November 7, 2023

Timothy Brasseur 467 E Sonora Road Palm Springs, CA, 92264

File Number: 467SONORA

In accordance with your request, I have appraised the real property at:

467 E Sonora Rd Palm Springs, CA 92264

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of November 2, 2023

is:

\$1,650,000 One Million Six Hundred Fifty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Robert D. Given

## APPRAISAL OF



SINGLE FAMILY RESIDENCE

### LOCATED AT:

467 E Sonora Rd Palm Springs, CA 92264

## FOR:

Timothy Brasseur 467 E Sonora Road Palm Springs, CA, 92264

## BORROWER:

N/A

#### AS OF:

November 2, 2023

BY:

Robert D. Given

# Uniform Residential Appraisal Report

Tie No. 467SONORA

The purpose of this sum	and a separate services								
Property Address 46 / 1	Sonora Rd			Palm Springs				Zip Code 9226	
Borrower N/A	2.0040344.444	Own	ner of Public Record Se		ya.		unty River	-	
	ot 5 Blk A Mb 019/0			- Indiana I di	12	00	winy Mirch	SAME.	
Assessor's Parcel # 50		TO Faith Thighland		Vers 2022		р	E Tours &		7 202
				Year 2023	_		E. Taxes \$		7,392
Neighborhood Name 1:	hquitz River Estates			Reference 786/E4			ensus Tract (	parent, /	
Occupant X Owner  Property Rights Appraise			cial Assessments \$ 0		LJP	UD HOAS	0	per year	X per month
Property Rights Appraise			ther (describe)						
Assignment Type	Purchase Transaction	Refinance Transactio	n X Other (describe)	Current Market	Value				
Lender/Client Timothy	Brasseur	Add	ress 467 E Sonora I	Road, Palm Sprin	igs, CA 92	264			
Is the subject property cu	mently offered for sale or ha	s it been offered for sal	le in the twelve months o	elor to the effective da	te of this appr	aisai?	Yes X No		
	ed, offering price(s), and da								
	l Price \$1,565,000;O				andrew 111	CC 04,100,000	LLucot D	arc .	
	nalyze the contract for sale				is of the conte	ant for eale or why	the analysis	une not notice	mod
,	and the state of the said	no saujeu purchas	o surrousion, Expigit th	o count of the displys	to or are contr	uvi for odie Or Willy	, are analysis	THE HOLDERION	mou.
Contract Price \$	Date of Cont	vact	Is the property seller	r the owner of public r	ecord?	Yes No	Data Source	e(s)	
	istance (loan charges, sale					The second secon		es No	
	liar amount and describe the		mpayment accordance, c		party on done	ar of the borrowa			
Note: Race and the rac	al composition of the nei	ghborhood are not ap	praisal factors.						
Neighborh	ood Characteristics		One-Unit Housi	ing Trends		One-Unit Hou	using	Present La	nd Use %
Location Urban	X Suburban Rural	Property Value	es X Increasing	Stable I	Declining	PRICE	AGE (	One-Unit	98 %
Built-Up X Over 75%	The second secon	25% Demand/Supp		-	Over Supply	\$(000)		2-4 Unit	0 %
	X Stable Slow		e X Under 3 mths		Over 6 mths	450 Low		Multi-Family	1 %
Meiðimotunna Ronugstig	s Ramon Road north	i, raim Canyon D	rive south and wes	t, Sumise Way e	ast.	2,800 High		Commercial	1 %
William I I I I		cn.t.o.				1,450 Pred.		Other	%
rveignbornood Descriptio	n Located in the city								
III tile 15 10 5 to 200	0's with living areas						om mostly	level to ger	atly
sloping topography	with minimum views	s afforded. Nearby	employment center	ers in the greater	Coachella	Valley area.			
Market Conditions (Includ	ling support for the above of	onclusions) Mostly	stabilizing prices	in the fourth quar	rter of 202	3 in the area.	Interest ra	ites increasir	1g.
conventional finance	ing prevails. No adv	erse conditions the	at affect marketabil	lity. A minimum	level of fo	reclosure acti	vity, low	inventory of	active
	ing interest rates has								
Dimensions See Plat 1		Area 69			stly Recta		View B:N		
A STATE OF THE PARTY OF THE PAR					sny Recta	nguiar	view B.D	viin,	
Specific Zoning Classifica			escription Single Far						
Zoning Compliance		A COUNTY OF THE PARTY OF THE PA	red Use) No Zon						
is the highest and best us	se of the subject property as	improved (or as propo-	sed per plans and specif	fications) the present i	use? X	Yes No	If No, descr	ibe.	
						Company of the Control of the Contro			
Utilities Public	Other (describe)		Public (	Other (describe)		Off-site Improv	ements—T		ic Private
Y Flectricity X	Other (describe)	Water	Public (	Other (describe)		Off-site Improv	77. 7		ic Private
party -	Other (describe)	1818177777777	· X	Other (describe)		Street Asphal	77. 7	ype Publ	ic Private
Electricity X Gas X		Sanitary S	ewer X		065C1566	Street Asphal Aliey None	t	ype Publ	
Electricity X Gas X FEMA Special Flood Haz	ard Area Yes XI	Sanitary S No FEMA Flood Zor	ewer X	FEMA Map# 06	065C1566	Street Asphal Aliey None	t	ype Publ	
Electricity X Gas X FEMA Special Flood Haz Are the utilities and off-sit	ard Area Yes XII	Sanitary S No FEMA Flood Zor the market area?	ewer X ne X X Yes No If N	FEMA Map # 06		Street Asphal Alley None G. FEN	It MA Map Date	ype Publ X 2 08/28/2008	
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FEMA Special Flood Haz Are the utilities and off-sit Are there any adverse sit	and Area Yes XI to improvements typical for to e conditions or external fact	Sanitary S No FEMA Flood Zor the market area? [ ors (easements, encroa	ewer X  ne X  X Yes No If N  achments, environmental	FEMA Map # 06 0, describe.	s, etc.)? [	Street Asphal Alley None G. FEN  Yes X No	MA Map Date	ype Publ X X x x x x x x x x x x x x x x x x x	
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Gas FEMA Special Flood Haz Are the utilities and off-sil Are there any adverse sit  GENERAL Units X One # of Stories 1 Type X Det. X Existing Prop Design (Style) Spanish Year Built 19-45 Effective Age (Yrs) 40 Attlic Drop Stair Filoshed Appliances Retrig Finished Additional features (special	and Area Yes X I e Improvements typical for the conditions or external fact to conditions or	Sanitary S No FEMA Flood Zor the market area?	NDATION  Crawl Space Partial Basement O sq. ft. O % Station Settlement HWBB Radiant Fuel Gas I Air Conditioning Other Disposal Microv 2 Bedrooms 18 & a/c, ceiling far	FEMA Map # 06 0, describe. I conditions, land uses  EXTERIOR DESCR Foundation Walls Exterior Walls Roof Surface Gutters & Downspor Window Type Storm Sash/Insulate Screens Amenities  X Patio/Deck Dec X Pool Pool vave Uwashen/D ins, one fireplace, ing, etc.).  C2;Kitt.	PTION mas Concret Stucco/s Tile/Av. tts Eaves/A/s Sliders/d None Yes/Avy Wo X Fen St X Pon X Oth Pyer Oth Bath(s) dual pane	Street Asphal Alley None G FEN  Yes X No  Avg g addeq Good  g oddstove(s) #0 ce Block ch ves er Spa her (describe) 1,794 Squar windows.	INTERIOR Floors Bath Floor Bath Wains Car Storag Delvews Delvews Att. e Feet of Green  Tive years	wype Public Action of Cars of Cars Det.	tials/condition od/Good /Avg ood od  2 ste 0 0 Built-in
Gas X  Gas X  FEMA Special Flood Haz  Are the utilities and off-sil  Are there any adverse sit  GENERAL  Units X One   # of Stories 1  Type X Det.   X Existing Prop  Design (Style) Spanish  Year Built 1945  Effective Age (Yrs) 40  Attic  Drop Stair  Floor  Finished  Appliances Reing  Finished area above gra  Additional features (special condition of remodeled-one to fi	and Area Yes X I e Improvements typical for the conditions or external fact to conditions or	Sanitary S No FEMA Flood Zor the market area?	NDATION  Crawl Space Partial Basement O sq. ft. O % Sump Pump station Settlement HWBB Radiant Fuel Gas I Air Conditioning Other Disposal X Microv 2 Bedrooms 12 & a/c, ceiling far 1, renovations, remodeling 1, r	FEMA Map # 06 0, describe. I conditions, land uses  EXTERIOR DESCR Foundation Walls Exterior Walls Roof Surface Gutters & Downspot Window Type Storm Sash/Insulate Screens Amenities  X Fireplace(s) # 1 X Patio/Deck Dec X Pool Pool wave Washer/D ins, one fireplace, ing, etc.). C2;Kitt SFR in the city	iPTION ma Concret Stucco/s Tile/Av st Eaves/A Sliders/d d None Yes/Avy Wes/A	Street Asphal Alley None G FEN  Yes X No  atterlats/condition e/Avg Avg g ddeq Good  g oddstove(s) #0  see Block sh ves ser Spa her (describe) 1,794 Squar windows.  deled-one to f prings. Subje	If Yes, de  If Yes	wype Public State of Cars of Cars Det.	Hals/condition od/Good /Avg ood od  2 ete 0 0 Built-in Above Grade
GENERAL Units X One For Stair Fished Appliances Reinig Finished Appliances Reinig Finished Appliances Reinig Finished Appliances Reinig Formodeled-one to fithroughout with hig	and Area Yes X is a improvements typical for the conditions of external fact or conditions or co	Sanitary S No FEMA Flood Zor the market area?	NDATION  Crawl Space Partial Basement O sq. ft. O % Sump Pump Station Settlement HWBB Radiant Fuel Gas I Air Conditioning Other Disposal X Microv 2 Bedrooms 12 Sedrooms 13 Settlement Disposal X Microv 15 Sedrooms 16 Sedrooms 17 Settlement Disposal X Microv 18 Sedrooms 19 Sedrooms 10 Sedrooms 1	FEMA Map # 06 0, describe. I conditions, land uses  EXTERIOR DESCR Foundation Walls Exterior Walls Roof Surface Gutters & Downspot Window Type Storm Sash/Insulate Screens Amenities X Fireplace(s) # 1 X Patio/Deck Dec X Pool Pool wave WashenD ins, one fireplace, ing, etc.). C2;Kitt SFR in the city Il living areas, ce	iPTION ma Concret Stucco/s Tile/Av st Eaves/A Sliders/d d None Yes/Avo X Fene Ek X Por X Oth Divyer Oth Oth Oth Oth Oth Oth Oth Oth	Street Asphal Alley None G FEN  Yes X No  atteriats/condition e/Avg Avg g ddeq Good  g ddStove(s) #0  tee Block th ves er Spa her (describe) 1.794 Squar windows.  ddeled-one to forings. Subjecting and a/c, cee	If Yes, de  If Yes	wype Public State of Cars I ago; Bathroon remodeled, one fireplace one f	Hals/condition od/Good /Avg oood od  2 ette 0 0 Built-in Above Grade
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GENERAL  Units X One  # of Stories 1  Type X Det.  Estimating Prop  Design (Style) Spanish  Year Built 1945  Effective Age (Yes) 40  Attic  Drop Stale  Floor  Flor	and Area Yes XI e improvements typical for re e conditions or external fact  DESCRIPTION  One with Accessory Unit  Att. S-Det/End Unit osed Unider Const.  None Stairs X Scuttle Heated erator X Range/Oven de contains: al energy efficient items, etc the property (including need ve years ago; Subject the end upgrades. Sub cludes quartz counter I depreciation based of	Sanitary S No FEMA Flood Zor the market area? Cors (easements, encros ors (easements, encros FOUI Concrete Slab Full Basement Basement Area Basement Finish Coultide Entry/Exit Evidence of Inte Dampness Heating X FWA Contra Other Cooling X Centra S Rooms Central heatin ded repairs, deterioratio is a good quality a ject includes tile of crs, stainless steel a on age, no physica	NDATION  Crawl Space Partial Basement O sq. ft. O % I Sump Pump estation Settlement HWBB Radiant Fuel Gas I Ale Conditioning Disposal X Microv 2 Bedrooms g & a/c, ceiling far n, renovations, remodell and condition 2+2, or wood floors in all appliances. Baths u d obsolescence app	FEMA Map # 06 0, describe. I conditions, land uses  EXTERIOR DESCR Foundation Walls Exterior Walls Roof Surface Gutters & Downspot Window Type Storm Sash/Insulate Screens Amenities  X) Fireplace(s) # 1 X) Patio/Deck Dec X) Pool Pool wave Washer/C 1.1 ins., one fireplace, ing. etc.). C2;Kitt SFR in the city Il living areas, ce upgraded with que parent, no repairs tural integrity of the pre	PTION mas Concret Stucco/s Tile/Av. ts Eaves/Av Sliders/ Wo X Fen Sch X Pon X Oth One To Palm S oth Chen-remo of Palm S oth cartz and ti needed at	Street Asphal Alley None G FEN  Yes X No  Ave X No  atterlals/condition e/Avg Avg gddeq Good  gddStove(s)#0 cee Block ch ves er Spa her (describe) 1,794 Squar windows.  deled-one to f prings. Subjecting and ave, cee le features Ty time of < corr	If Yes, de  If Yes	wype Public Publ	rats/condition od/Good /Avg ood od  2 stee 0 0 Built-in Above Grade
Gas X  FEMA Special Flood Haz Are the utilities and off-sil Are there any adverse sit  GENERAL  Units X One # of Stories 1  Type X Det. X Existing Prop Design (Style) Spanish Year Built 1945 Effective Age (Yrs) 40  Attic Prior Finished Appliances Refig Finished area above great Additional features (special form of throughout with hig laundry. Kitchen in pool & spa. Typica Are there any physical de	and Area Yes XI e improvements typical for re e conditions or external fact  DESCRIPTION  One with Accessory Unit  Att. S-Det/End Unit osed Unider Const.  None Stairs X Scuttle Heated erator X Range/Oven de contains: al energy efficient items, etc the property (including need ve years ago; Subject the end upgrades. Sub cludes quartz counter I depreciation based of	Sanitary S No FEMA Flood Zor the market area?	NDATION  Crawl Space Partial Basement O sq. ft. O % I Sump Pump Station Settlement HWBB Radiant Fuel Gas I Alr Conditioning Other Disposal X Microw 2 Bedrooms g & a/c, ceiling far in, renovations, remodell and condition 2+2, or wood floors in al appliances. Baths u d obsolescence app	FEMA Map # 06 0, describe. I conditions, land uses  EXTERIOR DESCR Foundation Walls Exterior Walls Roof Surface Gutters & Downspot Window Type Storm Sash/Insulate Screens Amenities  X) Fireplace(s) # 1 X) Patio/Deck Dec X) Pool Pool wave Washer/C 1.1 ins., one fireplace, ing. etc.). C2;Kitt SFR in the city Il living areas, ce upgraded with que parent, no repairs tural integrity of the pre	PTION mas Concret Stucco/s Tile/Av. Its Eaves/A/ Sliders/ d None X Fen X Oth One Down Oth Shifts Aug. Aug. Aug. Aug. Aug. Aug. Aug. Aug.	Street Asphal Alley None G FEN  Yes X No  Ave X No  atterlals/condition e/Avg Avg gddeq Good  gddStove(s)#0 cee Block ch ves er Spa her (describe) 1,794 Squar windows.  deled-one to f prings. Subjecting and ave, cee le features Ty time of < corr	If Yes, de  If Yes	wype Public Publ	rats/condition od/Good /Avg ood od  2 stee 0 0 Built-in Above Grade
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# Uniform Residential Appraisal Report

File No. 467SONORA

						eighborhood rang				699,000 to \$		.775,000.	
There are 22 compa	arable sal	es in the subject n								425,000	_	2,200,00	
467 E Sonora Rd	_	SUBJECT	455 E A	OMPARAL						ALE NO. 2		OMPARABLE S	
Address Palm Spring	CAC	2264	Palm Sp					Palm T				alo Verde A	
Proximity to Subject	S, CA	2204	0.10 mil		CM 92.	204	0.60 mi	prings, (	CA 94	2204		prings, CA 9 iles NW	2264
Sale Price	8		0.10 1111	ics D W	8	1,730,000	0.00 III	ICS OF	1 2	1,325,000	0.25 III	B S IV W	1,270,000
Sale Price/Gross Liv. Area	8	0.00 sq. ft.	\$ 1,005	.81 sq. ft.	_	1,150,000	\$ 687	.24 sq. ff		1,525,000	8 912	.36 sq. ft.	1,270,000
Data Source(s)						PS;DOM 106				RPS:DOM 93		The second secon	3DA;DOM 17
Verification Source(s)	Dell		Doc#20:				No Doc					23-0133624	
VALUE ADJUSTMENTS	D	ESCRIPTION	DESC	RIPTION	i i	+(-) It Adjustment	DES	CRIPTION		+(-) # Adjustment	1	CRIPTION	+(-) \$ Adjustment
Sale or Financing	-		ArmLth				ArmLth				ArmLth	1	
Concessions			Conv;0		_		Cash;0				Cash;0		
Date of Sale/Time	NLD.		s10/23;c		_	10.000	s10/23;			****	s05/23;		
Leasehold/Fee Simple	N;Res	imple	B;Res;P Fee Sim		-	-10,000	B;Res;F		-	-10,000	B;Res;I		-10,000
Site	6970		8712 sf	-		-18,000	-			22,000	Fee Sin 7405 sf	-	0
View	B;Mt		B;Mtn;			-10,000	B;Mtn;			-22,000	B;Mtn;		- 0
Design (Style)	DT1;	Spanish	DT1;Sp	anish.			DT1;M	odem		0	DT1:Sp	anish	
Quality of Construction	Q4		Q4				Q4				Q4		
Actual Age	78		55			0	67			0	76		- 0
Condition	C2		C2		-		C3			100,000			100,000
Above Grade	Total Bo		Total Bdmns			-20,000	Total Edm				Total 8dm		
Room Count	5	2 2.1	7 4	2.1		0	5 2	2.0		5,000	5 2	2.0	5,000
Gross Living Area 9.5 Basement & Finished	0sf	1,794 sq. ft.	0sf	1,720 s	sq. n.	0	0sf	1,928 8	sq. IL	-12,500	0sf	1,392 sq.ft.	38,000
Rooms Below Grade	0.31		U.S.L				USI				081		
Functional Utility	Avera	ge	Average	1			Average				Average	,	
Heating/Cooling	FAU/	CAC	FAU/CA	AC			FAU/C				FAU/C		
Energy Efficient Items	None		None				Solar (I			0	None		
Garage/Carport	2dw	D 1	2ga2dw	. mno		-10,000	-			-10,000	-		-2,500
Porch/Patio/Deck Pool/Spa	Patio/		CovdPat Pool/Spa		2	-20,000	Patio/De Pool/Sp				Patio/D Pool/Sp		
	1000	эра	T COL SPA				100030	a			roorsp	45	
Net Adjustment (Total)													
			D+	X -	\$	78,000	X +		8	50,500	X)+	D- 8	130,500
Adjusted Sale Price of Comparables			Net Adj.	-4.5%	1		Net Adj.	3.8%	100		Net Adj.	10.3%	
of Comparables	2.4		Gross Adj.	4.5%		1,652,000		12.0%	8	1,375,500	Gross Adj.	12.2% \$	1,400,500
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Bob Given

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Uniform Residential Appraisal Report

File No. 467SONORA

#### **FLOORPLAN SKETCH**

