## Uniform Residential Appraisal Report File No. 3807 W Clark Ave

				vide the lende	r/client with		rate, and adequa	ately s	upported				
		W Clark Av	/e		(0,1,1,0)		y Burbank					Zip Code 91	505
Borrower G		Herrera t # 7977 Lots	s 54 And Lo		ner of Public R	ecord G	uillermo & M	ayum	ni Herre	ra Co	ounty Los	Angeles	
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Heighborhoo							p Reference 999	)a1				3114.00	
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Property Rig	hts Appraise	d 🛛 🗙 Fee Sin			ther (describe)	)							
Assignment		Purchase Transac	ction (X) Refin	ance Transactio		(describe							
Lender/Clien							d., Suite D, E			<u> </u>			
		rrently offered for ed, offering price(			le in the twelve	emonths	prior to the effectiv	e date i	of this appi	raisal?	Yes 🗙 N	0	
Report uata	source(s) use	eu, onenny price(	s), and uale(s).										
I 🗌 did (	did not a	nalyze the contra	ct for sale for the	subject purchas	e transaction.	Explain th	ne results of the an	alysis c	of the contr	act for sale or wh	y the analys	is was not perfe	ormed.
Contract Pric			te of Contract				er the owner of pub			Yes No	Data Sour		
		lar amount and de	-	-	wnpayment ass	sistance,	etc.) to be paid by	any pai	ny on bena	all of the borrower	? L	Yes 🗌 No	
C II Tes, Tepoli			escribe the items	to be paid.									
Note: Race	and the raci	al composition of	of the neighborl	nood are not ap	praisal factor	rs.							
		ood Characteris					ing Trends			One-Unit Ho	-		_and Use %
Location	<u>JUrban</u>	X Suburban		Property Value			X Stable		lining	PRICE		One-Unit	80 %
Built-Up X	5	25-75%	Under 25%	Demand/Supp Marketing Tim			X In Balance		er Supply	\$(000)	(yrs)	2-4 Unit	<u>5</u> %
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		ugo to the S						Janu	ionya	1,400 High 1,000 Pred			10 %
		n See Attac											
NEIO													
		ling support for th	e above conclusi	ons) Based	on curren	nt mark	et data, the p	orope	erty valu	es in the sul	oject nei	ghborhood	remains
stable to	r the pas	t 6 months.											
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Is the highes	t and best us	se of the subject p	property as impro	ved (or as propo	sed ner nlans				a 🔽				ttachod
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# Uniform Residential Appraisal Report XXXXXX File No. 3807 W Clark Ave

					ject neighborhood ran				1,20			
There are 22 compared FEATURE	arable sales in the subject neighborhood within the past in SUBJECT COMPARABLE SA						COMPARABLE SALE NO. 2			to \$ 1,200,000 . COMPARABLE SALE NO. 3		
3807 W Clark Ave				LE SALE NU. I		641 N Screenland Dr			851 N Maple St			
Address Burbank, CA	A 91505			k, CA 91	1505		, CA 915		1	ank, CA 915	05	
Proximity to Subject			0.29 mi			0.17 mile				miles NW		
Sale Price	\$				\$ 1,165,000		\$	1,130,000		\$	888,888	
Sale Price/Gross Liv. Area	\$ 0.	00 sq. ft.	\$ 817.			\$ 656.9				<b>8.26</b> sq. ft.		
Data Source(s)					896;DOM 10					LS#1951475		
Verification Source(s)	DEGODID	TION			alqst03/18/2014						/13/2019/Real	
VALUE ADJUSTMENTS	DESCRIP	PTION	ArmLth	RIPTION	+(-) \$ Adjustment		RIPTION	+(-) \$ Adjustment		SCRIPTION	+(-) \$ Adjustment	
Sale or Financing Concessions			Conv;0			ArmLth Conv:0			ArmL Conv			
Date of Sale/Time			s02/20;			s11/19;c	10/19			,0 9;c10/19		
Location	N;Res;		N;Res;	,002/20		N;Res;	/10/10		N;Re			
Leasehold/Fee Simple	Fee Simple	е	Fee Sir	nple		Fee Sim	ple		-	simple		
Site	6718 sf		5719 sf		C		•	0	6756		0	
View	N;Res;		N;Res;			N;Res;			N;Re	s;		
Design (Style)	DT1;Tract		DT1;Tr	act		DT1;Tra	ct		DT1;	Tract		
Quality of Construction	Q4		Q2		-40,000			-40,000	Q4			
Actual Age	68		94		26,000			0	81		13,000	
Condition	C4		C2	1	-40,000			-40,000	C4			
Above Grade	Total Bdrms.	Baths	Total Bdrms			Total Bdrms.	Baths		-	rms. Baths		
Room Count	6 3	2.0 70 sq. ft.	6 3	2.0 1,425 sq	. ft. 29,000	6 3	2.0 ,720 sq. ft.	-30,000	6	<u>3 2.0</u>	50,400	
Gross Living Area 200 Basement & Finished	0sf	70 sq. ii.	0sf	1,423 sq	. n. 29,000	0sf	,120 sq. ii.	-30,000	0sf	<b>1,273</b> sq. ft.	59,400	
Rooms Below Grade	051		051			051			051			
Functional Utility	Average		Averag	<u>م</u>		Average			Avera	ane		
Heating/Cooling	FAU/CAC		FAU/CA			FAU/CA			FAU/			
Energy Efficient Items	None		None			None	-		None			
Garage/Carport	2ga2dw		2gd2dv	v	C			0	1ga1		+10,000	
Porch/Patio/Deck	Porch/ Pat	tio	Porch/	Patio		Porch/ F	Patio		Porch	n/ Patio		
Pool/Spa	None		None			None			Pool/	Spa	-10,000	
Net Adjustment (Total)			+		\$ 25,000		X - \$	110,000	<u>X</u> +	\$	72,400	
Adjusted Sale Price			Net Adj.	-2.1%		Net Adj.	-9.7%	4 000 000	Net Adj		004 000	
of Comparables	a arab tha agla a	ar transfor bi	Gross Adj.	11.6%			9.7% \$			dj. 10.4% \$	961,288	
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The Intended User of this appraisal report is the Lender/Client. The appraisal for a mortgage finance transaction, subject to the stated	
this appraisal report form, and Definition of Market Value. No additi	
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No evidence of drilling was observed on the site at the time of insp	ection
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	E (not required by Fannie Mae)
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UAD Version 9/2011

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

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

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

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

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

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

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

#### 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.

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

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

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

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

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

#### APPRAISER

Signature

Rich	laur
//	Lung-

Name Ricky Leung
Company Name ACM Enterprise
Company Address 7561 Silverado Ln
La Palma, CA 90623
Telephone Number 714-390-6777
Email Address ACM.EnterpriseOne@gmail.com
Date of Signature and Report 05/12/2020
Effective Date of Appraisal 03/26/2020
State Certification # AR033688
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 04/13/2020
ADDRESS OF PROPERTY APPRAISED
3807 W Clark Ave
Burbank, CA 91505
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,000,000
LENDER/CLIENT
Name BANKERS MORTGAGE GROUP, INC.
Company Name FMC Lending
Company Address 380 Beach Rd., Suite D
Burlingame, CA 94010
Email Address N/A

#### SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License
SUBJECT PROPERTY Did not inspect subject property Did inspect exterior of subject property from street Date of Inspection Did inspect interior and exterior of subject property Date of Inspection
COMPARABLE SALES

Did not inspect extenior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection

Produced using ACI s

### Uniform Residential Appraisal Report

		C					vpprai	Surre	ροπ	File N	10. 3807 VV	0.0
FEATURE	S	UBJECT			LE SALE NO. 4			MPARABLE S		CC	OMPARABLES	SALE NO. 6
3807 W Clark Ave			517 N F					vergreen				
Address Burbank, CA	<u> 91505</u>	5	Burbank	,	1505			<u>, CA 915</u>	05			
Proximity to Subject			0.64 mil	es NE			0.30 mil	es NW				
Sale Price	\$				\$ 1,115,	,000		\$	929,000		\$	
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.					\$ 652.3			\$	sq. ft.	
Data Source(s)			CRMLS	#22000	)1974;DOM 9	9	CRMLS	#SR20062	2798;DOM 1			
Verification Source(s)			CRMLS				CRMLS					
VALUE ADJUSTMENTS	DES	CRIPTION	DESCF	RIPTION	+(-) \$ Adjustr	ment	DESCF	RIPTION	+(-) \$ Adjustment	DESC	RIPTION	+(-) \$ Adjustment
Sale or Financing			Listing		-11,	,150	Listing		-9,290			
Concessions			;0				;0					
Date of Sale/Time			c03/20				Active					
Location	N;Res	:	N;Res;				N;Res;					
Leasehold/Fee Simple	Fee Si		Fee Sim	nple			Fee Sim	ple				
Site	6718 s		6696 sf			0	6641 sf	F	0			
View	N;Res		N;Res;				N;Res;		Ŭ			
Design (Style)	DT1;T		DT1;Tra	oct			DT1;Tra	ct				
Quality of Construction	Q4		Q2		-40	,000	Q4					
Actual Age	68		70		<u>-</u> т0,	0000	96		28,000			
Condition	C4		C2		-40	,000			20,000			
Above Grade		Dotto		D."			Total Bdrms.	Daile -	10.000	Total Bdrms	D44-	
	Total Bdrr		Total Bdrms.	Baths 4.0		,000 ,000	Total Bdrms.	Baths 2.0	10,000	i otai i Bdrms	. Baths	
Room Count	6 3						ļ		J. J		L	
Gross Living Area 200	0-6	<b>1,570</b> sq. ft.		, <b>955</b> so	<u>μπ.</u> -11,	,000		,424 sq. ft.	29,200		sq. ft.	
Basement & Finished	0sf		Osf				0sf					
Rooms Below Grade	•		A				A					
Functional Utility	Avera		Average				Average					
Heating/Cooling	FAU/C	AC	FAU/CA	U			FAU/CA	C				
Energy Efficient Items	None		None				None					
Garage/Carport	2ga2d		2ga2dw				None		+20,000			
Porch/Patio/Deck	Porch/	Patio	Porch/ F	Patio			Porch/ F	Patio				
Pool/Spa	None		None				None					
Net Adjustment (Total)				X -	\$ 198,	,150	X +	- \$	77,910		- \$	
Adjusted Sale Price			Net Adj	-17.8%			Net Adj.	8.4%		Net Adj.	%	
of Comparables			Gross Adj.		s 916.	,850		10.4% \$	1,006,910		% \$	
or comparables					· · · · · ·							
ITEM		SU	BJECT		COMPARAB		LE <u>NO. 4</u>	COME	PARABLE SALE NO.	5	COMPARAB	LE SALE NO. 6
ITEM Date of Prior Sale/Transfer		SU 04/10/1992	BJECT				LE NO. 4	COMF 01/26/2		5	COMPARAB	LE SALE NO. 6
ITEM Date of Prior Sale/Transfer			BJECT		COMPARAB		LE NO. 4		009	5	COMPARAB	LE SALE NU. 6
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	-	04/10/1992 240,000	BJECT		COMPARAB 09/28/2009 \$700,000		LE NO. 4	01/26/2 \$599,00	009	5	COMPARAB	LE SALE NO. 6
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc	- 	04/10/1992 240,000 CoreLogic	BJECT		COMPARAB 09/28/2009		LE NO. 4	01/26/2	009 10 gic	5	COMPARAB	LE SALE NO. 6
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or comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compari- Summary of Sales Compari- Sum	ce(s) ison Appro	04/10/1992 240,000 CoreLogic 03/26/2020			COMPARAB 09/28/2009 \$700,000 CoreLogic			01/26/2 \$599,00 CoreLog 03/26/2 	009 10 gic			LE SALE NO. 6

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#### **Condition Ratings and Definitions**

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.\*

\*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., 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 either are almost new or have been recently completely renovated and are similar in condition to new construction.

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

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

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

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

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

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

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

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

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

#### **Quality Ratings and Definitions**

**Q1** Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

**O2** 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 residences 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.

**O3** Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

**Q5** Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

**O6** 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

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

### **Uniform Appraisal Dataset Definitions**

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

#### Other Appraiser-Defined Abbreviations

Abbrev.	FullName	Appropriate Fields	Abbrev.	FullName	Appropriate Fields
		/ersion 9/2011 Produced using ACI software, Uniform Appraisal	 300.234.8727 www.aciweb	.com	

Borrower: Guillermo Herrera	File N	o.: 3807 W Clark Ave	
Property Address: 3807 W Clark Ave	Case	No.: XXXXXXX	
City: Burbank	State: CA	Zip: 91505	
Lender: FMC Lending			

#### **Neighborhood Market Conditions**

Overall real estate market is currently considered to be in stable period. Conventional financing has been the main method to sell homes. After analyzing the market data in the area of the subject during the time period the subject would have been exposed to the market prior to the effective date of valuation, it is this appraiser's opinion the reasonable exposure time for the subject property would be under 90 days.

#### **Zoning Description**

Single Family Residential - (No other detailed zoning info available except what has been found in public records and provided in this report)

#### Highest and Best Use

The reasonable and probable use that supports the highest present value of vacant land or improved property and defined as of the date of this appraisal. The reasonably probable and legal use of land or site as though vacant found to be physical possible, appropriately support, financially feasible, and that results in the highest present land use. Subject's current and existing use is a single-family residential property or PUD if applicable. It is legally permissible under the current zoning law, which allows it to be used as single-family residential property and/or PUD if applicable. However, based on further analysis, it is not financially feasible or physically possible for the property owner to modify the property beyond what is normally allowable by the current zoning law or to build additional structures, which will violate the current zoning law. And, if the property is a PUD, there are restriction requirements from the CC&R, which will not allow the property to be substantially modified. The comparable sales used in this report demonstrated that the improvements contribute to the value of the subject property so that its value is greater than the estimated vacant site value. The appraiser has considered the existing use as reasonable and reported it as the highest and best use. Therefore, based on the analysis above, the subject's highest and best use is to continue its existing use as a single-family residential property or PUD, if applicable.

**Concession adjustments: If Applicable,** concession adjustments applied, the amount of adjustment reflect the concession amounts as noted on MLS listings for the particular comps.

**Location Adjustments: If Applicable,** location adjustments are applied due to site influences. Beneficial location include proximity to ocean, lake and/or gated communities. Adverse location include close proximity to busy roads, FWYs, Hwys, commercial properties and any other locations that may contribute to the location being considered having external obsolescence. Comps used with proximate or similar similar location influence available for use in the sales comparison analysis. Location adjustments are perhaps the most difficult adjustments to extract from the marketplace due to the emotions of buyers when dealing with such intangible amenities. In terms of quality and condition adjustments, given the lack of sales with which to "pair" the subject, these adjustments are based solely on my conversations with area brokers and my extensive experience appraising properties in the immediate market area. Having personally inspected the subject property, these adjustments are based primarily on my estimate of the costs to bring these features "in line" with the subject. Market participants were interviewed with most common responses indicating a negative market reaction of +3% to +8% reconciled and applied to the comps with locations that have negative influence or external obsolescence. On the other hands, a market reaction of -3% to -8% has been reconciled and applied to comps with superior locations. If there are location adjustments applied, the amount of adjustment is reflected in the first paragraph above.

#### Final Reconciliation

Based on the reasonableness and reliability of each applicable approach to value, the available data, and the validity of the indicated values, the appraiser determines that the sales comparison method best reflects the property's market value based on current market demands and inventory. The income method was not used as the subject is an SFR. The cost approach is used for estimating site valuation by the land abstraction method and not reliably considers as a primary method to market value of the subject. Therefore, the market comparison approach is the most reliable and appropriate method for this type of property and report. The final appraised value was reconciled to be within the range of the adjusted values, as well as, unadjusted values as indicated by the market approach used in the appraisal report.

#### **Intended Users**

The Intended Users of this appraisal report are the client and any intended users identified by the client at the time of engagement who have been specifically named along with the client and are the only intended users of this valuation report. Other parties who choose to rely on this report, including those that receive the report through established processes of disclosure or regulation, are not intended users of this report. While the appraiser recognizes that other parties may choose to rely on this report, see attached certification, the appraiser does not intend use of the report by these parties, and to avoid misleading them, they are hereby notified that they are neither the client nor intended user(s) in the development of the assignment results.

#### **Extra Comments**

#### **Appraisal Standard**

I/We certify that to the best of my/our knowledge and behalf, my/our analysis, opinions and conclusions were

#### ADDENDUM

Borrower: Guillermo Herrera		File No.: 3807 W Clark Ave
Property Address: 3807 W Clark Ave		Case No.: XXXXXXX
_City: Burbank	State: CA	Zip: 91505
Lender: FMC Lending		

developed. And, this report has been prepared in accordance with the standards and reporting requirements of the Uniform Standards Of Professional Appraisal Practice (USPAP) and applicable Federal Appraisal Regulations.

#### Competency of The Appraiser

The Appraiser has the appropriate knowledge and experience to complete the assignment competently. Appraiser qualifications are maintained in the Company files and can be provided upon request. However, the appraiser has completed multiple assignments in this area in the appraiser's over 20 years experience as an appraiser. The property is within the appraiser's reasonable travel distance from appraiser's county of residence in Orange County and the appraiser has available data to perform the assignment competently. This assignment requires geographic competency as required by USPAP. The appraiser has spent sufficient time in this market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and location involved.

#### **Effective Date**

The effective date of the appraisal report and the date of the report are as shown on the report.

#### Permits

Unless otherwise expressly noted in this report, the subject property and all improvements and/or additions are assumed to have been constructed in a workmanlike manner and to UBC specifications. The permit records of the subject maintained by the appropriate governmental agency were not have been reviewed It is further assumed that all appropriate has been obtained or are readily obtainable.

#### Hazardous Material Assumption

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the Appraiser. The Appraiser has no knowledge of the existence of such material on or in the property. The Appraiser, however is not qualified to detect of such substances. The value estimate is predicated on the assumption that there is not such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desire.

#### Valuation Methodology Approaches to Value

The Appraiser has made reasonable effort to employ the three recognized Approaches to value: the Cost Approach, The Market Approach and the Income Approach.

#### Depreciation

Depreciation as estimated in the Cost Approach in this report considers losses in value resulting from physical, functional and/or external causes. Physical depreciation considers losses from general wear and tear and aging of the property.

#### **Digital Signature**

This report contains a digital signature, it is personalized evidence indicating my authentication of work performed by me and it is my acceptance of complete responsibility for the content analysis and conclusions in this report. In compliance with USPAP this digitized signature is controlled by a personalized identification number, where the Appraiser is the sole controller of affixing the signature.

#### Scope of the Appraisal

This appraisal was completed to develop an opinion as to the market value of the subject property; in this regard the following investigative inquiries were made:

1) A preliminary search of all available resources was made to determine market trends, influences and other significant factors to the subject property.

2) A physical inspection of the property was performed. Although due diligence was exercised while at the property, the appraiser is not an expert in such matters as pest control, structural engineering, hazardous waste, etc. and no warranty is given as to these elements. As needed, inspections by various professionals within these fields might be recommended with the final estimate of value subject to their findings.

3) An analysis of the data collected during the data investigation process was completed by processing a Cost Approach, Market Approach and Income Approach as appropriate for this assignment. The appropriate value approaches are contained within this report. Value expressed in this report are based on the fee simple ownership unencumbered by loan or leasehold interest.

#### **Extraordinary Assumptions**

The use of the use of extraordinary assumption in this assignment may affect assignment results. Extraordinary assumptions noted in this report as: 1) Subject's information based on public sources and if there are discrepancies between public records and information provided by the owner, the appraiser assumes the information provided by the homeowner is more accurate and thus information will be used instead. 2) If this report is prepared as exterior only appraisal, the appraiser assumes that all information found from public sources are correct as researched during normal course of business.

#### **Hypothetical Conditions**

The use of the use of hypothetical conditions in this assignment may affect assignment results. (No hypothetical

	ADDENDOM		
Borrower: Guillermo Herrera	File No.	: 3807 W Clark Ave	
Property Address: 3807 W Clark Ave	Case N	D.: XXXXXXX	
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Lender: FMC Lending			

conditions noted or invoke in this report.)

#### **AIR Statement**

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

#### **FIRREA Certification Statement**

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.

#### **History of Revision**

As of effective date, the report is the first and original version. Subsequent revisions, if requested by lender/client will be noted below in chronological order of date of receipt.

#### **Market Analysis Comments**

The above information supported the overall trends in the current market for the subject area using the bracketing criteria for the subject's immediate market area, as well as, GLA and age of subject for determination of the comparable data used. The above information are based solely on the median sales, as well as, listing price of the properties in The subject's neighborhood. The median sales price is not the same as average value and thus tends to be slightly lower than average value in some instances. Data from SandiCor MLS will typically call for calculating of the average instead of median information. The time grouping is per the data column above is as followed: 7-12 month data will be collected from MLS system as previous 12 months from date of inspection. Four-6 months grouping data will be collected from MLS as previous 6 months data. For the Current-3 Months grouping, the data will be collected from MLS as previous 3 months data. Most recent sales comps within 3 months indicated a slight upward trend. However, more time needed with similar trend to indicate an increasing trends in re-sales value.

#### **FEMA**

Having personally inspected the Subject property and surrounding neighborhood on the effective date of this report, I certify to the best of my knowledge and belief that there is no significant damage or reduction in marketability or value due to the recent disaster.

#### **Neighborhood Description**

The neighborhood consists of average quality, 1 and 2 story, wood frame and stucco, single family residences, 2-4 units, apartments, condominiums, commercial sites, school and park where the property maintenance levels are average. The neighborhood properties vary in size, age and style. The subject is conveniently located to local employment center, school, shopping, transportation and most other public support facilities.

#### **Highest and Best Use**

The subject is a legally permissible use based on its current zoning. Also, the lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.

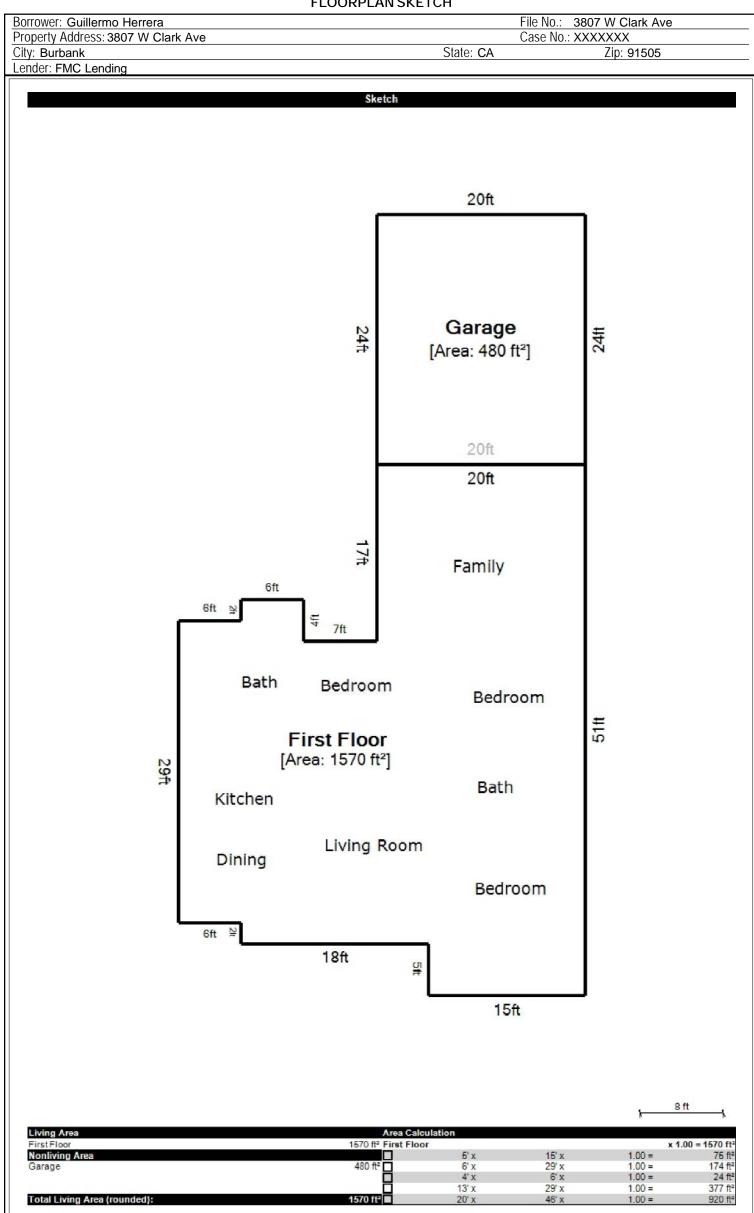
#### **Final Reconciliation**

The Market Data Approach, the principle of which is substitution was given the most consideration in determining the final estimate of value because this approach evaluates the behaviour of typically informed buyers and sellers.

The Cost Approach was developed using data from Building-cost.com and local builder costs.

The Income Approach was not used because there is no relevant rental data available.

**FLOORPLAN SKETCH** 



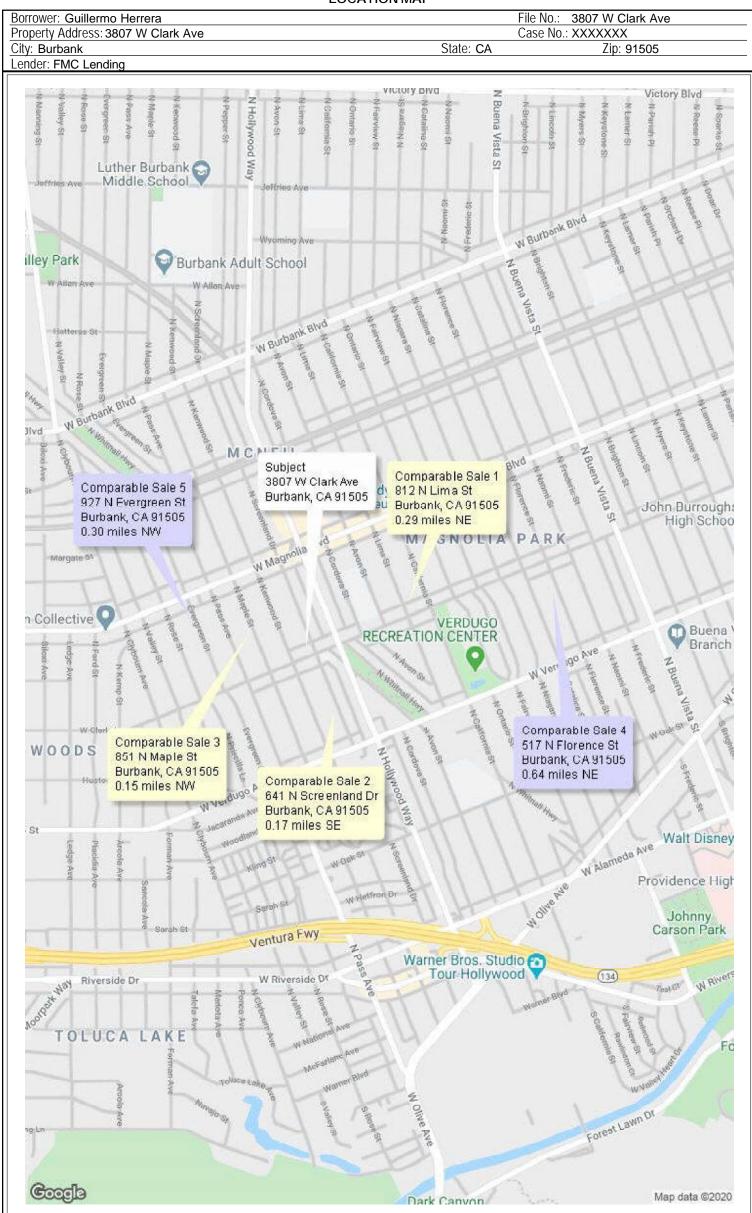
#### DIMENSION LIST ADDENDUM

Borrower: Guillermo Herrera Property Address: 3807 W Clark Ave City: Burbank Lender: FMC Lending

	File No.: 3807 W Clark Ave
	Case No.: XXXXXXX
State: CA	Zip: 91505

GROSS BUILD GROSS LIVING	1,570 1,570		
Area(s)	Area	% of GLA	% of GBA
Living Level 1 Level 2 Level 3 Other	<u>1,570</u> <u>1,570</u> <u>0</u> <u>0</u>	<u>100.00</u> 0.00 0.00	<u>100.00</u> <u>100.00</u> <u>0.00</u> <u>0.00</u>
GBA Basement Garage	480		

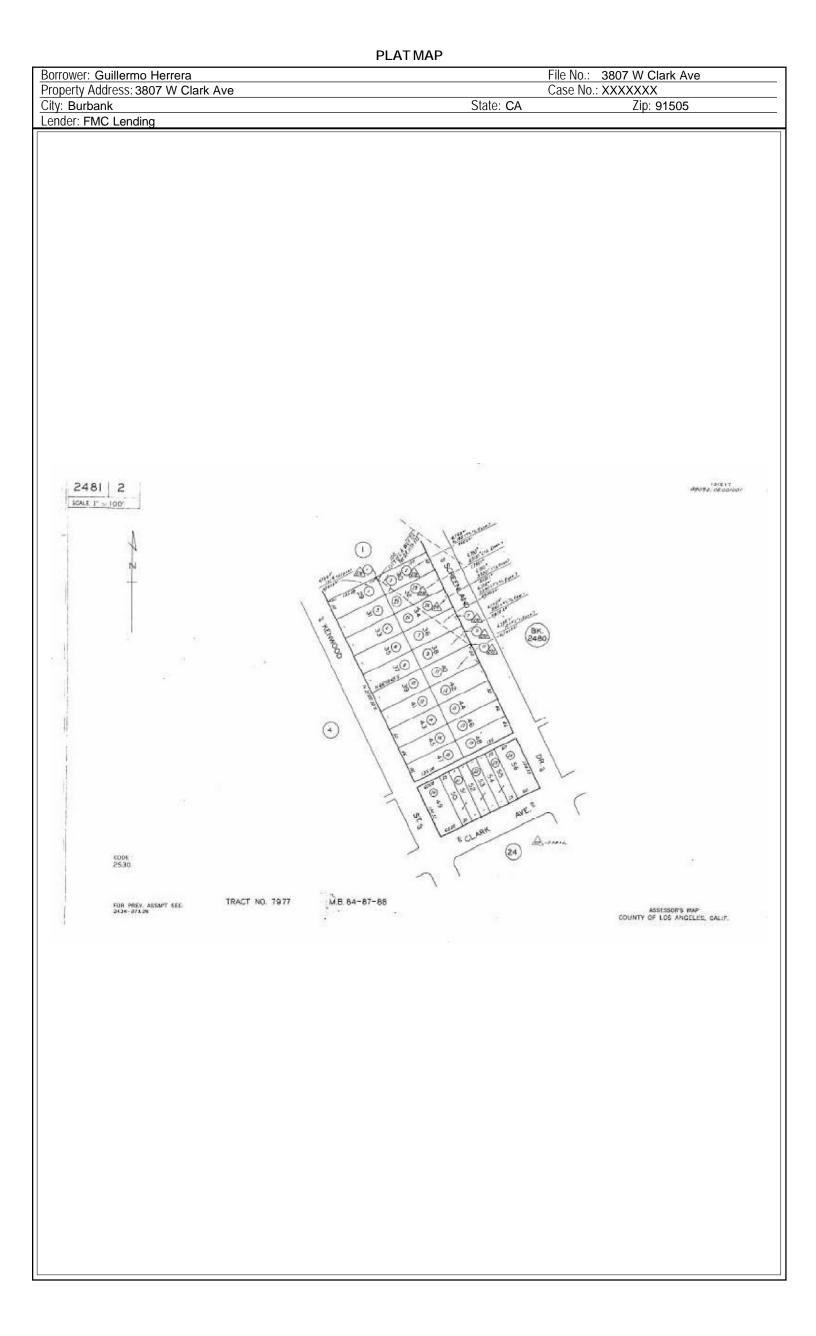
#### LOCATION MAP



#### **AERIAL MAP**

Borrower: Guillermo Herrera Property Address: 3807 W Clark Ave City: Burbank Lender: FMC Lending





#### SUBJECT PROPERTY PHOTO ADDENDUM

 Borrower: Guillermo Herrera
 File No.:
 3807 W Clark Ave

 Property Address: 3807 W Clark Ave
 Case No.:
 XXXXXXX

 City: Burbank
 State: CA
 Zip: 91505

 Lender: FMC Lending
 Case No.:
 XXXXXXX



#### FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: March 26, 2020 Appraised Value: \$ 1,000,000







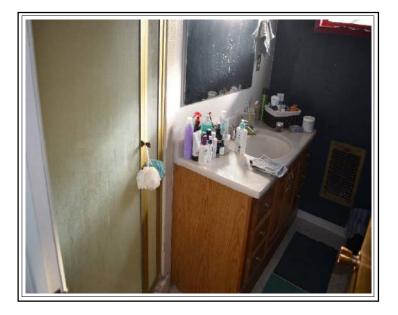
#### STREET SCENE

Borrower: Guillermo Herrera		File No.: 3807 W Clark Ave
Property Address: 3807 W Clark Ave		Case No.: XXXXXXX
City: Burbank	State: CA	Zip: 91505
Lender: FMC Lending		· · · · ·



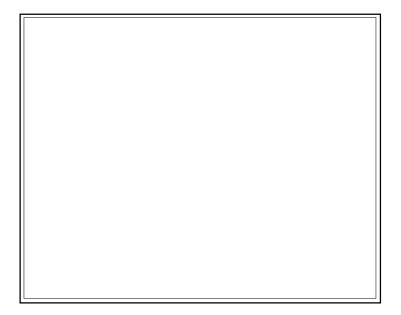


Kitchen





Bath





water heater

Living Room

Bath

Borrower: Guillermo Herrera	F	ile No.: 3807 W Clark Ave
Property Address: 3807 W Clark Ave	(	Case No.: XXXXXXX
City: Burbank	State: CA	Zip: 91505
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Bedroom not inspected due to covid-19



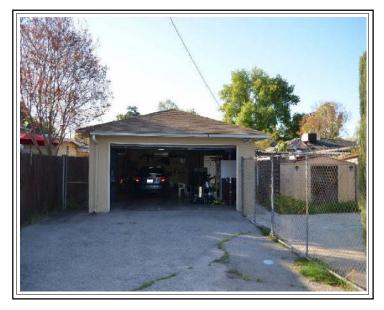
Bedroom not inspected due to covid-19

Bedroom



dining





#### family room

garage

#### COMPARABLE PROPERTY PHOTO ADDENDUM

 Borrower: Guillermo Herrera
 File No.:
 3807 W Clark Ave

 Property Address: 3807 W Clark Ave
 Case No.:
 XXXXXXX

 City: Burbank
 State: CA
 Zip: 91505

 Lender: FMC Lending
 State: CA
 Zip: 91505



#### COMPARABLE SALE #1

812 N Lima St Burbank, CA 91505 Sale Date: s02/20;c02/20 Sale Price: \$ 1,165,000



#### COMPARABLE SALE #2

641 N Screenland Dr Burbank, CA 91505 Sale Date: s11/19;c10/19 Sale Price: \$ 1,130,000



#### COMPARABLE SALE #3

851 N Maple St Burbank, CA 91505 Sale Date: s11/19;c10/19 Sale Price: \$ 888,888

#### COMPARABLE PROPERTY PHOTO ADDENDUM

State: CA

Borrower: Guillermo Herrera Property Address: 3807 W Clark Ave City: Burbank Lender: FMC Lending



#### COMPARABLE SALE #4

517 N Florence St Burbank, CA 91505 Sale Date: c03/20 Sale Price: \$ 1,115,000



#### COMPARABLE SALE #5

927 N Evergreen St Burbank, CA 91505 Sale Date: Active Sale Price: \$ 929,000

#### COMPARABLE SALE #6

Sale Date: Sale Price: \$

		145		bue gr			
AN NUM NUM NUM NUM NUM NUM NUM	BUREAU OF REAL ESTATE APPRAISERS REAL ESTATE APPRAISERS REAL ESTATE APPRAISERS	Ricky Leung	has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:	"Certified Residential Real Estate Appraiser" This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.	BREA APPRAISER IDENTIFICATION NUMBER: AR 033688 Effective Date: April 14, 2018 Date Expires: April 13, 2020	JimMartin, Bureau Chief, BREA	30.39588 THIS DOCIMENT CONTAINS A THUE WATERMARK. HOLD UP TO LICHT TO SEE "CLAIM LINK"

Burba	ddress: 3807 W Clark Ave ank //C Lending				State	e: CA	Case No.: XXXXXX Zip:	x 91505
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	ELOW. THIS CERTIFICATE OF INS EPRESENTATIVE OR PRODUCER, A			UTE A CO	DNTRACT	BETWEEN	THE ISSUING INSURE	R(S), AUTHORIZED
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1000000	P-Organization of Real Estate Professi	onals Ins	surance Services, LLC	PHONE (A/C No. F	WI- 888 347	7 5273	FAX (AIC, No):	708.570.5786
1000	) University Ave. #250 Diego, CA 92115			ADDRESS PRODUCE CUSTOME	info@orep	o.org		
				CUSTOME		URER(S) AFFOR	DING COVERAGE	NAIC #
INSUR	Ricky Leung dba ACM Er	iterprise		INSURER		Insurance C	ompany	40436
	7561 Silverado Lane La Palma, CA 90623			INSURER				
	La Fallita, WA 30023			INSURER	90,400			
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	CLUSIONS AND CONDITIONS OF SUCH TYPE OF INSURANCE	ADDL SUE	IR			PAID CLAIMS. POLICY EXP (MM/DD/YYYY)	LIMIT	rs
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							PERSONAL & ADV INJURY	5
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### Appraiser Independence Certification

Borrower:	Guillermo Herrera			
Property Address:	3807 W Clark Ave			
City:	Burbank	County: Los Angeles	State: CA	Zip Code: 91505
Lender/Client:	FMC Lending			

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

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

I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

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

Additional Comments:

APPRAISER:	SUPERVISORY APPRAISER (only if required):		
Signature:       Ricky Leung         Name:       Ricky Leung         Date Signed:       05/12/2020         State Certification #:       AR033688         or State License #:	Signature:		

Produced using ACI software, 800.234.8727 www.aciweb.com

### **USPAP ADDENDUM**

Borrower: Guillermo Herrera	
Property Address: <u>3807 W Clark Ave</u> City: Burbank County: Los Angele:	s State: CA Zip Code: 91505
Lender: FMC Lending	
APPRAISAL AND REPORT IDENTIFICATION	
This report was prepared under the following USPAP report	ing option:
X         Appraisal Report         A written report prepared under	Standards Rule 2-2(a).
Restricted Appraisal Report     A written report prepared under	Standards Rule 2-2(b).
Reasonable Exposure Time My opinion of a reasonable exposure time for the subject property at the mar	rket value stated in this report is: under 3 months
Reasonable exposure time of the subject property which is defined	
the1004MC, the "Exposure Time" for the opinion of value is under	s. Based upon the "Median Comparable Sales Days On Market" in 3 months; but based upon the "Median Comparable Listing Days or 3 Months". Therefore, the Page One indication of "under 3 Months"
Additional Certifications	
[X] I have performed <b>NO</b> services, as an appraiser or in any other capacity period immediately preceding acceptance of this assignment.	r, regarding the property that is the subject of this report within the three-year
I HAVE performed services, as an appraiser or in another capacity, rec period immediately preceding acceptance of this assignment. Those services are appreciated as a service of the s	garding the property that is the subject of this report within the three-year rvices are described in the comments below.
Additional Comments	
APPRAISER:	
	SUPERVISORY APPRAISER (only if required):
Signature: Rick Laung	Signaturo
Name: Kieky Leang	Signature: Name:
Date Signed: 05/12/2020	_ Date Signed:
State Certification #: AR033688 or State License #:	
or Other (describe): State #:	State:
State: <u>CA</u> Expiration Date of Certification or License: <u>04/13/2020</u>	Expiration Date of Certification or License:     Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: 03/26/2020	<ul> <li>Did Not</li> <li>Exterior-only from street</li> <li>Interior and Exterior</li> </ul>
Produced using ACI sof	ftware, 800.234.8727 www.aciweb.com USPAP_14.04272015

The purpose of this addendum is to provide the lender/client with		e understanding of the	market trends and con	ditions prevalent in	the subject neighbo	rhood. This is a requir
addendum for all appraisal reports with an effective date on or a Property Address 3807 W Clark Ave	fter April 1, 2009.	City Burb	ank		State <b>CA</b> Zip Co	ode 91505
Borrower Guillermo Herrera						
Instructions: The appraiser must use the information require	ed on this form as the	basis for his/her concl	usions, and must prov	ide support for those	e conclusions, regar	ding housing trends a
overall market conditions as reported in the Neighborhood section						
analysis as indicated below. If any required data is unavailable provide data for the shaded areas below; if it is available, however				-		
median, the appraiser should report the available figure and iden			-			-
that would be used by a prospective buyer of the subject prope		-		-		
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		Overall Trend	
Total # of Comparable Sales (Settled)	12	7	3	Increasing	X Stable	
Absorption Rate (Total Sales/Months) Total # of Comparable Active Listings	2.00	2.33 0	1.00 2	Declining	X Stable	Declining
Months of Housing Supply (Total Listings/Ab.Rate)	2.50	0.00	2.00		X Stable	
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		Overall Trend	
Median Comparable Sale Price	920,000	888,888	895,000	Increasing	X Stable	Declining
Median Comparable Sales Days on Market	12	20	38	Declining	X Stable	
Median Comparable Listings Days on Market	895,000	0	929,000	Declining	X Stable	Declining
Median Comparable Listings Days on Market  Median Sale Price as % of List Price	42 100.04%	100.00%	100.00%		X Stable	
Seller-(developer, builder, etc.)paid financial assistance prevale	·	No	100.0070	Declining	X Stable	
		ntributions increased f	rom 3% to 5%, increas	sing use of buydowi		ondo fees, options, et
The CRMLS MLS indicates there were 22 clo	osed sales durin	ig the past 12 m	onths and 2 of t	those sales co	ntained seller	concessions
which is 9% of the total transactions in this n						
6: 7 Sales; 0 with concessions; 0% of sales f					s for this perio	d. The
concessions ranged between \$3,000 and \$3	500. The media	an concession a	mount is \$3,250	).		
Are foreclosure sales (REO sales) a factor in the market?	Yes X No If	yes, explain (including	the trends in listings a	nd sales of foreclos	ed properties)	
The data used in the grid above does not ind			-			iated with the
reported transactions. However, this is not a						
not reported. It is beyond the scope of this as	ssignment to co	nfirm each sale	used in the Mar	rket Condition	s Report.	
Cite data sources for above information. The CRMLS M	S was the data	source used to	complete the M	Aarket Conditio	ons Addendum	Effective Date
Thursday, March 26, 2020						I. LITECTIVE Date
Summarize the above information as support for your conclu	sions in the Neighbor	hood section of the a	ppraisal report form.	lf you used any add	ditional information	, such as an analysis
pending sales and/or expired and withdrawn listings, to formulat			ion and support for yo	ur conclusions.		
	aluae in the cut					
Based on current market data, the property v			ood remains sta			
presented in the 1004MC shows subject imm			ood remains sta			
			ood remains sta			
presented in the 1004MC shows subject imm			ood remains sta			
presented in the 1004MC shows subject imm			ood remains sta			
presented in the 1004MC shows subject imm			ood remains sta			
presented in the 1004MC shows subject imm returning to a state of stability.	nediate neighbo	rhood comparat	ood remains sta	nd comparable	list price to be	
presented in the 1004MC shows subject imm	nediate neighbo	rhood comparat	ood remains sta	nd comparable		
presented in the 1004MC shows subject imm returning to a state of stability.	rediate neighbo	rhood comparal	ood remains sta	nd comparable	e list price to be	e increasing or
presented in the 1004MC shows subject imm returning to a state of stability.	rediate neighbo	rhood comparal	ood remains sta	Projec	e list price to be	e increasing or
presented in the 1004MC shows subject imm returning to a state of stability.	rediate neighbo	rhood comparal	ood remains sta	Project	t Name: Overall Trend Stable Stable Stable	e increasing or
presented in the 1004MC shows subject imm returning to a state of stability.	ve project , comple Prior 7-12 Months	te the following: Prior 4-6 Months	ood remains sta ole sale price ar Current - 3 Months	Project	e list price to be	e increasing or
presented in the 1004MC shows subject imm returning to a state of stability.	ve project , comple Prior 7-12 Months	rhood comparal	ood remains sta ole sale price ar Current - 3 Months	Project	e list price to be	e increasing or
presented in the 1004MC shows subject imm returning to a state of stability.	ve project , comple Prior 7-12 Months	te the following: Prior 4-6 Months	ood remains sta ole sale price ar Current - 3 Months	Project	e list price to be	e increasing or
presented in the 1004MC shows subject imm returning to a state of stability.	ve project , comple Prior 7-12 Months	te the following: Prior 4-6 Months	ood remains sta ole sale price ar Current - 3 Months	Project	e list price to be	e increasing or
presented in the 1004MC shows subject imm returning to a state of stability.	ve project , comple Prior 7-12 Months	te the following: Prior 4-6 Months	ood remains sta ole sale price ar Current - 3 Months	Project	e list price to be	e increasing or
presented in the 1004MC shows subject imm returning to a state of stability.	ve project , comple Prior 7-12 Months	te the following: Prior 4-6 Months	ood remains sta ole sale price ar Current - 3 Months	Project	e list price to be	e increasing or
presented in the 1004MC shows subject imm returning to a state of stability.	ve project , comple Prior 7-12 Months	te the following: Prior 4-6 Months	ood remains sta ole sale price ar Current - 3 Months	Project	e list price to be	e increasing or
presented in the 1004MC shows subject imm returning to a state of stability.	Yes No If	te the following: Prior 4-6 Months	ood remains sta ole sale price ar Current - 3 Months	Project	e list price to be	e increasing or
presented in the 1004MC shows subject imm         returning to a state of stability.         If the subject is a unit in a condominium or cooperative         Subject Project Data         Total # of Comparable Sales (Settled)         Absorption Rate (Total Sales/Months)         Total # of Active Comparable Listings         Months of Unit Supply (Total Listings/Ab. Rate)         Are foreclosure sales (REO sales) a factor in the project?	Yes No If	te the following: Prior 4-6 Months	ood remains sta ole sale price ar Current - 3 Months	Project	e list price to be	e increasing or
presented in the 1004MC shows subject imm         returning to a state of stability.         If the subject is a unit in a condominium or cooperative         Subject Project Data         Total # of Comparable Sales (Settled)         Absorption Rate (Total Sales/Months)         Total # of Active Comparable Listings         Months of Unit Supply (Total Listings/Ab. Rate)         Are foreclosure sales (REO sales) a factor in the project?	Yes No If	te the following: Prior 4-6 Months	ood remains sta ole sale price ar Current - 3 Months	Project	e list price to be	e increasing or
presented in the 1004MC shows subject imm         returning to a state of stability.         If the subject is a unit in a condominium or cooperative         Subject Project Data         Total # of Comparable Sales (Settled)         Absorption Rate (Total Sales/Months)         Total # of Active Comparable Listings         Months of Unit Supply (Total Listings/Ab. Rate)         Are foreclosure sales (REO sales) a factor in the project?	Yes No If	te the following: Prior 4-6 Months	ood remains sta ole sale price ar Current - 3 Months	Project	e list price to be	e increasing or
presented in the 1004MC shows subject imm         returning to a state of stability.         If the subject is a unit in a condominium or cooperative         Subject Project Data         Total # of Comparable Sales (Settled)         Absorption Rate (Total Sales/Months)         Total # of Active Comparable Listings         Months of Unit Supply (Total Listings/Ab. Rate)         Are foreclosure sales (REO sales) a factor in the project?	Yes No If	te the following: Prior 4-6 Months	ood remains sta ole sale price ar Current - 3 Months	Project	e list price to be	e increasing or
presented in the 1004MC shows subject imm         returning to a state of stability.         If the subject is a unit in a condominium or cooperative         Subject Project Data         Total # of Comparable Sales (Settled)         Absorption Rate (Total Sales/Months)         Total # of Active Comparable Listings         Months of Unit Supply (Total Listings/Ab. Rate)         Are foreclosure sales (REO sales) a factor in the project?	Yes No If	te the following: Prior 4-6 Months	ood remains sta ole sale price ar Current - 3 Months	Project	e list price to be	e increasing or
presented in the 1004MC shows subject imm         returning to a state of stability.         If the subject is a unit in a condominium or cooperative         Subject Project Data         Total # of Comparable Sales (Settled)         Absorption Rate (Total Sales/Months)         Total # of Active Comparable Listings         Months of Unit Supply (Total Listings/Ab. Rate)         Are foreclosure sales (REO sales) a factor in the project?	Yes No If	te the following: Prior 4-6 Months yes, indicate the numb	Current - 3 Months	Project Project Increasing Declining explain the trends in Project Pr	e list price to be	e increasing or
presented in the 1004MC shows subject imm         returning to a state of stability.         If the subject is a unit in a condominium or cooperative         Subject Project Data         Total # of Comparable Sales (Settled)         Absorption Rate (Total Sales/Months)         Total # of Active Comparable Listings         Months of Unit Supply (Total Listings/Ab. Rate)         Are foreclosure sales (REO sales) a factor in the project?         Summarize the above trends and address the impact on the sub         ApprAISER	Yes No If	te the following: Prior 4-6 Months yes, indicate the numb	ood remains sta ole sale price ar Current - 3 Months	Project Project Increasing Declining explain the trends in Project Pr	e list price to be	e increasing or
presented in the 1004MC shows subject imm         returning to a state of stability.         If the subject is a unit in a condominium or cooperative         Subject Project Data         Total # of Comparable Sales (Settled)         Absorption Rate (Total Sales/Months)         Total # of Active Comparable Listings         Months of Unit Supply (Total Listings/Ab. Rate)         Are foreclosure sales (REO sales) a factor in the project?         Summarize the above trends and address the impact on the sub         ApprAISER	Yes No If	te the following: Prior 4-6 Months yes, indicate the numb	Current - 3 Months Current - 3 Months Current - 3 Months ERVISORY APP	Project Project Increasing Declining explain the trends in PRAISER (ON		e increasing or
presented in the 1004MC shows subject imm         returning to a state of stability.         If the subject is a unit in a condominium or cooperative         Subject Project Data         Total # of Comparable Sales (Settled)         Absorption Rate (Total Sales/Months)         Total # of Active Comparable Listings         Months of Unit Supply (Total Listings/Ab. Rate)         Are foreclosure sales (REO sales) a factor in the project?         Summarize the above trends and address the impact on the sut         APPRAISER	Yes No If	te the following: Prior 4-6 Months yes, indicate the numb yes, indicate the numb SUP	Current - 3 Months Current - 3 M	Project Project Increasing Declining explain the trends in PRAISER (ON		e increasing or
presented in the 1004MC shows subject imm         returning to a state of stability.         If the subject is a unit in a condominium or cooperative         Subject Project Data         Total # of Comparable Sales (Settled)         Absorption Rate (Total Sales/Months)         Total # of Active Comparable Listings         Months of Unit Supply (Total Listings/Ab. Rate)         Are foreclosure sales (REO sales) a factor in the project?         Summarize the above trends and address the impact on the sut         APPRAISER	Yes No If	te the following: Prior 4-6 Months yes, indicate the numb yes, indicate the numb SUP	Current - 3 Months Current - 3 Months Current - 3 Months ERVISORY APP ature	Project Project Increasing Declining explain the trends in PRAISER (ON		e increasing or
presented in the 1004MC shows subject imm         returning to a state of stability.         If the subject is a unit in a condominium or cooperative         Subject Project Data         Total # of Comparable Sales (Settled)         Absorption Rate (Total Sales/Months)         Total # of Active Comparable Listings         Months of Unit Supply (Total Listings/Ab. Rate)         Are foreclosure sales (REO sales) a factor in the project?         Summarize the above trends and address the impact on the sut         APPRAISER	Yes No If	te the following: Prior 4-6 Months yes, indicate the numb yes, indicate the numb SUP	Current - 3 Months Current - 3 M	Project Project Increasing Declining explain the trends in PRAISER (ON		e increasing or
presented in the 1004MC shows subject imm         returning to a state of stability.         If the subject is a unit in a condominium or cooperative         Subject Project Data         Total # of Comparable Sales (Settled)         Absorption Rate (Total Sales/Months)         Total # of Active Comparable Listings         Months of Unit Supply (Total Listings/Ab. Rate)         Are foreclosure sales (REO sales) a factor in the project?         Summarize the above trends and address the impact on the sub         APPRAISER         Signature         Name Ricky Leung	Yes No If	te the following: Prior 4-6 Months yes, indicate the numb yes, indicate the numb SUP	Current - 3 Months Current - 3 M	Project Project Increasing Declining explain the trends in PRAISER (ON		e increasing or
presented in the 1004MC shows subject imm         returning to a state of stability.         If the subject is a unit in a condominium or cooperative         Subject Project Data         Total # of Comparable Sales (Settled)         Absorption Rate (Total Sales/Months)         Total # of Active Comparable Listings         Months of Unit Supply (Total Listings/Ab. Rate)         Are foreclosure sales (REO sales) a factor in the project?         Summarize the above trends and address the impact on the sub         APPRAISER         Signature         Name Ricky Leung         Company Name ACM Enterprise         Company Address 7561 Silverado Ln	rediate neighbo	te the following: Prior 4-6 Months yes, indicate the numb yes, indicate the numb Suppl Suppl Suppl Com Com Com	Current - 3 Months Current - 3 M	Project Project Increasing Declining explain the trends in PRAISER (ON		e increasing or

Borrower: Guillermo Herrera		File No.: 3807 W Clark Ave
Property Address: 3807 W Clark Ave		Case No.: XXXXXXX
City: Burbank	State: CA	Zip: 91505
Lender: FMC Lending		

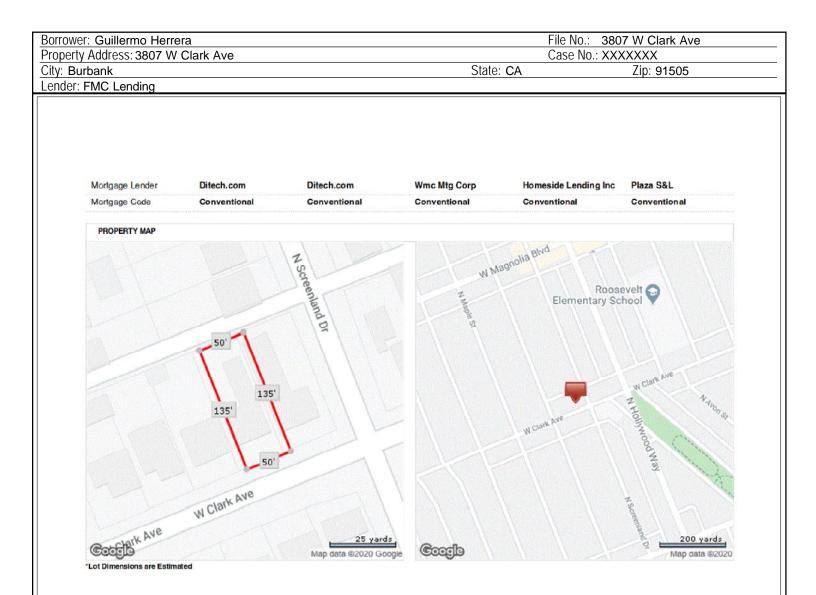
#### 3807 W Clark Ave, Burbank, CA 91505-3103, Los Angeles County

	MLS Beds 3	MLS Sq Ft 1,570	Lot Sq Ft <b>6,718</b>	Sale Price <b>\$240,000</b>	
YUE E	MLS Baths 2	Yr Built 1952	Type SFR	Sale Date 02/1992	
OWNER INFORMATION					
Owner Name	Herrera Guillermo &	Mayumi	Tax Billing Zip	91326	
Owner Name 2	Herrera David		Tax Billing Zip+4	4013	
Mail Owner Name	Guillermo & Mayum	i Herrera	Owner Vesting	Husband/Wife	
Tax Billing Address	19730 Winged Foot	Way	Owner Occupied	Yes	
Tax Billing City & State	Northridge, CA				
LOCATION INFORMATION					
Zip Code	91505		School District	Burbank	
Carrier Route	C002		Comm College District Code	Los Angeles City	
Zoning	BUR1*		Census Tract	3114.00	
Tract Number	7977		Topography	Rolling/Hilly	
TAX INFORMATION					
APN	2481-002-023		Tax Area	2530	
Exemption(s)	Homeowner		Lot	55	
% Improved	35%		Water Tax Dist	Southern California	
Legal Description	TRACT # 7977 LOT	S 54 AND LOT 5			
	5				
ASSESSMENT & TAX					
Assessment Year	2019	2	2018	2017	
Assessed Value - Total	\$330,454	S	323,976	\$317,624	
Assessed Value - Land	\$216,423	S	212,180	\$208,020	
Assessed Value - Improved	\$114,031	S	111,796	\$109,604	
YOY Assessed Change (\$)	\$6,478	S	6,352		
YOY Assessed Change (%)	2%	2	%		
Tax Year	Total Tax	C	Change (\$)	Change (%)	
2017	\$3,565				
2018	\$3,642	S	78	2.18%	
2019	\$3,775		132	3.63%	
Special Assessment			ax Amount		
Flood Control 62			29.09		
Laco Vectr Cntrl80			13.09		
Mwd Standby #5 86			14.20		
Trauma/Emergsrv86			66.56		
Rposdmeasurea83			25.12		
Safecleanwater83			122.33		
Total Of Special Assessments			:270.39		
CHARACTERISTICS					
County Land Use	Single Family Resid	1	Sewer	Type Unknown	
Universal Land Use	SFR		Heat Type	Central	
Lot Frontage	50		Cooling Type	Central	
Lot Depth	134		Garage Type	Parking Avail	
Lot Acres	0.1542		Parking Type	On Site	
Lot Area	6,718 Conventional		Parking Spaces	Tax: 3 MLS: 4	
Style Building Sa Et	Conventional		Roof Material	Composition Shingle	
Building Sq Ft	1,570		Roof Shape	Hip	
Stories	1		Interior Wall	Plaster	

Property Details Countery of Ricky Leung, Ricky Leung, California Regional MLS The data within this report is completed by OrreLegic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 03/26/20 Page 1/3

y Address: 3807 W	Clark Ave			Case No.: XXX		
ırbank			State: C	A	Zip: 91505	
FMC Lending						
Total Units	1		Exterior	Stucco		
Total Rooms	7		Floor Cover	Hardwoo	d	
Bedrooms	3		Foundation	Raised		
Total Baths	2		Year Built	1952		
MLS Total Baths	2		Effective Year Built	1954		
Full Baths	2		Other Impvs	Fence, A	ddition	
Dining Rooms	1	Building Type		wanted with the Barrier and Stational management of the barrier	Type Unknown	
Other Rooms Dining Room		# of Buildings		Second description of the second s	1	
Fireplaces 1						
1 Toplacos						
SELL SCORE						
Rating	Moderate		Value As Of	2020-03-1	13 23:02:04	
Sell Score	610					
ESTIMATED VALUE						
RealAVM™	\$995,000		Confidence Score	76		
RealAVM <sup>™</sup> Range	\$925,350 - \$	1,064,650	Forecast Standard D	eviation 7		
Value As Of	03/13/2020					
1994 Barris 1997 Barris 19	ic® derived value and should not I					
	a measure of the extent to which 0 - 100. Clear and consistent quali					
	of data, and/or limited similarity of					
	ence in an AVM estimate and uses					
	r dispersion an AVM estimate will dence that the true value has a sta		ency of the information available	e to the AVM at the time of esti-	mation. The FSD	
LISTING INFORMATION						
MLS Listing Number	FR2068721		MLS Current List Price	e \$2,750		
MLS Status	Expired		MLS Original List Price			
MLS Area	BURBANK	VEST (L)	MLS Listing Agent		\$2,750 Crs-F210003849-Jaime Torres	
MLS Status Change I						
					OLSON & ASSOCIATES	
			And the second second second second	The max	OLSON & ASSOCIATES	
LAST MARKET SALE &	SALES HISTORY			n-mex	OLSON & ASSOCIATES	
LAST MARKET SALE &					OLSON & ASSOCIATES	
LAST MARKET SALE & Recording Date	04/10/1992		Sale Type	Full		
LAST MARKET SALE & Recording Date Sale Date	04/10/1992 02/1992		Sale Type Deed Type	Full Grant De	ed	
LAST MARKET SALE & Recording Date Sale Date Sale Price	04/10/1992 02/1992 \$240,000		Sale Type Deed Type Owner Name	Full Grant De Herrera C	ed Guillermo & Mayumi	
LAST MARKET SALE & Recording Date Sale Date Sale Price Price Per Square Fee	04/10/1992 02/1992 \$240,000 t \$152.87		Sale Type Deed Type Owner Name Owner Name 2	Full Grant De Herrera C Herrera D	ed Guillermo & Mayumi David	
LAST MARKET SALE & Recording Date Sale Date Sale Price	04/10/1992 02/1992 \$240,000		Sale Type Deed Type Owner Name	Full Grant De Herrera C	ed Guillermo & Mayumi David	
LAST MARKET SALE & Recording Date Sale Date Sale Price Price Per Square Fee Document Number	04/10/1992 02/1992 \$240,000 t \$152.87 630394		Sale Type Deed Type Owner Name Owner Name 2 Seller	Full Grant De Herrera C Herrera D Holzer Bi	ed Guillermo & Mayumi David ernice	
LAST MARKET SALE & Recording Date Sale Date Sale Price Price Per Square Fee Document Number Recording Date	04/10/1992 02/1992 \$240,000 t \$152.87	02/27/2003	Sale Type Deed Type Owner Name Owner Name 2	Full Grant De Herrera D Herrera D Holzer Ba	ed Guillermo & Mayumi David	
LAST MARKET SALE & Recording Date Sale Date Sale Price Price Per Square Fee Document Number	04/10/1992 02/1992 \$240,000 t \$152.87 630394	02/27/2003 02/19/2003	Sale Type Deed Type Owner Name Owner Name 2 Seller	Full Grant De Herrera C Herrera D Holzer Bi	ed Guillermo & Mayumi David ernice	
LAST MARKET SALE & Recording Date Sale Date Sale Price Price Per Square Fee Document Number Recording Date	04/10/1992 02/1992 \$240,000 \$152.87 630394 10/01/2003		Sale Type Deed Type Owner Name Owner Name 2 Seller 07/12/1999	Full Grant De Herrera D Herrera D Holzer Ba	ed Guillermo & Mayumi David ernice 05/26/1989	
LAST MARKET SALE & Recording Date Sale Date Sale Price Price Per Square Fee Document Number Recording Date Sale Date Sale Price	04/10/1992 02/1992 \$240,000 \$152.87 630394 10/01/2003		Sale Type Deed Type Owner Name Owner Name 2 Seller 07/12/1999	Full Grant De Herrera D Herrera D Holzer Ba	ed Guillermo & Mayumi David ernice 05/26/1989	
LAST MARKET SALE & Recording Date Sale Date Sale Price Price Per Square Fee Document Number Recording Date Sale Date Sale Price Nominal	t 04/10/1992 02/1992 \$240,000 \$152.87 630394 10/01/2003 05/30/2003	02/19/2003 Y	Sale Type Deed Type Owner Name Owner Name 2 Seller 07/12/1999 06/29/1999	Y	ed Guillermo & Mayumi David ernice 05/26/1999 05/12/1999	
LAST MARKET SALE & Recording Date Sale Date Sale Price Price Per Square Fee Document Number Recording Date Sale Date Sale Price	t 10/01/2003 05/30/2003	02/19/2003	Sale Type Deed Type Owner Name Owner Name 2 Seller 07/12/1999 06/29/1999	Full Grant De Herrera C Herrera D Holzer B 05/26/1999 05/12/1999	ed Guillermo & Mayumi David ernice 05/26/1999 05/12/1999	
LAST MARKET SALE & Recording Date Sale Date Sale Price Price Per Square Fee Document Number Recording Date Sale Date Sale Date Sale Price Nominal Buyer Name	4/10/1992 02/1992 \$240,000 \$152.87 630394 10/01/2003 05/30/2003 Y Y Herrera Guillermo & M ayumi	02/19/2003 Y Herrera Guillermo & M ayumi	Sale Type Deed Type Owner Name Owner Name 2 Seller 07/12/1999 06/29/1999 Y Herrera David	Y Herrera David	ed Guillermo & Mayumi David ernice 05/26/1999 05/12/1999 Y Herrera David	
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