

Borrower	RM Premier Homes LLC	File No.	611
Property Address	611 S Griffith Park Dr		
City	Burbank	County	Los Angeles
		State	CA
		Zip Code	91506
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

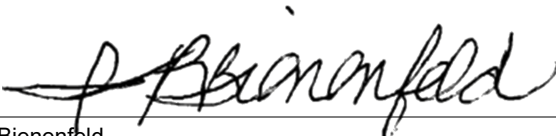
Comments on Appraisal and Report Identification

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 sufficent to allow me to complete this appraisal assignment.

esign.alamode.com/verify Serial:D245FA53

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: 02/20/2025
Effective Date of Appraisal: 02/20/2025
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): 02/20/2025

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 Inter Exterior-Only
Date of Inspection (if applicable): _____ 



APPRAISAL OF REAL PROPERTY

LOCATED AT:

611 S Griffith Park Dr
Tract # 8488 Lot 11 Blk C M.B. 96-89-90
Burbank, CA 91506

FOR:

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

AS OF:

02/20/2025

BY:

Ira P Bienenfeld

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	611 S Griffith Park Dr
	Legal Description	Tract # 8488 Lot 11 Blk C M.B. 96-89-90
	City	Burbank
	County	Los Angeles
	State	CA
	Zip Code	91506
	Census Tract	3117.00
	Map Reference	563-G3 LA
SALES PRICE	Sale Price	\$ 1,200,000
	Date of Sale	01/31/2025
CLIENT	Borrower	RM Premier Homes LLC
	Lender/Client	Premier Money Source Incorporated
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,867
	Price per Square Foot	\$ 642.74
	Location	N;Res;
	Age	87
	Condition	C3
	Total Rooms	7
	Bedrooms	3
	Baths	2.0
APPRAISER	Appraiser	Ira P Bienenfeld
	Date of Appraised Value	02/20/2025
VALUE	Final Estimate of Value	\$ 1,391,000

Uniform Residential Appraisal Report

RM File # 611

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 611 S Griffith Park Dr City Burbank State CA Zip Code 91506
Borrower RM Premier Homes LLC Owner of Public Record Rubio, Everardo & Maria A County Los Angeles
Legal Description Tract # 8488 Lot 11 Blk C M.B. 96-89-90
Assessor's Parcel # 2443-008-008 Tax Year 2024 R.E. Taxes \$ 9,393
Neighborhood Name Burbank Map Reference 563-G3 LA Census Tract 3117.00
Occupant [X] Owner [] Tenant [] 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 92;MLS #24-464603, \$1,250,000, 11/19/2024 to 02/20/2025 (Active-Contract) (Bankruptcy Sale)

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. Court ordered 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 \$36,000. The close escrow shall occur 45 days or sooner after acceptance.
Contract Price \$ 1,200,000 Date of Contract 01/31/2025 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 4 columns: Neighborhood Characteristics, One-Unit Housing Trends, One-Unit Housing, Present Land Use %. Includes rows for Location, Built-Up, Growth, Neighborhood Boundaries, and Neighborhood Description.

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 135.00 X 50.00 X 135.00 Area 6289 sf Shape Rectangular View N;Res;
Specific Zoning Classification BUR1HY 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 Asphalt [X] []
Gas [X] [] Sanitary Sewer [X] [] Alley Asphalt [X] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 06037C1337F FEMA Map Date 09/26/2008
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 5 columns: General Description, Foundation, Exterior Description, Interior, materials/condition. Includes rows for Units, # of Stories, Type, Design (Style), Year Built, Effective Age (Yrs), Attic, Heating, Cooling, and Appliances.

Appliances [X] Refrigerator [X] Range/Oven [] Dishwasher [X] Disposal [X] Microwave [] Washer/Dryer [X] Other (describe) Fan
Finished area above grade contains: 7 Rooms 3 Bedrooms 2.0 Bath(s) 1,867 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) Fireplace(1), Covered Patio, Block Fence In Rear, Covered Porch, Guest Unit

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-timeframe unknown;Bathrooms-updated-timeframe unknown;The subject property has updated vinly windows, has slightly updated bathrooms and has a slightly updated kitchen. The subject property has one non permitted full bathroom and onr non permitted half bathroom no value was given to the non permitted bathrooms in this appraisal report. The appraisal was unable to gain access to the rear bedroom and the appraiser was unable to gain access to the garages.
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.

Signature of appraiser

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There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,255,000 to \$ 1,975,000		There are 18 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,425,000 to \$ 2,080,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	611 S Griffith Park Dr Burbank, CA 91506	650 S Reese Pl Burbank, CA 91506	335 S Reese Pl Burbank, CA 91506	216 S Lincoln St Burbank, CA 91506	
Proximity to Subject		0.29 miles S	0.30 miles NW	0.59 miles W	
Sale Price	\$ 1,200,000	\$ 1,445,000	\$ 1,425,000	\$ 1,450,000	
Sale Price/Gross Liv. Area	\$ 642.74 sq.ft.	\$ 797.46 sq.ft.	\$ 794.31 sq.ft.	\$ 832.38 sq.ft.	
Data Source(s)		MLS #SR24228759MR;DOM 11	MLS #BB24179253MR;DOM 4	MLS #BB24095363MR;DOM 15	
Verification Source(s)		Document #866397	Document #624583	Document #465448	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		Estate Conv;0		Estate Cash;0	
Date of Sale/Time		s12/24;c12/24		s09/24;c09/24	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	6289 sf	7910 sf	-32,500	8610 sf	-46,500
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Traditional	
Quality of Construction	Q4	Q4		Q4	
Actual Age	87	85	0	71	0
Condition	C3	C3	-25,000	C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	7 3 2.0	7 3 2.0		8 4 2.0	0
Gross Living Area	1,867 sq.ft.	1,812 sq.ft.	+10,600	1,794 sq.ft.	+14,100
Basement & Finished Rooms Below Grade	Osf	Osf		Osf	
Functional Utility	None	None		None	
Heating/Cooling	Fau/Central	Fau/Central		Fau/Central	
Energy Efficient Items	None Noted	None Noted		None Noted	
Garage/Carport	2gd2dw	2gd2dw		2gd1dw	0
Porch/Patio/Deck	Pch/Pat/None	Pch/Pat/None		Pch/Pat/None	
Fireplace(s)	Fireplace(1)	Fireplace(1)		Fireplace(1)	
Pool & Spa	None	None		None	
Guest/ADU/Bonus/Storage/Office	Guest Unit	Storage	0	None	+50,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -46,900		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 12,600	
Adjusted Sale Price of Comparables		Net Adj. 3.2% Gross Adj. 4.7% \$ 1,398,100		Net Adj. 0.9% Gross Adj. 8.1% \$ 1,437,600	

SALES COMPARISON APPROACH

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

Data Source(s) Real Quest/NDC/MLS

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

Data Source(s) 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		12/09/2024		
Price of Prior Sale/Transfer		\$0		
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)	02/20/2025	02/20/2025	02/20/2025	02/20/2025

Analysis of prior sale or transfer history of the subject property and comparable sales Sales comparable #1 transferred title 12/09/2024 from Campbell to Stark in a quitclaim deed of trust as a resale.

Summary of Sales Comparison Approach See attached addenda.

Indicated Value by Sales Comparison Approach \$ 1,391,000

Indicated Value by: Sales Comparison Approach \$ 1,391,000 Cost Approach (if developed) \$ 1,404,989 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 "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. 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 \$ 1,391,000, as of 02/20/2025, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

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ADDITIONAL COMMENTS

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.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	900,000
Source of cost data buliding.cost.net	DWELLING 1,867 Sq.Ft. @ \$ 292.50	=\$	546,098
Quality rating from cost service Good Effective date of cost data 2025	Guest Unit 378 Sq.Ft. @ \$ 292.50	=\$	110,565
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 55 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.	Garage/Carport 489 Sq.Ft. @ \$ 70.00	=\$	34,230
	Total Estimate of Cost-New	=\$	690,893
	Less Physical Functional External		
	Depreciation 215,904	= \$(215,904)
	Depreciated Cost of Improvements	=\$	474,989
	"As-is" Value of Site Improvements	=\$	30,000
Estimated Remaining Economic Life (HUD and VA only) 55 Years	INDICATED VALUE BY COST APPROACH	=\$	1,404,989

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)

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

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

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

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

Describe common elements and recreational facilities.

PUD INFORMATION

P. Blumfeld

Serial# D245FA53
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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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

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

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

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

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

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

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

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

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

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

Uniform Residential Appraisal Report

RM
File # 611

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

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

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

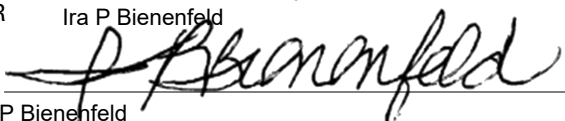
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation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

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

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

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

esign.alamode.com/verify Serial:D245FA53

APPRAISER Ira P Bienenfeld
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 02/20/2025
Effective Date of Appraisal 02/20/2025
State Certification # AR001609
or State License # _____
or Other (describe) _____ State # _____
State CA
Expiration Date of Certification or License 03/07/2025

ADDRESS OF PROPERTY APPRAISED
611 S Griffith Park Dr
Burbank, CA 91506
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,391,000

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

SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY
 Did not inspect subject property
 Did inspect exterior of subject property from street
Date of Inspection _____
 Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES
 Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
Date of Inspection _____

Uniform Residential Appraisal Report

RM
File # 611

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	611 S Griffith Park Dr Burbank, CA 91506	756 S Griffith Park Dr Burbank, CA 91506			1715 W Oak St Burbank, CA 91506			117 S Myers St Burbank, CA 91506		
Proximity to Subject		0.24 miles SE			0.39 miles NW			0.59 miles W		
Sale Price	\$ 1,200,000	\$ 1,910,000			\$ 2,080,000			\$ 1,800,000		
Sale Price/Gross Liv. Area	\$ 642.74 sq.ft.	\$ 1123.53 sq.ft.			\$ 880.61 sq.ft.			\$ 937.50 sq.ft.		
Data Source(s)		MLS #24-460773;DOM 32			MLS #GD24186485IT;DOM 15			MLS #GD24023815IT;DOM 11		
Verification Source(s)		Document #904			Document #746646			Document #161008		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth			ArmLth			ArmLth		
Concessions		Conv;0			Conv;0			Cash;0		
Date of Sale/Time		s01/25;c12/24			s10/24;c10/24			s03/24;c02/24		
Location	N;Res;	A;AdjPrk;	+25,000		N;Res;			A;Comm;	+150,000	
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	6289 sf	8746 sf	-49,000		6875 sf	-11,500		4500 sf	+35,780	
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Traditional	DT1;Traditional			DT2;Traditional	0		DT2;Traditional	0	
Quality of Construction	Q3	Q3			Q3			Q4	+100,000	
Actual Age	87	87			42	-69,000		96	0	
Condition	C2	C3	+50,000		C2			C2		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	7 3 2.0	7 3 2.0			7 3 3.0	-40,000		6 3 3.0	-40,000	
Gross Living Area	1,867 sq.ft.	1,700 sq.ft.	+32,100		2,362 sq.ft.	-95,300		1,920 sq.ft.	-10,200	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	None	None			Barbeque	-5,000		None		
Heating/Cooling	Fau/Central	Fau/Central			Fau/Central			Fau/Central		
Energy Efficient Items	None Noted	None Noted			None Noted			None Noted		
Garage/Carport	2qd2dw	2qd1cp1dw	-2,500		2qbi2dw	0		2dw	+20,000	
Porch/Patio/Deck	Pch/Pat/None	Pch/Pat/None			Pch/Pat/None			Pch/Pat/None		
Fireplace(s)	Fireplace(1)	Fireplace(1)			Fireplace(2)	-2,500		None	+2,500	
Pool & Spa	None	Pool	-75,000		None			None		
Guest/ADU/Bonus/Storage/Office	Guest Unit	Bonus/Office	0		None	+100,000		ADU	-150,000	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -19,400		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -123,300		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 108,080	
Adjusted Sale Price of Comparables		Net Adj. 1.0 % Gross Adj. 12.2 %	\$ 1,890,600		Net Adj. 5.9 % Gross Adj. 15.5 %	\$ 1,956,700		Net Adj. 6.0 % Gross Adj. 28.2 %	\$ 1,908,080	

SALES COMPARISON APPROACH

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

ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer		03/07/2024						03/28/2023		
Price of Prior Sale/Transfer		\$1,166,000						\$0		
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)	02/20/2025	02/20/2025			02/20/2025			02/20/2025		

SALE HISTORY

Analysis of prior sale or transfer history of the subject property and comparable sales ARV sales comparable #1 transferred title 03/07/2024 for \$1,166,000 from Nagy to Chrisling LLC in a grant deed deed of trust as a resale. ARV sales comparable #3 transferred title 03/28/2024 from Shakyan to Arzumanyan in a quitclaim deed of trust as a resale.

Analysis/Comments ARV sales comparable #1 was adjusted for external obsolescence due to the fact that sales comparable #1 is located across from a park. ARV sales comparable #1 was adjusted for condition due to the fact that sales comparable #1 has remodeled bathrooms and has a remodeled kitchen. ARV sales comparable #1 is listed on the on the county records as consisting of 1,604 square feet of living area, three bedrooms and two full bathrooms. After reviewing the MLS and after contacting the real estate agent ARV sales comparable #1 consists of 1,700 square feet of living area, three bedrooms, two full bathrooms, a bonus room and office.

ARV sales comparable #2 was adjusted for effective age due to the fact that sales comparable #2 was built in 1983. ARV sales comparable #2 is listed on the on the county records as consisting of 2,301 square feet of living area, two bedrooms and three full bathrooms. After reviewing the MLS and after contacting the real estate agent ARV sales comparable #2 consists of 2,301 square feet of living area, three bedrooms and three full bathrooms. ARV sales comparable #2 gross living area is more than 15% higher 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 #3 is over six months old and was used in this appraisal report due to the lack of more similar sales comparables that 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 #3 was adjusted for external obsolescence due to the fact that sales comparable #3 is located across from a commercial property and backs a commercial property. ARV sales comparable #3 was adjusted for quality of construction due to the fact that arv sales comparable #3 has been remodeled with inferior materials. ARV sales comparable #3 is listed on the on the county records as consisting of 1,920 square feet of living area, three bedrooms and two full bathrooms. After reviewing the MLS and after contacting the real estate agent ARV sales comparable #3 consists of 1,920 square feet of living area, three bedrooms, three full bathrooms and an ADU consisting of approximately 900 square feet. ARV sales comparable #6 gross adjustment is over 25% 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.

ANALYSIS / COMMENTS

[Signature]

General Text Addenda

File No. 611

Borrower	RM Premier Homes LLC						
Property Address	611 S Griffith Park Dr						
City	Burbank	County	Los Angeles	State	CA	Zip Code	91506
Lender/Client	Premier Money Source Incorporated						

• **URAR: Neighborhood - Description**

The subject property is located in the city of Burbank. The area is primarily improved with single family residence ranging from 0 years to 132 years ranging from 800 square feet to 5,000 square feet. Average density area with typical commercial uses and industrial uses along the main arteries. There are employment centers around the area as well as good access to the Golden State Frwy, the Ventura Frwy and the Hollywood 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: Comments On Marketing Time**

The subject property's marketing time is 0 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 0 days to 90 days.

• **URAR: Comments On Heating Source**

The subject property's heating source is continuously fueled. The subject property heating source is externally vented. The subject property's heating source adequately heats the subject property. The subject property's heating source is typical for the subject property's marketing area.

• **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 one slightly updated bathroom and has a remodeled kitchen.

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.

The subject property and 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 external obsolescence for the sales comparables was obtained by contacting real estate agents in the subject property's marketing area and the appraisers experience in the subject property's neighborhood. The subject property's lot area could not be bracketted 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. There was no adjustment made to the sales comparables for being a one story single family residence compared to a two story single family residence due to the fact that the typical buyer would consider a one story single family residence compared to a two story single family residence equally when making a purchasing decision when buying a single family residence in the subject property's marketing area. The multiple listing service and the real estate agents were used to determine the external obsolescence, 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**

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: Comments On After Value**

The subject property opinion of market value after the completion of the remodeling and average to good quality of construction with permits will be approximately \$1,900,000. (See attached budget.)

• **URAR: Adjustments**

\$25,000 for being located across from a park, \$150,000 for being located across from a commercial property and for backing a commercial property, \$20 per square feet for lot area due to the sloping lots, 1% of the improvement per year times the difference in effective age for effective age, \$5,000 per bedroom, \$40,000 per full bathroom, \$192.50 per square feet for living area, \$10,000 per garage, \$2,500 per carport, \$2,500 for a deck, \$5,000 per fireplace, \$75,000 for a pool, \$50,000 for a guest unit with no updates, \$100,000 for a remodeled guest unit, \$50,000 for a large storage unit, \$100,000 for a bonus room and office and \$250,000 for a large ADU **The method for the adjustments in the sales comparison grid were obtained from market reaction and paired sales.**

• **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**.

Budget

611 S Griffith Park Dr Burbank Rough Rehab Estimate

Rough Rehab Budget:

Paint Exterior of home \$20,000

Paint Interior of home \$15,000

Kitchen Remodel \$20,000

Bathroom Remodel \$44,000

New Flooring \$16,000

New Roof \$25,000

Backyardg Remodel \$30,000

Adu Remodel Paint: \$3,000

Adu Flooring \$5,000

Adu Bathroom \$7,000

Adu Kitchen \$7,000

New Exterior Cement Driveways and Patio Slabs \$30,000

Total \$222,000

Supplemental Addendum

File No. 611

Borrower	RM Premier Homes LLC						
Property Address	611 S Griffith Park Dr						
City	Burbank	County	Los Angeles	State	CA	Zip Code	91506
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.

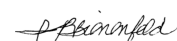
After assembling and analyzing the data, the report was completed and subsequently submitted to the client.

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 **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.

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.



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

Borrower	RM Premier Homes LLC						
Property Address	611 S Griffith Park Dr						
City	Burbank	County	Los Angeles	State	CA	Zip Code	91506
Lender/Client	Premier Money Source Incorporated						

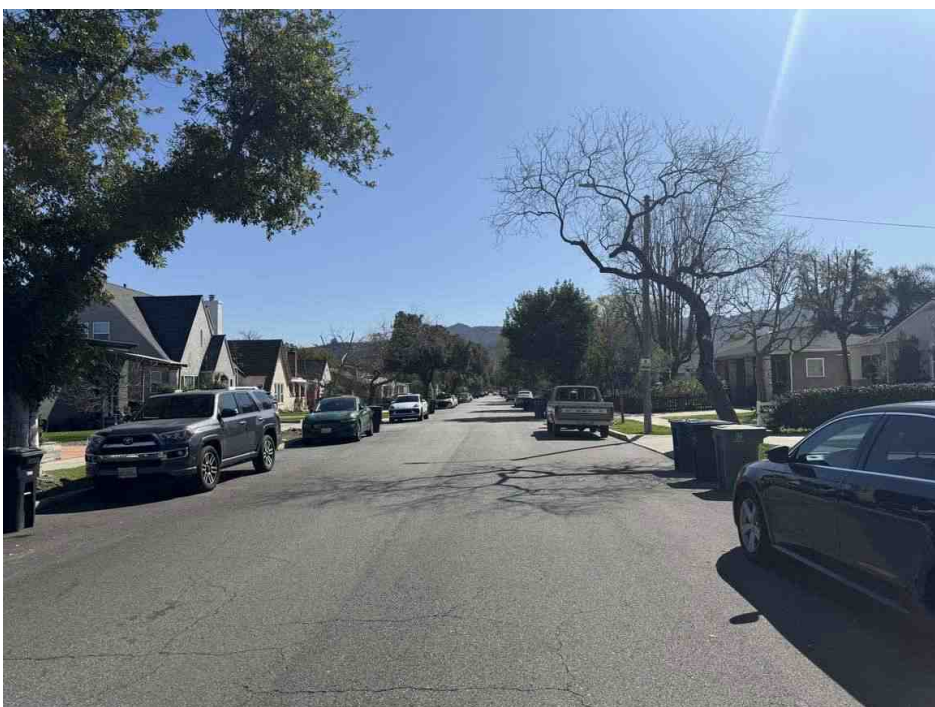


Subject Front

611 S Griffith Park Dr



Subject Rear



Subject Street

Subject Photos

Borrower	RM Premier Homes LLC				
Property Address	611 S Griffith Park Dr				
City	Burbank	County	Los Angeles	State	CA Zip Code 91506
Lender/Client	Premier Money Source Incorporated				



Subject Rear

611 S Griffith Park Dr



Subject Guest Unit



Subject Garages

A. Alameda

Subject Photo Page

Borrower	RM Premier Homes LLC				
Property Address	611 S Griffith Park Dr				
City	Burbank	County	Los Angeles	State	CA Zip Code 91506
Lender/Client	Premier Money Source Incorporated				



Subject Alley

611 S Griffith Park Dr



Subject Guest Bedroom



Subject Guest Kitchen

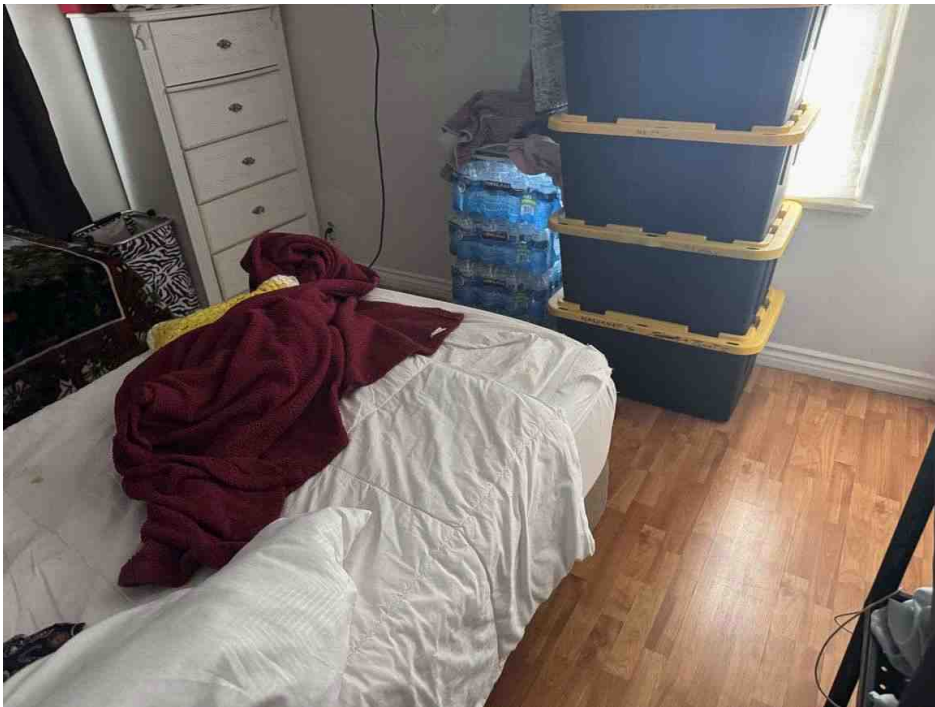
Subject Photo Page

Borrower	RM Premier Homes LLC				
Property Address	611 S Griffith Park Dr				
City	Burbank	County	Los Angeles	State	CA Zip Code 91506
Lender/Client	Premier Money Source Incorporated				



Subject Living Room

611 S Griffith Park Dr



Subject Bedroom



Subject Bedroom

Subject Photo Page

Borrower	RM Premier Homes LLC				
Property Address	611 S Griffith Park Dr				
City	Burbank	County	Los Angeles	State	CA Zip Code 91506
Lender/Client	Premier Money Source Incorporated				



Subject Full Bathroom
611 S Griffith Park Dr



Subject Breakfast Area



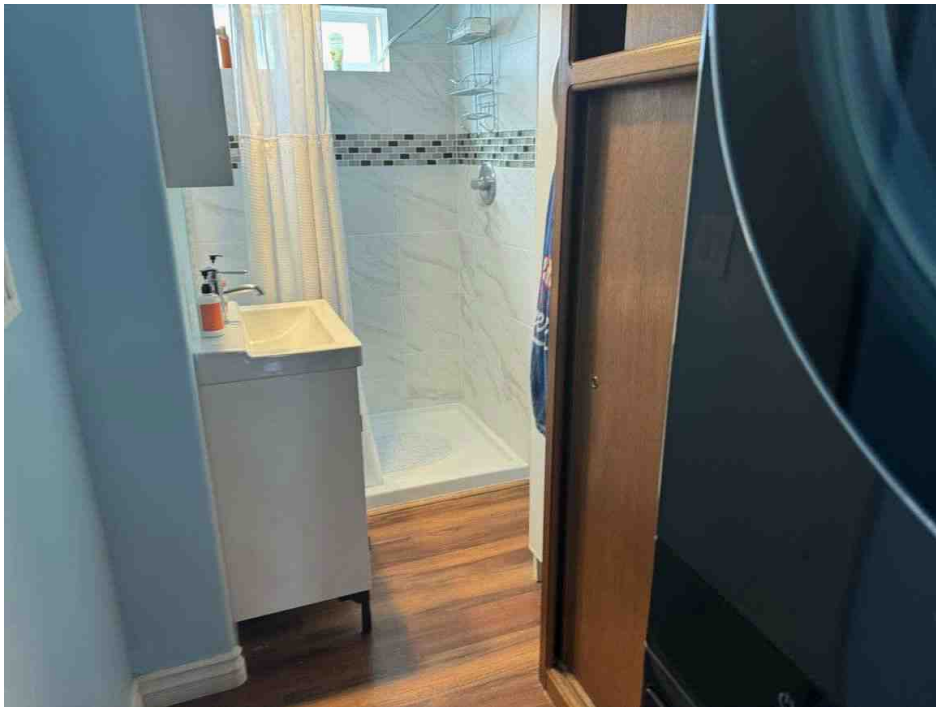
Subject Kitchen View 1

Subject Photo Page

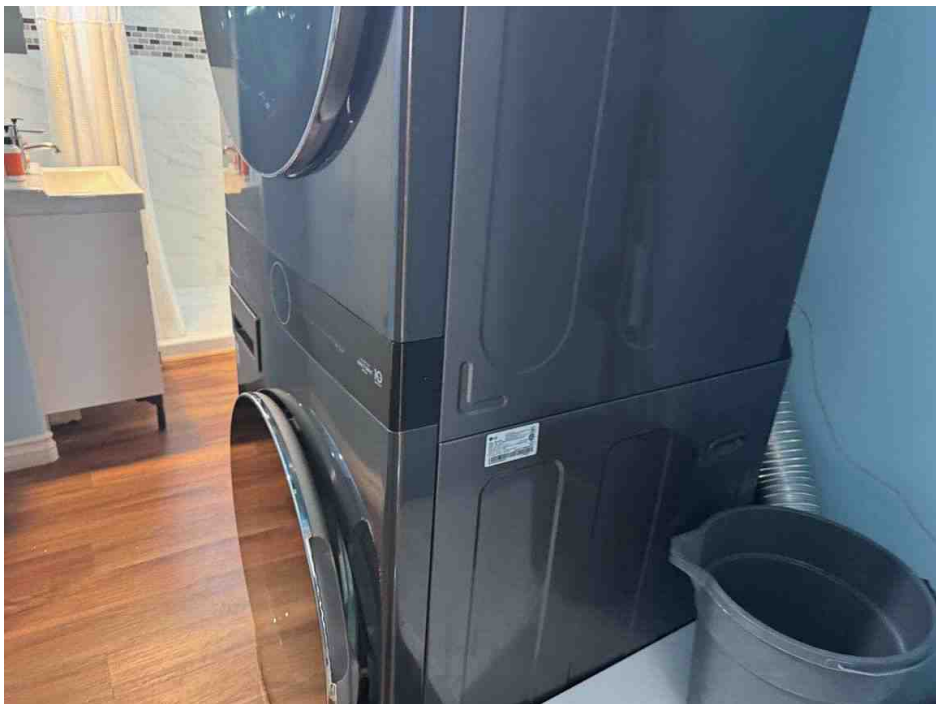
Borrower	RM Premier Homes LLC				
Property Address	611 S Griffith Park Dr				
City	Burbank	County	Los Angeles	State	CA Zip Code 91506
Lender/Client	Premier Money Source Incorporated				



Subject Kitchen View 2
611 S Griffith Park Dr



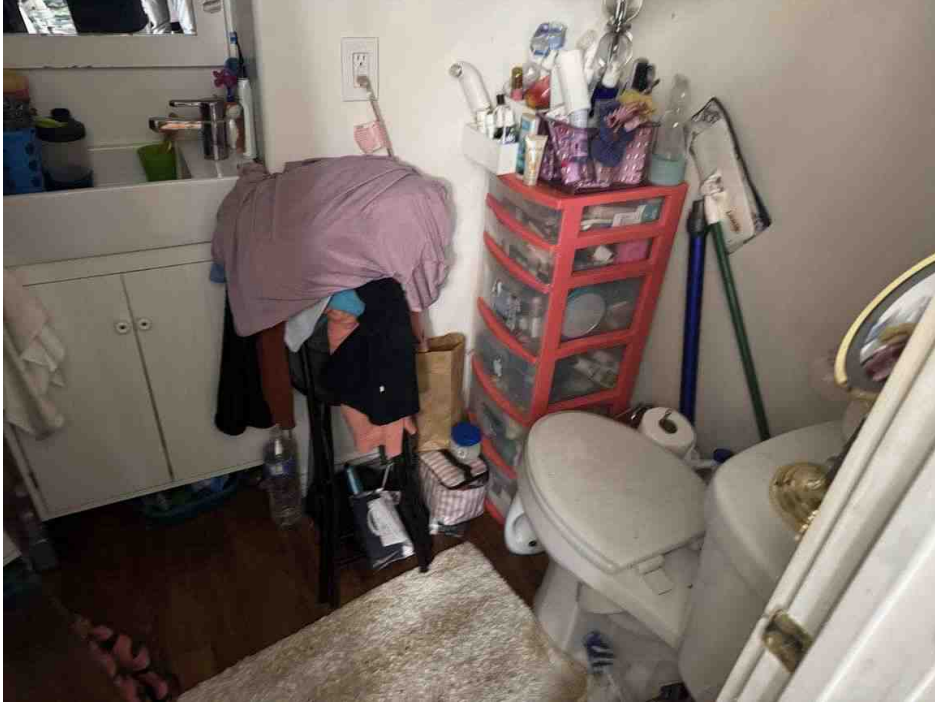
Subject Full Bathroom



Subject Laundry Area

Subject Photo Page

Borrower	RM Premier Homes LLC				
Property Address	611 S Griffith Park Dr				
City	Burbank	County	Los Angeles	State	CA Zip Code 91506
Lender/Client	Premier Money Source Incorporated				



Non Permitted Bathroom
611 S Griffith Park Dr



Subject Office

Sales Comparable Photos 1-3

Borrower	RM Premier Homes LLC				
Property Address	611 S Griffith Park Dr				
City	Burbank	County	Los Angeles	State	CA Zip Code 91506
Lender/Client	Premier Money Source Incorporated				



Sales Comparable 1

650 S Reese Pl



Sales Comparable 2

335 S Reese Pl



Sales Comparable 3

216 S Lincoln St

A. Blumfeld

ARV Sales Comparable Photos 1-3

Borrower	RM Premier Homes LLC				
Property Address	611 S Griffith Park Dr				
City	Burbank	County	Los Angeles	State	CA Zip Code 91506
Lender/Client	Premier Money Source Incorporated				



ARV Comparable 1

756 S Griffith Park Dr



ARV Comparable 2

1715 W Oak St

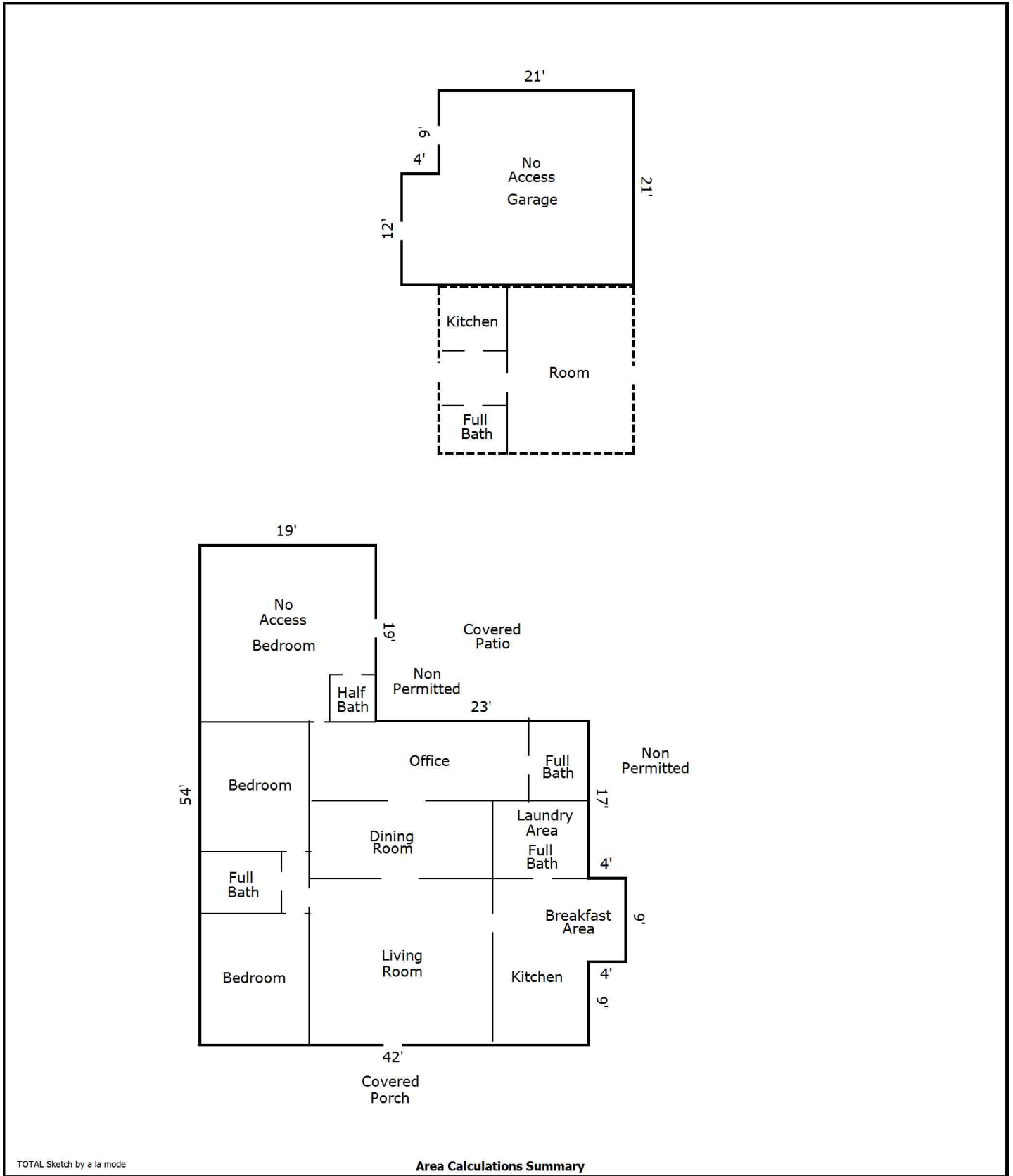


ARV Comparable 3

117 S Myers St

Building Sketch

Borrower	RM Premier Homes LLC		
Property Address	611 S Griffith Park Dr		
City	Burbank	County	Los Angeles
		State	CA
		Zip Code	91506
Lender/Client	Premier Money Source Incorporated		



TOTAL Sketch by a la mode

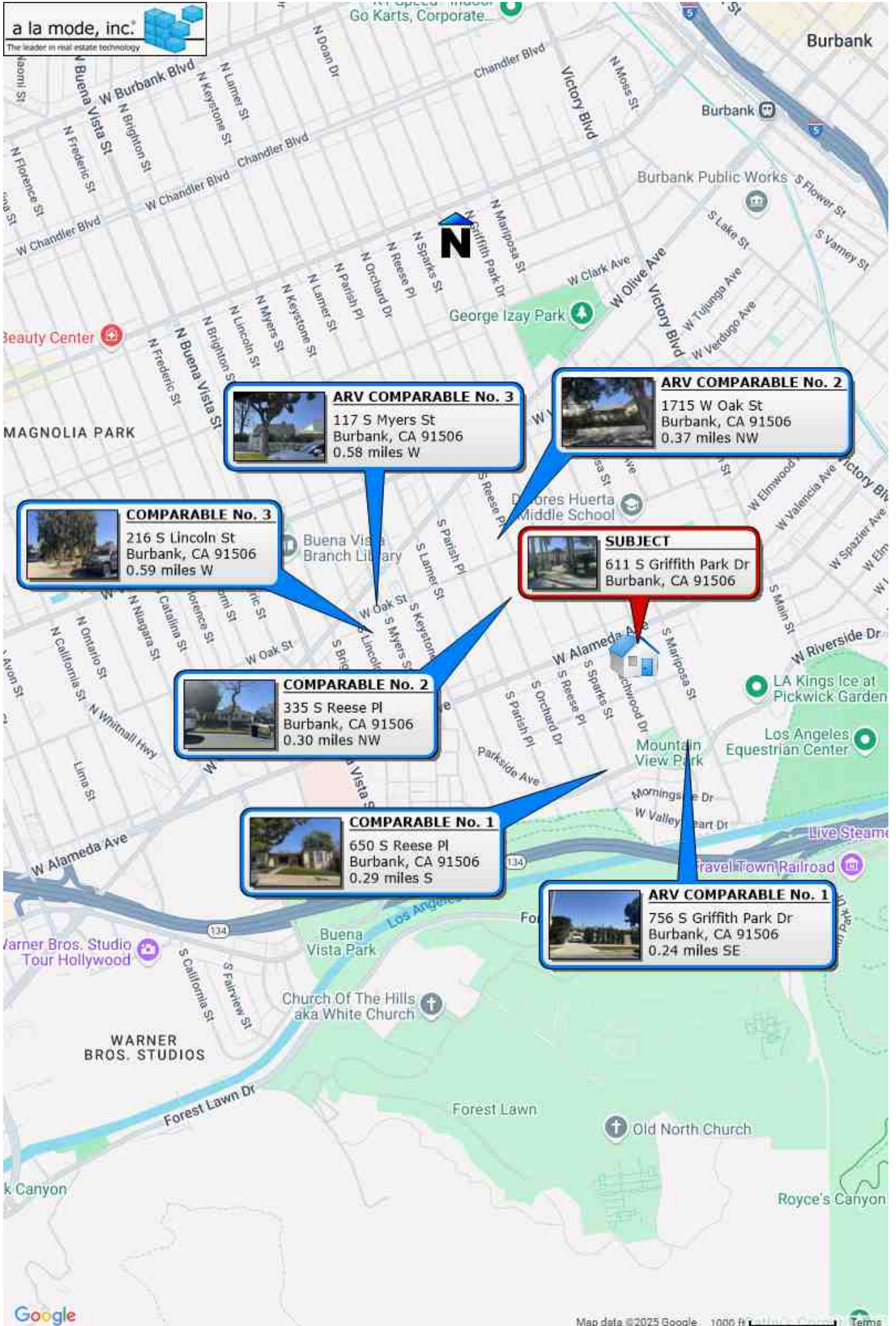
Area Calculations Summary

Living Area	Calculation Details	
First Floor	1867 Sq ft	$9 \times 4 = 36$ $19 \times 19 = 361$ $35 \times 42 = 1470$
Total Living Area (Rounded):	1867 Sq ft	
Non-living Area		
2 Car Detached	489 Sq ft	$21 \times 21 = 441$ $12 \times 4 = 48$
Non-Calculated	378 Sq ft	$18 \times 21 = 378$

A. Alameda

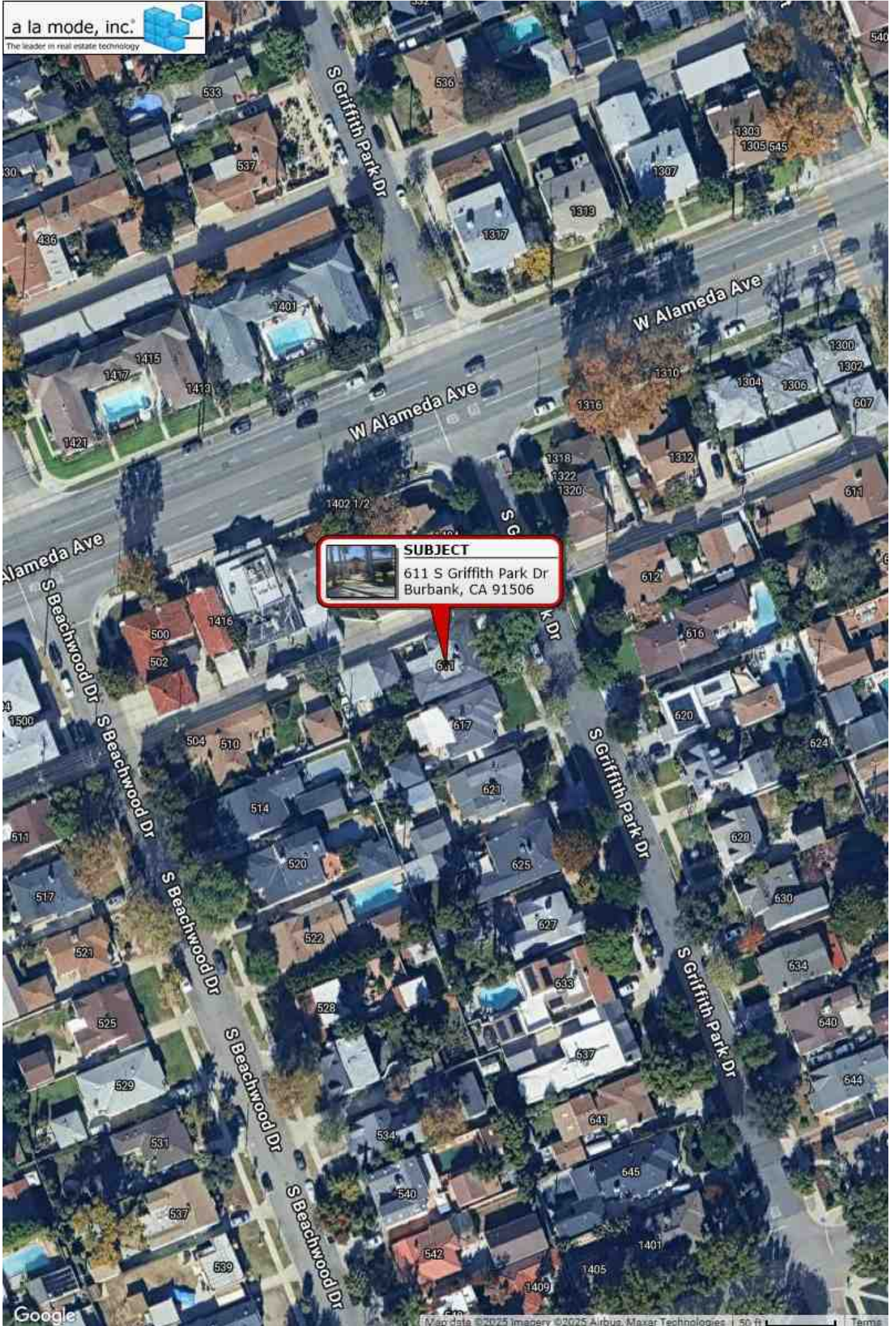
Location Map

Borrower	RM Premier Homes LLC			
Property Address	611 S Griffith Park Dr			
City	Burbank	County	Los Angeles	State CA Zip Code 91506
Lender/Client	Premier Money Source Incorporated			



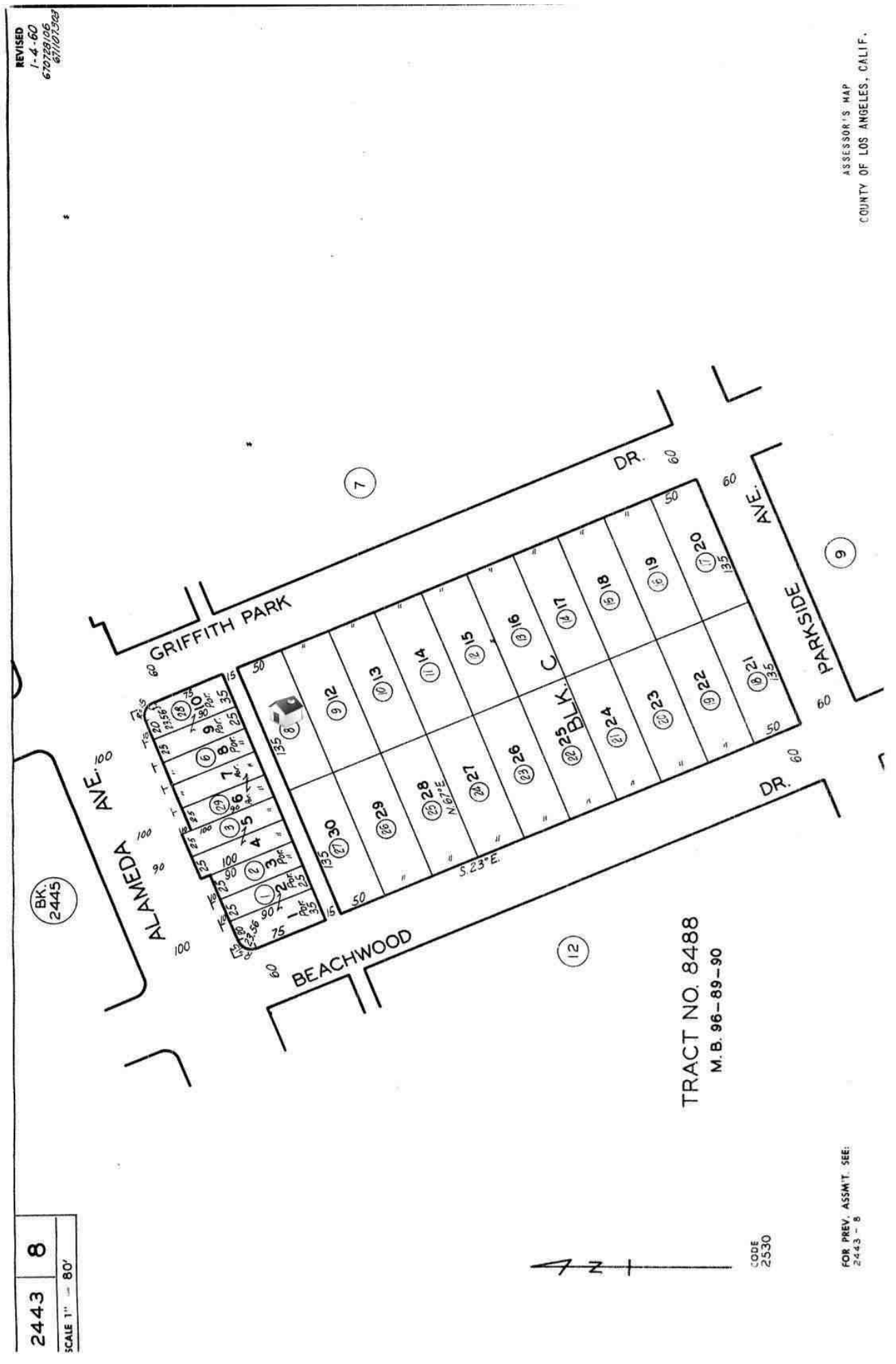
Aerial Map

Borrower	RM Premier Homes LLC						
Property Address	611 S Griffith Park Dr						
City	Burbank	County	Los Angeles	State	CA	Zip Code	91506
Lender/Client	Premier Money Source Incorporated						



Plat Map

Borrower	RM Premier Homes LLC		
Property Address	611 S Griffith Park Dr		
City	Burbank	County Los Angeles	State CA Zip Code 91506
Lender/Client	Premier Money Source Incorporated		



REVISED
1-4-60
670229/06
677/07/928

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

2443 | 8
SCALE 1" = 80'

TRACT NO. 8488
M.B. 96-89-90

CODE
2530

FOR PREV. ASSMT. SEE:
2443-8

License



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

Ira P. Bienenfeld

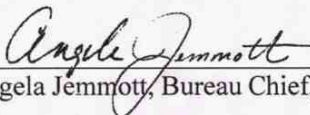
has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“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)

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**
(Month, Day, Year) (Month, Day, Year)

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

Item 4. **Limits of Liability:**

A. \$ **1,000,000** **Damages** Limit of Liability – Each **Claim**

B. \$ **1,000,000** **Claim Expenses** Limit of Liability – Each **Claim**

C. \$ **1,000,000** **Damages** Limit of Liability – Policy Aggregate

D. \$ **1,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

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

A. \$ **500** Each **Claim**

B. \$ **1,000** Aggregate


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


Authorized Representative

D42101 (03/15)

Page 1 of 1