



APPRAISAL OF REAL PROPERTY

LOCATED AT:

6538 Rita Ave
Huntington Park, CA 90255

FOR:

Premier Money Source, Inc.
334 E Coast Hwy #507, Corona Del Mar, CA 92625

AS OF:

2/29/2024

BY:

Sang Jin Han
Prime Appraisals and Consulting, Inc
620 S. Gramercy Pl, #209, Los Angeles, CA 90005

Small Residential Income Property Appraisal Report

002320
File # V-0037760

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 6538 Rita Ave City Huntington Park State CA Zip Code 90255
Borrower Juan Najera Owner of Public Record NAJERA JUAN J/NAJERA ALMA D County Los Angeles
Legal Description TRACT # 782 W 84 FT OF LOT 1
Assessor's Parcel # 6322-005-016 Tax Year 2023 R.E. Taxes \$ 8,571
Neighborhood Name Huntington Park Map Reference 52-F5 Census Tract 5326.05
Occupant [] Owner [X] Tenant [] Vacant Special Assessments \$ 0 [] PUD HOA \$ 0 [] per year [] per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [] Purchase Transaction [X] Refinance Transaction [] Other (describe)
Lender/Client Premier Money Source, Inc. Address 334 E Coast Hwy #507, Corona Del Mar, CA 92625
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [] Yes [X] No
Report data source(s) used, offering price(s), and date(s). According to CLAWMLS, the subject has not been listed during the last 12 months.

CONTRACT

I [] did [] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ Date of Contract Is the property seller the owner of public record? [] Yes [] No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [] Yes [] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics 2-4 Unit Housing Trends 2-4 Unit Housing Present Land Use %
Location [] Urban [X] Suburban [] Rural Property Values [] Increasing [X] Stable [] Declining PRICE AGE One-Unit 82 %
Built-Up [X] Over 75% [] 25-75% [] Under 25% Demand/Supply [] Shortage [X] In Balance [] Over Supply \$ (000) (yrs) 2-4 Unit 3 %
Growth [] Rapid [X] Stable [] Slow Marketing Time [X] Under 3 mths [] 3-6 mths [] Over 6 mths 70 Low 1 Multi-Family 5 %
Neighborhood Boundaries The subject boundaries are: Fwy 10 to the north, Fwy 710 to the east, Fwy 105 to the south and Fwy 110 to the west. 6,175 High 132 Commercial 5 %
720 Pred. 100 Other 5 %
Neighborhood Description Neighborhood consists of mainly conventional single family residences with few 2-4 units dwellings and multi-family dwellings, showing various ages and styles. Neighborhood is located in close proximity to all services including employment centers, shopping facilities and recreational facilities, reflecting average condition and appeal. Land Use: Other (5%) includes schools, parks and public roads.
Market Conditions (including support for the above conclusions) Median sale price in the subject neighborhood is in a stable trend during the last 12 months. Marketing time is under 3 months. Demand and supply for 2-4 unit small income property in the subject's immediate area are in balance trend. Conventional financing is typical and prevalent in the current market.

SITE

Dimensions 50x84x50x84 Area 4,261 sf. Shape Rectangular View None
Specific Zoning Classification CP Zoning Description Commercial Professional Zone (Quadruplex is permitted)
Zoning Compliance [X] Legal [] Legal Nonconforming (Grandfathered Use) [] No Zoning [] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [] No If No, describe
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [X] [] Water [X] [] Street Asphalt [X] []
Gas [X] [] Sanitary Sewer [X] [] Alley None [] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 06037C1805F FEMA Map Date 09/26/2008
Are the utilities and/or off-site improvements typical for the market area? [X] Yes [] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [X] Yes [] No If Yes, describe
The subject is close to commercial buildings.

IMPROVEMENTS

General Description Foundation Exterior Description materials/condition Interior materials/condition
Units [] Two [] Three [X] Four [] Concrete Slab [X] Crawl Space Foundation Walls Concrete/Avg Floors Crpt/Wd/tile/Avg
[] Accessory Unit (describe below) [] Full Basement [X] Partial Basement Exterior Walls Stucco/Avg Walls Drywall/Avg
of Stories 1 # of bldgs. 1 Basement Area 924 sq.ft. Roof Surface Com/Avg Trim/Finish Painted/Avg
Type [X] Det. [] Att. [] S-Det./End Unit Basement Finish 0 % Gutters & Downspouts Alum/Avg Bath Floor Tile/Avg
[X] Existing [] Proposed [] Under Const. [] Outside Entry/Exit [] Sump Pump Window Type Alum/Avg Bath Wainscot Tile/Avg
Design (Style) Traditional Evidence of [] Infestation Storm Sash/Insulated No / N/A Car Storage
Year Built 1936 [] Dampness [] Settlement Screens None [] None
Effective Age (Yrs) 25 Heating/Cooling Amenities [X] Driveway # of Cars 0
Attic [X] None [] FWA [] HWBB [] Radiant [] Fireplace(s) # 0 [] Woodstove(s) # 0 Driveway Surface None
[] Drop Stair [] Stairs [X] Other Wall Fuel Gas [] Patio/Deck None [] Fence Conch Blac [] Garage # of Cars
[] Floor [] Scuttle Cooling [] Central Air Conditioning [] Pool None [] Porch None [] Carport # of Cars
[] Finished [] Heated [] Individual [X] Other None [] Other None [] Att. [] Det. [] Built-in
of Appliances Refrigerator 4 Range/Oven 4 Dishwasher 0 Disposal 4 Microwave 0 Washer/Dryer 4 Other (describe)
Unit # 1 contains: 4 Rooms 2 Bedrooms 2 Bath(s) 883 Square Feet of Gross Living Area
Unit # 2 contains: 2 Rooms 1 Bedrooms 1 Bath(s) 583 Square Feet of Gross Living Area
Unit # 3 contains: 3 Rooms 2 Bedrooms 1 Bath(s) 748 Square Feet of Gross Living Area
Unit # 4 contains: 4 Rooms 2 Bedrooms 2 Bath(s) 836 Square Feet of Gross Living Area
Additional features (special energy efficient items, etc.). None

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject is in average condition overall and is in C4. Normal physical depreciation is required at the time of inspection. No functional inadequacies observed.

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IMPROVEMENTS	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 affecting the livability, soundness or structural integrity of the subject property were observed 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. The subject property is very compatible and conforming in the subject neighborhood. Marketability and acceptability are good.
Is the property subject to rent control? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe	

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3			
Address	6538 Rita Ave Huntington Park, CA 90255	2512 Belgrave Ave Huntington Park, CA 90255			6730 Benson St Huntington Park, CA 90255			2546 Broadway Huntington Park, CA 90255			
Proximity to Subject		0.57 miles NW			0.72 miles E			0.90 miles S			
Current Monthly Rent	\$ 6,000	\$ 4,478			\$ 3,000			\$ 6,425			
Rent/Gross Bldg. Area	\$ 1.97 sq.ft.	\$ 2.18 sq.ft.			\$ 2.00 sq.ft.			\$ 2.19 sq.ft.			
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Data Source(s)	Owner's statement	CLAWMLS#24035290			CLAWMLS#22216828			CLAWMLS#24023441			
Date of Lease(s)	Month-to-Month	Feb 2024			Mar 2023			Feb 2024			
Location	A;Comm!;	N;Res			N;Res			A;BsyRd			
Actual Age	88	76			96			100			
Condition	C4	C4			C4			C4			
Gross Building Area	3,050	2,054			1,498			2,939			
Unit Breakdown	Rm Count	Size Sq. Ft.	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent
	Tot Br Ba	3,050	Tot Br Ba	2,054	4,478	Tot Br Ba	1,498	3,000	Tot Br Ba	2,939	6,425
Unit # 1	4 2 2	883	3 2 1	948	\$ 1,864	3 2 1	899	\$ 2,000	4 3 1	980	\$ 1,800
Unit # 2	2 1 1	583	1 0 1	474	\$ 1,196	2 1 1	599	\$ 1,000	3 2 1	735	\$ 1,800
Unit # 3	3 2 1	748	2 1 1	632	\$ 1,418				3 2 1	735	\$ 1,600
Unit # 4	4 2 2	836							2 1 1	489	\$ 1,225
Utilities Included	Water,Sewer	Water,Sewer			Water,Sewer			Water,Sewer			
	Trash collection	Trash collection			Trash collection			Trash collection			
	Pest control	Pest control			Pest control			Pest control			

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) I have surveyed and analyzed 2 to 4-unit rentals in the subject neighborhood. Rental rates for 2-bed unit range from \$1,600 to \$2,000 and for 1-bed unit range from \$1,000 to \$1,418. I have concluded that a market rent of \$1,700 for Unit #1 & #4 (2-bed/2-bath) and \$1,200 for Unit #2 (1-bed unit) on a M.G basis are appropriate for the subject. \$1,400 is applied to Unit #3 because it has 2 bedrooms but only 1 bath.

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Leases		Actual Rents			Opinion of Market Rent		
	Lease Date		Per Unit		Total Rents	Per Unit		Total Rents
	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished	
1	Month-to-Month	Month-to-Month	\$ 1,700		\$ 1,700	\$ 1,700		\$ 1,700
2	Month-to-Month	Month-to-Month	1,200		1,200	1,200		1,200
3	Month-to-Month	Month-to-Month	1,400		1,400	1,400		1,400
4	Month-to-Month	Month-to-Month	1,700		1,700	1,700		1,700
Comment on lease data			Owner's statement.		Total Actual Monthly Rent	\$ 6,000	Total Gross Monthly Rent	\$ 6,000
					Other Monthly Income (itemize)	\$ 0	Other Monthly Income (itemize)	\$ 0
					Total Actual Monthly Income	\$ 6,000	Total Estimated Monthly Income	\$ 6,000

Utilities included in estimated rents Electric Water Sewer Gas Oil Trash collection Cable Other Pest Control

Comments on actual or estimated rents and other monthly income (including personal property) We utilized actual rent to estimate the market rental income of the subject.. According to our survey in the subject neighborhood, tenants pays water, gas and electricity.

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain The sales and transfer history of the subject and comparable sales have been reviewed.

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) RealQuest/CLAWMLS

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) RealQuest/CLAWMLS

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)	RealQuest/CLAWMLS	RealQuest/CLAWMLS	RealQuest/CLAWMLS	RealQuest/CLAWMLS
Effective Date of Data Source(s)	02/29/2024	02/29/2024	02/29/2024	02/29/2024

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has no prior sale during the last 36 months. All comps have no prior sale during the last 12 months.

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There are **72** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **749,000** to \$ **1,350,000**.
There are **214** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **540,500** to \$ **1,300,000**.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	6538 Rita Ave Huntington Park, CA 90255	2918 Randolph St Huntington Park, CA 90255	6604 California Ave Bell, CA 90201	1626 E 85th St Los Angeles, CA 90001
Proximity to Subject		0.51 miles NE	1.24 miles E	1.78 miles SW
Sale Price	\$	\$ 720,000	\$ 1,000,000	\$ 965,000
Sale Price/Gross Bldg. Area	\$ sq.ft.	\$ 272.31 sq.ft.	\$ 430.29 sq.ft.	\$ 292.42 sq.ft.
Gross Monthly Rent	\$ 6,000	\$ 3,625	\$ 5,745	\$ 6,300
Gross Rent Multiplier		198.62	174.06	153.17
Price per Unit	\$	\$ 180,000	\$ 250,000	\$ 241,250
Price per Room	\$	\$ 65,455	\$ 100,000	\$ 80,417
Price per Bedroom	\$	\$ 102,857	\$ 166,667	\$ 120,625
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Data Source(s) CLAWMLS#23014701 DOM 22 CLAWMLS#22220902 DOM 91 CLAWMLS#23000134 DOM 59
Verification Source(s) County Record Doc#154999 County Record Doc#162659 County Record Doc#280484

VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
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Sale or Financing Concessions		Notice of Default Conv;0		Arms Length Conv;0		Arms Length FHA;0		
Date of Sale/Time		s03/23;c02/23		s03/23;c01/23		s05/23;c03/23		
Location	A;Comm'l;	A;BsyRd;	0	N;Res	-30,000	N;Res	-30,000	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		
Site	4,261 sf.	7725 sf	-34,640	4741 sf	0	5814 sf	-15,530	
View	None	N;Res		N;Res		N;Res		
Design (Style)	Traditional	Traditional		Traditional		Traditional		
Quality of Construction	Q4	Q4		Q4		Q4		
Actual Age	85	99	0	71	0	61	0	
Condition	C4	C4	+60,000	C3	-150,000	C4		
Gross Building Area		3,050	2,644	+60,900	2,324	+108,900	3,300	-37,500
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Unit # 1	4 2 2	4 3 1	0	3 2 1	+10,000	3 2 1	+10,000	
Unit # 2	2 1 1	3 2 1	-10,000	3 2 1	-10,000	3 2 1	-10,000	
Unit # 3	3 2 1	2 1 1	+10,000	2 1 1	+10,000	3 2 1		
Unit # 4	4 2 2	2 1 1	+20,000	2 1 1	+20,000	3 2 1	+10,000	
Basement Description	924 Sq.Ft.	0sf	0	0sf	0	0sf	0	
Basement Finished Rooms	0	None	0	None	0	None	0	
Functional Utility	Average	Average		Average		Average		
Heating/Cooling	Wall/None	Wall/None		Wall/None		Wall/None		
Energy Efficient Items	None	None		None		None		
Parking On/Off Site	No Car Garage	4 Car Garage	-20,000	No Car Garage		4 Carport	-12,000	
Porch/Patio/Deck	None	Porch	-3,000	Porch	-3,000	None		
Other Improvement	None	None		None		None		
City Location	Huntington Park,	Huntington Park,		Bell	0	Los Angeles	0	
APN	6322-005-016	6319-001-014	0	6324-009-021	0	6027-008-010	0	

Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 83,260	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -44,100	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -85,030
Adjusted Sale Price of Comparables		Net Adj. 11.6 %		Net Adj. 4.4 %		Net Adj. 8.8 %	
		Gross Adj. 30.4 %	\$ 803,260	Gross Adj. 34.2 %	\$ 955,900	Gross Adj. 13.0 %	\$ 879,970
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)		\$ 200,815		\$ 238,975		\$ 219,993	
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)		\$ 73,024		\$ 95,590		\$ 73,331	
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)		\$ 114,751		\$ 159,317		\$ 109,996	

Value per Unit \$ 220,000 X 4 Units = \$ 880,000 Value per GBA \$ 290 X 3,050 GBA = \$ 884,500
Value per Rm. \$ 73,000 X 13 Rooms = \$ 949,000 Value per Bdrms. \$ 130,000 X 7 Bdrms. = \$ 910,000

Summary of Sales Comparison Approach including reconciliation of the above indicators of value. Most weight is given to adjusted price per unit. Most weight is given to comp 3 as it is most similar in GLA and condition. For the subject, \$880,000 is concluded to be appropriate to estimate indication of value. (Please refer to Addendum for location and physical difference adjustments in the next page)

Indicated Value by Sales Comparison Approach \$ 880,000

Total gross monthly rent \$ 6000 X gross rent multiplier (GRM) 155 = \$ 930,000 Indicated value by the Income Approach
Comments on income approach including reconciliation of the GRM The gross rent multiplier is calculated by the sales price/gross income. Closed sales used in the report show GRM range from 153 to 198 According to MLS, GRM of small income properties (2-4 units) indicates a range of 100 to 200 in the subject neighborhood. We concluded a GRM of 155 is appropriate for the subject.

Indicated Value by: Sales Comparison Approach \$ 880,000 Income Approach \$ 930,000 Cost Approach (if developed) \$ 899,242
(Please refer to comments in Addenda)

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 \$ 880,000 , as of 2/29/2024 , which is the date of inspection and the effective date of this appraisal.

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ADJUSTMENTS OF COMPARABLE SALES

*I derived adjustment for each element in Sale Grid by performing paired sale analysis in the area.

Date of Sales : According to market analysis of the subject neighborhood, sale price in the subject neighborhood is in a stable trend during the last 12 months (Please refer to 1004MC). No adjustment is applied to comps 1, 2 and 3. Comps 4 and 5 are listing or pending. Sale to listing price ratio is close to 100% in the subject neighborhood (Please refer to 1004MC). No adjustments are applied.

Location: The subject is close to commercial buildings. Comps 1 and 4 are located on busy street. No adjustment is applied. Comps 2, 3 and 5 have no external obsolescence. Downward adjustment is applied.

Site: \$10/SF is applied (If difference is over 1,000 SF).

View: The subject has no view. All comp are similar in view. No adjustment is applied.

Age/condition: Market reacts to condition rather than actual age. No adjustment is applied for age. Comp 1 is inferior in condition because it needed repair at time of inspection. Upward adjustment is applied. Comp 2 had update for kitchens, baths and floors in 3 units. Downward adjustment is applied.

GLA:\$150/SF (If difference is more than 100 SF)

Room count: \$10,000 adjustment is applied per bedroom or full bathroom.

Heating/Cooling: \$10,000 for FWA, \$10,000 for CAC, \$5,000 for wall or floor heater.

Garage: \$5,000 per garage, \$3,000 per carport.

\$3,000 for porch, patio or deck,

City Location: Sale price level in Bell and Los Angeles is similar to Huntington Park in the area. No adjustment is applied to comps 2, 3 and 5.

ADDITIONAL COMMENTS

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) Due to this area being mostly developed, the extraction method was used for estimating land value, as actual land sales are limited, or not available. This is considered typical for this type of property.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	400,000
Source of cost data National Building Cost Manual	DWELLING 3,050 Sq.Ft. @ \$ 250.00	=\$	762,500
Quality rating from cost service C4 Effective date of cost data 2024	924 Sq.Ft. @ \$	=\$	
Comments on Cost Approach (gross building area calculations, depreciation, etc.)		=\$	
1) Gross living area was based on my measurement.	Garage/Carport Sq.Ft. @ \$	=\$	
2) The economic life is estimated at 65 years. The remaining economic life is based on the effective age of the subject property.	Total Estimate of Cost-New	=\$	762,500
3) Unit Cost/SF: \$250/SF for main living area,	Less Physical Functional External		
	Depreciation 293,258	= \$(293,258)
	Depreciated Cost of Improvements	=\$	469,242
	"As-is" Value of Site Improvements	=\$	30,000
Estimated Remaining Economic Life (HUD and VA only) 40 Years	INDICATED VALUE BY COST APPROACH	=\$	899,242

COST APPROACH

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached 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? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data Source

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

PUD INFORMATION

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This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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, including each of the units. 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.

Small Residential Income Property Appraisal Report

002320
File # V-0037760

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, including all units. 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 and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, 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.

Small Residential Income Property Appraisal Report

002320
File # V-0037760

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.

esign.alamode.com/Verify Serial# CEC5E89D

APPRAISER

Signature  _____
 Name Sang Jin Han
 Company Name Prime Appraisals and Consulting, Inc
 Company Address 620 S. Gramercy Pl, #209, Los Angeles, CA
90005
 Telephone Number 213-344-8131
 Email Address stevh813@gmail.com
 Date of Signature and Report 03/01/2024
 Effective Date of Appraisal 2/29/2024
 State Certification # AG043183
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 10/16/2025

ADDRESS OF PROPERTY APPRAISED
6538 Rita Ave
Huntington Park, CA 90255

APPRAISED VALUE OF SUBJECT PROPERTY \$ 880,000

LENDER/CLIENT

Name Financial Asset Services, Inc
 Company Name Premier Money Source, Inc.
 Company Address 334 E Coast Hwy #507, Corona Del Mar, CA
92625
 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 _____

Small Residential Income Property Appraisal Report

002320
File # V-0037760

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	6538 Rita Ave Huntington Park, CA 90255	2546 Broadway Huntington Park, CA 90255			1560 E 60th St Los Angeles, CA 90001					
Proximity to Subject		0.90 miles S			1.36 miles W					
Sale Price	\$	\$ 1,088,888			\$ 850,000			\$		
Sale Price/Gross Bldg. Area	\$ sq.ft.	\$ 370.50 sq.ft.			\$ 312.85 sq.ft.			\$ sq.ft.		
Gross Monthly Rent	\$ 6,000	\$ 6,425			\$ 6,307			\$		
Gross Rent Multiplier		169.48			134.77					
Price per Unit	\$	\$ 272,222			\$ 212,500			\$		
Price per Room	\$	\$ 90,741			\$ 65,385			\$		
Price per Bedroom	\$	\$ 136,111			\$ 106,250			\$		
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Data Source(s)		CLAWMLS#24023441 DOM 30			CLAWMLS#24041542 DOM 2					
Verification Source(s)		RealQuest			RealQuest					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment		DESCRIPTION	+(-) Adjustment		DESCRIPTION	+(-) Adjustment	
Sale or Financing		Listing			Listing					
Concessions		None			None					
Date of Sale/Time		Active			Active					
Location	A;Comm!;	A;BsyRd;			0 N;Res	-30,000				
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
Site	4,261 sf.	4795 sf			0 7932 sf	-36,710				
View	None	N;Res			N;Res					
Design (Style)	Traditional	Traditional			Traditional					
Quality of Construction	Q4	Q4			Q4					
Actual Age	85	100	0		110	0				
Condition	C4	C4			C4					
Gross Building Area	3,050	2,939	+16,650		2,717	+49,950				
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Unit # 1	4 2 2	4 3 1	0		4 2 2					
Unit # 2	2 1 1	3 2 1	-10,000		3 2 1	-10,000				
Unit # 3	3 2 1	3 2 1			3 2 1					
Unit # 4	4 2 2	2 1 1	+20,000		3 2 1	+10,000				
Basement Description	924 Sq.Ft.	0sf			0sf					
Basement Finished Rooms	0	None			None					
Functional Utility	Average	Average			Average					
Heating/Cooling	Wall/None	Wall/None			Wall/None					
Energy Efficient Items	None	None			None					
Parking On/Off Site	No Car Garage	2 Car Garage	-10,000		No Car Garage					
Porch/Patio/Deck	None	Porch	-3,000		None					
Other Improvement	None	None			None					
City Location	Huntington Park,	Huntington Park			Los Angeles					
APN	6322-005-016	6202-011-008	0		6008-041-001	0			0	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 13,650		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -16,760		<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net Adj. 1.3 %			Net Adj. 2.0 %			Net Adj. %		
		Gross Adj. 5.5 %	\$ 1,102,538		Gross Adj. 16.1 %	\$ 833,240		Gross Adj. %	\$	
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)		\$ 275,635			\$ 208,310			\$		
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)		\$ 91,878			\$ 64,095			\$		
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)		\$ 137,817			\$ 104,155			\$		
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)	RealQuest/CLAWMLS	RealQuest/CLAWMLS			RealQuest/CLAWMLS					
Effective Date of Data Source(s)	02/29/2024	02/29/2024			02/29/2024					
Analysis of prior sale or transfer history of the subject property and comparable sales										
Analysis/Comments Gross Living Area of Subject: According to the County record, Gross Living Area is 3,450 SF. Gross Living Area is measured to be 3,050 SF. 3,050 SF based on our measurement is used throughout various analysis in the appraisal.										
COMPS SELECTION: I selected comps 2, 3 and 5 because they are similar in GLA even though they are out 1-mile radius.										
- Prior Services - The appraiser of this report has NOT provided any prior services for the subject property in the 36 months prior to the effective date of the report.										
- Exposure Time - Based on the Opinion of Market Value, reasonable exposure time for the subject property is estimated to be 30 to 90 days.										
- CO/Smoke Detector- All units have CO/smoke detectors at time of inspection.										
- Each unit has a water heater without strap .										
- All utilities in the subject were on and in working order at time of inspection. The subject site value exceeds 30% of the total value. This is typical in the area.										
- The measurement of the subject property is in compliance with ANSI Z765-2021.										
- 3 bedrooms have safety latches for security bar windows. 4 bedrooms have no security bar windows.										

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

Supplemental Addendum

File No. V-0037760

Borrower	Juan Najera				
Property Address	6538 Rita Ave				
City	Huntington Park	County	Los Angeles	State	CA Zip Code 90255
Lender/Client	Premier Money Source, Inc.				

The predominant value for the neighborhood vs Appraisal Value : I have searched comparable sales located within a 1-mile radius of the subject during the last 12 months. Based on MLS report, average sale price for 2-4 units was \$716,392, average GLA is 1,758 SF and median sale price/SF is \$421 during the last 12 months. Predominant price is \$720,000 in the subject neighborhood. The subject's GLA (3,050 SF) is larger than average GLA (1,758 SF). That is the reasons why the market value of the subject is higher than the predominant price in the subject neighborhood. However, there are sufficient number of sales having competing GLA in the area. The subject is not over-improved in the area. Thus, no adverse marketability of the subject is noticed.

1) SUBJECT NEIGHBORHOOD: The subject neighborhood consists of mostly single family residences with some 2-4 unit dwellings, apartments showing similar age and quality. 2-4 units in this neighborhood are very conforming and typical for a residential neighborhood. The accessibility of shopping, school, transportation, and freeway access is good.

2) SUBJECT SITE: The subject site is a level lot, rectangular in shape, is completely landscaped with irrigation, side and rear fencing. The subject property is located on a residential area.

3) SUBJECT CONDITION OF IMPROVEMENTS: The subject is of Q4 quality and in C4 condition.

4) COST APPROACH: The Cost Approach is based on the present replacement cost to replace the building with another building with the same utility. The Cost Approach is given the least weight because the Cost Approach is the estimate of depreciation which is most difficult to ascertain when appraising older improvements like the subject property.

5) SALES COMPARISON APPROACH: The Sales Comparison Approach is the main supporter of value. It is primarily based on sales of similar type properties in the subject area, this is known as the principle of substitution. The adjustments being made for the differences in the comparables, compared to the subject property, is based on an extensive research of Paired Sales Analysis. This determines what the market would return in value, of that particular difference, or possible amenities, to the property. This is known as the principle of contribution. The greatest weight was given to the most similar sale, or sales, as noted in the report.

6) INCOME APPROACH: The subject is a 4-unit property. Typically, the Income Approach provides the strongest and most valid indication of value for an income property. Investors generally favor this method when considering the purchase of an income property. The subject property is a rental property. However, indicative value of small income residential properties based on GRM analysis are less reliable than by Sales Comparison Approach, the Income Approach is given a secondary weight.

7) FINAL RECONCILIATION: After reviewing and analyzing all three approaches, The Cost Approach, The Sales Comparison Approach and Income Approach, we consider The Sales Comparison Approach to be the strongest supporter of value for the subject property. The Income Approach and Cost Approach are considered supportive.

8) Extraordinary Assumption: It is assumed that all structures, given value in this report are legally permitted as stated in this report. The land is assumed to have no unknown geological or environmental adverse issues. The physical characteristics of the comparables were either verified through county records, multiple listing service, and or homeowner verification, assumed to be as stated. The current zoning is assumed to be as stated in this report. The legal age of the subject is assumed to be as stated. The type of foundation is assumed to be as stated. If any of these items are found to be not true and correct, I reserve the right to change my appraisal. The preliminary title report has not been provided to us by the client. The reader should consult an attorney or title company for any other information and/or data in regarding the property ownership and other relevant history.

Market Conditions Addendum to the Appraisal Report

002320
File No. V-0037760

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 **6538 Rita Ave** City **Huntington Park** State **CA** ZIP Code **90255**

Borrower **Juan Najera**

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)	109	64	41	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	18.17	21.33	13.67	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	44	45	72	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.4	2.1	5.3	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" 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	680,000	700,000	689,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	16	15	16	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	725,000	675,000	798,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	36	22	20	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	104.62%	101.85%	100.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **Seller concessions such as closing costs are in a stable trend in the subject neighborhood. The typical concession in the subject neighborhood is close to 0%.**

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).

There found a few bank foreclosure offered for sale. However, they are insignificant and make only a little effect on market values in the subject neighborhood.

Cite data sources for above information. **Market condition analysis is based on MLS search for 2 to 4-units in 3-mile radius.**

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.

Based on the above data, the subject market area is showing a stable trend in sale price in the last 12 months.

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

Project Name: **N/A**

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

esign.alamode.com/verify Serial:CEC5E89D

Signature	Signature
Appraiser Name Sang Jin Han	Supervisory Appraiser Name
Company Name Prime Appraisals and Consulting, Inc	Company Name
Company Address 620 S. Gramercy Pl, #209, Los Angeles, CA 90005	Company Address
State License/Certification # AG043183 State CA	State License/Certification # AG043183 State
Email Address stevh813@gmail.com	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Subject Photo Page

Borrower	Juan Najera				
Property Address	6538 Rita Ave				
City	Huntington Park	County	Los Angeles	State	CA Zip Code 90255
Lender/Client	Premier Money Source, Inc.				



Subject Front

6538 Rita Ave



Subject Rear



Bathroom 1

(Unit #1)

Subject Photo Page

Borrower	Juan Najera				
Property Address	6538 Rita Ave				
City	Huntington Park	County	Los Angeles	State	CA Zip Code 90255
Lender/Client	Premier Money Source, Inc.				



CO/Smoke Detector

6538 Rita Ave

(Unit #1)



Bedroom 1

(Unit #1)



Kitchen

(Unit #1)

Subject Photo Page

Borrower	Juan Najera				
Property Address	6538 Rita Ave				
City	Huntington Park	County	Los Angeles	State	CA Zip Code 90255
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Bedroom 2

6538 Rita Ave

(Unit #1)



Bathroom 2

(Unit #1)



Living Room

(Unit #1)

Subject Photo Page

Borrower	Juan Najera						
Property Address	6538 Rita Ave						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc.						



Dining Area

6538 Rita Ave

(Unit #1)



Water Heater

(Unit #1)



Bedroom

(Unit #2)

Subject Photo Page

Borrower	Juan Najera				
Property Address	6538 Rita Ave				
City	Huntington Park	County	Los Angeles	State	CA Zip Code 90255
Lender/Client	Premier Money Source, Inc.				



Safety Latch

6538 Rita Ave

(Unit #2)



Bathroom

(Unit #2)



Dining Area

(Unit #2)

Subject Photo Page

Borrower	Juan Najera				
Property Address	6538 Rita Ave				
City	Huntington Park	County	Los Angeles	State	CA Zip Code 90255
Lender/Client	Premier Money Source, Inc.				



Kitchen

6538 Rita Ave

(Unit #2)



Living Room

(Unit #2)



CO/Smoke Detector

(Unit #2)

Subject Photo Page

Borrower	Juan Najera				
Property Address	6538 Rita Ave				
City	Huntington Park	County	Los Angeles	State	CA Zip Code 90255
Lender/Client	Premier Money Source, Inc.				



Water Heater

6538 Rita Ave

(Unit #2)



Kitchen

(Unit #3)



Dining Area

(Unit #3)

Subject Photo Page

Borrower	Juan Najera						
Property Address	6538 Rita Ave						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc.						



Living Room

6538 Rita Ave

(Unit #3)



Bedroom 1

(Unit #3)



CO/Smoke Detector

(Unit #3)

Subject Photo Page

Borrower	Juan Najera				
Property Address	6538 Rita Ave				
City	Huntington Park	County	Los Angeles	State	CA Zip Code 90255
Lender/Client	Premier Money Source, Inc.				



Bedroom 2

6538 Rita Ave

(Unit #3)



Bathroom (Angle 1)

(Unit #3)



Bathroom (Angle 2)

(Unit #3)

Subject Photo Page

Borrower	Juan Najera				
Property Address	6538 Rita Ave				
City	Huntington Park	County	Los Angeles	State	CA Zip Code 90255
Lender/Client	Premier Money Source, Inc.				



Water Heater

6538 Rita Ave

(Unit #3)



Bathroom 1

(Unit #4)



Bedroom 1

(Unit #4)

Subject Photo Page

Borrower	Juan Najera				
Property Address	6538 Rita Ave				
City	Huntington Park	County	Los Angeles	State	CA Zip Code 90255
Lender/Client	Premier Money Source, Inc.				



CO/Smoke Detector

6538 Rita Ave

(Unit #4)



Safety Latch 1

(Unit #4)



Bedroom 2

(Unit #4)

Subject Photo Page

Borrower	Juan Najera				
Property Address	6538 Rita Ave				
City	Huntington Park	County	Los Angeles	State	CA Zip Code 90255
Lender/Client	Premier Money Source, Inc.				



Bathroom 2

6538 Rita Ave

(Unit #4)



Safety Latch 2

(Unit #4)



Living Room

(Unit #4)

Subject Photo Page

Borrower	Juan Najera				
Property Address	6538 Rita Ave				
City	Huntington Park	County	Los Angeles	State	CA Zip Code 90255
Lender/Client	Premier Money Source, Inc.				



Kitchen

6538 Rita Ave

(Unit #4)



Dining Area

(Unit #4)



Water Heater

(Unit #4)

Subject Photo Page

Borrower	Juan Najera						
Property Address	6538 Rita Ave						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc.						



Unfinished Basement

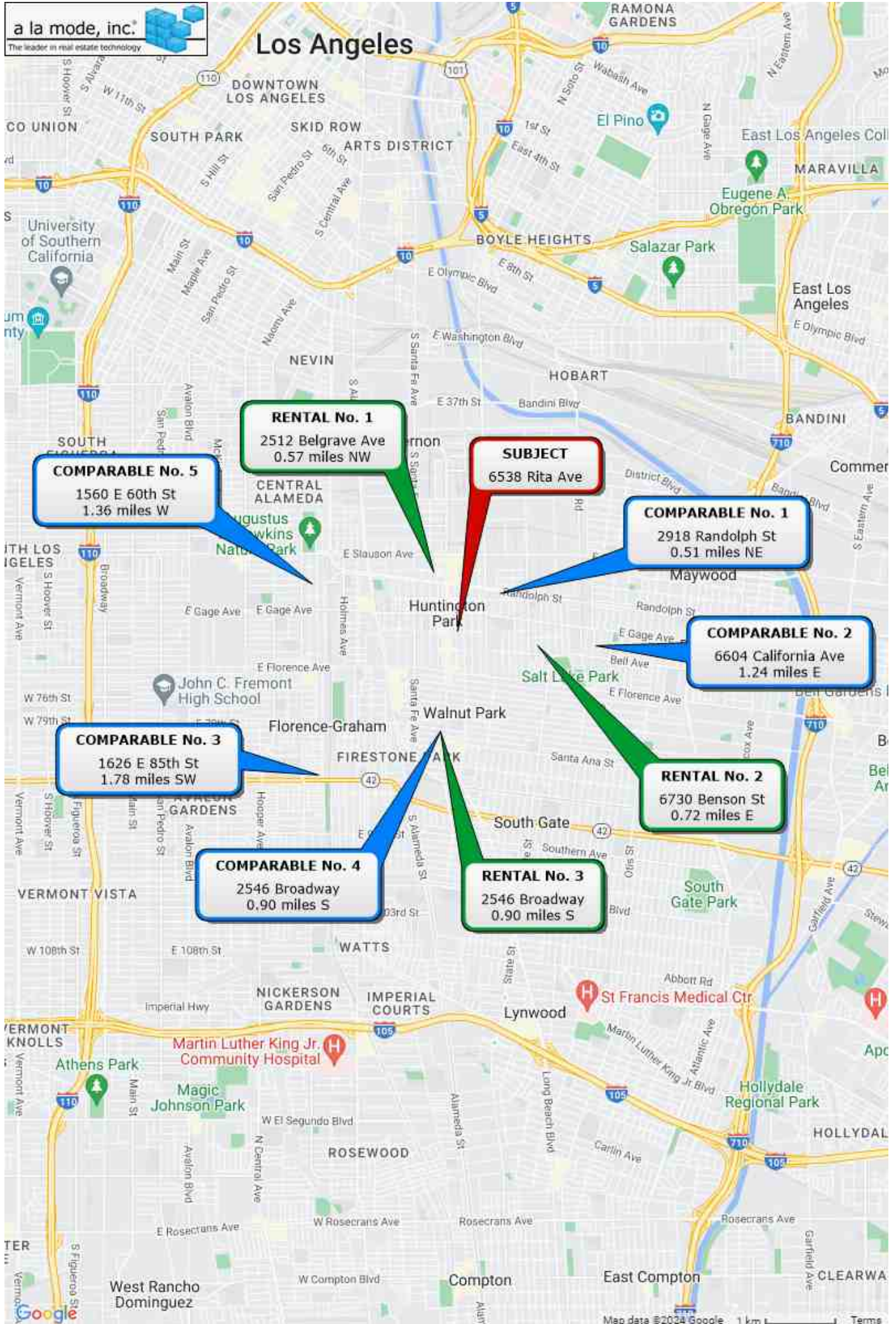
6538 Rita Ave



Subject Street

Location Map

Borrower	Juan Najera			
Property Address	6538 Rita Ave			
City	Huntington Park	County Los Angeles	State CA	Zip Code 90255
Lender/Client	Premier Money Source, Inc.			



Rental Photo Page

Borrower	Juan Najera				
Property Address	6538 Rita Ave				
City	Huntington Park	County	Los Angeles	State	CA Zip Code 90255
Lender/Client	Premier Money Source, Inc.				



Rental 1

2512 Belgrave Ave

0.57 miles NW

2,054

76



Rental 2

6730 Benson St

0.72 miles E

1,498

96



Rental 3

2546 Broadway

0.90 miles S

2,939

100



Comparable Photo Page

Borrower	Juan Najera				
Property Address	6538 Rita Ave				
City	Huntington Park	County	Los Angeles	State	CA Zip Code 90255
Lender/Client	Premier Money Source, Inc.				



Comparable 1

2918 Randolph St



Comparable 2

6604 California Ave



Comparable 3

1626 E 85th St

Comparable Photo Page

Borrower	Juan Najera				
Property Address	6538 Rita Ave				
City	Huntington Park	County	Los Angeles	State	CA Zip Code 90255
Lender/Client	Premier Money Source, Inc.				



Comparable 4

2546 Broadway



Comparable 5

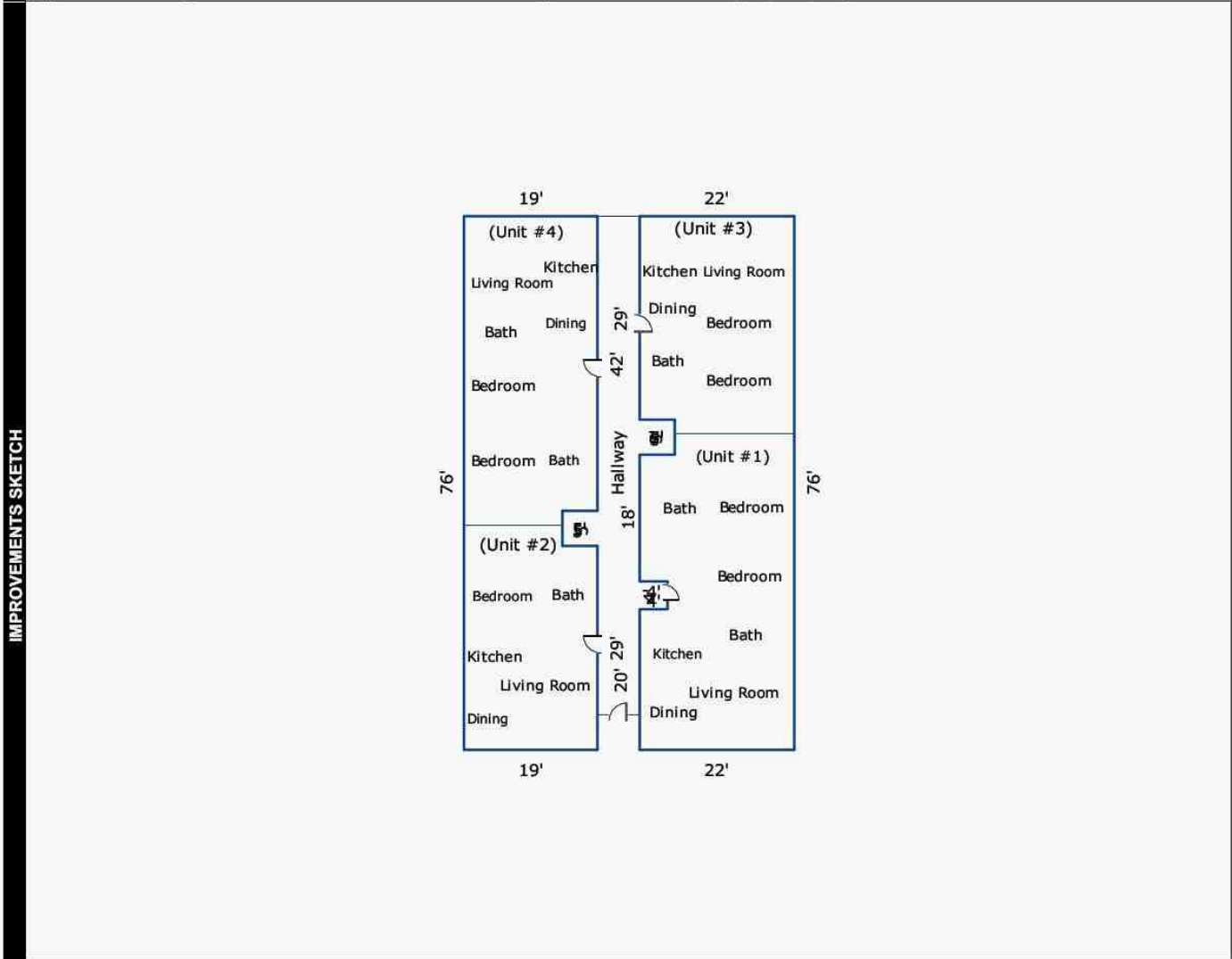
1560 E 60th St

Comparable 6

Building Sketch

SKETCH/AREA TABLE ADDENDUM

SUBJECT	Property Address			
	City	County Los Angeles	State CA	Zip
	Borrower			
	Lender/Client			
	Appraiser Name Sang Jin Han	Appr Address 620 S Gramercy Pl, #209, L.A, CA 90005		



Comments:

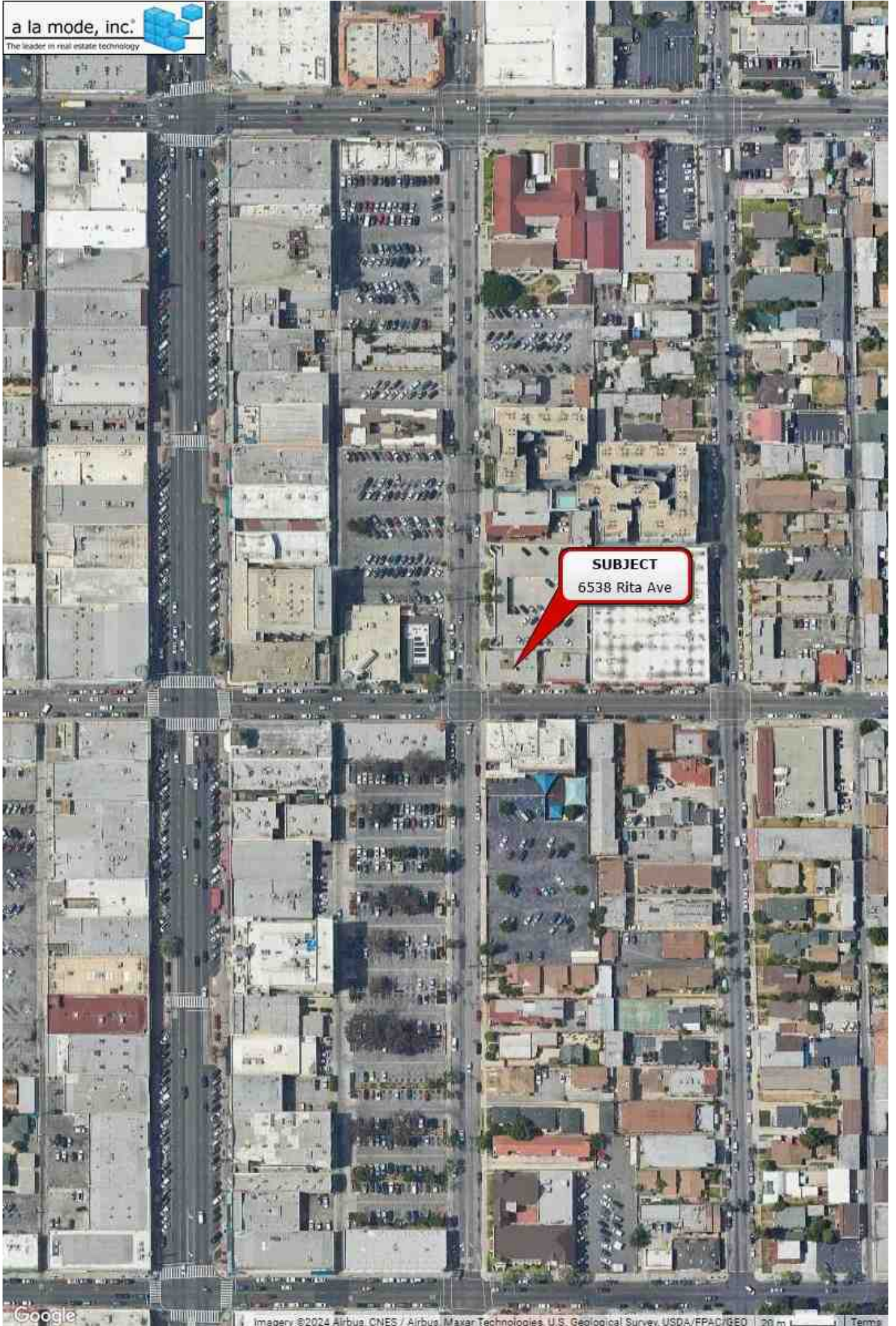
AREA CALCULATIONS

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GLA1	First Floor	1419.0		First Floor		
	First Floor	1631.0	3050.0	19.0 x	42.0	798.0
				5.0 x	14.0	70.0
				19.0 x	29.0	551.0
				22.0 x	29.0	638.0
				20.0 x	22.0	440.0
				4.0 x	18.0	72.0
				18.0 x	22.0	396.0
				5.0 x	17.0	85.0
	Net LIVABLE Area	(rounded)	3050	8 Items	(rounded)	3050



Aerial Map

Borrower	Juan Najera						
Property Address	6538 Rita Ave						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc.						



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.

Real Estate Appraiser License

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

Sang Jin Han

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

“Certified General 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: AG 043183

Effective Date: October 17, 2023
Date Expires: October 16, 2025


Angela Jemmott, Bureau Chief, BREA

3072286

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

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)

[X] Great American Assurance Company

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

Policy Number: RAP3667408-23 Renewal of: RAP3667408-22

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

Item 1. Named Insured: Sang Jin Han

Item 2. Address: 620 S Gramercy Pl, #209 City, State, Zip Code: LOS ANGELES, CA 90005

Item 3. Policy Period: From 11/21/2023 To 11/21/2024 (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: \$ 850.00

Item 7. Retroactive Date (if applicable): 11/21/2007

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 CA (10/13) IL7324 (07/21) D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)

Signature of Authorized Representative