the results of the research a	and analysis of the prior								<u>+</u>
ITEM		JBJECT J	COMPARABLE SA			OMPARABLE SALE #			ABLE SALE # 6
Date of Prior Sale/Transfer	02/22/2022	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	001111 711 11 11 11 11 11 11 11 11 11 11 1	" -		OHII THE DEL OTTER IT	J	0011117111	TIBLE OFFICE # 0
Price of Prior Sale/Transfer	\$1,001,500								
Data Source(s)	PQ/MLS		PQ/MLS		PQ/M	1 0			
Effective Date of Data Source(s)	12/01/2022		12/01/2022		12/01/				
Analysis of prior sale or transfer hi					12/01/	12022			
Analysis of prior sale of transfer in	story or the subject pro	porty and comparable .	34103						
1									
Analysis/Comments									
Analysis/Comments									
<b>I</b>									
]									

File # 800025308

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.

Freddie Mac Form 465 March 2005

File # 8000253081

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.

File # 800025308

- 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 BOUGHT	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Jess Borgonia	Name
Company Name Home Sweet Home Appraisals	Company Name
Company Address PO Box 660884	Company Address
Arcadia, CA 91066	
Telephone Number (626) 840-9561	Telephone Number
Email Address jess@borgonia.com	Email Address
Date of Signature and Report <u>12/19/2022</u>	Date of Signature
Effective Date of Appraisal <u>12/16/2022</u>	State Certification #
State Certification # AR036495	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License <u>02/24/2023</u>	SUBJECT PROPERTY
	Did not inspect subject property
ADDRESS OF PROPERTY APPRAISED	
1017 2nd St	Did inspect exterior of subject property from street
203, Santa Monica, CA 90403	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,300,000	Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name No AMC	OOMBADARI E OAL EO
Company Name PrimeLending, A PlainsCapital Company	COMPARABLE SALES
Company Address 18111 Preston Rd, Ste 900, Dallas, TX 75252	Did not inspect exterior of comparable sales from street
	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection
	·

Freddie Mac Form 465 March 2005

#### Home Sweet Home (CA)

## SINGLE FAMILY COMPARABLE RENT SCHEDULE

File # 8000253081

This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

ITEM	SUBJECT	COMPARABLE N	0. 1	COMPARABLE N	NO. 2	COMPARABI	LE NO. 3
Address 1017 2nd St		822 3rd St # 1		101 California Ave Ui	nit 907	822 3rd St # 4	
203, Santa Mo	onica, CA 90403	Santa Monica, CA 904	103	Santa Monica, CA 90	403	Santa Monica, CA	90403
Proximity to Subject		0.25 miles NW		0.10 miles S		0.25 miles NW	
Date Lease Begins	vacant	month-to-month		month-to-month		month-to-month	
Date Lease Expires		leased: 3/30/2022		leased: 4/20/2022		leased: 7/10/2022	
Monthy Rental	If Currently Rented: \$	\$ 4,350		\$ 6,150		\$ 4,70	0
Less: Utilities	\$	\$		\$		\$	
Furniture							
Adjusted							
Monthly Rent	\$	\$ 4,350		\$ 6,150		\$ 4,70	0
Data Source	INSPECTION DATAQUICK	MLS OC21270670		MLS 22144699		MLS 22175791	
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+( -)\$ Adjust.	DESCRIPTION	+( -)\$ Adjust.
Rent		none		none		none	
Concessions							
Location/View	N;Res;	N;Res;		N;Res;		N;Res;	
Location, view	N;Res;	N;Res;		ocean view	-1,500	N;Res;	1
Design and Appeal	MR1L;mid-rise	MR1L;mid-rise		MR1L;high-rise		MR1L;mid-rise	
Age/Condition	59	87		58	 	87	
Age/ Condition	C2	C2		C2	1	C2	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Bath	s j
Room Count	5 2 2.0	5 2 2.0		4 1 2.0		5 2 1	
Gross Living Area	1,027 Sq. Ft.	1,022 Sq. Ft.		1,048 Sq. Ft.		1,050 Sq. I	Ft.
Other (e.g., basement, etc.)	0	0		0		0	
Other:							1
Net Adj. (total)		+ - \$	0	+ > - \$	-1,500	+ -:	\$ 0
Indicated Monthly Market Rent		\$	4.350	\$	4,650		\$ 4,700
vacancy, and support for same city of Santa M	the above adjustments. (For a less that	ents for single family propertions. Sent concessions should be an ½ mile from the subject were all verified from the subject.	adjusted to the ma ect.	arket, not to the subject prop	perty.) All	rent comparables	are located in the
Final Reconciliation of Maccomparables.	arket Rent: The s	ubject's estimated mark	et rent is \$4,70	00 which is based on th	ne more predom	inant indicated rent	of all the rent
LOWEN ESTIMATE THE MC	ANTUI V MA DICET DEST OF	THE CHET IS A SHE		40/40/000	TOP	E¢.	700
I (WE) ESTIMATE THE MC	ONTHLY MARKET RENT OF	THE POPULATION AS NOT		12/16/2022	ТО В	4	1,700
Appraiser(s) <u>SIGNAT</u> NAME	URE Jess Borgonia	-U		Review Appraiser <u>SIGNAT</u> If applicable) NAME	URE		
	ed Residential Apprais	er		applicable)			
Date Property Inspecte		Report Signed 12/19/20	022	Oate Property Inspected		Report Signed	
License or Certification		Stat		icense or Certification #		• •	State
Expiration Date of Lice	0 1:0 1:	2/24/2023		Expiration Date of License of	r Certification		
	. <u>U</u>			Review Appraiser Di		Inspect Subject Prope	rty
reddie Mac Form 1000 (8	2/88)			🗀			Mae Form 1007 (8/88)

**Supplemental Addendum** 

	ouppi	Ciliciitai Auuciiuuiii	FIIG	NO. 8000253081	
Borrower/Client	Joshua Tatsuno				
Property Address	1017 2nd St				
City	Santa Monica	County Los Angeles	State CA	Zip Code 90403	
Lender	PrimeLending, A PlainsCapital Company				

Appraiser Independence: This report was developed in adherence to the lender's Appraiser Independence Requirements.

The Appraiser does not guarantee that the property is free from defects. The appraisal establishes the value of the property for mortgage insurance purposes only.

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

Possession of this report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with the proper written qualification and only in its entirety.

This appraisal report has been prepared for the exclusive use and benefit of the client. It may not be used or relied upon by any other party. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at his own risk.

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

#### Exposure Time:

In order for the subject property to have a market value that is approximately equal to the appraised value on the effective date of this appraisal, the subject property would have been exposed for about 30 to 90 days on the open market.

#### **SELECTION OF COMPARABLES:**

The comparables used in this report were selected primarily based on their location: all are located in the city of . All are mile from the subject. The comparables were also selected so that they will either be equal or bracket the subject's quality, condition, lot size, and living area.

#### SALES COMPARISON APPROACH:

The subject and comparables were deemed equal in terms of quality and condition and were adjusted mainly for size, rooms, and amenities.

## **Subject Photo Page**

Borrower/Client	Joshua Tatsuno			
Property Address	1017 2nd St			
City	Santa Monica	County Los Angeles	State CA	Zip Code 90403
Lender	Primel ending A PlainsCapital Company			



## **Subject Front**

1017 2nd St Sales Price

Gross Living Area 1,027 Total Rooms 5 Total Bedrooms Total Bathrooms 2.0 Location N;Res; View N;Res; 7,499 sf Site Quality Q4 Age 59



## **Subject Rear**



## **Subject Street**

## **Photograph Addendum**

Borrower/Client	Joshua Tatsuno					
Property Address	1017 2nd St					
City	Santa Monica	County Los Angeles	State	CA	Zip Code	90403
Lender	Primel ending A PlainsCapital Company					





living room dining area





enclosed patio kitchen





bedroom 1 bedroom 2

## **Photograph Addendum**

Borrower/Client	Joshua Tatsuno					
Property Address	1017 2nd St					
City	Santa Monica	County Los Angeles	State	CA	Zip Code	90403
Lender	Primel ending A PlainsCapital Company					





bathroom 1 bathroom 2





smoke/CO alarm

laundry area





view unit entrance

## **Comparable Photo Page**

Borrower/Client	Joshua Tatsuno			
Property Address	1017 2nd St			
City	Santa Monica	County Los Angeles	State CA	Zip Code 90403
Lender	Primel ending A PlainsCapital Company			



## Comparable 1

938 2nd St

0.11 miles NW Prox. to Subject Sale Price 1,590,000 Gross Living Area 1,393 Total Rooms 5 Total Bedrooms 2 Total Bathrooms 2.1 Location N;Res; View B;partial ocean; Site 7500 sf Quality Q4 Age 33



#### Comparable 2

519 California Ave

Prox. to Subject 0.25 miles NE Sale Price 1,220,000 Gross Living Area 1,234 Total Rooms 5 Total Bedrooms 2 Total Bathrooms 2.0 Location N;Res; View N;Res; Site 11225 sf Quality Q4 Age 56



## Comparable 3

211 California Ave

Prox. to Subject 0.07 miles SE Sale Price 1,210,000 Gross Living Area 1,094 Total Rooms 5 Total Bedrooms 2 Total Bathrooms 2.0 Location N;Res; View N;Res; Site 15021 sf Quality Q4 Age 33

## **Comparable Photo Page**

Borrower/Client	Joshua Tatsuno			
Property Address	1017 2nd St			
City	Santa Monica	County Los Angeles	State CA	Zip Code 90403
Lender	Primel ending A PlainsCapital Company			



## Comparable 4

917 2nd St

0.13 miles NW Prox. to Subject Sale Price 1,440,000 Gross Living Area 971 Total Rooms 5 Total Bedrooms 2 Total Bathrooms 2.0 Location N;Res; View N;Res; Site 7517 sf Quality Q3 Age 50



#### Comparable 5

101 California Ave

Prox. to Subject 0.10 miles S Sale Price 1,499,999 Gross Living Area 1,048 Total Rooms 5 Total Bedrooms Total Bathrooms 2.0 Location N;Res; View B;CtySky;Wtr Site 18745 sf Quality Q4 Age 58

## Comparable 6

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

#### **Rental Photo Page**

Borrower/Client	Joshua Tatsuno			
Property Address	1017 2nd St			
City	Santa Monica	County Los Angeles	State CA	Zip Code 90403
Lender	Primel ending A PlainsCapital Company			



#### Rental 1

822 3rd St # 1

Proximity to Subject 0.25 miles NW

Adj. Monthly Rent 4,350 Gross Living Area 1,022 Total Rooms 5 **Total Bedrooms** 2 **Total Bathrooms** 2.0 Location N;Res; View N;Res; Condition C2 Age/Year Built 87



#### Rental 2

101 California Ave Unit 907
Proximity to Subject 0.10 miles S

Adj. Monthly Rent 6,150 Gross Living Area 1,048 Total Rooms 4 **Total Bedrooms** 1 **Total Bathrooms** 2.0 Location N;Res; View ocean view Condition C2

Age/Year Built 58



#### Rental 3

822 3rd St # 4

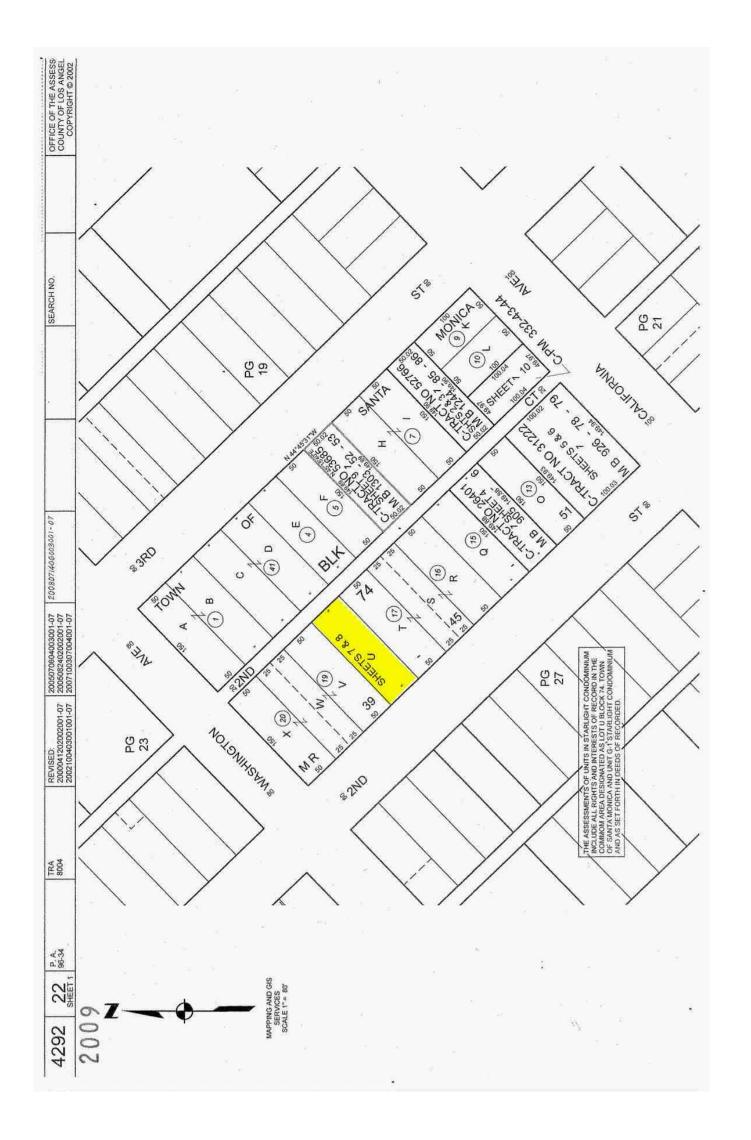
Proximity to Subject 0.25 miles NW

Adj. Monthly Rent 4,700
Gross Living Area 1,050
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location N;Res;

Location N;Res; View N;Res; Condition C2 Age/Year Built 87

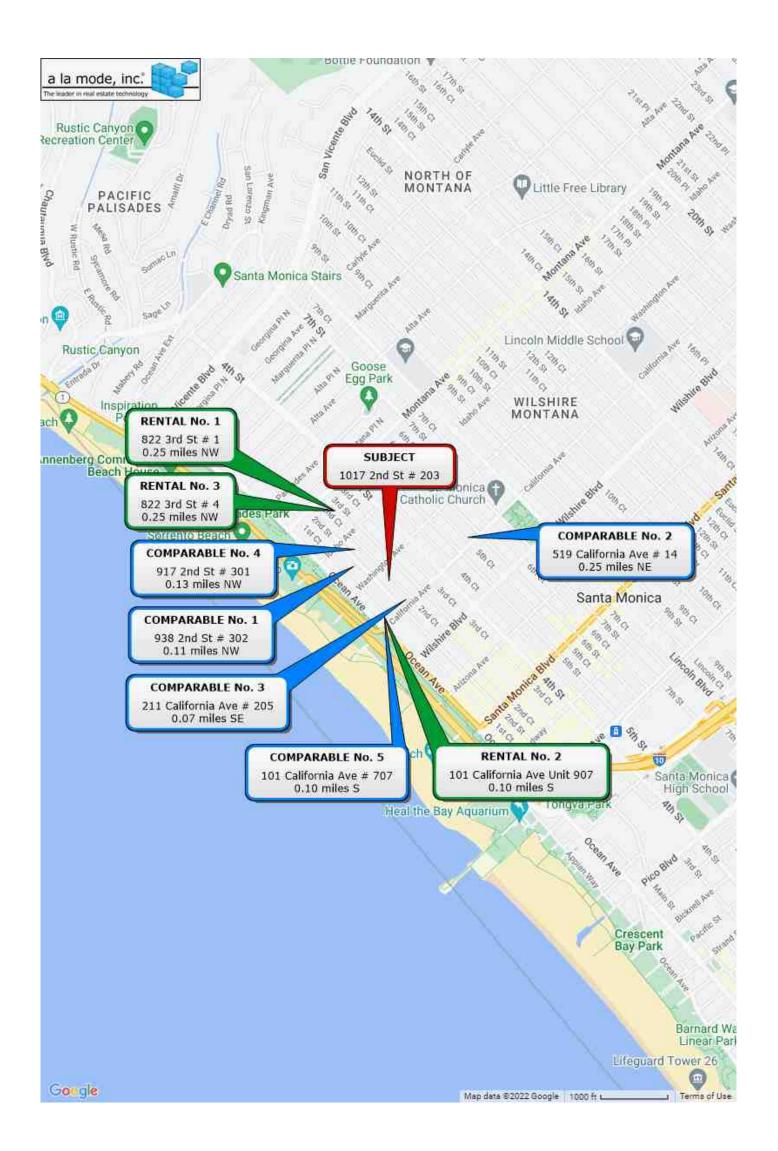
#### **Plat Map**

Borrower/Client	Joshua Tatsuno			
Property Address	1017 2nd St			
City	Santa Monica	County Los Angeles	State CA	Zip Code 90403
Lender	Primel ending A PlainsCapital Company			



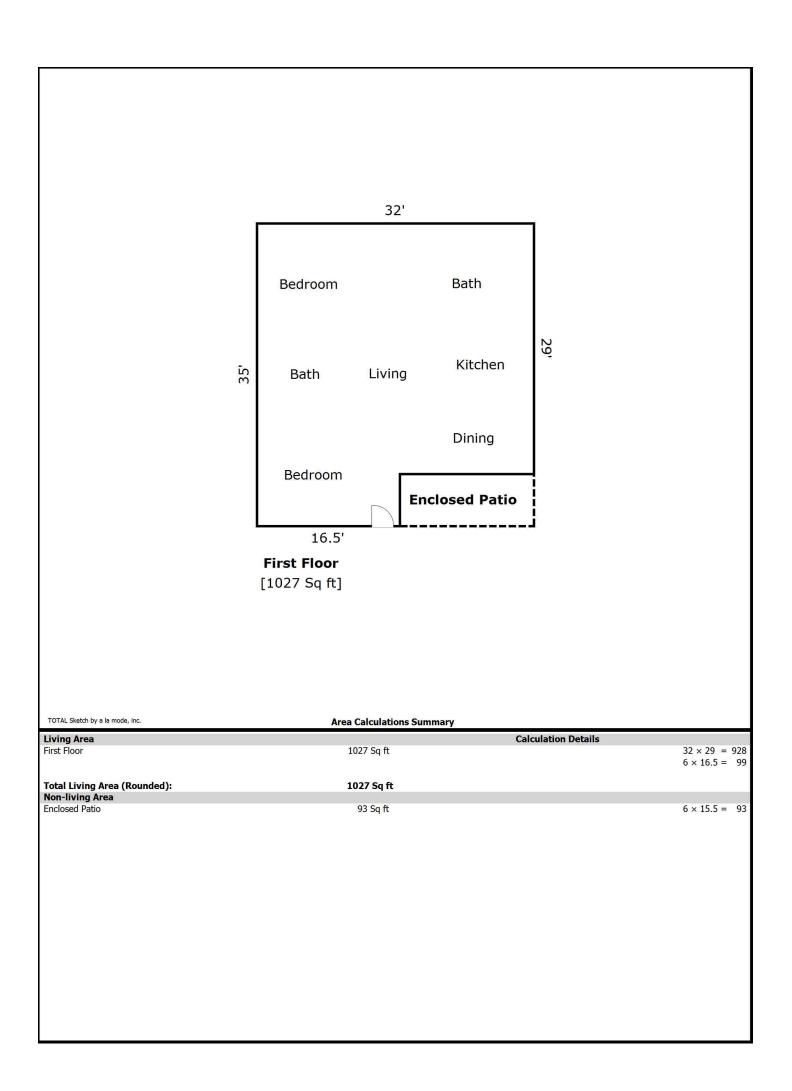
#### **Location Map**

Borrower/Client	Joshua Tatsuno						
Property Address	1017 2nd St						
City	Santa Monica	County	Los Angeles	State	CA	Zip Code	90403
I ender	Primel ending A PlainsCapital Company						



## **Building Sketch**

Borrower/Client	Joshua Tatsuno						
Property Address	1017 2nd St						
City	Santa Monica	County L	os Angeles	State	CA	Zip Code	90403
Lender	Primel ending A PlainsCapital Company						·



## Market Conditions Addendum to the Appraisal Report

File No. The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009. ZIP Code 90403 Property Address 1017 2nd St City Santa Monica State CA Borrower Joshua Tatsuno 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. Prior 7-12 Months Inventory Analysis Prior 4-6 Months Current - 3 Months Overall Trend Declining Total # of Comparable Sales (Settled) Increasing Stable Absorption Rate (Total Sales/Months) Increasing Stable Declining 5 17 2 67 3 00 Total # of Comparable Active Listings Increasing Declining Stable 3 6 Months of Housing Supply (Total Listings/Ab.Rate) Stable Declining Increasing 0.6 0.7 2.2 Median Sale & List Price, DOM, Sale/List % Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Declining Median Comparable Sale Price Increasing Stable 1,050,000 1,022,000 1,150,000 Median Comparable Sales Days on Market Declining Stable Increasing 12 22 11 Median Comparable List Price Stable Declining 999,000 1,194,500 1,025,000 Increasing Median Comparable Listings Days on Market Declining Stable Increasing 26 64 63 Median Sale Price as % of List Price Stable Declining Increasing 112 105 86 Seller-(developer, builder, etc.)paid financial assistance prevalent? No Declining Stable Increasing Yes RCH & 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.). Seller concessions in this market are mostly outright price reduction, 2%-3% rebate for closing costs, discounts, or credit towards some repairs If yes, explain (including the trends in listings and sales of foreclosed properties). Are foreclosure sales (REO sales) a factor in the market? ⊠ No Yes There has been no distress sale of properties similar to the subject in the last 12 months Cite data sources for above information. NDC, PQ, MLS 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. Actual number of sold units has been declining over the last 12 months: 31 units in the first six months and 17 units in the second six months. The number of listings has been declining. Prices of sold units appear to be increasing (+9%) in the last 12 months Prices of listings have also been increasing in the last 12 months. This market is increasing in terms of property values. Supply is increasing and is at a low level If the subject is a unit in a condominium or cooperative project, complete the following: **Project Name:** Starlight Condominium Subject Project Data Prior 7-12 Months Prior 4–6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Stable Declining Increasing Absorption Rate (Total Sales/Months) Increasing Stable Declining Total # of Active Comparable Listings Stable Declining Increasing Months of Unit Supply (Total Listings/Ab.Rate) Declining Stable Increasing Are foreclosure sales (REO sales) a factor in the project? If yes, indicate the number of REO listings and explain the trends in listings and sales of Yes No foreclosed properties. 0/CO-OP Summarize the above trends and address the impact on the subject unit and project. Signature Signature Appraiser Name Supervisory Appraiser Name Jess Borgonia Company Name Company Name Home Sweet Home Appraisals Company Address Company Address PO Box 660884, Arcadia, CA 91066 State License/Certification # State State License/Certification # State AR036495

jess@borgonia.com Freddie Mac Form 71 March 2009

Email Address

Page 1 of 1

Fannie Mae Form 1004MC March 2009

**Email Address** 

File No. 8000253081

#### 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.

C/

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.

CF

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.

#### Ω4

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.

#### O.F

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 ungrades.

#### Q6

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

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

#### Not Updated

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

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

#### Updated

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

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

#### Remodeled

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

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

#### **Explanation of Bathroom Count**

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

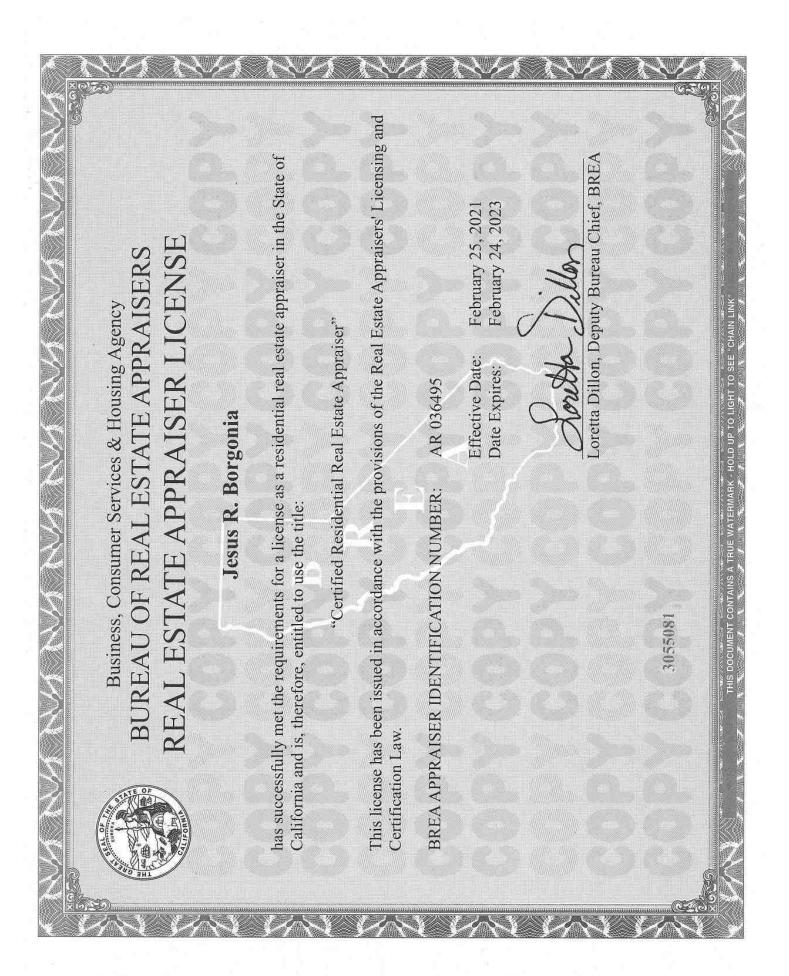
#### Example:

3.2 indicates three full baths and two half baths.

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

## Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
Α	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr ArmLth	Adjacent to Power Lines  Arms Length Sale	Location Sale or Financing Concessions
AT	Attached Structure	Design (Style)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
С	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence Conventional	Location Sale or Financing Concessions
СОПУ	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
CV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e Estate	Expiration Date Estate Sale	Date of Sale/Time Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing Lndfl	Listing Landfill	Sale or Financing Concessions Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl PwrLn	Pastoral View Power Lines	View View
PwrLn PubTrn	Power Lines Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions  Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
S	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet Square Meters	Area, Site, Basement Area, Site
sqm Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
WO	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
		1
	I .	I .



#### **Errors & Omissions Insurance**



#### **DECLARATIONS**

# REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

301 E. Fourth Street, Cincinnati, OH 45202

#### THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☑ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP3363695-21 Renewal of: RAP3363695-20

Program Administrator: Herbert H. Landy Insurance Agency Inc.

100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: Jesus Borgonia PO Box 660884 Item 2. Address: Arcadia, CA 91066 City, State, Zip Code: 05/12/2021 05/12/2022 Item 3. Policy Period: From (Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.) Item 4. Limits of Liability: A. \$ **1,000,000** Damages Limit of Liability - Each Claim 1,000,000 B. \$ Claim Expenses Limit of Liability - Each Claim C. \$ 2,000,000 Damages Limit of Liability - Policy Aggregate 2,000,000 D. S Claim Expenses Limit of Liability - Policy Aggregate Item 5. Deductible (Inclusive of Claim Expenses): A. \$\_\_**500** Each Claim 1,000 Aggregate 967.00 Item 6. Premium: \$ Item 7. Retroactive Date (if applicable): 05/12/2006 Item 8. Forms, Notices and Endorsements attached: D42100 (03/15) D42300 CA (10/13) IL7324 (08/12) D42414 (08/19) D42413 (06/17) D42412 (03/17) D42408 (05/13) Berez a magnioni D42402 (05/13) Authorized Representative

D42101 (03/15) Page 1 of 1