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|------------------|-----------------------------------|--|
| Borrower | Alvarez, Manuel | File No. 2228 |
| Property Address | 2228 W 73rd St | |
| City | Los Angeles | County Los Angeles State CA Zip Code 90043 |
| Lender/Client | Premier Money Source Incorporated | |

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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

- 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.
- Unless otherwise indicated, I have performed no 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 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).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being

appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-90

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The intended user of this appraisal report is **Premier Money Source Incorporated**. The intended user is to evaluate the property that is the subject of this appraisal for a estimate of opinion of market value, subject to the stated scope of work, purpose of the appraisal. Reporting requirements of this appraisal report form and definition of market value. As of the effective date of this report, Ira P Bienenfeld (Certified Licensed Real Estate Appraiser State Of California) has completed the minimum requirements of continuing education, and in accordance with the competency provision of USPAP, I certify that my knowledge and experiance are sufficient to allow me to complete this appraisal assignment.

esign.alamode.com/verify Serial: B9BEB541

APPRAISER:

Signature:

Name: Ira P Bienenfeld

State Certification #: AR001609

or State License #: _____

State: CA Expiration Date of Certification or License: 03/07/2025

Date of Signature and Report: 09/12/2024

Effective Date of Appraisal: 09/12/2024

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 09/12/2024

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____



APPRAISAL OF REAL PROPERTY

LOCATED AT:

2228 W 73rd St
Tract # 1924 Lot 6 Blk 8 M.B. 23-46-47
Los Angeles, CA 90043

FOR:

Premier Money Source Incorporated
3334 E Coast Hwy
Corona Del Mar, CA 92625

AS OF:

09/12/2024

BY:

Ira P Bienenfeld

SUMMARY OF SALIENT FEATURES

| | | |
|------------------------------------|-------------------------|--|
| SUBJECT INFORMATION | Subject Address | 2228 W 73rd St |
| | Legal Description | Tract # 1924 Lot 6 Blk 8 M.B. 23-46-47 |
| | City | Los Angeles |
| | County | Los Angeles |
| | State | CA |
| | Zip Code | 90043 |
| | Census Tract | 2352.01 |
| | Map Reference | 703-G1 LA |
| SALES PRICE | Sale Price | \$ 775,000 |
| | Date of Sale | 08/07/2024 |
| CLIENT | Borrower | Alvarez, Manuel |
| | Lender/Client | Premier Money Source Incorporated |
| DESCRIPTION OF IMPROVEMENTS | Size (Square Feet) | 1,963 |
| | Price per Square Foot | \$ 394.80 |
| | Location | N;Res; |
| | Age | 92 |
| | Condition | C5 |
| | Total Rooms | 5 |
| | Bedrooms | 3 |
| | Baths | 2.0 |
| APPRAISER | Appraiser | Ira P Bienenfeld |
| | Date of Appraised Value | 09/12/2024 |
| VALUE | Final Estimate of Value | \$ 715,000 |

Uniform Residential Appraisal Report

Alvarez File # 2228

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.

Property Address 2228 W 73rd St City Los Angeles State CA Zip Code 90043
Borrower Alvarez, Manuel Owner of Public Record HR Sherburne Inc 401K Profit Sharin County Los Angeles
Legal Description Tract # 1924 Lot 6 Blk 8 M.B. 23-46-47
Assessor's Parcel # 4009-008-006 Tax Year 2023 R.E. Taxes \$ 9,816
Neighborhood Name Los Angeles Map Reference 703-G1 LA Census Tract 2352.01
Occupant [] Owner [] Tenant [x] Vacant Special Assessments \$ 0 [] PUD HOA \$ 0 [] per year [] per month
Property Rights Appraised [x] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [x] Purchase Transaction [] Refinance Transaction [] Other (describe)
Lender/Client Premier Money Source Incorporated Address 3334 E Coast Hwy, 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? [x] Yes [] No
Report data source(s) used, offering price(s), and date(s). DOM 57;MLS #24-403153, \$789,000 06/13/2024 to 08/09/2024 (Pending) Contract price \$775,000.

I [x] 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. REO sale;The appraiser did analyze the purchase contract due to the fact that the purchase contract was supplied to the appraiser.
The buyers initial deposit is \$20,000. The close escrow shall occur on 08/21/2024 or earlier after acceptance.
Contract Price \$ 775,000 Date of Contract 08/07/2024 Is the property seller the owner of public record? [x] Yes [] No Data Source(s) RealQuest/NDC
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 [x] No
If Yes, report the total dollar amount and describe the items to be paid. \$0;:

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Table with columns: Neighborhood Characteristics, One-Unit Housing Trends, One-Unit Housing, Present Land Use %
Location [] Urban [x] Suburban [] Rural Property Values [] Increasing [x] Stable [] Declining PRICE AGE One-Unit 75 %
Built-Up [x] Over 75% [] 25-75% [] Under 25% Demand/Supply [] Shortage [x] In Balance [] Over Supply \$ (000) (yrs) 2-4 Unit 13 %
Growth [] Rapid [x] Stable [] Slow Marketing Time [x] Under 3 mths [] 3-6 mths [] Over 6 mths 525 Low 0 Multi-Family 5 %
Neighborhood Boundaries The subject property is located north of Manchester Ave between the city of 1,195 High 112 Commercial 5 %
Inglewood to the west and Normandie Ave to the east and south of Florence Ave. 745 Pred. 99 Other 2 %
Neighborhood Description See attached addenda. Other School 1% Park % Industry 1%

Market Conditions (including support for the above conclusions) The homes in the subject property's marketing area generally sell with conventional financing and FHA financing for 3.5% to 20% down. The sellers concessions of approximately 3% is typical for the subject property's marketing area.

Dimensions 50.00 X 134.00 X 50.00 X 134.00 Area 6701 sf Shape Rectangular View N;Res;
Specific Zoning Classification LAR1 Zoning Description Single Family Residence
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 The highest
and best use for the subject property is a single family residence due to the zoning.

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [x] [] Water [x] [] Street Concrete [x] []
Gas [x] [] Sanitary Sewer [x] [] Alley None [] []
FEMA Special Flood Hazard Area [] Yes [x] No FEMA Flood Zone X FEMA Map # 06037C1777G FEMA Map Date 12/21/2018
Are the utilities and 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.)? [] Yes [x] No If Yes, describe
The appraiser noted no adverse site conditions or external factors at the time of the inspection. The appraiser noted no easements, encroachments or environmental conditions at the time of the inspection.

Table with columns: General Description, Foundation, Exterior Description materials/condition, Interior materials/condition
Units [x] One [] One with Accessory Unit [] Concrete Slab [x] Crawl Space Foundation Walls Concrete/Avg Floors None
of Stories 1 [] Full Basement [] Partial Basement Exterior Walls Stucco/Avg Walls Plaster/Avg
Type [x] Det. [] Att. [] S-Det./End Unit Basement Area 0 sq.ft. Roof Surface Tile/Hot/Avg Trim/Finish Wood/Paint/Avg
[x] Existing [] Proposed [] Under Const. Basement Finish 0 % Gutters & Downspouts Aluminum/Avg Bath Floor None
Design (Style) Spanish [] Outside Entry/Exit [] Sump Pump Window Type None Bath Wainscot None
Year Built 1932 Evidence of [] Infestation Storm Sash/Insulated None Car Storage [] None
Effective Age (Yrs) 30 [] Dampness [] Settlement Screens None [x] Driveway # of Cars 1
Attic [] None Heating [] FWA [] HWBB [] Radiant Amenities [] Woodstove(s) # 0 Driveway Surface Unimproved
[] Drop Stair [] Stairs [x] Other None Fuel Gas [x] Fireplace(s) # 1 [] Fence None [] Garage # of Cars 0
[] Floor [x] Scuttle Cooling [] Central Air Conditioning [] Patio/Deck None [x] Porch Covered [] Carport # of Cars 0
[] Finished [] Heated [] Individual [x] Other None [] Pool None [] Other None [] Att. [] Det. [] Built-in

Appliances [] Refrigerator [] Range/Oven [] Dishwasher [] Disposal [] Microwave [] Washer/Dryer [] Other (describe)
Finished area above grade contains: 5 Rooms 3 Bedrooms 2.0 Bath(s) 1,637 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) Fireplace(1), Covered Porch

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C5;No updates in the prior 15 years;See attached addenda.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [] Yes [x] No If Yes, describe
The appraiser noted no physical deficiencies or adverse conditions that affect livability, soundness, or structural integrity at the time of the inspection.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [x] Yes [] No If No, describe
The subject property generally conforms to the neighborhood.

Uniform Residential Appraisal Report

Alvarez
File # 2228

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|---|---------|--|---------------------|--|--|--|--|-----------------------------------|--|
| There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 750,000 to \$ 1,200,000 | | | | | | | | | |
| There are 14 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 700,000 to \$ 1,185,000 | | | | | | | | | |
| FEATURE | SUBJECT | COMPARABLE SALE # 1 | COMPARABLE SALE # 2 | COMPARABLE SALE # 3 | | | | | |
| Address 2228 W 73rd St Los Angeles, CA 90043 | | Address 2926 W 73rd St Los Angeles, CA 90043 | | Address 3207 W 78th St Los Angeles, CA 90043 | | Address 3150 W 74th St Los Angeles, CA 90043 | | | |
| Proximity to Subject | | 0.38 miles W | | 0.66 miles SW | | 0.55 miles W | | | |
| Sale Price | | \$ 775,000 | | \$ 700,000 | | \$ 730,000 | | \$ 725,000 | |
| Sale Price/Gross Liv. Area | | \$ 394.80 sq.ft. | | \$ 422.96 sq.ft. | | \$ 448.95 sq.ft. | | \$ 473.55 sq.ft. | |
| Data Source(s) | | MLS #24137658;DOM 0 | | MLS #G24013008MR;DOM 50 | | MLS #SR23195700MR;DOM 43 | | | |
| Verification Source(s) | | Document #517429 | | Document #281476 | | Document #55516 | | | |
| VALUE ADJUSTMENTS | | DESCRIPTION | | DESCRIPTION | | DESCRIPTION | | DESCRIPTION | |
| | | +(-) \$ Adjustment | | +(-) \$ Adjustment | | +(-) \$ Adjustment | | +(-) \$ Adjustment | |
| Sales or Financing Concessions | | ArmLth Conv;0 | | ArmLth Cash;0 | | ArmLth Conv;0 | | | |
| Date of Sale/Time | | s08/24;c07/24 | | s04/24;c04/24 | | s01/24;c01/24 | | | |
| Location | | N;Res; | | N;Res; | | N;Res; | | | |
| Leasehold/Fee Simple | | Fee Simple | | Fee Simple | | Fee Simple | | | |
| Site | | 6701 sf | | 6702 sf | | 5417 sf | | 5535 sf | |
| View | | N;Res; | | N;Res; | | N;Res; | | | |
| Design (Style) | | DT1;Spanish | | DT1;Traditional | | DT1;Traditional | | DT1;Spanish | |
| Quality of Construction | | Q4 | | Q4 | | Q4 | | | |
| Actual Age | | 92 | | 102 | | 88 | | 93 | |
| Condition | | C5 | | C5 | | C5 | | C5 | |
| Above Grade | | Total Bdrms. Baths | | Total Bdrms. Baths | | Total Bdrms. Baths | | Total Bdrms. Baths | |
| Room Count | | 5 3 2.0 | | 6 3 2.0 | | 6 3 2.0 | | 5 3 2.0 | |
| Gross Living Area | | 1,637 sq.ft. | | 1,655 sq.ft. | | 1,626 sq.ft. | | 1,531 sq.ft. | |
| Basement & Finished Rooms Below Grade | | 0sf | | 0sf | | 0sf | | 0sf | |
| Functional Utility | | Obsolescence | | Obsolescence | | Obsolescence | | Obsolescence | |
| Heating/Cooling | | None/None | | None/None | | Fau/Central | | None/None | |
| Energy Efficient Items | | None Noted | | None Noted | | None Noted | | None Noted | |
| Garage/Carport | | 2gbi1dw | | 2gd1dw | | 2gd1dw | | 2gd1dw | |
| Porch/Patio/Deck | | Pch/None/None | | Pch/None/None | | Pch/None/None | | Pch/None/None | |
| Fireplace(s) | | Fireplace(1) | | Fireplace(1) | | Fireplace(1) | | Fireplace(1) | |
| ADU | | None | | None | | None | | None | |
| Assessor's Parcel Number | | 4009-008-006 | | 4009-005-006 | | 4012-010-025 | | 4012-003-026 | |
| Net Adjustment (Total) | | + - \$ | | -27,000 | | + - \$ | | -27,300 | |
| Adjusted Sale Price of Comparables | | Net Adj. 3.9% Gross Adj. 3.9% | | Net Adj. 3.9% Gross Adj. 3.9% | | Net Adj. 3.7% Gross Adj. 5.8% | | Net Adj. 1.0% Gross Adj. 5.9% | |
| I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain | | The appraiser researched the sale or transfer history of the subject property and the sales comparables. | | | | | | | |
| My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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) Real Quest/NDC/MLS | | | | | | | | | |
| My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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) Real Quest/NDC/MLS | | | | | | | | | |
| 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 | | 04/19/2024 | | | | | | | |
| Price of Prior Sale/Transfer | | \$870,053 | | | | | | | |
| Data Source(s) | | Real Quest/NDC/MLS | | Real Quest/NDC/MLS | | Real Quest/NDC/MLS | | Real Quest/NDC/MLS | |
| Effective Date of Data Source(s) | | 09/12/2024 | | 09/12/2024 | | 09/12/2024 | | 09/12/2024 | |
| Analysis of prior sale or transfer history of the subject property and comparable sales | | The subject property transferred title 04/19/2024 for \$870,053 from Global Capital Resources JAS LLC to HR Sherburne Inc 401K Profit Sharin & Glassco Brad & Financial in a grant deed deed of trust as a resale. | | | | | | | |
| Summary of Sales Comparison Approach | | See attached addenda. | | | | | | | |
| Indicated Value by Sales Comparison Approach \$ | | 715,000 | | | | | | | |
| Indicated Value by: Sales Comparison Approach \$ | | 715,000 | | Cost Approach (if developed) \$ | | 722,441 | | Income Approach (if developed) \$ | |
| The greatest weight was given to the sales comparison approach as it tends to give the best indication of current market value. The cost approach was less applicable due to the difficulty in estimating accrued depreciation. The income approach is typically not credible due to lack of rental data. | | | | | | | | | |
| This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. This appraisal is made "as is". | | | | | | | | | |
| The appraiser made no conditions in this appraisal report. All above sales comparables are adjusted to reflect a cash equivalency. | | | | | | | | | |
| 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 | | | | | | | | | |
| \$ 715,000 , as of 09/12/2024 , which is the date of inspection and the effective date of this appraisal. | | | | | | | | | |

Uniform Residential Appraisal Report

Alvarez
File # 2228

The intended user of this appraisal report is **Premier Money Source Incorporated**. 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 this appraisal report form and definition of market value. No additional intended users are identified by the appraiser.

The following normal assumptions are made as part of this appraisal report. All data sources including multiple listing service are correct, the interior and exterior portions of the comparables not inspected are consistent with the inspected or known condition and there are no unknown items that would have an adverse effect on values.

The cost approach to market value should not be considered to be consistent in either application or results to a cost approach to insurable value, partially due to the different assumptions inherent in these different definitions of value. Insurers and home owners are specifically warned that the numbers and the values contained in this report are not intended to and may have very little relationship to insurable values. Use of such numbers for replacement costs may result in insufficient insurance coverage and loss in the event of property loss.

After receiving the assignment, a preliminary search was made to determine market trends and other significant factors pertaining to the subject property. A physical observation of the property was performed. Although due diligence was exercised, the appraiser is not an expert in such matters as hazardous waste, soil slippage, septic system integrity, project feasibility and other legal issues. The appraiser assumes no responsibility for those items. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections with the final opinion of value being subject to a licensed professional's findings. A detailed review of market sales extracted from various sources included real estate brokers and agents, principals, county records, multiple listing services, other appraisers and appraiser's files was undertaken by the appraiser. Relevant market factors were weighed and their influences on the subject considered in the direct sales comparison analysis. The income approach method is not applicable and was not developed. Appraiser cannot guarantee that property is free of encroachments or easements, and recommends further investigation and survey if required by the lender. Appraiser's conclusion of value is based upon the assumption that there are no hidden or unapparent conditions of the property. Appraiser makes no representations, guarantees or warranties.

If there is a cost to cure it should be noted that the actual cost to cure may be significantly more or less than this amount, and the client is advised to contact the appropriate licensed professionals for an exact estimate for cost to cure. The reader is directed to limiting condition 5 on page 4 of this report to understand the limitations on the appraiser's responsibilities relative to hidden or unapparent physical deficiencies or adverse conditions of the property. The appraisal should not be relied on as a substitute for a home inspection. If client has concerns as to the exact monetary cost to cure, they are advised to contact the appropriate licensed professionals.

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) The land value in the cost approach is by the abstraction method.

| | |
|--|--|
| ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW Source of cost data buliding.cost.net Quality rating from cost service Good Effective date of cost data 2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The replacement costs was taken from building.cost.net and the marshall & swift cost handbook. The remaining economic life is approximately 50 years. The subject property's land value ratio to the subject property's improvement value ratio is typical for the subject property's marketing area. Estimated Remaining Economic Life (HUD and VA only) 50 Years | OPINION OF SITE VALUE -----=\$ 475,000 DWELLING 1,637 Sq.Ft. @ \$ 201.50 -----=\$ 329,856 Sq.Ft. @ \$ -----=\$ ----- Garage/Carport 475 Sq.Ft. @ \$ 70.00 -----=\$ 33,250 Total Estimate of Cost-New -----=\$ 363,106 Less Physical Functional External Depreciation 136,165 7,500 -----=\$(143,665) Depreciated Cost of Improvements -----=\$ 219,441 "As-is" Value of Site Improvements -----=\$ 28,000 INDICATED VALUE BY COST APPROACH -----=\$ 722,441 |
|--|--|

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)? 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. _____

Uniform Residential Appraisal Report

Alvarez
File # 2228

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.

Uniform Residential Appraisal Report

Alvarez
File # 2228

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.



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Uniform Residential Appraisal Report

Alvarez
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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.

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APPRAISER Ira P Bienenfeld
Signature [Handwritten Signature]
Name Ira P Bienenfeld
Company Name Bien Appraisers
Company Address 1021 W Yorktown Ave, Montebello, CA 90640
Telephone Number 323-888-2100
Email Address bienappraisers@bienappraisers.com
Date of Signature and Report 09/12/2024
Effective Date of Appraisal 09/12/2024
State Certification # AR001609
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 03/07/2025

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

ADDRESS OF PROPERTY APPRAISED
2228 W 73rd St
Los Angeles, CA 90043
APPRAISED VALUE OF SUBJECT PROPERTY \$ 715,000

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

LENDER/CLIENT
Name No AMC
Company Name Premier Money Source Incorporated
Company Address 3334 E Coast Hwy, Corona Del Mar, CA 92625
Email Address christina@premiermoneysource.com

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

Alvarez
File # 2228

| FEATURE | SUBJECT | COMPARABLE SALE # 10 | COMPARABLE SALE # 11 | COMPARABLE SALE # 12 | |
|---------------------------------------|---|---|---|---|--------------------|
| Address | 2228 W 73rd St Los Angeles, CA 90043 | 2117 W 78th Pl Los Angeles, CA 90047 | 2133 W 74th St Los Angeles, CA 90047 | 2016 W 74th St Los Angeles, CA 90047 | |
| Proximity to Subject | | 0.38 miles SE | 0.12 miles E | 0.28 miles E | |
| Sale Price | \$ 775,000 | \$ 1,150,000 | \$ 1,105,000 | \$ 1,085,000 | |
| Sale Price/Gross Liv. Area | \$ 394.80 sq.ft. | \$ 776.50 sq.ft. | \$ 1180.56 sq.ft. | \$ 889.34 sq.ft. | |
| Data Source(s) | | MLS #IV24030725MR;DOM 44 | MLS #PW23221410MR;DOM 40 | MLS #MB23223055MR;DOM 17 | |
| Verification Source(s) | | Document #309335 | Document #111451 | Document #29554 | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) \$ Adjustment | DESCRIPTION | +(-) \$ Adjustment |
| Sales or Financing Concessions | | ArmLth Conv;0 | | ArmLth FHA;0 | |
| Date of Sale/Time | | s05/24;c04/24 | | s02/24;c02/24 | |
| Location | N;Res; | N;Res; | | N;Res; | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | |
| Site | 6701 sf | 6704 sf | 0 | 6701 sf | 0 |
| View | N;Res; | N;Res; | | N;Res; | |
| Design (Style) | DT1;Spanish | DT1;Spanish | | DT1;Spanish | |
| Quality of Construction | Q4 | Q4 | | Q4 | |
| Actual Age | 92 | 96 | 0 | 99 | 0 |
| Condition | C2 | C3 | +50,000 | C2 | |
| Above Grade | Total Bdrms. Baths | Total Bdrms. Baths | | Total Bdrms. Baths | |
| Room Count | 5 3 2.0 | 5 3 2.0 | | 5 3 2.0 | |
| Gross Living Area | 1,963 sq.ft. | 1,481 sq.ft. | +54,225 | 936 sq.ft. | +115,537 |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | | 0sf | |
| Functional Utility | Average | Average | | Average | |
| Heating/Cooling | Fau/Central | Fau/Central | | Fau/Central | |
| Energy Efficient Items | None Noted | None Noted | | None Noted | |
| Garage/Carport | 1dw | 2ga1dw | -20,000 | 1dw | -20,000 |
| Porch/Patio/Deck | Pch/None/None | Pch/None/None | | Pch/None/None | |
| Fireplace(s) | Fireplace(1) | None | +2,500 | None | +2,500 |
| ADU | ADU 468 sf | ADU 980 sf | -57,600 | ADU 1,186 sf | -80,775 |
| Assessor's Parcel Number | 4009-008-006 | 6017-028-021 | 0 | 6017-005-018 | 0 |
| Net Adjustment (Total) | | ⊗ + □ - \$ 29,125 | ⊗ + □ - \$ 37,262 | ⊗ + □ - \$ 3,850 | |
| Adjusted Sale Price of Comparables | | Net Adj. 2.5% Gross Adj. 16.0% \$ 1,179,125 | Net Adj. 3.4% Gross Adj. 18.0% \$ 1,142,262 | Net Adj. 0.4% Gross Adj. 15.1% \$ 1,088,850 | |

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 # 10 | COMPARABLE SALE # 11 | COMPARABLE SALE # 12 |
|----------------------------------|--------------------|----------------------|----------------------|----------------------|
| Date of Prior Sale/Transfer | 04/19/2024 | 05/10/2024 | | 02/01/2023 |
| Price of Prior Sale/Transfer | \$870,053 | \$0 | | \$505,000 |
| Data Source(s) | Real Quest/NDC/MLS | Real Quest/NDC/MLS | Real Quest/NDC/MLS | Real Quest/NDC/MLS |
| Effective Date of Data Source(s) | 09/12/2024 | 09/12/2024 | 09/12/2024 | 09/12/2024 |

Analysis of prior sale or transfer history of the subject property and comparable sales
 ARV sales comparable #4 transferred title 05/10/2024 from Jeimy to Alcidez in a quitcalim deed of trust as a resale. ARV sales comparable #6 transferred title 02/01/2023 for \$505,000 from Smith to GI Property 60 LLC in a grant deed deed of trust as a resale.

ANALYSIS/COMMENTS

ARV sales comparable #4 was adjusted for condition due to the fact that ARV sales comparable #4 has updated bathrooms and has an updated kitchen. ARV sales comparable #4 is listed on the on the county records as consisting of 1,481 square feet of living area, three bedrooms and one full bathroom. After reviewing the MLS and after contacting the real estate agent ARV sales comparable #4 consists of 1,481 square feet of living area, three bedrooms, two full bathrooms, an ADU consisting of 980 square feet, three bedroom and two full bathrooms. ARV sales comparable #4 gross living area is more than 15% lower than the subject property's gross living area and was used in this appraisal report due to the lack of more similar sales comparables that have transferred title in the past twelve months in the subject property's marketing area and similar surrounding areas at the time of the inspection.

ARV Sales comparable #5 is over six months old and was used in this appraisal report due to the lack of more similar sales comparables that have transferred title in the past six months in the subject property's marketing area and similar surrounding areas at the time of the inspection. ARV sales comparable #5 is listed on the on the county records as consisting of 936 square feet of living area, two bedrooms and one full bathroom. After reviewing the MLS and after contacting the real estate agent ARV sales comparable #5 consists of 936 square feet of living area, three bedrooms, two full bathrooms, an ADU consisting of 1,186 square feet, three bedroom and two full bathrooms. ARV sales comparable #5 gross living area is more than 15% lower than the subject property's gross living area and was used in this appraisal report due to the lack of more similar sales comparables that have transferred title in the past twelve months in the subject property's marketing area and similar surrounding areas at the time of the inspection.

ARV sales comparable #6 is over six months old and was used in this appraisal report due to the lack of more similar sales comparables that have transferred title in the past six months in the subject property's marketing area and similar surrounding areas at the time of the inspection. ARV sales comparable #6 is listed on the on the county records as consisting of 1,220 square feet of living area, two bedrooms and one full bathroom. After reviewing the MLS and after contacting the real estate agent ARV sales comparable #6 consists of 1,220 square feet of living area, three bedrooms, two full bathrooms, an ADU consisting of 999 square feet, two bedroom and two full bathrooms. ARV sales comparable #6 gross living area is more than 15% lower than the subject property's gross living area and was used in this appraisal report due to the lack of more similar sales comparables that have transferred title in the past twelve months in the subject property's marketing area and similar surrounding areas at the time of the inspection.

Supplemental Addendum

File No. 2228

| | | | | | | | |
|------------------|-----------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower | Alvarez, Manuel | | | | | | |
| Property Address | 2228 W 73rd St | | | | | | |
| City | Los Angeles | County | Los Angeles | State | CA | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | | | |

• **URAR: Comments On Sales Price**

I am aware of the sales price for the subject property and the subject property's current appraised value does not support the sales price.

• **URAR: Predominant Value**

The subject property's opinion of market value is lower than the predominant value due to the fact that the subject property is inferior in condition compared to the typical single family dwelling in the subject property's marketing area. The subject property is not underimproved for the subject property's marketing area. **This does not appear to have any adverse effect on marketability for the subject property.**

• **URAR: Comments On Marketing Time**

The subject property's marketing time is 30 days to 90 days.

• **URAR: Comments On Exposure Time**

A reasonable exposure time for the subject property developed independently from the stated marketing time is 30 days to 90 days.

• **URAR : Neighborhood - Description**

The subject property is located in the city of Los Angeles. The area is primarily improved with single family dwellings. The single family dwelling range is 0 years to 112 years ranging from 725 square feet to 3,950 square feet. Average density area with typical commercial uses along the main arteries. There are employment centers around the area as well as good access to the San Diego Frwy, the Glenn Anderson Frwy and the Harbor Frwy accessing business districts throughout the city. All support facilities such as markets, shopping malls, police, fire and schools are located in average to good proximity. No adverse conditions noted with average overall marketability.

• **URAR: Subject - Overall Condition of the Property**

The subject property is in fair state of repairs and shows above normal wear and tear. The subject property is in need of general exterior maintenance, windows, interior patch, interior doors, floor covering, install bathrooms and install kitchen. Estimate cost to repair \$75,000. There is functional obsolescence to the subject property's garage due to the fact the subject property's garage in the process of converting the garage into an ADU. Estimate cost to convert back into an adequate garage is \$7,500. The subject property's garage was only given value as a garage in this appraisal report with the cost to convert back into an adequate garage.

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

After researching Real Quest, NDC and the MLS the sales comparables used in this appraisal report were the best available at the time of the inspection.

Sales comparable #1 was adjusted for condition due to the fact that sales comparable #1 has no recent updates in less than average condition. Sales comparable #1 is listed on the county records as consisting of 1,655 square feet of living area, three bedrooms and three full bathrooms. After reviewing the MLS and after contacting the real estate agent sales comparable #1 consists of 1,655 square feet of living area, three bedrooms and two full bathrooms. Sales comparable #1 has similar functional obsolescence compared to the subject property due to the fact sales comparable #1 has a converted garage.

Sales comparable #2 was adjusted for condition due to the fact that sales comparable #2 has no recent updates in less than average condition. Sales comparable #2 has similar functional obsolescence compared to the subject property due to the fact sales comparable #2 has a converted garage. Sales comparable #2 has since been remodeled and is being listed per the MLS #PW24177054MR for \$999,900 as of 08/29/2024.

Sales comparable #3 is over six months old and was used in this appraisal report due to the lack of more similar sales comparables that have transferred title in the past six months in the subject property's marketing area and similar surrounding areas at the time of the inspection. Sales comparable #3 was adjusted for condition due to the fact that sales comparable #3 has no recent updates in less than average condition. Sales comparable #3 has similar functional obsolescence compared to the subject property due to the fact sales comparable #3 has a converted garage. Sales comparable #3 has since been remodeled.

Sales comparable #4 is over six months old and was used in this appraisal report due to the lack of more similar sales comparables that have transferred title in the past six months in the subject property's marketing area and similar surrounding areas at the time of the inspection. Sales comparable #4 was adjusted for condition due to the fact that sales comparable #4 has no recent updates in less than average condition.

Listing comparable #5 was adjusted for external obsolescence due to the fact that listing comparable #5 backs a commercial property. Listing comparable #5 has similar functional obsolescence compared to the subject property due to the fact listing comparable #5 has a converted garage. Listing comparable #5 is under contract for approximately \$750,000 per real estate agent. The real estate agent would not disclose the contract price.

Listing comparable #6 was adjusted for condition due to the fact that listing comparable #6 has no recent updates.

The subject property and the sales comparables used in this appraisal report are considered to be in similar and competing neighborhoods and buyers would see all neighborhoods equally when making a purchasing decision. The adjustment for the sales comparable external obsolescence was obtained by contacting real estate agent in the subject property's marketing area and the appraisers experience in the subject property's neighborhood. There was no adjustment made to the sales comparables for being spanish style single family residence compared to a traditional style single family due to the fact that the typical buyer would consider a spanish style single family residence compared to a traditional style single family residence equally when making a purchasing decision when buying a single family residence in the subject property's marketing area. The subject property gross living adjustments was obtained from paired sales. The multiple listing service and the real estate agents were used to determine the external obsolescence, the view, the quality of construction, the effective age and the condition of the sales comparables and listing comparables used in this appraisal report. Sales comparable #1, sales comparable #2 and sales comparable #3 were given most consideration in the determination of the opinion of market value due to the recent transfer of title, the least amount adjustments for differences and the similarity to the subject property.

• **URAR: ANSI Standard**

Supplemental Addendum

File No. 2228

| | | | | | | | |
|------------------|-----------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower | Alvarez, Manuel | | | | | | |
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| City | Los Angeles | County | Los Angeles | State | CA | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | | | |

The subject property was measured by ANSI standards.

• **URAR: Comments On Land To Value Ratio**

The land to value ratio being greater than 30% of the opinion of market value is typical for the subject property's marketing area.

• **URAR: Adjustments**

3% for being an active listing, \$20,000 for backing a commercial property, \$5 per square feet for lot area, \$5,000 per bedroom, \$112.50 per square feet for living area, \$7,500 for the functional obsolescence of having to convert a garage back into an adequate garage, \$10,000 for forced heating and central air conditioning, \$2,500 for a wall heater, \$10,000 per garage, \$2,500 for a patio, \$2,500 per fireplace, \$125,000 for an ADU and \$112.50 per square feet for living area for the ADU **The method for the adjustments in the sales comparison grid were obtained from market reaction and paired sales.**

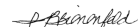
• **URAR: Comments On ARV Market Value**

The subject property's opinion of market value after the complete remodeling of the subject property with an addition of 326 square feet and the ADU with permits is \$1,200,000.

• **URAR: Air Compliance Statement**

" No Employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender, shall influence or attempt to influence the development reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner...

I have not been contacted by anyone other than the intended user (Lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to **Premier Money Source Incorporated.**



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Supplemental Addendum

File No. 2228

| | | | | | | | |
|------------------|-----------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower | Alvarez, Manuel | | | | | | |
| Property Address | 2228 W 73rd St | | | | | | |
| City | Los Angeles | County | Los Angeles | State | CA | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | | | |

It is intended that this report meet or exceed the minimum requirements of the federal institutions reform, recovery and enforcement act of 1989 (FIRREA) as stipulated in title xi, 12 cfr part 34, which are the minimum standards of the office of the comptroller of the currency; the minimum appraisal regulatory laws administered by the california state office of real estate appraisers (OREA), as well as the client's requested guidelines. Any additional requests by third parties must be requested in writing, and may be subject to additional billing to recover the costs associated with such requests.

The purpose of the appraisal is to estimate the opinion of market value of the fee simple interest of the subject property as identified in the report. The intended use is to assist the above named client or any other mortgage lender assigned in underwriting a loan transaction secured by real property. Use of this report by other types of users or for other uses is not intended by the Appraiser. Any potential buyers reading this report are advised to also seek a second opinion by a licensed or certified appraiser.

The reader is hereby advised that this report is not intended to be self contained. The full extent of the research, data collection, analyses and other appraisal processes may not be included in this report as presented. The remainder of any such data is either retained in the workfile or should be readily available to the reader.

The scope of work includes consideration of all three approaches to value as they pertain to the subject property. Only the approaches deemed credible were used. The depth of investigation reflects the nature of the subject property and the intended use of the appraisal and appraisal report:

The subject property is currently used as a single family residence. This appraisal is based on the current use as well as the conclusion of the highest and best use analysis, which is also as a single family residence.

The property was last inspected on the effective date of the appraisal; this is also the date of the report , unless otherwise noted.

Information about the subject property and the comparable sales was obtained from inspection of the subject property, public records sources, public agencies, other subscription data sources, the local multiple listing service, as well as local brokers and other principals in the various transactions.

The area researched for relevant comparable data is limited to the subject's market segment, particularly with regard for the geographic, economic, social, and political boundaries, and the property use and type. Adequate data was available within the subject's market area, unless otherwise noted in the report.

Each of the three approaches to value were developed to the extent that adequate data for that approach exists based on the available data within the subject's market segment. If there is insufficient data for an approach, it is deemed unreliable and irrelevant, and not developed.

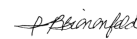
After assembling and analyzing the data, the report was completed and subsequently submitted to the client.

The following normal assumptions are made as part of this appraisal report. All data sources including multiple listing service are correct, the interior and exterior portions of the comparables not inspected are consistent with the inspected or known condition and there are no unknown items that would have an adverse effect on values

All electronic signatures on this report have a security feature maintained by individual passwords for each signing appraiser. No person can alter the appraisal without the exception of the original signing appraiser.

The intended user of this appraisal report is the 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 this appraisal report form and definition of market value. No additional intended users are identified by the appraiser.

I have performed no 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.



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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.

Subject Photos

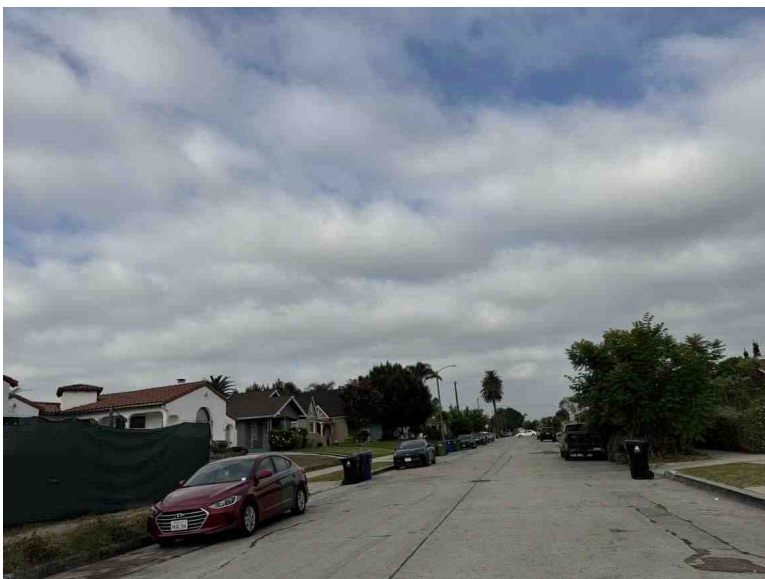
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|------------------|-----------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower | Alvarez, Manuel | | | | | | |
| Property Address | 2228 W 73rd St | | | | | | |
| City | Los Angeles | County | Los Angeles | State | CA | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | | | |



Subject Front
2228 W 73rd St



Subject Rear



Subject Street

Subject Photos

| | | | | | | | |
|------------------|-----------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower | Alvarez, Manuel | | | | | | |
| Property Address | 2228 W 73rd St | | | | | | |
| City | Los Angeles | County | Los Angeles | State | CA | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | | | |



Subject Addition

2228 W 73rd St



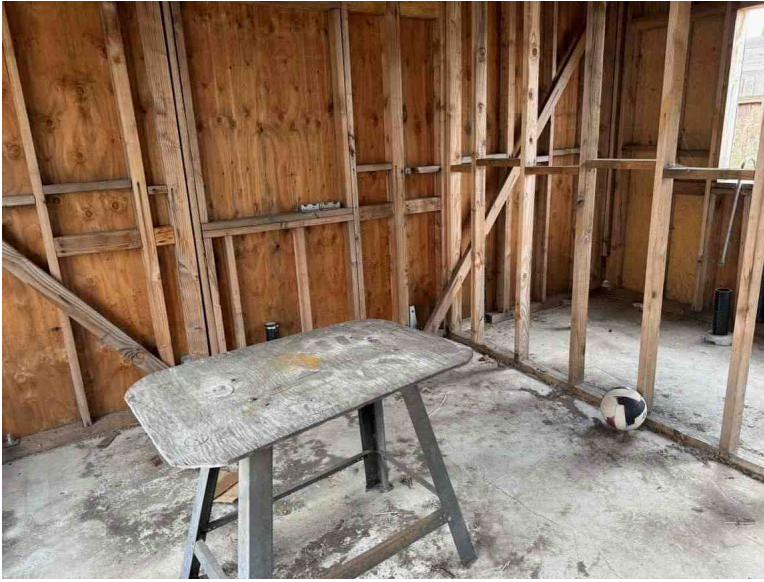
Subject Garage



Subject Garage Interior

Subject Photo Page

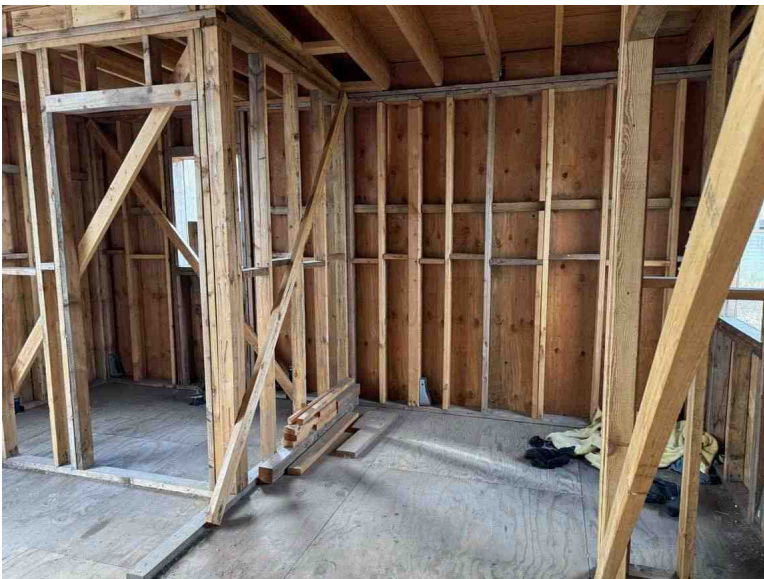
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|------------------|-----------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower | Alvarez, Manuel | | | | | | |
| Property Address | 2228 W 73rd St | | | | | | |
| City | Los Angeles | County | Los Angeles | State | CA | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | | | |



Subject Garage Interior
2228 W 73rd St



Subject Addition



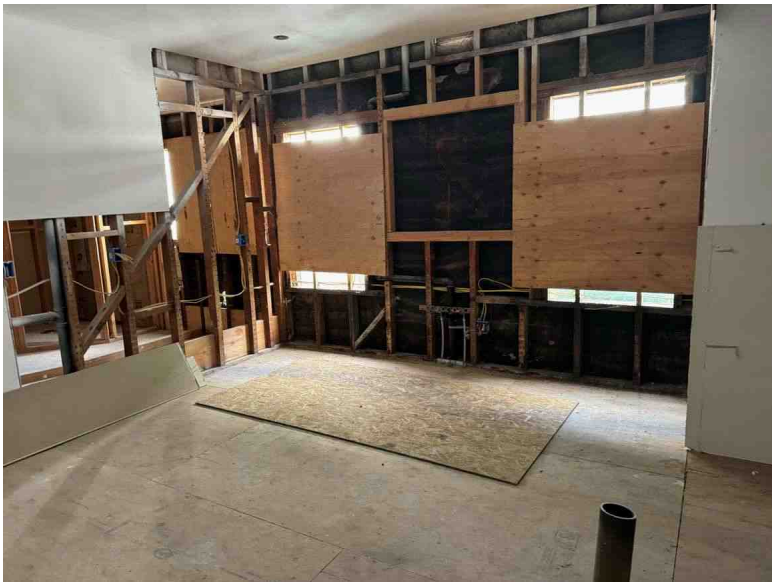
Subject Addition

Subject Photo Page

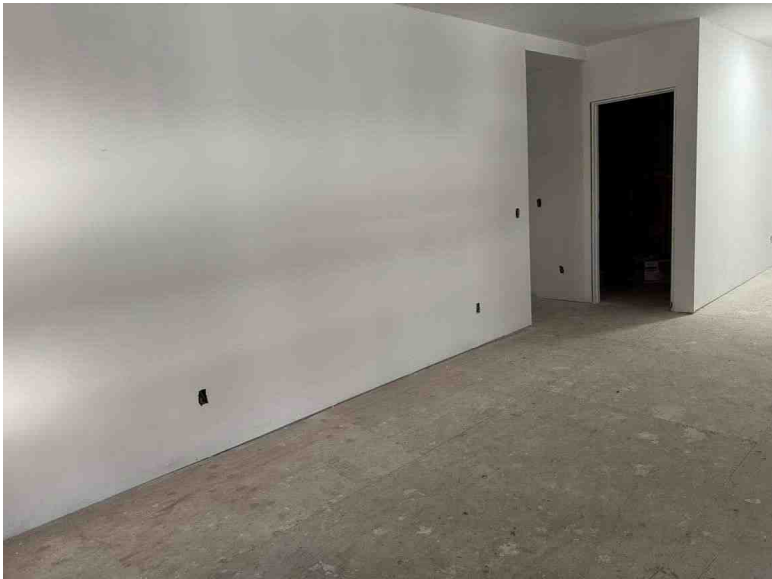
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|------------------|-----------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower | Alvarez, Manuel | | | | | | |
| Property Address | 2228 W 73rd St | | | | | | |
| City | Los Angeles | County | Los Angeles | State | CA | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | | | |



Subject Living Room
2228 W 73rd St



Subject Kitchen



Subject Bedroom

Subject Photo Page

| | | | | | | | |
|------------------|-----------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower | Alvarez, Manuel | | | | | | |
| Property Address | 2228 W 73rd St | | | | | | |
| City | Los Angeles | County | Los Angeles | State | CA | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | | | |

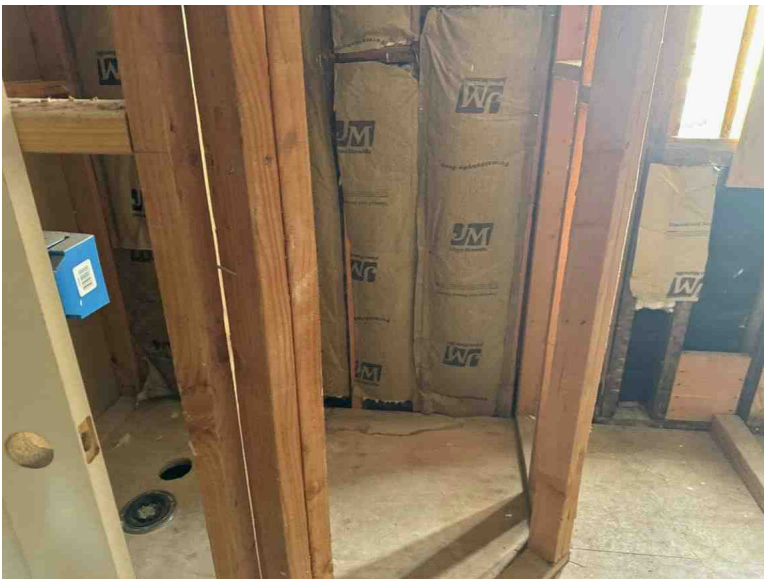


Subject Bedroom

2228 W 73rd St



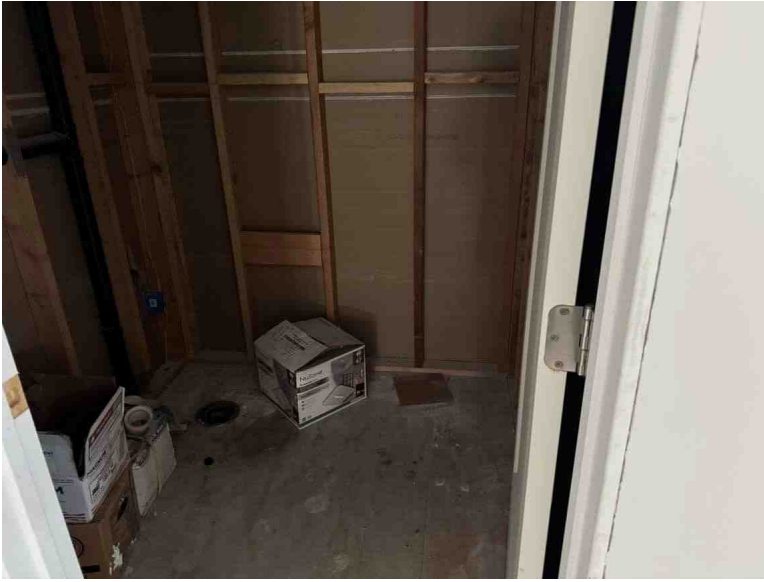
Subject Full Bathroom



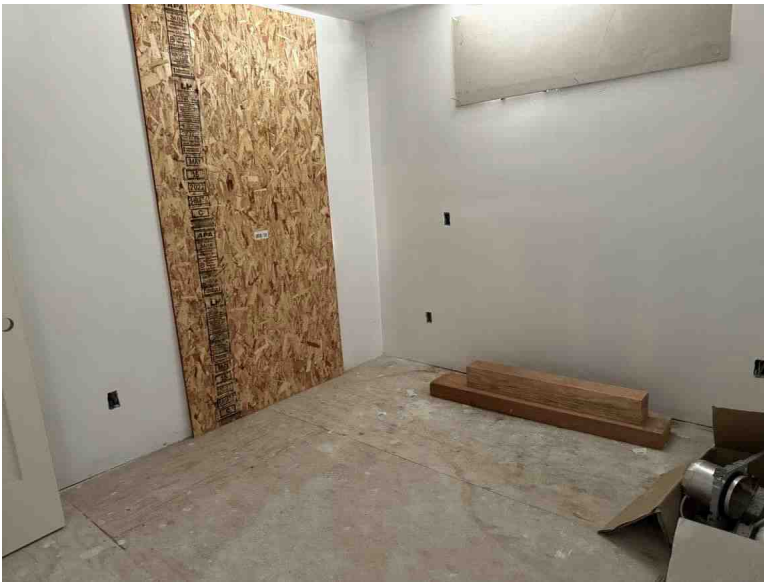
Subject Full Bathroom

Subject Photo Page

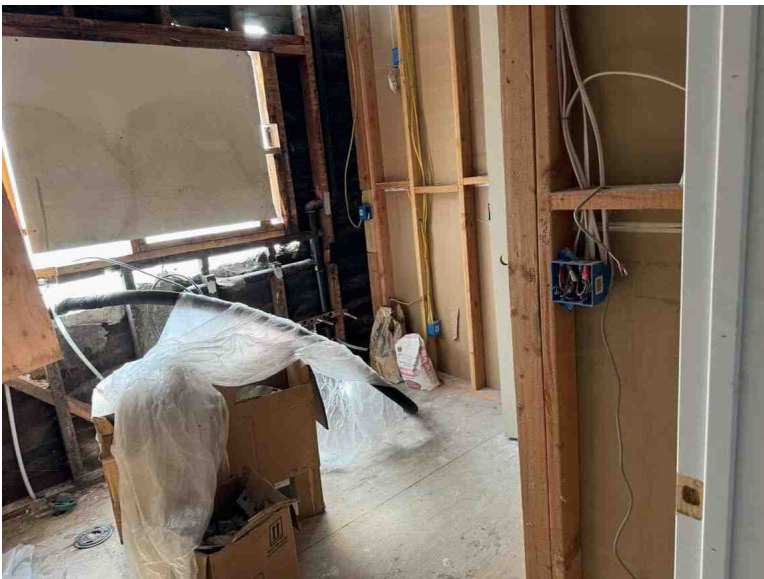
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|------------------|-----------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower | Alvarez, Manuel | | | | | | |
| Property Address | 2228 W 73rd St | | | | | | |
| City | Los Angeles | County | Los Angeles | State | CA | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | | | |



Subject Laundry Room
2228 W 73rd St



Subject Bedroom



Subject Full Bathroom

Subject Photo Page

| | | | | | | | |
|------------------|-----------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower | Alvarez, Manuel | | | | | | |
| Property Address | 2228 W 73rd St | | | | | | |
| City | Los Angeles | County | Los Angeles | State | CA | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | | | |



Subject Bedroom

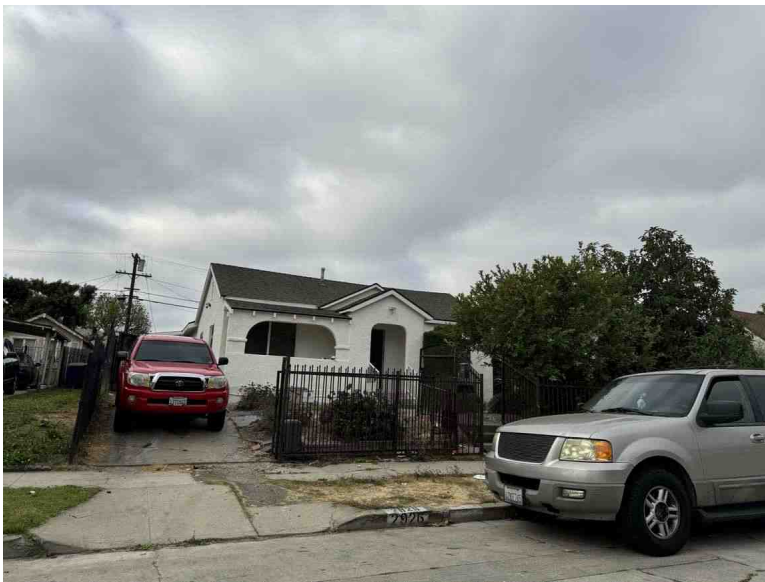
2228 W 73rd St



Subject Interior

Sales Comparable Photos 1-3

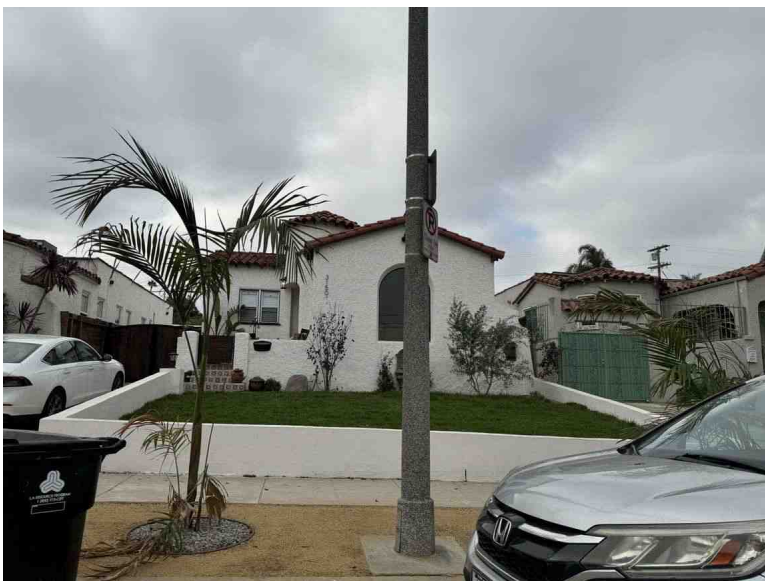
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|------------------|-----------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower | Alvarez, Manuel | | | | | | |
| Property Address | 2228 W 73rd St | | | | | | |
| City | Los Angeles | County | Los Angeles | State | CA | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | | | |



Sales Comparable 1
2926 W 73rd St



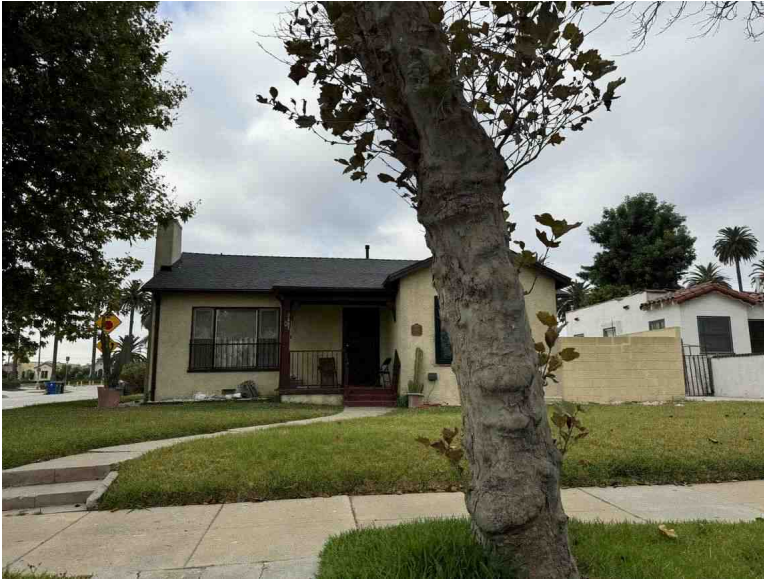
Sales Comparable 2
3207 W 78th St



Sales Comparable 3
3150 W 74th St

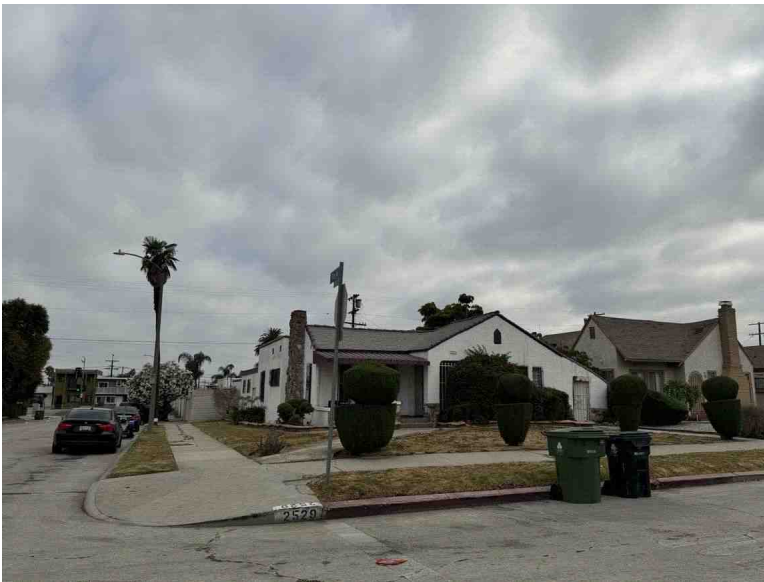
Sales Comparable Photo 4 Listing Comparable Photos 5-6

| | | | | | | | |
|------------------|-----------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower | Alvarez, Manuel | | | | | | |
| Property Address | 2228 W 73rd St | | | | | | |
| City | Los Angeles | County | Los Angeles | State | CA | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | | | |



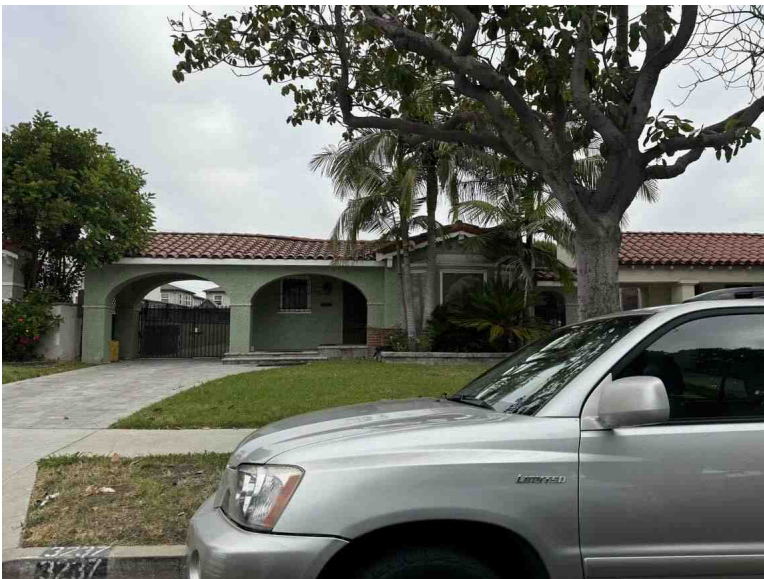
Sales Comparable 4

2602 W 75th St



List Comparable 5

2529 W 73rd St

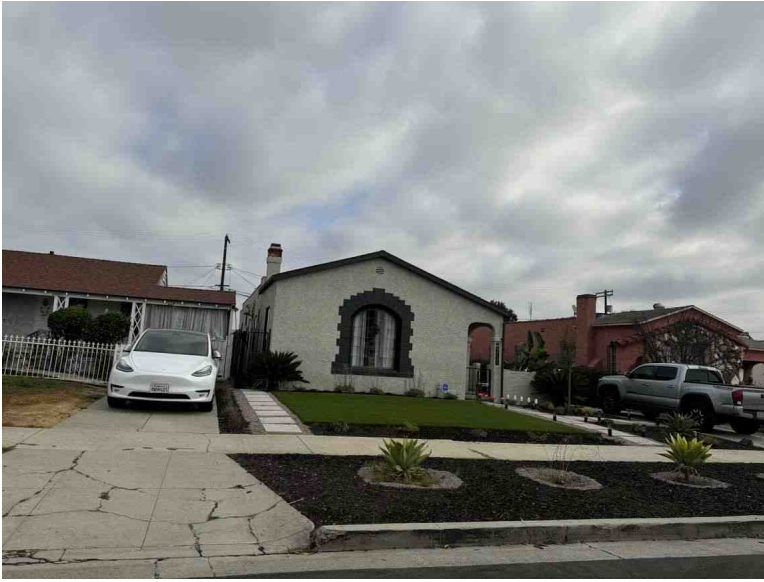


List Comparable 6

3237 W 74th St

ARV Sales Comparable Photos 1-3

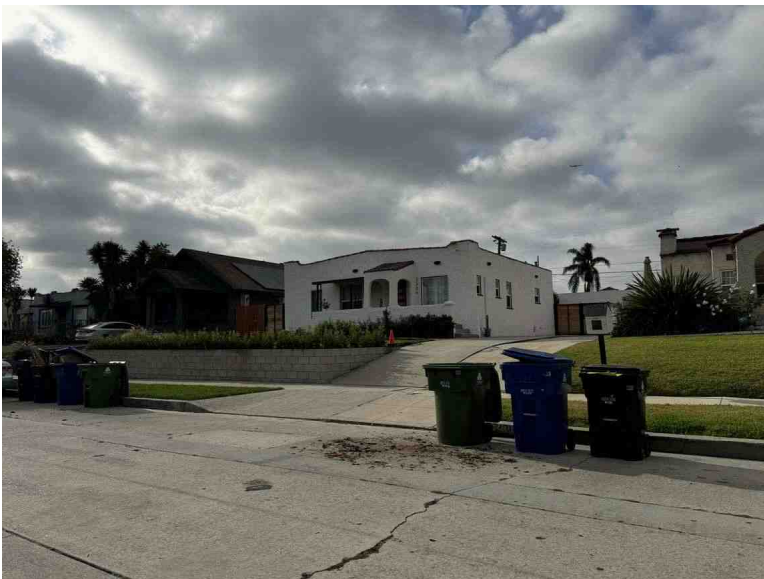
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|------------------|-----------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower | Alvarez, Manuel | | | | | | |
| Property Address | 2228 W 73rd St | | | | | | |
| City | Los Angeles | County | Los Angeles | State | CA | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | | | |



ARV Comparable 1
3137 W 78th St



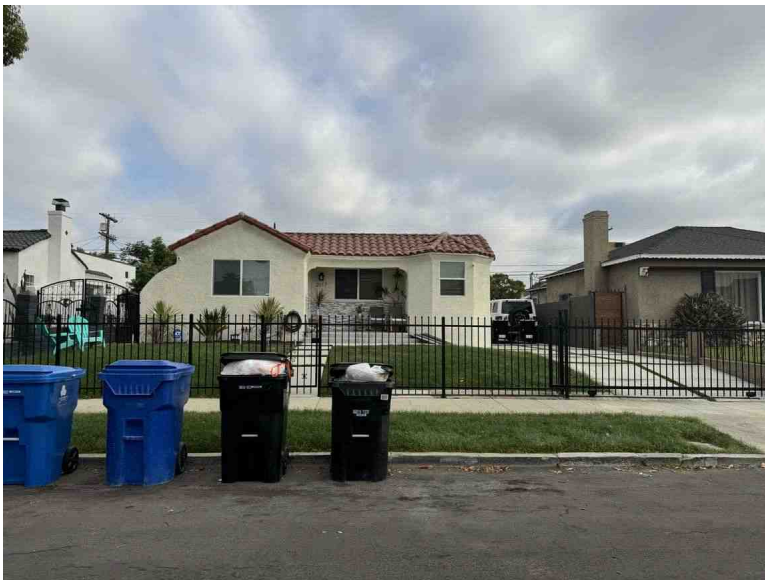
ARV Comparable 2
3300 W 78th St



ARV Comparable 3
2306 W 74th St

ARV Sales Comparable Photos 4-6

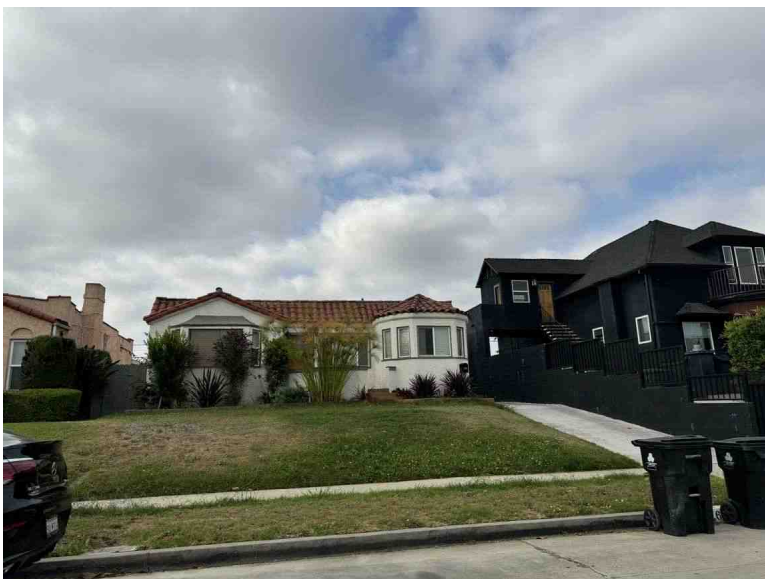
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|------------------|-----------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower | Alvarez, Manuel | | | | | | |
| Property Address | 2228 W 73rd St | | | | | | |
| City | Los Angeles | County | Los Angeles | State | CA | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | | | |



ARV Comparable 4
2117 W 78th Pl



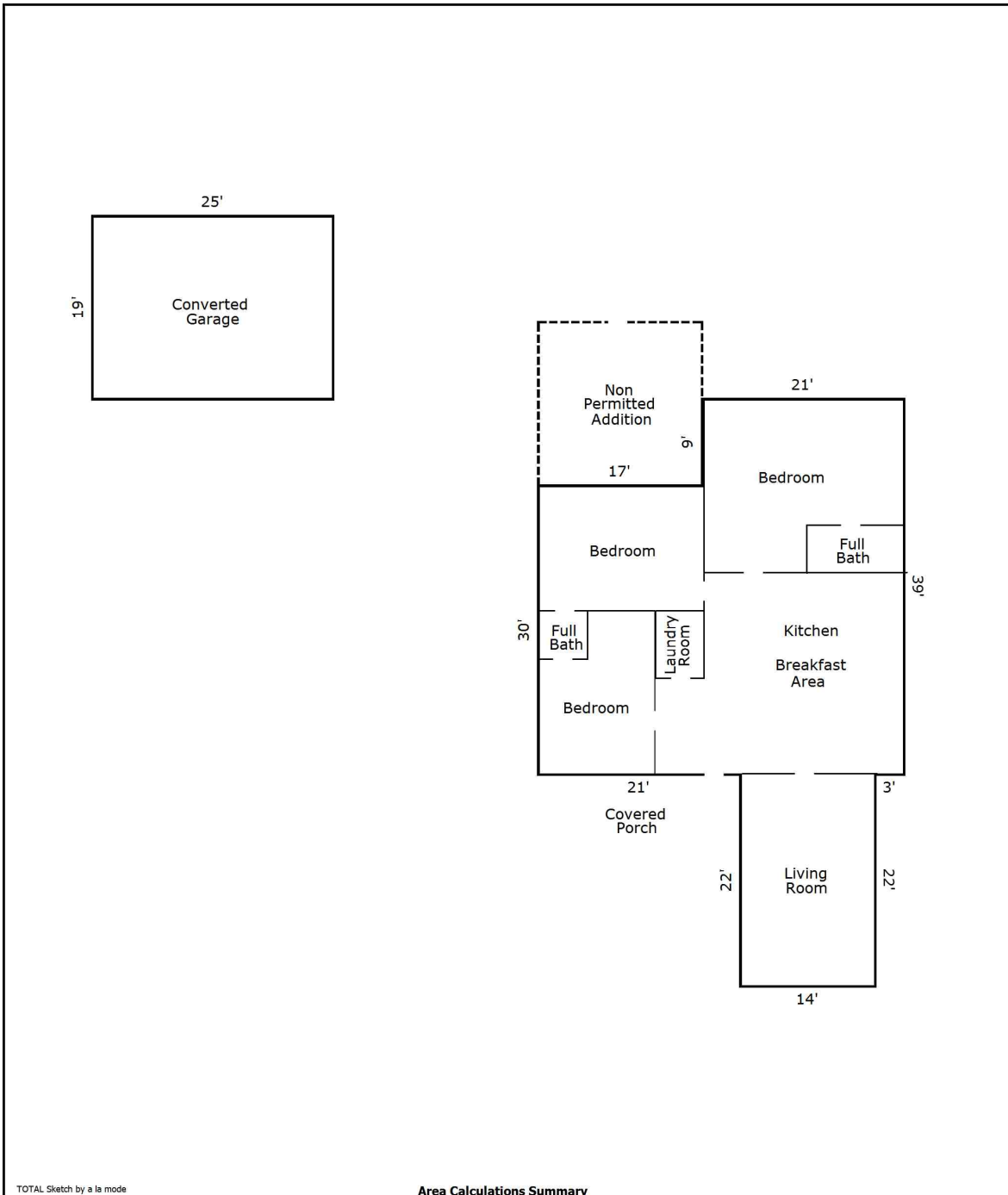
ARV Comparable 5
2133 W 74th St



ARV Comparable 6
2016 W 74th St

Building Sketch

| | | | | | |
|------------------|-----------------------------------|--------|-------------|----------|-------|
| Borrower | Alvarez, Manuel | | | | |
| Property Address | 2228 W 73rd St | | | | |
| City | Los Angeles | County | Los Angeles | State | CA |
| | | | | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | |

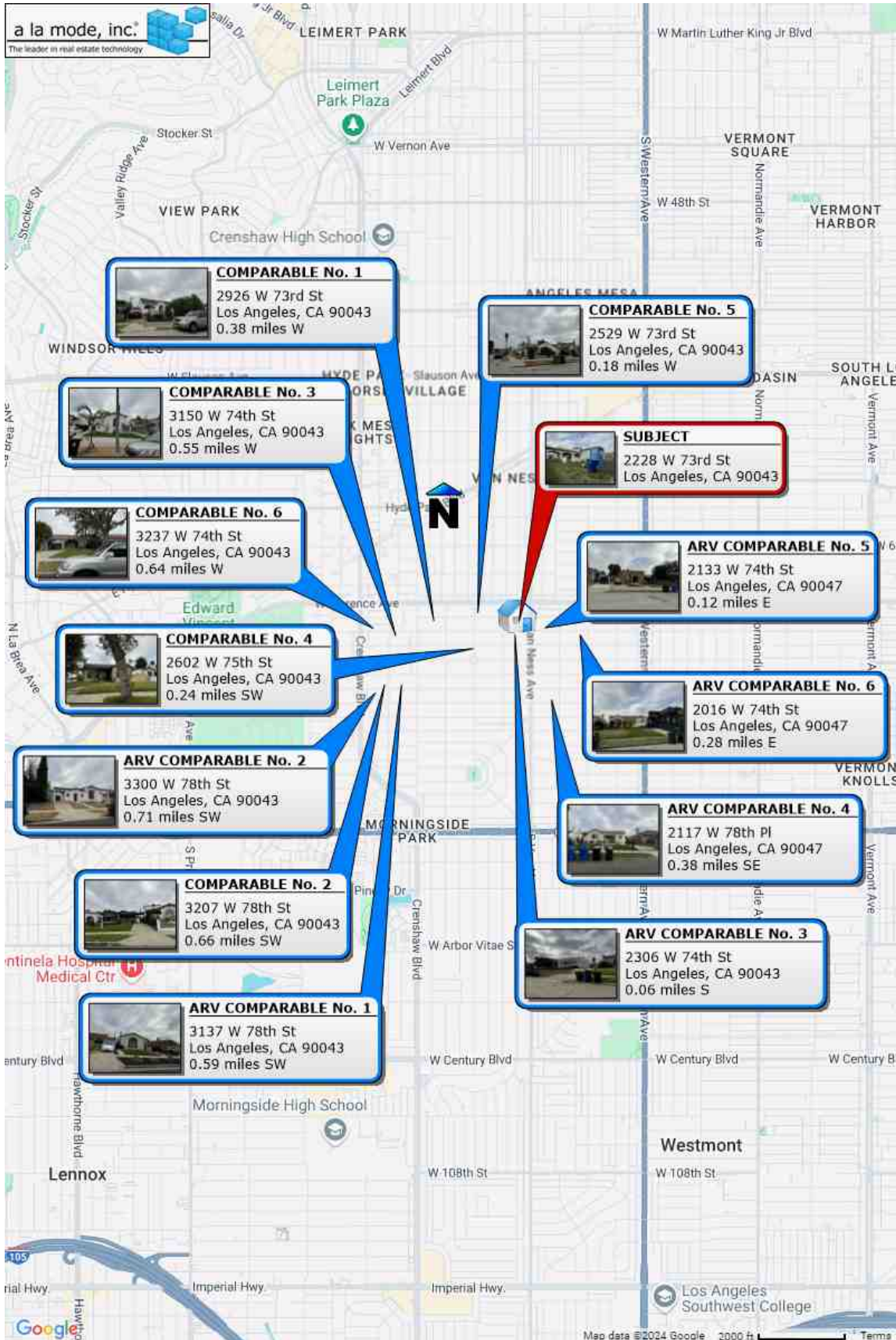


TOTAL Sketch by a la mode

| Area Calculations Summary | | |
|-------------------------------------|---------------------|---|
| Living Area | Calculation Details | |
| First Floor | 1637 Sq ft | 14 × 22 = 308 38 × 30 = 1140 9 × 21 = 189 |
| Total Living Area (Rounded): | 1637 Sq ft | |
| Non-living Area | | |
| Non-Calculated | 289 Sq ft | 17 × 17 = 289 |
| 2 Car Attached | 475 Sq ft | 25 × 19 = 475 |

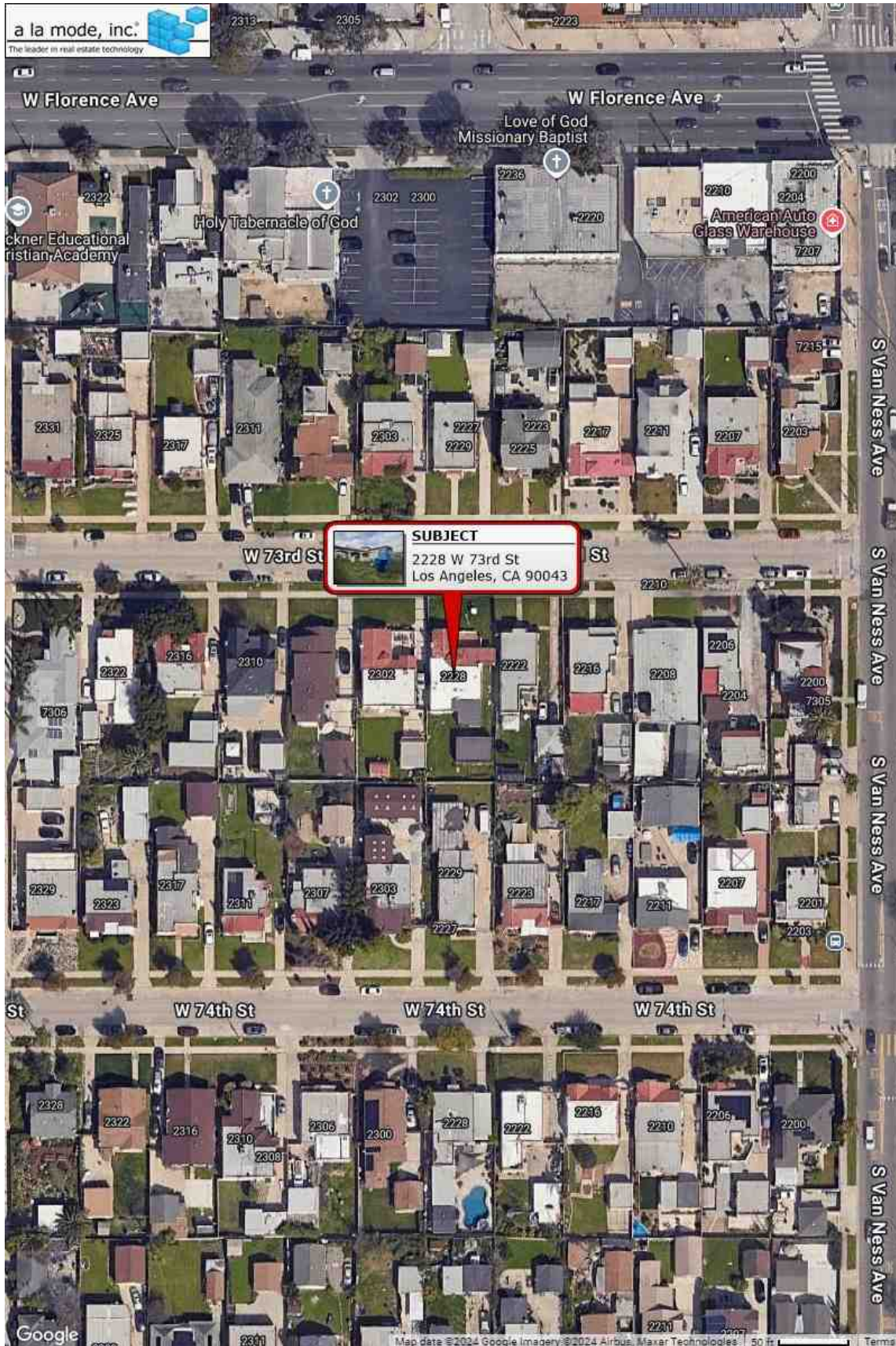
Location Map

| | | | | | |
|------------------|-----------------------------------|----------|-------------|-------|----|
| Borrower | Alvarez, Manuel | | | | |
| Property Address | 2228 W 73rd St | | | | |
| City | Los Angeles | County | Los Angeles | State | CA |
| Lender/Client | Premier Money Source Incorporated | Zip Code | 90043 | | |



Aerial Map

| | | | | | | | |
|------------------|-----------------------------------|--------|-------------|-------|----|----------|-------|
| Borrower | Alvarez, Manuel | | | | | | |
| Property Address | 2228 W 73rd St | | | | | | |
| City | Los Angeles | County | Los Angeles | State | CA | Zip Code | 90043 |
| Lender/Client | Premier Money Source Incorporated | | | | | | |

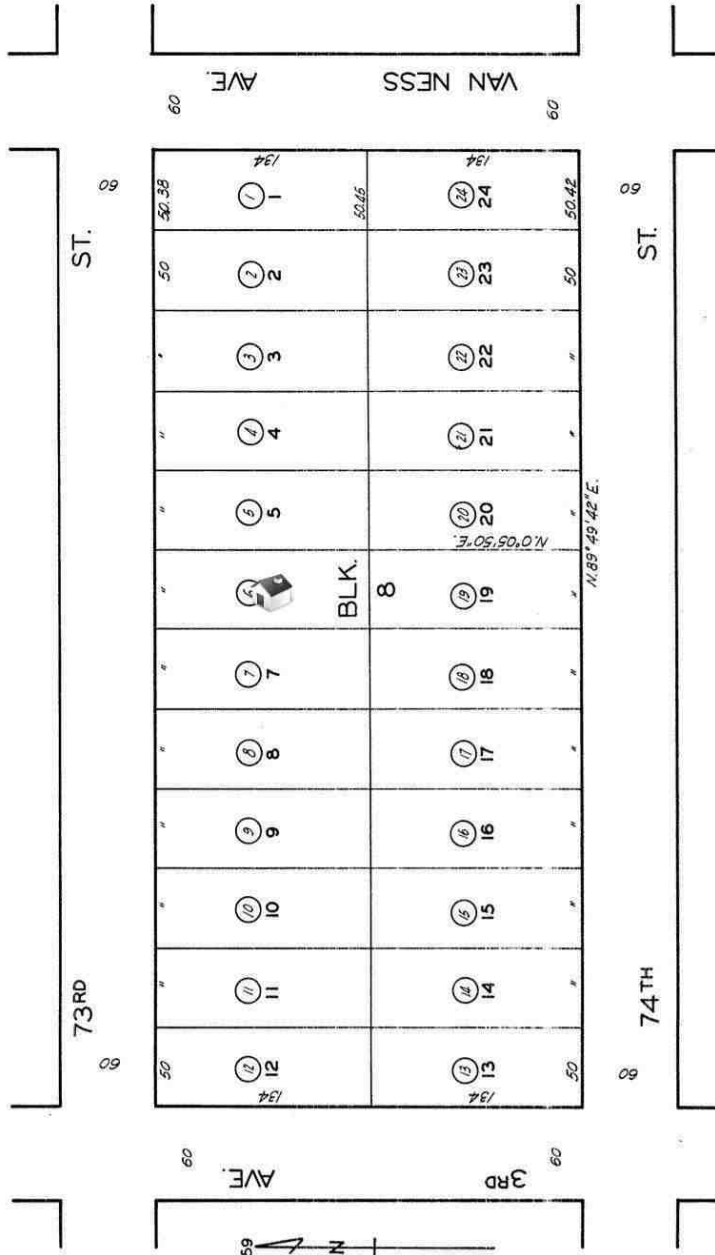


Plat Map

| | | | |
|------------------|-----------------------------------|----------|-------------|
| Borrower | Alvarez, Manuel | | |
| Property Address | 2228 W 73rd St | | |
| City | Los Angeles | County | Los Angeles |
| Lender/Client | Premier Money Source Incorporated | State | CA |
| | | Zip Code | 90043 |

REVISED
1-19-60
2-24-60

4009 8
SCALE 1" = 60'



License



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

Ira P. Bienenfeld

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:

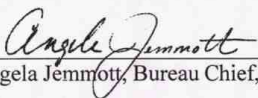
“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 001609

Effective Date: March 8, 2023

Date Expires: March 7, 2025


Angela Jemmott, Bureau Chief, BREA

3069472

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

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: RAP3364449-24 Renewal of: RAP3364449-23

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

Item 1. Named Insured: Ira P. Bienenfeld

Item 2. Address: 1021 W Yorktown Ave City, State, Zip Code: Montebello, CA 90640

Item 3. Policy Period: From 05/02/2024 To 05/02/2025 (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): 05/02/2002

Item 8. Forms, Notices and Endorsements attached:

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

Handwritten signature: Rebecca A. Maguire
Authorized Representative

Budget House

CONSTRUCTION BREAKDOWN AND DRAW SCHEDULE

| | | | |
|---------------------|-------------------------------|-------------------------|-----|
| Borrower: | Cardona Properties LLC | Date: | |
| Point of Contact: | Hector Cardona | Phone: | |
| Property Address: | 2228 W 73rd St Los Angeles CA | | |
| Current Sq Footage: | 1557 | Adding Rooms? | |
| | | Sq Footage Being Added: | 326 |

| General Structure | Cost of Date Budget | Draw #1 | Draw #2 | Draw #3 | Draw #4 | Remaining Balance |
|--|---------------------|---------|---------|---------|---------|-------------------|
| Misc | | | | | | |
| Termite Labor clearance | | | | | | |
| Laundry room Framing Termite damage | | | | | | |
| Carpentry Labor - Rough | \$5,000.00 | | | | | |
| Walkways material/labor | | | | | | |
| Handrails | | | | | | |
| unfinished walkway to rear | | | | | | |
| Guardrails re-enforced | | | | | | |
| Roof Debris clean | | | | | | |
| Roofing | \$3,500.00 | | | | | |
| Water Heater Venting/gas connector | \$2,000.00 | | | | | |
| Masonry Material | | | | | | |
| Modular Pkg/Computer/Sound | | | | | | |
| Ornamental Iron | | | | | | |
| Utilities | | | | | | |
| Temporary Facilities | | | | | | |
| Structural Steel | | | | | | |
| b. | | | | | | |
| Interior | | | | | | |
| Demo | | | | | | |
| Carpet | \$5,000.00 | | | | | |
| Cptr. Labor/Finish | \$5,000.00 | | | | | |
| Drywall | | | | | | |
| Fireplaces rain cap type spark arrestor | | | | | | |
| Elec. Finish GFI | \$4,500.00 | | | | | |
| Elec. Rough Ground rod on electrical panel | \$7,000.00 | | | | | |
| Finish Hardware | \$3,000.00 | | | | | |
| Fire Sprinklers | | | | | | |
| Fireplace Surround | | | | | | |
| Flooring Wood | \$4,500.00 | | | | | |
| Flooring Tile | \$2,500.00 | | | | | |
| Interior Doors | \$2,000.00 | | | | | |
| HVAC | \$6,000.00 | | | | | |
| Insulation | \$3,000.00 | | | | | |
| Int. Stair Rail Wood/Iron | \$3,000.00 | | | | | |
| Paint Interior | | | | | | |
| a. | | | | | | |
| b. | | | | | | |
| Exterior | | | | | | |
| Deck Labor | | | | | | |
| Deck Material | | | | | | |
| Earth Work | | | | | | |
| Ext. Finish Siding/Stucco | \$4,000.00 | | | | | |
| Ext. Retaining Walls - Concrete/Stone | | | | | | |
| Ext. Stair Rail Wood/Iron | | | | | | |
| Fence | | | | | | |
| Flatwork - Concrete/Asphalt | \$6,000.00 | | | | | |
| Foundation | | | | | | |
| Garage Door | | | | | | |
| Landscaping | \$2,500.00 | | | | | |
| Painting Exterior | \$3,000.00 | | | | | |
| Pool/Spa | | | | | | |
| Roofing | | | | | | |
| Septic System | | | | | | |
| Sheet Metal/Gutters | | | | | | |
| Skylights | | | | | | |
| Solar | | | | | | |
| Vinyl | | | | | | |
| Windows/Exterior Doors | \$8,000.00 | | | | | |
| Well & Pump | | | | | | |
| Winterization | | | | | | |
| Stucco/Plaster | | | | | | |
| a. | | | | | | |
| b. | | | | | | |
| Specific Rooms | | | | | | |
| Kitchen | | | | | | |
| Appliances | | | | | | |
| Kitchen Cabinets | \$7,000.00 | | | | | |
| Granite Labor | \$1,500.00 | | | | | |
| Granite Material | \$1,500.00 | | | | | |
| Kitchen Plumbing Finish | \$500.00 | | | | | |
| Kitchen Plumbing Rough | \$500.00 | | | | | |
| Tile Labor | | | | | | |
| Tile Material | | | | | | |
| a. | | | | | | |
| b. | | | | | | |
| Bathrooms | | | | | | |
| Bathroom Cabinets | \$1,000.00 | | | | | |
| Granite Labor | | | | | | |
| Granite Material | | | | | | |
| Bathroom 1 Plumbing Finish | \$500.00 | | | | | |
| Bathroom 1 Plumbing Rough | \$250.00 | | | | | |
| Bathroom 2 Plumbing Finish | \$500.00 | | | | | |
| Bathroom 2 Plumbing Rough | \$250.00 | | | | | |
| Mirrors & Shower Doors | | | | | | |
| Tile Labor | \$1,500.00 | | | | | |
| Tile Material | \$2,000.00 | | | | | |
| a. | | | | | | |
| Contingency | \$3,500.00 | | | | | |
| Bedrooms | | | | | | |
| Interior Trim/Closets | | | | | | |
| a. | | | | | | |
| b. | | | | | | |
| Laundry | | | | | | |
| Washer / Dryer | | | | | | |
| a. | | | | | | |
| b. | | | | | | |
| | \$100,000.00 | \$ | - | \$0.00 | \$0.00 | \$0.00 |

P. Blumfeld

Serial# B9BEB541
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Budget ADU - Page 2

| | | | | | |
|----------------------------|--------------|---|--------|--------|--------|
| Winterization | | | | | |
| Stucco/Plaster | | | | | |
| a. | | | | | |
| b. | | | | | |
| Specific Rooms | | | | | |
| <u>Kitchen</u> | | | | | |
| Appliances | | | | | |
| Kitchen Cabinets | \$5,000.00 | | | | |
| Granite Labor | \$1,500.00 | | | | |
| Granite Material | \$1,500.00 | | | | |
| Kitchen Plumbing Finish | \$500.00 | | | | |
| Kitchen Plumbing Rough | \$500.00 | | | | |
| Tile Labor | | | | | |
| Tile Material | | | | | |
| a. | | | | | |
| b. | | | | | |
| <u>Bathrooms</u> | | | | | |
| Bathroom Cabinets | \$500.00 | | | | |
| Granite Labor | \$250.00 | | | | |
| Granite Material | \$250.00 | | | | |
| Bathroom 1 Plumbing Finish | 500 | | | | |
| Bathroom 1 Plumbing Rough | \$500.00 | | | | |
| Bathroom 2 Plumbing Finish | | | | | |
| Bathroom 2 Plumbing Rough | | | | | |
| Mirrors & Shower Doors | | | | | |
| Tile Labor | \$3,500.00 | | | | |
| Tile Material | \$1,000.00 | | | | |
| a. | | | | | |
| b. | | | | | |
| <u>Bedrooms</u> | | | | | |
| Interior Trim/Closets | \$2,500.00 | | | | |
| a. | | | | | |
| b. | | | | | |
| <u>Laundry</u> | | | | | |
| Washer / Dryer | | | | | |
| a.Contingency | \$15,000.00 | | | | |
| b. | | | | | |
| | \$ | - | \$0.00 | \$0.00 | \$0.00 |
| | \$150,000.00 | | | | |