

Uniform Residential Appraisal Report

V-0016787
File # 001710

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

SUBJECT	Property Address 1204 Thoroughbred Ln	City Norco	State CA	Zip Code 92860
	Borrower Moises Perez	Owner of Public Record Simon & Maria T Topete	County Riverside	
	Legal Description 2.36 ACRES IN LOT 14 MB 284/020 TR 25779			
	Assessor's Parcel # 122-582-001	Tax Year 2021	R.E. Taxes \$ 12,359	
	Neighborhood Name Norco	Map Reference 40140	Census Tract 0408.13	
	Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ 0	<input type="checkbox"/> PUD HOA \$ 0	<input type="checkbox"/> per year <input type="checkbox"/> per month
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
	Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)			
	Lender/Client Premier Money Source	Address 24 Sidney Bay Dr, Newport Beach, CA 92657		
	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
	Report data source(s) used, offering price(s), and date(s). DOM 43;C.R.M.L.S. Data.; Listed on 04/19/2022 for \$1,400,000 - CRMLS# IV22093057			
CONTRACT	I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;The purchase contract contains no sales concessions from the seller to the buyer.			
	Contract Price \$ 1,400,000	Date of Contract 06/13/2022	Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s) Realist
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
	If Yes, report the total dollar amount and describe the items to be paid. \$0.;			
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.			
	Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 70 %
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000) (yrs)	2-4 Unit 2 %
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	295 Low 8	Multi-Family 3 %
	Neighborhood Boundaries Neighborhood boundaries are Limonite Ave. North; La Sierra Ave. East; Hwy. 91 South; and, River Rd. West.	2,100 High 102	Commercial 15 %	
	Neighborhood Description The subject is located in the City of Norco approximately 2 miles from public facilities. This neighborhood mainly consists of SFRs reflecting average construction quality and maintenance levels.	701 Pred. 45	Other 10 %	
	Market Conditions (including support for the above conclusions) There currently appears to be a supply shortage in the area after a prolonged period of over supply. Conventional financing is currently typical in this area.			
SITE	Dimensions See Plot Map	Area 2.36 ac	Shape Slightly Irregular	View N;Res;CtyStr
	Specific Zoning Classification R1	Zoning Description Residential One Unit		
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)			
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe			
	Utilities Public Other (describe)	Public Other (describe)	Off-site Improvements - Type	Public Private
	Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>	Water <input checked="" type="checkbox"/> <input type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/> <input type="checkbox"/>
	Gas <input checked="" type="checkbox"/> <input type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>	Alley None	<input type="checkbox"/> <input type="checkbox"/>
	FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 06065C0693G	FEMA Map Date 08/28/2008
	Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe			
	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe			
IMPROVEMENTS	General Description	Foundation	Exterior Description materials/condition	Interior materials/condition
	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls Concrete/Avg.	Floors Crpt/HW/Tile/Avg.
	# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls Stucco/Avg.	Walls Drywall/Avg.
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface Tile/Avg.	Trim/Finish Wood/Paint/Avg.
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts Overhang/Avg.	Bath Floor Tile/HW/Avg.
	Design (Style) Contemp	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type Vinyl/Avg.	Bath Wainscot Corian/Tile/Avg.
	Year Built 1999	Evidence of <input type="checkbox"/> Infestation <input type="checkbox"/> None	Storm Sash/Insulated None	Car Storage <input type="checkbox"/> None
	Effective Age (Yrs) 18	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens Metal Mesh/Avg.	<input checked="" type="checkbox"/> Driveway # of Cars 4
	Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> Woodstove(s) # 0	Driveway Surface Concrete
	<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 2 <input checked="" type="checkbox"/> Fence Iron	<input checked="" type="checkbox"/> Garage # of Cars 3
	<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Cov. <input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport # of Cars 0
	<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual None <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool Pool/Spa <input type="checkbox"/> Other None	<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in
	Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)			
	Finished area above grade contains: 11 Rooms 5 Bedrooms 3.1 Bath(s) 4,004 Square Feet of Gross Living Area Above Grade			
	Additional features (special energy efficient items, etc.). The subject has shutters, crown molding, granite counters, stainless steel appliances, and walk-in closets.			
	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;Physical depreciation is calculated with the use of Marshall & Swift Depreciation Tables. The subject reflects overall above average condition for the area due to above average maintenance upkeep and upgrades. Subject received some functional obsolescence as it could not recover the full cost of the pool/spa in the marketplace, see cost approach.			
	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe			
	No physical deficiencies or adverse conditions were noted at the time of inspection. The utilities were noted to have been turned on and functioning and all mechanical systems were functional at the time of inspection.			
	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe			

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There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,190,000 to \$ 2,168,000	
There are 31 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 900,000 to \$ 2,100,000	
FEATURE	SUBJECT
COMPARABLE SALE # 1	
COMPARABLE SALE # 2	
COMPARABLE SALE # 3	
Address	1204 Thoroughbred Ln Norco, CA 92860
Address	1500 Valley Dr Norco, CA 92860
Address	1251 Dodge City Pl Norco, CA 92860
Address	3063 Arapaho St Norco, CA 92860
Proximity to Subject	1.67 miles E
Proximity to Subject	0.32 miles E
Proximity to Subject	1.96 miles NW
Sale Price	\$ 1,400,000
Sale Price	\$ 1,575,000
Sale Price	\$ 1,400,000
Sale Price	\$ 1,395,000
Sale Price/Gross Liv. Area	\$ 349.65 sq.ft.
Sale Price/Gross Liv. Area	\$ 338.42 sq.ft.
Sale Price/Gross Liv. Area	\$ 412.49 sq.ft.
Sale Price/Gross Liv. Area	\$ 347.36 sq.ft.
Data Source(s)	CRMLS #CV22010467;DOM 7
Data Source(s)	CRMLS #IG22081706;DOM 1
Data Source(s)	CRMLS #IV22036407;DOM 10
Verification Source(s)	Realist/Tax Records
Verification Source(s)	Realist/Tax Records
Verification Source(s)	Realist/Tax Records
VALUE ADJUSTMENTS	DESCRIPTION
DESCRIPTION	+(-) \$ Adjustment
DESCRIPTION	+(-) \$ Adjustment
DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions	ArmLth Conv;0 0
Sales or Financing Concessions	ArmLth Conv;0 0
Sales or Financing Concessions	ArmLth Conv;0 0
Date of Sale/Time	s03/22;c02/22 +23,500
Date of Sale/Time	s05/22;c04/22 +7,000
Date of Sale/Time	s04/22;c03/22 +14,000
Location	N;Res;
Location	N;Res;
Location	N;Res;
Leasehold/Fee Simple	Fee Simple
Leasehold/Fee Simple	Fee Simple
Leasehold/Fee Simple	Fee Simple
Site	2.36 ac
Site	22216 sf
Site	26572 sf
Site	20038 sf
View	N;Res;CtyStr
View	B;Mtn;CtySky -100,000
View	N;Res;CtyStr
Design (Style)	DT2;Contemp
Design (Style)	DT3;Contemp
Design (Style)	DT2;Contemp
Quality of Construction	Q4
Quality of Construction	Q4
Quality of Construction	Q4
Quality of Construction	Q4
Actual Age	23
Actual Age	18
Actual Age	21
Actual Age	26
Condition	C3
Condition	C3
Condition	C3
Condition	C3
Above Grade	Total Bdrms. Baths
Above Grade	Total Bdrms. Baths
Above Grade	Total Bdrms. Baths
Above Grade	Total Bdrms. Baths
Room Count	11 5 3.1
Room Count	12 6 4.1
Room Count	10 4 3.1
Room Count	11 5 3.0
Gross Living Area	4,004 sq.ft.
Gross Living Area	4,654 sq.ft.
Gross Living Area	3,394 sq.ft.
Gross Living Area	4,016 sq.ft.
Basement & Finished Rooms Below Grade	0sf
Basement & Finished Rooms Below Grade	0sf
Basement & Finished Rooms Below Grade	0sf
Basement & Finished Rooms Below Grade	0sf
Functional Utility	Typical/Avg.
Functional Utility	Typical/Avg.
Functional Utility	Typical/Avg.
Functional Utility	Typical/Avg.
Heating/Cooling	FAU/Cent.
Heating/Cooling	FAU/Cent.
Heating/Cooling	FAU/Cent.
Heating/Cooling	FAU/Cent.
Energy Efficient Items	None Noted
Energy Efficient Items	Solar - Owned -10,000
Energy Efficient Items	None Noted
Energy Efficient Items	None Noted
Garage/Carport	3qbi4dw
Garage/Carport	3qbi4dw
Garage/Carport	4qbi4dw -10,000
Garage/Carport	4qbi4dw -10,000
Porch/Patio/Deck	Porch/Patio
Porch/Patio/Deck	Porch/Patio
Porch/Patio/Deck	Porch/Patio
Porch/Patio/Deck	Porch/Patio
Pool	Pool/Spa
Pool	Pool/Spa
Pool	Pool/Spa
Pool	No Pool/Spa +30,000
Basketball Court	None
Basketball Court	None
Basketball Court	Basketball Ct. -20,000
Basketball Court	None
Net Adjustment (Total)	\$ -140,500
Net Adjustment (Total)	\$ 13,500
Net Adjustment (Total)	\$ 44,000
Adjusted Sale Price of Comparables	Net Adj. 8.9%
Adjusted Sale Price of Comparables	Net Adj. 1.0%
Adjusted Sale Price of Comparables	Net Adj. 3.2%
Adjusted Sale Price of Comparables	Net Adj. 4.6%
Adjusted Sale Price of Comparables	Gross Adj. 11.9% \$ 1,434,500
Adjusted Sale Price of Comparables	Gross Adj. 5.3% \$ 1,413,500
Adjusted Sale Price of Comparables	Gross Adj. 4.6% \$ 1,439,000

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

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

Data Source(s) Realist

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Realist

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	06/17/2022	06/17/2022	06/17/2022	06/17/2022

Analysis of prior sale or transfer history of the subject property and comparable sales No foreclosure sales were used in this report - foreclosure sales being sales from the trustee back to the beneficiary lender.

Summary of Sales Comparison Approach See attached addenda.

Indicated Value by Sales Comparison Approach \$ 1,420,000

Indicated Value by: Sales Comparison Approach \$ 1,420,000 Cost Approach (if developed) \$ 1,418,065 Income Approach (if developed) \$

Value was inferred from the narrow and respective adjusted price range with most weight placed on comp. 2 due to recency of sale and proximity to the subject; and on the negotiated purchase contract. Market Approach is considered the most reliable indicator of value and is supported with the Cost Approach. The Income Approach is considered unreliable as homes in this area are not typically rented.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,420,000, as of 06/17/2022, which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS	COMMENTS ON INTENDED USERS:	
	The intended user of the appraisal report is Lender/Client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of the appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.	
	COMMENTS ON THE SCOPE OF THE APPRAISAL:	
	This report was completed with an interior and exterior inspection of the subject. Subject data is collected from statements of the client and/or owner, public records, CMDC and Multiple Listing Service when available. This appraiser is not a licensed building inspector or professional home inspector and is not qualified to survey or analyze physical items that are not readily visible. The physical inspection performed on the property is limited to obvious and readily visible defects and/or deferred maintenance, however, is not the type of inspection normally performed by property inspector, environmental assessors, pest and termite inspector and any other type experts. Any such problems undisclosed to the appraiser and to be considered conditions of this report and the appraiser reserves the right to modify the value opinion upon discovery or disclosure.	
	COMMENTS ON FLOOD DETERMINATION:	
	All specific information regarding the subjects flood zone determination was obtained through the use of D.M.S. data and or Realist and deemed reliable.	
	ADDITIONAL COMMENTS:	
	1) The 1004MC, a review of the CRMLS data, and the appraiser's files evidence that the 12 month change in house prices for this local area have increased during the period between June 2021 and June 2022.	
	2) No sales were used greater than 12 months old and greater than 1 mile, as is typical of this marketplace. Current supply of non-bank owned properties is below its July 2007 peak, however, near record low interest rates and a strong local economy are counteracting the inability of some borrowers to repay their loans.	
	3) Financing is typically conventional with some government assisted noted. Seller concessions are typically covering buyers closing costs. The average marketing time for properties in this area is 0 to 6 months	
-The subject's market value to site value ratio is typical for subject's market area.		
-All adjustments were extracted from the market utilizing paired sales analysis of the comparables included herein.		
-The appraiser has prepared this appraisal in full compliance with the Appraiser Independence Requirements and has not performed, participated in, or been associated with any activity in violation of these requirements.		
-The subject does not appear to have been affected and is free from damage related to any recent weather events, fire, and/or declared disasters in the market area and there has been no affect upon the subject's habitability, value nor marketability.		
-Gross Living Area measurements and calculations were based on ANSI Z765.		
-MLS and/or file photos may have been utilized for the comparables herein in order to minimize exposure to Covid-19. The appraiser has inspected all comparables from at least the street.		
-Lot size adjustments were not warranted as the usable lot sizes of the subject and comps. are similar. Most of the subject's lot is not usable and is sloping terrain.		
-The subject sold for slightly below market value in order to facilitate a quick sale.		
COST APPROACH TO VALUE (not required by Fannie Mae)		
Provide adequate information for the lender/client to replicate the below cost figures and calculations.		
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)		Land values are abstracted from recent sales in this neighborhood. Land to improvement ratios are typical for the City of Norco.
COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	
	OPINION OF SITE VALUE = \$ 860,000	
	Source of cost data Contractor and/or cost guide	
	DWELLING 4,004 Sq.Ft. @ \$ 145.00 = \$ 580,580	
	Quality rating from cost service Avg Effective date of cost data 03/2022	
	0 Sq.Ft. @ \$ = \$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
	Int.Appts/Pool/Spa = \$ 100,000	
	Replacement cost estimates are calculated with use of an online	
	Garage/Carport 1,159 Sq.Ft. @ \$ 76.00 = \$ 88,084	
Total Estimate of Cost-New = \$ 768,664		
Less Physical Functional External		
Depreciation 230,599 30,000 = \$(260,599)		
recovered approximately 50% of the full cost of the pool/spa in the marketplace estimated at \$60,000.		
Depreciated Cost of Improvements = \$ 508,065		
"As-is" Value of Site Improvements = \$ 50,000		
Estimated Remaining Economic Life (HUD and VA only) 42 Years		
INDICATED VALUE BY COST APPROACH = \$ 1,418,065		
INCOME APPROACH TO VALUE (not required by Fannie Mae)		
Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$		Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)		
PROJECT INFORMATION FOR PUDs (if applicable)		
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached		
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.		
Legal Name of Project		
Total number of phases Total number of units Total number of units sold		
Total number of units rented Total number of units for sale Data source(s)		
Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.		
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source		
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.		
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.		
Describe common elements and recreational facilities.		

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

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

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

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

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

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

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

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

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

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending 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.

Uniform Residential Appraisal Report

V-0016787
File # 001710

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

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

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

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature

Name Gregory M. Kimbrough

Company Name Kimbrough Appraisal Company

Company Address 3380 La Sierra Ave, Ste 104-731
Riverside, CA 92503

Telephone Number (714) 325-8880

Email Address appraisal_socal@yahoo.com

Date of Signature and Report 06/21/2022

Effective Date of Appraisal 06/17/2022

State Certification # AR041428

or State License # _____

or Other (describe) _____ State # _____

State CA

Expiration Date of Certification or License 10/24/2022

ADDRESS OF PROPERTY APPRAISED

1204 Thoroughbred Ln

Norco, CA 92860

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,420,000

LENDER/CLIENT

Name Financial Asset Services, Inc.

Company Name Premier Money Source

Company Address 24 Sidney Bay Dr, Newport Beach, CA 92657

Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect subject property

Did inspect exterior of subject property from street

Date of Inspection _____

Did inspect interior and exterior of subject property

Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street

Date of Inspection _____

Uniform Residential Appraisal Report

V-0016787
File # 001710

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	1204 Thoroughbred Ln Norco, CA 92860	1105 Big Pine Ln Norco, CA 92860								
Proximity to Subject		0.68 miles E								
Sale Price	\$ 1,400,000	\$ 1,675,000								
Sale Price/Gross Liv. Area	\$ 349.65 sq.ft.	\$ 430.04 sq.ft.								
Data Source(s)		CRMLS #CV22099959;DOM 40								
Verification Source(s)		Realist/Tax Records								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sales or Financing Concessions		Listing		0						
Date of Sale/Time		Active								
Location	N;Res;	N;Res;								
Leasehold/Fee Simple	Fee Simple	Fee Simple								
Site	2.36 ac	23958 sf		0						
View	N;Res;CtyStr	N;Res;CtyStr								
Design (Style)	DT2;Contemp	DT2;Contemp								
Quality of Construction	Q4	Q4								
Actual Age	23	22		0						
Condition	C3	C3								
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	11 5 3.1	11 5 4.0		-10,000						
Gross Living Area	4,004 sq.ft.	3,895 sq.ft.		+6,500		sq.ft.			sq.ft.	
Basement & Finished Rooms Below Grade	0sf	0sf								
Functional Utility	Typical/Avg.	Typical/Avg.								
Heating/Cooling	FAU/Cent.	FAU/Cent.								
Energy Efficient Items	None Noted	None Noted								
Garage/Carport	3gbi4dw	4gbi4dw		-10,000						
Porch/Patio/Deck	Porch/Patio	Porch/Patio								
Pool	Pool/Spa	No Pool/Spa		+30,000						
Basketball Court	None	None								
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 16,500	<input type="checkbox"/> + <input type="checkbox"/> -			<input type="checkbox"/> + <input type="checkbox"/> -		\$
Adjusted Sale Price of Comparables		Net Adj. 1.0 %		\$ 1,691,500	Net Adj. %			Net Adj. %		\$
		Gross Adj. 3.4 %		\$ 1,691,500	Gross Adj. %			Gross Adj. %		\$
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	Realist	Realist								
Effective Date of Data Source(s)	06/17/2022	06/17/2022								
Analysis of prior sale or transfer history of the subject property and comparable sales No foreclosure sales were used in this report - foreclosure sales being sales from the trustee back to the beneficiary lender.										
Analysis/Comments Comp. 4 received an adjustment equal to 0% of its list price as a list to sale price ratio adjustment as evidenced by the 1004MC.										
-The 10% other land use represents open space, parks, and other municipal properties in subject's neighborhood.										
-The subject is valued above the neighborhood predominant price because the subject has larger GLA than the median comparable property in the subject's market area and due to the increasing market. This factor does not appear to affect subject's marketability and the subject is not considered to be under-improved for the market area.										
-CO detectors were installed pursuant to code at the time of inspection.										
-Smoke detectors were installed pursuant to code at the time of inspection.										
-The subject's water heater is not double strapped pursuant to code at the time of inspection.										
-The subject's highest and best use appears to be as developed. The subject is an SFR in a residential zone with only SFRs in the neighborhood. The four tests of highest and best use are: (1) legally permissible (2) physically possible (3) financially feasible and (4) most profitable. 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.										
-Hwy. 15 does not act as a barrier or divider between market areas. None of the roadways, railroads, or waterways which may be present between the subject and any comparables utilized herein act as a barrier or divider between market areas - the subject and all comparables utilized herein are located within the same market area.										

Market Conditions Addendum to the Appraisal Report

V-0016787
File No. 001710

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **1204 Thoroughbred Ln** City **Norco** State **CA** ZIP Code **92860**
Borrower **Moises Perez**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	16	6	9	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.67	2.00	3.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	18	6	5	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	6.7	3.0	1.7	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	1,146,800	1,232,800	1,363,700	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	19	58	18	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	1,149,500	1,222,000	1,319,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	29	58	31	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100%	101%	103%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). In subject's market area, seller concessions in purchase transactions in subject's market area over the prior 12 month period have been stable in a range of 2% to 3% of contract price. In new construction / new home sales in subject's market area, seller concessions have been increasing over the prior 12 month period from 3% to 8%-10% of contract price as builders attempt to liquidate inventory.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).
In subject's market area, REO sales are present but have not been contributing to a declining market. The only difference of note between some recent REO sales and private sales is the condition of the property due in most part to any period of vacancy. Any such difference is adjusted accordingly. REO sales account for less than 5% of all real estate transactions in the subject's market area.

Cite data sources for above information. **CRMLS, Standard & Poor's Case Shiller Housing Index, and appraiser's data files.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The above grid was completed using CRMLS data for comparable properties from the subject's market area. The data indicates that comparable properties have increased over the prior 12 month period. As the grid does not contain adequate data, given the use of expanded search parameters in order to populate some data into the form, the data does not give a proper indication of the market area trends. The market area has been experiencing increasing values over the prior 12 - 18 months with a rate of, approximately, .5% per month.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

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

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

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

Signature	Signature
Appraiser Name Gregory M. Kimbrough	Supervisory Appraiser Name
Company Name Kimbrough Appraisal Company	Company Name
Company Address 3380 La Sierra Ave, Ste 104-731, Riverside, CA 92503	Company Address
State License/Certification # AR041428 State CA	State License/Certification # State
Email Address appraisal_socal@yahoo.com	Email Address

MARKET RESEARCH & ANALYSIS
CONDO/CO-OP PROJECTS
APPRAISER

Subject Photo Page

Borrower	Moises Perez				
Property Address	1204 Thoroughbred Ln				
City	Norco	County	Riverside	State	CA Zip Code 92860
Lender/Client	Premier Money Source				



Subject Front



Subject Rear



Subject Street

Subject Photo Page

Borrower	Moises Perez				
Property Address	1204 Thoroughbred Ln				
City	Norco	County	Riverside	State	CA Zip Code 92860
Lender/Client	Premier Money Source				



Subject Street



Side



Side

Subject Photo Page

Borrower	Moises Perez				
Property Address	1204 Thoroughbred Ln				
City	Norco	County	Riverside	State	CA Zip Code 92860
Lender/Client	Premier Money Source				



Address Verification



Rear



Pool/Spa

Subject Photo Page

Borrower	Moises Perez						
Property Address	1204 Thoroughbred Ln						
City	Norco	County	Riverside	State	CA	Zip Code	92860
Lender/Client	Premier Money Source						



Garage Interior



Garage Interior



Water Heater

Subject Photo Page

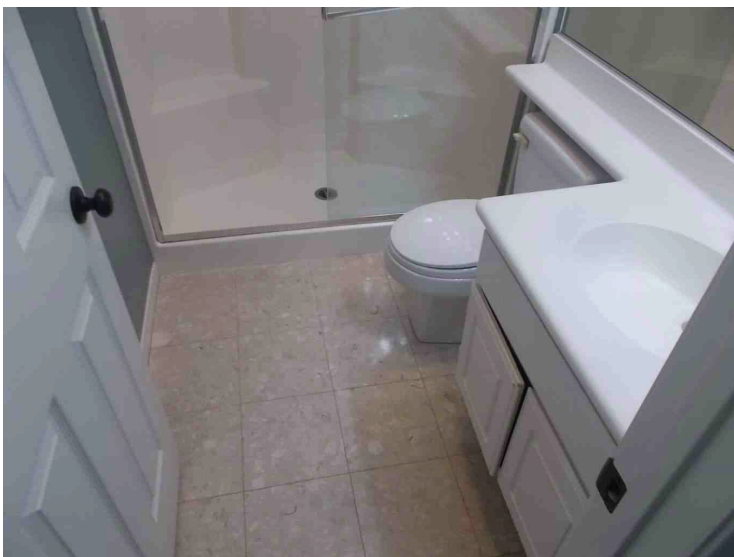
Borrower	Moises Perez						
Property Address	1204 Thoroughbred Ln						
City	Norco	County	Riverside	State	CA	Zip Code	92860
Lender/Client	Premier Money Source						



Smoke Detectors



CO Detectors



Bathroom

Subject Photo Page

Borrower	Moises Perez						
Property Address	1204 Thoroughbred Ln						
City	Norco	County	Riverside	State	CA	Zip Code	92860
Lender/Client	Premier Money Source						



Bedroom



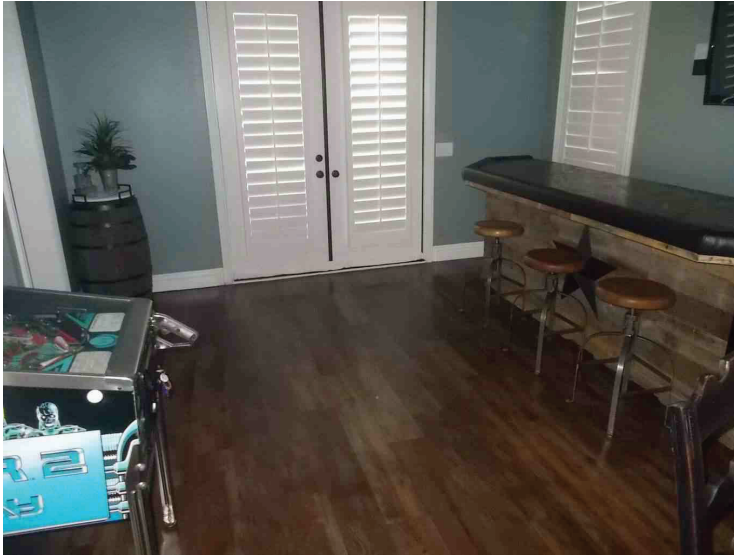
1/2 Bath



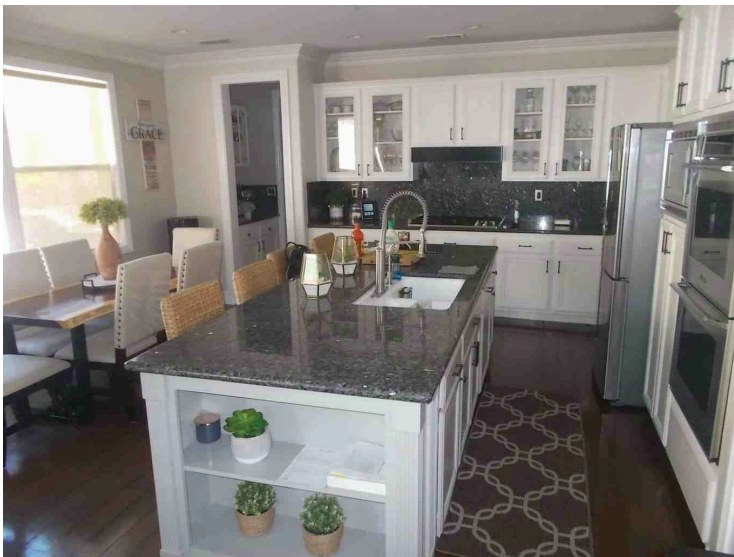
Dining Room

Subject Photo Page

Borrower	Moises Perez						
Property Address	1204 Thoroughbred Ln						
City	Norco	County	Riverside	State	CA	Zip Code	92860
Lender/Client	Premier Money Source						



Game Room



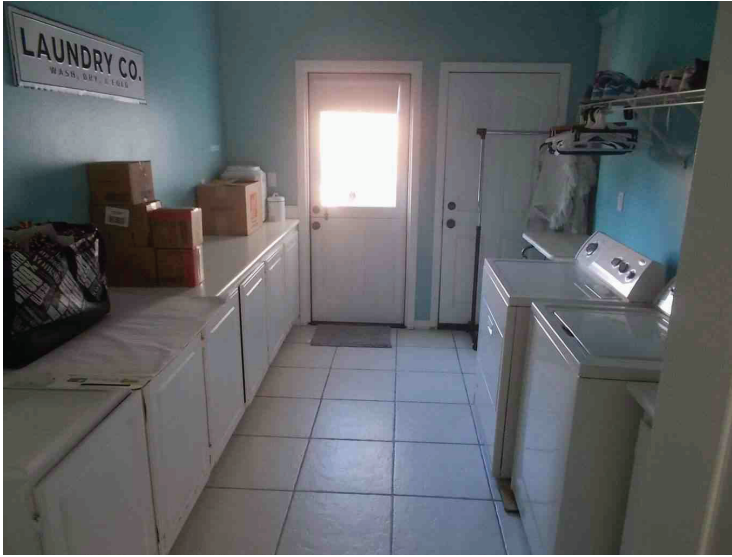
Kitchen & Breakfast Nook



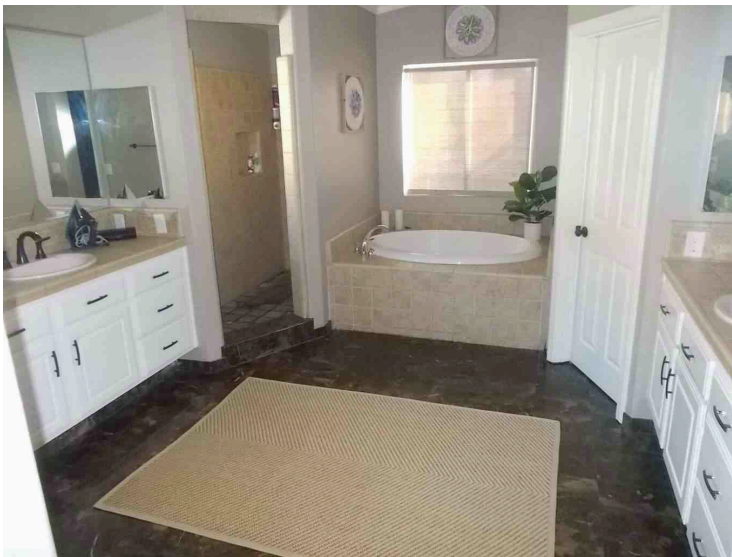
Family Room

Subject Photo Page

Borrower	Moises Perez				
Property Address	1204 Thoroughbred Ln				
City	Norco	County	Riverside	State	CA Zip Code 92860
Lender/Client	Premier Money Source				



Laundry Room



Bathroom



Bedroom

Subject Photo Page

Borrower	Moises Perez				
Property Address	1204 Thoroughbred Ln				
City	Norco	County	Riverside	State	CA Zip Code 92860
Lender/Client	Premier Money Source				



Loft



Bathroom



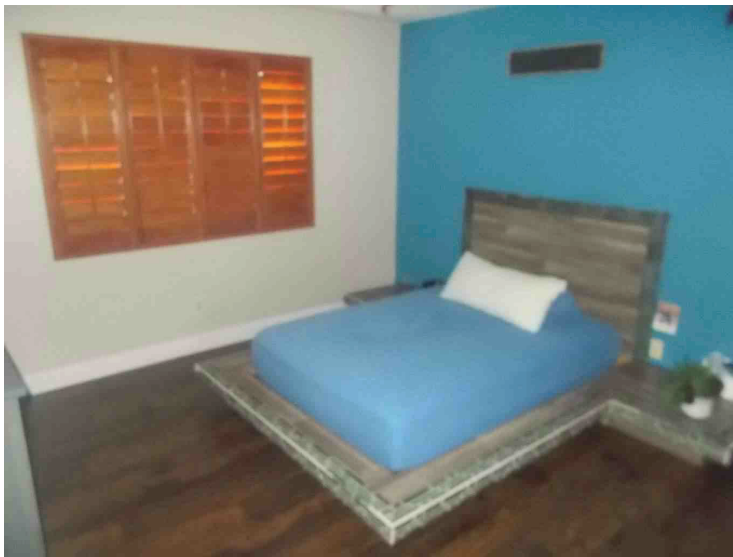
Bedroom

Subject Photo Page

Borrower	Moises Perez				
Property Address	1204 Thoroughbred Ln				
City	Norco	County	Riverside	State	CA Zip Code 92860
Lender/Client	Premier Money Source				



Bedroom



Bedroom

Comparable Photo Page

Borrower	Moises Perez				
Property Address	1204 Thoroughbred Ln				
City	Norco	County	Riverside	State	CA Zip Code 92860
Lender/Client	Premier Money Source				



Comparable 1

1500 Valley Dr
 Prox. to Subject 1.67 miles E
 Sales Price 1,575,000
 Gross Living Area 4,654
 Total Rooms 12
 Total Bedrooms 6
 Total Bathrooms 4.1
 Location N;Res;
 View B;Mtn;CitySky
 Site 22216 sf
 Quality Q4
 Age 18



Comparable 2

1251 Dodge City Pl
 Prox. to Subject 0.32 miles E
 Sales Price 1,400,000
 Gross Living Area 3,394
 Total Rooms 10
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;CityStr
 Site 26572 sf
 Quality Q4
 Age 21



Comparable 3

3063 Arapaho St
 Prox. to Subject 1.96 miles NW
 Sales Price 1,395,000
 Gross Living Area 4,016
 Total Rooms 11
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;CityStr
 Site 20038 sf
 Quality Q4
 Age 26

Comparable Photo Page

Borrower	Moises Perez						
Property Address	1204 Thoroughbred Ln						
City	Norco	County	Riverside	State	CA	Zip Code	92860
Lender/Client	Premier Money Source						



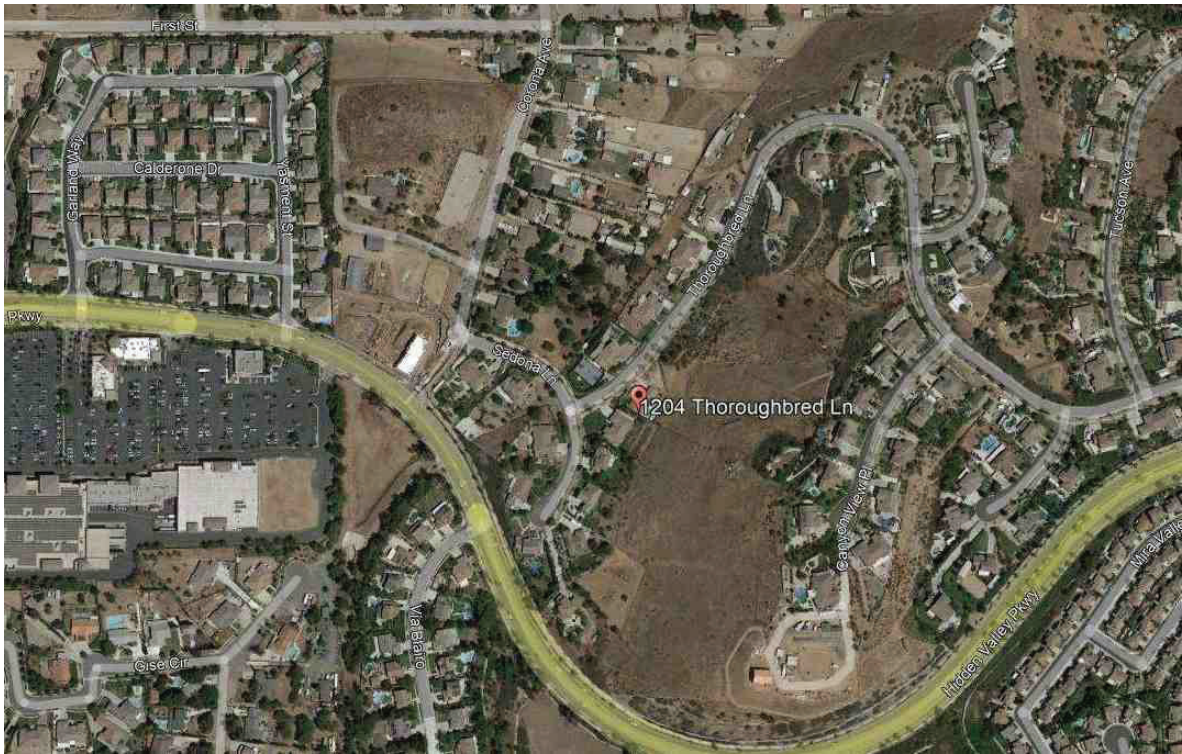
Comparable 4

1105 Big Pine Ln
Prox. to Subject 0.68 miles E
Sale Price 1,675,000
Gross Living Area 3,895
Total Rooms 11
Total Bedrooms 5
Total Bathrooms 4.0
Location N;Res;
View N;Res;CtyStr
Site 23958 sf
Quality Q4
Age 22

5

6

Aerial Map



USPAP ADDENDUM

V-0016787
File No. 001710

Borrower	Moises Perez		
Property Address	1204 Thoroughbred Ln		
City	Norco	County	Riverside
		State	CA
		Zip Code	92860
Lender	Premier Money Source		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 33 Days

Additional Certifications

I certify that, to the best of my knowledge and belief:


I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:

Signature: 

Name: Gregory M. Kimbrough

Date Signed: 06/21/2022

State Certification #: AR041428

or State License #: _____

State: CA

Expiration Date of Certification or License: 10/24/2022

Effective Date of Appraisal: 06/17/2022

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

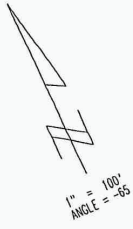
Plot Map

122-58
122-20

T.R.A. 015-007

POR. PSEC 19 T. 3S., R. 6W
CITY OF NORCO

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED BY THE COUNTY ASSESSOR'S OFFICE FOR ANY LOSS OR DAMAGE THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THIS MAP. THIS MAP MAY NOT COMPLY WITH LOCAL LOT-SELL OR BUILDING SITE ORDINANCES.



MB 284/20-30 TRACT 25779

Dec 1999

JAN 7 2000

ASSESSOR'S MAP BK122 PG.58
Riverside County, Calif.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.



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

Gregory M. Kimbrough

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 041428

Effective Date: October 25, 2020
Date Expires: October 24, 2022

Loretta Dillon, Deputy Bureau Chief, BREA

3054398

E & O Insurance



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

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

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

Great American Assurance Company

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

Policy Number: **RAP3666760-21** Renewal of: **RAP3666760-20**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. **Named Insured:** **Gregory Kimbrough**

Item 2. **Address:** **3380 La Sierra Ave #104-731**

City, State, Zip Code: **Riverside, CA 92503**

Item 3. **Policy Period:** From **09/24/2021** To **09/24/2022**
(Month, Day, Year) (Month, Day, Year)

(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**

- A. \$ **1,000,000** **Damages** Limit of Liability – Each Claim
- B. \$ **1,000,000** **Claim Expenses** Limit of Liability – Each Claim
- C. \$ **1,000,000** **Damages** Limit of Liability – Policy Aggregate
- D. \$ **1,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible (Inclusive of Claim Expenses):**

- A. \$ **500** Each Claim
- B. \$ **1,000** Aggregate

Item 6. **Premium:** \$ **895.00**

Item 7. **Retroactive Date (if applicable):** **09/24/2007**

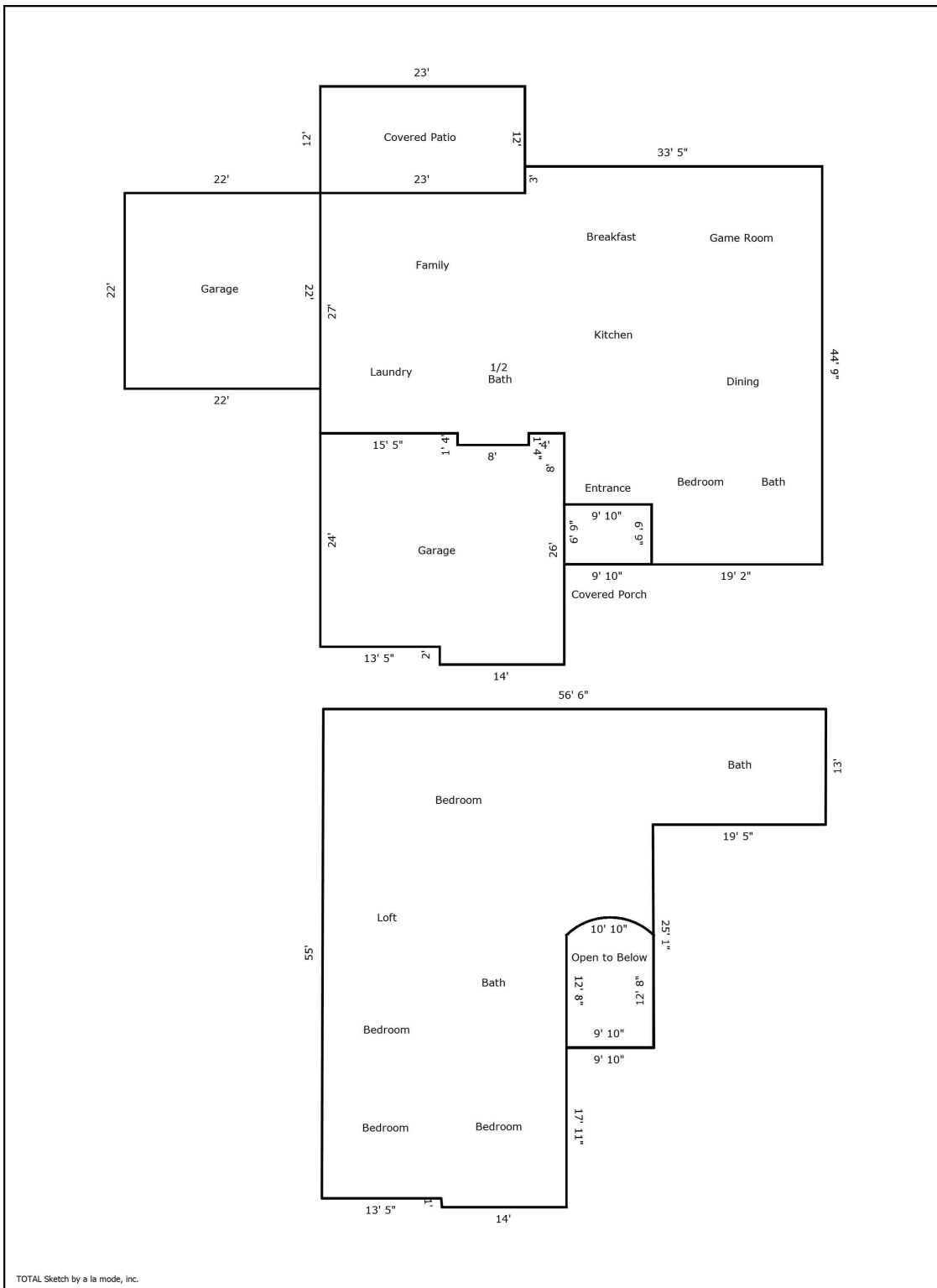
Item 8. **Forms, Notices and Endorsements attached:**

D42100 (03/15) D42300 CA (10/13) IL7324 (08/12)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

Ruby A. Magnuson
Authorized Representative

Building Sketch (Page - 1)

Borrower	Moises Perez						
Property Address	1204 Thoroughbred Ln						
City	Norco	County	Riverside	State	CA	Zip Code	92860
Lender/Client	Premier Money Source						



Building Sketch (Page - 2)

Borrower	Moises Perez				
Property Address	1204 Thoroughbred Ln				
City	Norco	County	Riverside	State	C.A
Zip Code	92860				
Lender/Client	Premier Money Source				

Living Area	Calculation Details		
First Floor	1995.41 Sq ft		
		$0.5 \times 44.75 \times 0$	= 0
		19.17×44.75	= 857.71
		9.83×38	= 373.67
		4×30	= 120
		0.42×31.32	= 13.05
		7.58×28.32	= 214.74
		15.42×27	= 416.25
Second Floor	-137.24 Sq ft	9.8×12.63	= 123.81
		Arc	= 13.43
Second Floor	2146.1 Sq ft		
		$0.5 \times 55 \times 0.17$	= 4.58
		55×13.25	= 728.75
		$0.5 \times 0.08 \times 1$	= 0.04
		55×0.08	= 4.58
		56×14	= 784
		38.08×9.72	= 370.04
		13×19.42	= 252.42
		$0.5 \times 13 \times 0.03$	= 0.22
		$0.5 \times 25.08 \times 0.12$	= 1.46
Total Living Area (Rounded):	4004 Sq ft		
Non-living Area			
Covered Porch	66.32 Sq ft	6.73×9.85	= 66.32
2 Car Attached	484 Sq ft	22×22	= 484
2 Car Attached	675.47 Sq ft	24×13.42	= 322
		14×24.68	= 345.57
		2×1.32	= 2.63
		1.32×4	= 5.27
Covered Patio	276 Sq ft	23×12	= 276

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1204 Thoroughbred Ln, Norco, CA 92860-3826, Riverside County  **Active Listing**
 APN: 122-582-001 CLIP: 9038635207



MLS Beds 5	MLS Full Baths 3	Half Baths 1	MLS List Price \$1,400,000	Sale Date 01/24/2019
MLS Sq Ft 3,895	Lot Sq Ft 102,802	Yr Built 1999	Type SFR	

OWNER INFORMATION

Owner Name	Topete Simon	Tax Billing City & State	Norco, CA
Owner Name 2	Topete Maria T	Tax Billing Zip	92860
Mail Owner Name	Simon & Maria T Topete	Tax Billing Zip+4	3826
Tax Billing Address	1204 Thoroughbred Ln	Owner Occupied	Yes

LOCATION INFORMATION

Zip Code	92860	School District	Corona Norco
Carrier Route	C003	Comm College District Code	Riverside City
Tract Number	25779	Census Tract	408.13

TAX INFORMATION

APN	122-582-001	Tax Area	015007
Alternate APN	122-582-001	Lot	14
% Improved	81%	Water Tax Dist	Western
Legal Description	2.36 ACRES IN LOT 14 MB 284/020 TR 25779		

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Assessed Value - Total	\$824,453	\$816,000	\$562,983
Assessed Value - Land	\$154,585	\$153,000	\$137,984
Assessed Value - Improved	\$669,868	\$663,000	\$424,999
YOY Assessed Change (\$)	\$8,453	\$253,017	
YOY Assessed Change (%)	1.04%	44.94%	

Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$9,357		
2020	\$12,225	\$2,868	30.65%
2021	\$12,359	\$133	1.09%

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	\$4.56
Csa 152-Norco Stormwater	\$10.00
Norco Estates Lmd 000000000000	\$726.28
Cfd 97-1 Norco	\$2,383.98
Mwd Standby West	\$21.78
Total Of Special Assessments	\$3,146.60

CHARACTERISTICS

County Land Use	Single Family Dwelling	Water	Type Unknown
Universal Land Use	SFR	Sewer	Type Unknown
Lot Acres	2.36	Heat Type	Central
Lot Area	102,802	Cooling Type	Central
Building Sq Ft	3,895	Garage Type	Attached Garage
Gross Area	4,988	Garage Sq Ft	1,093
Stories	2	Parking Type	Attached Garage
Bedrooms	Tax: 4 MLS: 5	Parking Spaces	MLS: 3
Total Baths	4	Roof Material	Slate
MLS Total Baths	4	Construction Type	Frame
Full Baths	3	Year Built	1999
Half Baths	1	Other Impvs	Yes
Fireplaces	1	# of Buildings	1
Quality	Average		

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SELL SCORE			
Rating	High	Value As Of	2022-06-19 03:59:02
Sell Score	723		

ESTIMATED VALUE			
RealAVM™	\$1,390,000	Confidence Score	75
RealAVM™ Range	\$1,306,600 - \$1,473,400	Forecast Standard Deviation	6
Value As Of	06/11/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	IV22093057	MLS Original List Price	\$1,400,000
MLS Status	Active Under Contract	MLS Listing Agent	Ivfreiren-Renee Freire
MLS Area	250 - NORCO	MLS Listing Broker	EHOMES
MLS Status Change Date	06/14/2022	MLS Source	CRM
MLS Current List Price	\$1,400,000		
MLS Listing #	Ig18275319	Oc13051990	K12105670
MLS Status	Closed	Closed	Canceled
MLS Listing Date	11/19/2018	03/26/2013	07/21/2012
MLS Listing Price	\$824,900	\$499,900	\$520,000
MLS Orig Listing Price	\$848,800	\$499,900	\$499,999
MLS Close Date	03/08/2019	04/18/2013	
MLS Listing Close Price	\$800,000	\$536,800	
MLS Listing Cancellation Date			12/12/2012
MLS Source	CRM		

LAST MARKET SALE & SALES HISTORY					
Recording Date	03/08/2019				
Sale Date	01/24/2019				
Sale Price	\$800,000				
Price Per Square Feet	\$205.39				
Document Number	79591				
Recording Date	03/08/2019	03/08/2019	03/08/2019	03/08/2019	04/12/2013
Sale Date	01/24/2019	01/30/2019	01/30/2019	01/24/2019	04/11/2013
Sale Price	\$800,000				\$510,000
Nominal		Y	Y	Y	
Buyer Name	Topete Simon & Maria T	Rapport Evan M	Rapport Michael J	Rapport Evan M	Rapport Evan M
Seller Name	Rapport Evan M	Rapport Michael J	Rapport Diana	Almaas Kristin	New York Cmnty Bk
Document Number	79591	79590	79589	79588	173983
Document Type	Grant Deed	Quit Claim Deed	Interspousal Deed Transfer	Interspousal Deed Transfer	Special Warranty Deed

Recording Date	11/08/2007		09/02/2003		10/08/2002
Sale Date	11/01/2007		08/11/2003		10/02/2002
Sale Price					
Nominal	Y		Y		Y
Buyer Name	Hemsley Matthew T & Lauri N		Hemsley Lauri		Hemsley Matthew T & Lauri B
Seller Name	Hemsley Lauri		Hemsley Matthew T		Hemsley Matthew T & Lauri B
Document Number	681102		677708		562056
Document Type	Quit Claim Deed		Grant Deed		Grant Deed

MORTGAGE HISTORY					
Mortgage Date	03/08/2019	08/20/2014	08/30/2013	11/08/2007	05/22/2007
Mortgage Amount	\$620,000	\$415,000	\$410,000	\$96,400	\$829,600
Mortgage Lender	US Bk National Assn	City Nat'l Bk		Countrywide Bk Fsb	Amtrust Bk
Mortgage Code	Conventional	Conventional	Private Party Lender	Conventional	Conventional

Property Details Courtesy of GREGORY KIMBROUGH, BRAKIE APPRAISAL COMPANY, California Regional MLS

Generated on: 06/21/22

The data within this report is compiled by CoreLogic 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.

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Mortgage Date	03/20/2006	09/02/2003	10/08/2002
Mortgage Amount	\$120,000	\$320,000	\$271,000
Mortgage Lender	National Cty Bk	Wells Fargo Hm Mtg Inc	Bank Of America
Mortgage Code	Conventional	Conventional	Conventional

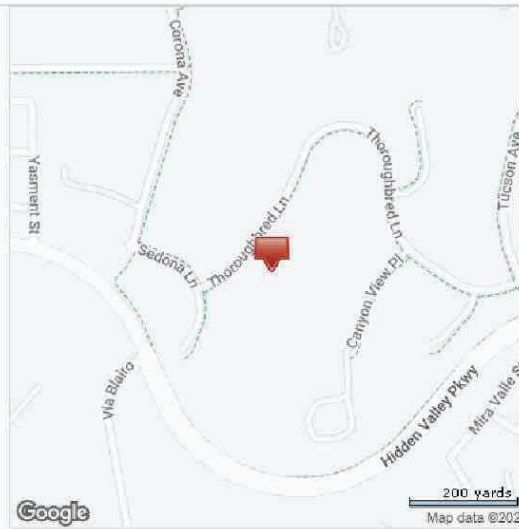
FORECLOSURE HISTORY

Document Type	Notice Of Trustee's Sale	Notice Of Default
Default Date		04/16/2012
Foreclosure Filing Date	07/18/2012	04/16/2012
Recording Date	07/19/2012	04/17/2012
Document Number	338415	174143
Default Amount		\$55,340
Final Judgment Amount	\$886,420	
Original Doc Date	05/22/2007	05/22/2007
Original Document Number	337562	337562

PROPERTY MAP



*Lot Dimensions are Estimated



Supplemental Addendum

File No. 001710

Borrower	Moises Perez						
Property Address	1204 Thoroughbred Ln						
City	Norco	County	Riverside	State	CA	Zip Code	92860
Lender/Client	Premier Money Source						

• **URAR: Sales Comparison Analysis - Summary of Sales Comparison Approach**

All comparable are from the subject's immediate market area and are considered reasonable alternatives for the subject. All comparable are considered to be "Cash Equivalent" transactions with no financing adjustments required. All adjustments have been rounded to the nearest \$500. All comparables are of similar construction quality, design, and appeal. GLA adjustments were deemed reliable at \$60 per sq. ft. Bedroom count variances were considered in GLA adjustments. Bathroom count variances were adjusted at \$20,000 per room. Age variances were considered similar and received no adjustments as the effective ages of the subject and comps are similar. Lot size adjustments were not warranted as the usable lot sizes of the subject and comps. are similar. Time adjustments were made at .5% per month as evidenced by the Market Conditions Summary below. Garage count variances were deemed reliable at \$10,000 per stall. Pool/spa adjustments were deemed reliable at \$30,000. View adjustments were deemed reliable at \$100,000. Basketball Court adjustments were deemed reliable at \$20,000. Solar panel adjustments were deemed reliable at \$10,000.

Location Map

Borrower	Moises Perez				
Property Address	1204 Thoroughbred Ln				
City	Norco	County	Riverside	State	CA
Lender/Client	Premier Money Source				
				Zip Code	92860

