

APPRAISAL OF REAL PROPERTY

LOCATED AT:

4118 & 4118 1/2 E 60th St
TR=3087 W 40.5 FT OF E 140.5 FT OF LOT 522
Huntington Park, CA 90255

FOR:

Premier Money Source, Inc
24 Sidney Bay Drive, Newport Beach, CA 92657

AS OF:

04/27/2019

BY:

JIALIANG P. WANG
BEST WISH REALTY INC.
1433 OLIVE LANE
LA CANADA FLINTRIDGE CA 91011

Small Residential Income Property Appraisal Report

Loan#00954
File # 1904035

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	4118 & 4118 1/2 E 60th St	City	Huntington Park	State	CA	Zip Code	90255	
Borrower	Renee Martinez, Oscar Barajas	Owner of Public Record	Ramirez Gabriel	County	Los Angeles			
Legal Description	TR=3087 W 40.5 FT OF E 140.5 FT OF LOT 522							
Assessor's Parcel #	6317-006-029	Tax Year	2019	R.E. Taxes \$	4,574.96			
Neighborhood Name	Huntington Park	Map Reference	31084	Census Tract	5335.03			
Occupant	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month		
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)							
Assignment Type	<input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)							
Lender/Client	Premier Money Source, Inc	Address	24 Sidney Bay Drive, Newport Beach, CA 92657					
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No								
Report data source(s) used, offering price(s), and date(s). DATA SOURCE: TheMLS.com. It is a specific web site of Broker board in West L.A. area.								
It was listed for \$545,000 on 03/11/2019; Themls#DW19055862. The contract price is higher than the listing price due to multi offers.								
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. It is a typical purchase contract.								
Contract Price \$	575,000	Date of Contract	04/07/2019	Is the property seller the owner of public record?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)	Realquest	
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
If Yes, report the total dollar amount and describe the items to be paid.								
Note: Race and the racial composition of the neighborhood are not appraisal factors.								
Neighborhood Characteristics				2-4 Unit Housing Trends		2-4 Unit Housing		Present Land Use %
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %	
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %	
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	450	Low	0	Multi-Family	
Neighborhood Boundaries	North-Leonis Blvd/District Blvd;South-Florence Ave;West-Soto ST;East-Frwy 710;The subject is in city of Huntington Park. It is a mixed market are with city of May wood/Bell.			850	High	140	Commercial	
Neighborhood Description	The subject is located in a residential area comprised of mostly single family homes with some 2-4 unit properties and multi-family properties. Most of home are in one or two stories, frame and stucco with average proximity to public supporting facilities. The subject is located 4 blocks west of Atlantic Blvd, Frwy 710 is located in 1 mile east of the subject.			575	Pred.	80	Other	
Market Conditions (including support for the above conclusions) See the addndum.								
Dimensions	see the plat map	Area	4,985 sf	Shape	Rectangular	View	Residences	
Specific Zoning Classification	HPR3	Zoning Description	Multi-family residential					
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe						
Utilities	Public Other (describe)	Public Other (describe)	Off-site Improvements - Type		Public	Private		
Electricity	<input checked="" type="checkbox"/> <input type="checkbox"/>	Water	<input checked="" type="checkbox"/> <input type="checkbox"/>	Street	ASPHALT	<input checked="" type="checkbox"/> <input type="checkbox"/>		
Gas	<input checked="" type="checkbox"/> <input type="checkbox"/> public	Sanitary Sewer	<input checked="" type="checkbox"/> <input type="checkbox"/>	Alley	NONE	<input type="checkbox"/> <input type="checkbox"/>		
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	06037C 060651	FEMA Map Date	09/26/2008	
Are the utilities and/or off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe								
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe								
The subject is an interior lot with typical on and off site improvements. No adverse easements, encroachments or other conditions are noted.								
General Description		Foundation		Exterior Description		materials/condition		
Units	<input checked="" type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	CONCRETE/AVG		Floors	WD_TILE/AVG	
<input type="checkbox"/> Accessory Unit (describe below)		<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	STUCCO/AVG		Walls	DRYWALL/AVG	
# of Stories	1 # of bldgs. 2	Basement Area	none sq.ft.	Roof Surface	COM.SHINGLE/AVG	Trim/Finish	WOOD/AVG	
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Finish	none %	Gutters & Downspouts	ALUMINUM/AVG	Bath Floor	TILE/AVG	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	ALU. SLIDEAVG	Bath Wainscot	TILE/AVG	
Design (Style)	CONV'L/AVG	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	NOT NOTED		Car Storage		
Year Built	1932	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	SCREENS/AVG		<input type="checkbox"/> None		
Effective Age (Yrs)	25	Heating/Cooling		Amenities		<input checked="" type="checkbox"/> Driveway	# of Cars 2	
Attic	<input type="checkbox"/> None	<input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	<input type="checkbox"/> Fireplace(s) #	0	<input type="checkbox"/> Woodstove(s) #	0	Driveway Surface CONCRETE	
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input checked="" type="checkbox"/> Other WALL Fuel GAS	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Fence	<input checked="" type="checkbox"/> Garage	# of Cars 1		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool NONE	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Carport	# of Cars 0		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Other 0	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in		
# of Appliances	Refrigerator 0 Range/Oven 2 Dishwasher 2 Disposal 2 Microwave 0 Washer/Dryer 0	Other (describe)						
Unit # 1 contains:	5 Rooms	2 Bedrooms	1 Bath(s)	1,160	Square Feet of Gross Living Area			
Unit # 2 contains:	5 Rooms	2 Bedrooms	1 Bath(s)	546	Square Feet of Gross Living Area			
Unit # 3 contains:	Rooms	Bedrooms	Bath(s)	Square Feet of Gross Living Area				
Unit # 4 contains:	Rooms	Bedrooms	Bath(s)	Square Feet of Gross Living Area				
Additional features (special energy efficient items, etc.). NONE								
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). Improvements of the subject propt conform to neighborhood properties and exhibit in overall average condition and lower effective age. No physical,functiona or external obsolescence is noted.								

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IMPROVEMENTS	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.																		
	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.																		
	Is the property subject to rent control? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe																		
The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.																			
COMPARABLE RENTAL DATA	FEATURE	SUBJECT	COMPARABLE RENTAL # 1				COMPARABLE RENTAL # 2				COMPARABLE RENTAL # 3								
	Address	4118 & 4118 1/2 E 60th St Huntington Park, CA 90255	6101 Woodlawn Ave Maywood, CA 90270				3639 Randolph Pl Huntington Park, CA 90255				3519 E 59th Pl Huntington Park, CA 90255								
	Proximity to Subject		0.86 miles E				0.52 miles SW				0.60 miles W								
	Current Monthly Rent	\$ 0	\$ 4,200				\$ 3,600				\$ 3,600								
	Rent/Gross Bldg. Area	\$ 0 sq.ft.	\$ 2.34 sq.ft.				\$ 2.23 sq.ft.				\$ 1.99 sq.ft.								
	Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
	Data Source(s)	THEMLS/COUNTY	THEMLS/COUNTY				THEMLS/COUNTY				THEMLS/COUNTY								
	Date of Lease(s)	MONTHLY	MONTHLY				MONTHLY				MONTHLY								
	Location	AVERAGE	AVERAGE				AVERAGE				AVERAGE								
	Actual Age	87	64				69				94								
	Condition	AVERAGE	AVERAGE				AVERAGE				AVERAGE								
	Gross Building Area	1,706			1,798			1,617			1,810								
	Unit Breakdown	Rm Count		Size Sq. Ft.		Monthly Rent		Rm Count		Size Sq. Ft.		Monthly Rent		Rm Count		Size Sq. Ft.		Monthly Rent	
		Tot	Br	Ba	1,706	Tot	Br	Ba	1,798	Monthly Rent	Tot	Br	Ba	1,617	Monthly Rent	Tot	Br	Ba	1,810
	Unit # 1	5	2	1	1,160	6	3	2	1,034	\$ 2,300	5	2	1	808	\$ 1,800	5	2	1	905
Unit # 2	5	2	1	546	5	2	1	764	\$ 1,900	5	2	1	809	\$ 1,800	5	2	1	905	\$ 1,800
Unit # 3									\$					\$					\$
Unit # 4									\$					\$					\$
Utilities Included	WATER & TRASH		WATER & TRASH				WATER & TRASH				WATER & TRASH								
	UNFURNISHED		UNFURNISHED				UNFURNISHED				UNFURNISHED								
	1-CAR GARAGE		2-CAR GARAGE				2-CAR GARAGE				2-CAR GARAGE								
Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.)																			
THE RANGE OF 2 BEDROOM IS FROM:\$1800 to \$1900. I gave \$2,000 for unit 4118 and \$1600 for unit 4118 1/2 based on the gla.																			
Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.																			
SUBJECT RENT SCHEDULE	Leases		Actual Rents				Opinion of Market Rent												
	Unit #	Lease Date	Per Unit		Total Rents	Per Unit		Total Rents											
		Begin Date	End Date	Unfurnished		Furnished	Unfurnished		Furnished										
	1	monthly	monthly	\$ 0	\$	\$ 0	\$ 2,000	\$	\$ 2,000										
	2	monthly	monthly	0		0	1,600		1,600										
	3																		
	4																		
	Comment on lease data		It is owner occupied		Total Actual Monthly Rent		\$ 0		Total Gross Monthly Rent		\$ 3,600								
					Other Monthly Income (itemize)		\$ 0		Other Monthly Income (itemize)		\$ 0								
					Total Actual Monthly Income		\$ 0		Total Estimated Monthly Income		\$ 3,600								
Utilities included in estimated rents <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Trash collection <input type="checkbox"/> Cable <input type="checkbox"/> Other																			
Comments on actual or estimated rents and other monthly income (including personal property) AT THE TIME OF INSPECTION, BOTH UNITS ARE OWNER OCCUPIED. TYPICAL RENTAL SCHEDULE IS ON MONTHLY BASE. VACANCY RATE OF 3% IS REFLECTING THE AVERAGE MARKET CONDITION IN THE MARKET PLACE.																			
PRIOR SALE HISTORY	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																		
	My research <input type="checkbox"/> did <input checked="" 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)	REALQUEST																	
	My research <input type="checkbox"/> did <input checked="" 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)	REALQUEST																	
	Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).																		
	ITEM	SUBJECT	COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3								
	Date of Prior Sale/Transfer																		
	Price of Prior Sale/Transfer																		
	Data Source(s)	Realquest	Realquest				Realquest				Realquest								
Effective Date of Data Source(s)	04/27/2019	04/27/2019				04/27/2019				04/27/2019									
Analysis of prior sale or transfer history of the subject property and comparable sales																			
The subject property has no sale/transfer for the 3 year prior to the effective date of this appraisal.																			
All comps have no other sales/transfers in one year prior their date of sales.																			

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There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 485,000 to \$ 663,000					
There are 21 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 486,000 to \$ 669,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	4118 1/2 E 60th St Huntington Park, CA 90255	6101 Woodlawn Ave Maywood, CA 90270	6314 Orchard Ave Bell, CA 90201	3639 Randolph Pl Huntington Park, CA 90255	
Proximity to Subject		0.86 miles E	0.55 miles SW	0.52 miles SW	
Sale Price	\$ 575,000	\$ 625,000	\$ 625,000	\$ 545,000	
Sale Price/Gross Bldg. Area	\$ 337.05 sq.ft.	\$ 347.61 sq.ft.	\$ 260.31 sq.ft.	\$ 317.41 sq.ft.	
Gross Monthly Rent	\$ 3,600	\$ 4,200	\$ 4,400	\$ 3,600	
Gross Rent Multiplier	159.72	148.81	142.05	151.39	
Price per Unit	\$ 287,500	\$ 312,500	\$ 208,333	\$ 272,500	
Price per Room	\$ 57,500	\$ 56,818	\$ 48,077	\$ 54,500	
Price per Bedroom	\$ 143,750	\$ 125,000	\$ 156,250	\$ 136,250	
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Data Source(s)		REALQUEST/DOC.#284708	REALQUEST/DOC.#262394	REALQUEST/DOC.#281185	
Verification Source(s)		TheMLS#PW19038942	TheMLS#DW18244969	TheMLS#DW19034948	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Sale or Financing		Armlength		Armlength	
Concessions		NONE		NONE	
Date of Sale/Time		04/02/2019		03/26/2019	
Location	AVERAGE	AVERAGE		near rail road	+10,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	Fee Simple
Site	4,985 sf	7826	-6,000	7268	-5,000
View	Residences	RESIDENCES		RESIDENCES	
Design (Style)	CONV'L/AVG	CONV'L/AVG		CONV'L/AVG	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE	
Actual Age	87	64	-2,000	73	-1,000
Condition	AVERAGE	AVERAGE		AVERAGE	
Gross Building Area	1,706	1,798	-5,000	2,401	-35,000
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	
Unit # 1	5 2 1	6 3 2	-20,000	5 2 1	
Unit # 2	5 2 1	5 2 1		4 1 1	+10,000
Unit # 3				4 1 1	-20,000
Unit # 4					
Basement Description	none	NONE		NONE	
Basement Finished Rooms	none	NONE		NONE	
Functional Utility	AVERAGE	AVERAGE		AVERAGE	
Heating/Cooling	WALL/WALL	WALL/WALL		WALL/WALL	
Energy Efficient Items	NONE	NONE		NONE	
Parking On/Off Site	1 GARAGE	2 (GARAGE)	-5,000	2 (GARAGE)	-5,000
Porch/Patio/Deck	PORCH,PATIO	PORCH,PATIO		PORCH,PATIO	
DAYS ON MARKET	N/A	24		108	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -38,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -46,000
Adjusted Sale Price of Comparables		Net Adj. 6.1 % Gross Adj. 6.1 %	\$ 587,000	Net Adj. 7.4 % Gross Adj. 13.8 %	\$ 579,000
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)	\$ 293,500			\$ 193,000	\$ 286,500
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)	\$ 53,364			\$ 44,538	\$ 57,300
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)	\$ 117,400			\$ 144,750	\$ 143,250
Value per Unit	\$ 287,500 X 2	Units = \$ 575,000		Value per GBA \$ 337 X 1,706	GBA = \$ 574,922
Value per Rm.	\$ 57,500 X 10	Rooms = \$ 575,000		Value per Bdrms. \$ 143,750 X 4	Bdrms. = \$ 575,000
Summary of Sales Comparison Approach including reconciliation of the above indicators of value.		All comps are located in the subject's same market area and deemed to be the best available at the time of appraisal.			
Indicated Value by Sales Comparison Approach \$ 575,000		Comp #1 has similar gla,Comp#2 has similar age and room count. Comp #3 has similar room count. Comp #4 has similar lot size and age. Comp #5 has similar units and room count. Comp #6 has similar units and room count. All comps are considered in sales comparison analysis.			
Total gross monthly rent \$ 3,600 X gross rent multiplier (GRM) 160 = \$ 576,000		Indicated value by the Income Approach			
Comments on income approach including reconciliation of the GRM		GRMS from Comps are ranged from 142 to 162 . The GRM 160 is in the range.			
Indicated Value by: Sales Comparison Approach \$ 575,000		Income Approach \$ 576,000		Cost Approach (if developed) \$ 574,075	
MOST WEIGHT IS GIVEN TO MARKET APPROACH BECAUSE IT REFLECTS CURRENT MARKET CONDITION. COST APPROACH IS LESS RELIABLE BECAUSE OF DIFFICULTY IN ESTIMATING LAND VALUE AND DEPRECIATION. INCOME APPROACH SUPPORTS MARKET VALUE BY PROPER GRMS.SUBJECT					
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.					
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 \$ 575,000 , as of 04/27/2019 , which is the date of inspection and the effective date of this appraisal.					

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ADDITIONAL COMMENTS ON SUBJECT PROPERTY CONDITION:
 Per inspection, The subject has overall average condition in the market. It has newer exterior stucco, windows, doors and roof. Newer exterior and interior paint. It has porch in the front, hardwood floor in the living room and dining area. It has newer tile floor, tile counter tops and newer cabinets in the kitchen. It has newer tile floor, cabinets, sinks and bathtub/shower in the bathrooms. It also has newer harwood floor in all bedrooms. It has 1 car garage attached.
 Per inspection, the front unit 4118 has 2 bedrooms plus a den (separated from living room). The rear unit 4118 1/2 has a large bedroom which appears revoving the interior wall between original 2 bedrooms. The cost to cure before condition is estimated about \$3000.
 It has carbon monoxide detectors. The water heaters were double strapped.

COMMENTS ON SALES COMPARISON ANALYSIS:
 I used \$50.00 per sf of living area, \$2,00 per sf of lot size, \$100 per year of age. \$5,000 per room count and \$3,000 per half bathroom count adjustments in the appraisal.
 Comp#1 was listed for \$625,000 on 02/20/2019;It was sold for \$625,000 on 04/02/2019; dom is 24 days. It has no inside photos in the listing, It appears no recent remodelings or upgrades with similar condition as the subject. it has 2 car garage and adjusted.
 Comp#2 was listed for \$675,000 on 10/05/2018; It was sold for \$625,000 on 03/27/2019; dom is 108 days. It has no inside photos in the listing, It appears no recent remodelings or upgrades with similar condition as the subject.It has larger gla and 3 units and requests adjustments.
 Comp#3 was listed for \$545,000 on 02/14/2019; It was sold for \$545,000 on 04/01/2019; dom is 6 days. It has origianl hardwood floors throughout. It has similar condition as the subject. Per listing, it needs repairs cosmetic and requests upward adjustments.
 Comp#4 was listed for \$530,000 on 11/01/2018; It was sold for \$560,000 on 01/28/2019; dom is 36 days. Per listing, it has been updated with tile floor, tile counter tops. It appears similar condition as the subject. Per profile, it has 4 bedrooms and 3 bathrooms as duplex and used in the report. It is over 1 mile from the subject, but it is still in same city and same zip code as same market area. It is used due to similar features as the subject.
 Comp#5 and Comp#6 have no inside photos of kitchen and bathrooms. Both appears no recent remodelings or upgrades with similar condition as the subject.
 The adjusted value is from \$567,000 to \$587,000. I gave less weight to Comp #1 due to 5 bedroom count. Less weight to Comp #2 due to 3 units. Less weight to Comp #4 due to farther from the subjec with smaller gla.
 The most weight is given to comp #3 due to similar lot size, age, room count, units and gla.
 The estimated value is bracket of sales prices and also in the bracket of adjusted value.
 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.
 Reasonable exposure time for the subject under current market conditions is approximately 3 months.

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) **LIMITED COMPARABLE LAND SALE IS AVAILABLE IN THE AREA. LAND VALUE IS OBTAINED FROM ABSTRACTION AND DIRECT COMPARISON.**
 The land to value is over the Fannie Mae guideline,But, it is typical in the area.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	375,000
Source of cost data MARSHALL & SWIFT HANDBOOK, CONTRACTORS	DWELLING	1,706 Sq.Ft. @ \$ 155.00	=\$ 264,430
Quality rating from cost service Q3 Effective date of cost data 04/27/2019	Garage/Carport	none Sq.Ft. @ \$	=\$
Comments on Cost Approach (gross building area calculations, depreciation, etc.)	PORCH, PATIO.		=\$ 15,000
See Sketch page for living area calculations.Land to total value ratio is typical for 2-4 unit properties in the area. Physical depreciation is made by straight line method and based on economic life of 65 years. "AS-IS" site improvements is the depreciation value for the drive way, fence,sidewalks and landscaping,Etc.	Garage/Carport	200 Sq.Ft. @ \$ 35.00	=\$ 7,000
	Total Estimate of Cost-New		=\$ 286,430
	Less Physical	119,355	= \$(119,355)
	Depreciated Cost of Improvements		=\$ 167,075
	"As-is" Value of Site Improvements		=\$ 32,000
Estimated Remaining Economic Life (HUD and VA only) 35 Years	INDICATED VALUE BY COST APPROACH		=\$ 574,075

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.

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

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

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

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

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

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

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

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

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

Small Residential Income Property Appraisal Report

Loan#00954
File # 1904035

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

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

Small Residential Income Property Appraisal Report

Loan#00954
File # 1904035

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

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

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

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

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

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

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

APPRAISER

Signature Jialiang Wang
 Name JIALIANG P. WANG
 Company Name BEST WISH REALTY INC
 Company Address 1837 RAMONA AVE., S. PASADENA, CA
91030
 Telephone Number 626-236-0226
 Email Address JIALIANGWANG@SBCGLOBAL.NET
 Date of Signature and Report 04/29/2019
 Effective Date of Appraisal 04/27/2019
 State Certification # AR029847
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 12/30/2020

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

4118 & 4118 1/2 E 60th St
Huntington Park, CA 90255

APPRAISED VALUE OF SUBJECT PROPERTY \$ 575,000

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 Financial Asset Services, Inc.
 Company Name Premier Money Source, Inc
 Company Address 24 Sidney Bay Drive, Newport Beach, CA
92657
 Email Address nikki.nguyen@fasinc.com

COMPARABLE SALES

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

Small Residential Income Property Appraisal Report

File # 1904035

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	4118 1/2 E 60th St Huntington Park, CA 90255	6230 Plaska Ave Huntington Park, CA 90255			3519 E 59th Pl Huntington Park, CA 90255			3800 E 57th St Maywood, CA 90270		
Proximity to Subject		1.07 miles W			0.60 miles W			0.38 miles NW		
Sale Price	\$ 575,000	\$ 560,000			\$ 570,000			\$ 650,000		
Sale Price/Gross Bldg. Area	\$ 337.05 sq.ft.	\$ 361.52 sq.ft.			\$ 314.92 sq.ft.			\$ 295.19 sq.ft.		
Gross Monthly Rent	\$ 3,600	\$ 3,650			\$ 3,600			\$ 4,000		
Gross Rent Multiplier	159.72	153.42			158.33			162.50		
Price per Unit	\$ 287,500	\$ 280,000			\$ 285,000			\$ 325,000		
Price per Room	\$ 57,500	\$ 50,909			\$ 57,000			\$ 65,000		
Price per Bedroom	\$ 143,750	\$ 140,000			\$ 142,500			\$ 162,500		
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Data Source(s)		REALQUEST/DOC.#18892			INSPECTION			INSPECTION		
Verification Source(s)		TheMLS.#PW18265369			TheMLS.#RS18229293			TheMLS.#MB19067695		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment			
Sale or Financing		Armlenth		LISTING	-6,000	LISTING	-67,000			
Concessions		none								
Date of Sale/Time		01/28/2019		ACTIVE		ACTIVE				
Location	AVERAGE	near rail road	+10,000	near rail road	+10,000	AVERAGE				
Leasehold/Fee Simple	Fee Simple	FEE		FEE		FEE				
Site	4,985 sf	5274	0	6097	-2,000	6665	-3,000			
View	Residences	RESIDENCES		RESIDENCES		RESIDENCES				
Design (Style)	CONV'L/AVG	CONV'L/AVG		CONV'L/AVG		CONV'L/AVG				
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Actual Age	87	81	-1,000	94	+1,000	64	-2,000			
Condition	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Gross Building Area	1,706	1,549	+8,000	1,810	-5,000	2,202	-25,000			
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Unit # 1	5 2 1	6 2 2	-10,000	5 2 1		5 2 2	-10,000			
Unit # 2	5 2 1	5 2 1		5 2 1		5 2 1				
Unit # 3										
Unit # 4										
Basement Description	none	none		none		none				
Basement Finished Rooms	none	none		none		none				
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Heating/Cooling	WALL/WALL	WALL/WALL		WALL/WALL		WALL/WALL				
Energy Efficient Items	NONE	NONE		NONE		NONE				
Parking On/Off Site	1 GARAGE	1 GARAGE		1 GRARAGE		1 CAR GARAGE				
Porch/Patio/Deck	PORCH,PATIO	PORCH,PATIO		PORCH,PATIO		PORCH,PATIO				
DAYS ON MARKET	N/A	36		182		32				
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 7,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -2,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -107,000			
Adjusted Sale Price of Comparables		Net Adj. 1.3 % Gross Adj. 5.2 %	\$ 567,000	Net Adj. 0.4 % Gross Adj. 4.2 %	\$ 568,000	Net Adj. 16.5 % Gross Adj. 16.5 %	\$ 543,000			
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)		\$ 283,500		\$ 284,000		\$ 271,500				
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)		\$ 51,545		\$ 56,800		\$ 54,300				
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)		\$ 141,750		\$ 142,000		\$ 135,750				
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	Realquest	Realquest			Realquest			Realquest		
Effective Date of Data Source(s)	04/27/2019	04/27/2019			04/27/2019			04/27/2019		
Analysis of prior sale or transfer history of the subject property and comparable sales										
Analysis/Comments										
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.										

Market Conditions Addendum to the Appraisal Report

File No. 1904035

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

Property Address **4118 & 4118 1/2 E 60th St** City **Huntington Park** State **CA** ZIP Code **90255**

Borrower **Renee Martinez, Oscar Barajas**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	12	5	4	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.00	1.67	1.33	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	6	4	3	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3.0	2.4	2.3	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	566,000	585,000	578,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	35	48	39	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	578,000	605,000	597,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	21	36	28	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	99%	97%	99%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.)paid financial assistance prevalent? Yes No

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **The seller credit the buyer for closing cost, increasing the selling agent commission of the contracted price.**

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

Cite data sources for above information. **www.Themls.com, Realquest Data source, California Association of REALTOR,**

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

Since the most lenders raise the requirements for loan application, it is more difficult to get the finance in the market. The interest rate is ticking higher. Unemployment rate is 4.3% March.2019, in California.

The local data shows that the months of housing supply is 3 months.

But, the most indicators show that the overall market trend is stable in the past 12 months.

The ratio of REO sale is about 1% in the area.

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

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

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

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

Signature <i>Jialiang Wang</i>	Signature
Appraiser Name JIALIANG P. WANG	Supervisory Appraiser Name
Company Name BEST WISH REALTY INC	Company Name
Company Address 1837 RAMONA AVE., S. PASADENA, CA 91030	Company Address
State License/Certification # AR029847 State CA	State License/Certification # State
Email Address JIALIANGWANG@SBCGLOBAL.NET	Email Address

Supplemental Addendum

File No. 1904035

Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						

Neighborhood Market Conditions:

Market conditions throughout the nation and within Southern California transitioned from a Buy's market to a Seller's Market. It increased from 2012 to 2017; The number of defaults, foreclosures, and bank-owned real estate, coupled with distressed sellers are decreasing due to increasing of median price. Foreclosures are being absorbed and short sales remain some of the only distressed transactions. But, since 2018, the market is stable after 6 years increasing. Demand and supply tipped toward supply. It is because the Federal Reserve has increasing interest rate to 2.50%. Credit has tightened and high loan-to-value financing is now very difficult to obtain.

Since Oct., 2018 the market condition of single family in Los Angeles County has been increasing by the average of 1.29% year over year. The home sales in March, 2019 has been declining. Specific areas must be investigated individually to assess the true impact of these trend on market value. Please see the 1004MC addendum.

Per research 1-unit homes in the past 6-12 months, the average ratio of median sold price to median listing price is: 97-105%; And I use -01% in the listing prices adjustment in the appraisal.

Operating Income Statement

One- to Four-Family Investment Property and Two- to Four-Family Owner-Occupied Property

Property Address

Street **4118 & 4118 1/2 E 60th St** City **Huntington Park** State **CA** Zip Code **90255**

General Instructions: This form is to be prepared jointly by the loan applicant, the appraiser, and the lender's underwriter. The applicant must complete the following schedule indicating each unit's rental status, lease expiration date, current rent, market rent, and the responsibility for utility expenses. Rental figures must be based on the rent for an "unfurnished" unit.

	Currently Rented	Expiration Date	Current Rent Per Month	Market Rent Per Month	Utility Expense	Paid By Owner	Paid By Tenant
Unit No. 1	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	owner	\$ 0	\$ 2,000	Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 2	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	owner	\$ 0	\$ 1,600	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 3	Yes <input type="checkbox"/> No <input type="checkbox"/>		\$	\$	Fuel Oil	<input type="checkbox"/>	<input type="checkbox"/>
Unit No. 4	Yes <input type="checkbox"/> No <input type="checkbox"/>		\$	\$	Fuel (Other)	<input type="checkbox"/>	<input type="checkbox"/>
Total			\$ 0	\$ 3,600	Water/Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Trash Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The applicant should complete all of the income and expense projections and for existing properties provide actual year-end operating statements for the past two years (for new properties the applicant's projected income and expenses must be provided). This Operating Income Statement and any previous operating statements the applicant provides must then be sent to the appraiser for review, comment, and/or adjustments next to the applicant's figures (e.g. Applicant/Appraiser 288/300). If the appraiser is retained to complete the form instead of the applicant, the lender must provide to the appraiser the aforementioned operating statements, mortgage insurance premium, HOA dues, leasehold payments, subordinate financing, and/or any other relevant information as to the income and expenses of the subject property received from the applicant to substantiate the projections. The underwriter should carefully review the applicant's/appraiser's projections and the appraiser's comments concerning those projections. The underwriter should make any final adjustments that are necessary to more accurately reflect any income or expense items that appear unreasonable for the market. (Real estate taxes and insurance on these types of properties are included in PITI and not calculated as an annual expense item.) Income should be based on the current rents, but should not exceed market rents. When there are no current rents because the property is proposed, new, or currently vacant, market rents should be used.

Annual Income and Expense Projection for Next 12 months

	By Applicant/Appraiser	Adjustments by Lender's Underwriter
Income (Do not include income for owner-occupied units)		
Gross Annual Rental (from unit(s) to be rented)	\$ 43,200	\$
Other Income (include sources)	+	+
Total	\$ 43,200	\$
Less Vacancy/Rent Loss	- 1,296 (3%)	- (%)
Effective Gross Income	\$ 41,904	\$
Expenses (Do not include expenses for owner-occupied units)		
Electricity	0	
Gas	0	
Fuel Oil		
Fuel (Type -)		
Water/Sewer	0	
Trash Removal	0	
Pest Control		
Other Taxes or Licenses	150	
Casual Labor	200	
This includes the costs for public area cleaning, snow removal, etc., even though the applicant may not elect to contract for such services.		
Interior Paint/Decorating	150	
This includes the costs of contract labor and materials that are required to maintain the interiors of the living unit.		
General Repairs/Maintenance	200	
This includes the costs of contract labor and materials that are required to maintain the public corridors, stairways, roofs, mechanical systems, grounds, etc.		
Management Expenses	2,095	
These are the customary expenses that a professional management company would charge to manage the property.		
Supplies	50	
This includes the costs of items like light bulbs, janitorial supplies, etc.		
Total Replacement Reserves - See Schedule on Pg. 2	952	
Miscellaneous		
Total Operating Expenses	\$ 3,797	\$

Replacement Reserve Schedule

Adequate replacement reserves must be calculated regardless of whether actual reserves are provided for on the owner's operating statements or are customary in the local market. This represents the total average yearly reserves. Generally, all equipment and components that have a remaining life of more than one year-such as refrigerators, stoves, clothes washers/dryers, trash compactors, furnaces, roofs, and carpeting, etc. - should be expensed on a replacement cost basis.

Equipment	Replacement Cost	Remaining Life	By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges	@ \$ 550 ea. /	20 Yrs. x	2 Units = \$ 55.00	\$
Refrigerators	@ \$ ea. /	Yrs. x	Units = \$	\$
Dishwashers	@ \$ 500 ea. /	20 Yrs. x	2 Units = \$ 50.00	\$
A/C Units	@ \$ 550 ea. /	20 Yrs. x	2 Units = \$ 55.00	\$
C. Washer/Dryers	@ \$ ea. /	Yrs. x	Units = \$	\$
HW Heaters	@ \$ 600 ea. /	20 Yrs. x	2 Units = \$ 60.00	\$
Furnace(s)	@ \$ 550 ea. /	20 Yrs. x	2 Units = \$ 55.00	\$
(Other)	@ \$ ea. /	Yrs. x	Units = \$	\$
Roof	@ \$ 8,000 /	20 Yrs. x One Bldg. =	\$ 400	\$
Carpeting (Wall to Wall)		Remaining Life		
(Units)	166 Total Sq. Yds. @ \$ 25.00 Per Sq. Yd. /	15 Yrs. =	\$ 277	\$
(Public Areas)	Total Sq. Yds. @ \$ Per Sq. Yd. /	Yrs. =	\$	\$
Total Replacement Reserves. (Enter on Pg. 1)			\$ 952	\$

Operating Income Reconciliation

\$ 41,904	-	\$ 3,797	=	\$ 38,107	/ 12 =	\$ 3,176
Effective Gross Income		Total Operating Expenses		Operating Income		Monthly Operating Income
\$ 3,176	-	\$	=	\$		
Monthly Operating Income		Monthly Housing Expense		Net Cash Flow		

(Note: Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.)

Underwriter's instructions for 2-4 Family Owner-Occupied Properties

- If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the **subject property** to the borrower's stable monthly income.

Underwriter's instructions for 1-4 Family Investment Properties

- If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's **primary residence** to the borrower's stable monthly income.

Appraiser's Comments (Including sources for data and rationale for the projections)

THE GROSS ANNUAL INCOME OF THE SUBJECT IS BASED ON THE MARKET RENT. REPLACEMENT RESERVES ARE TYPICAL FOR THE AREA. FLOORING IS ESTIMATED 90% OF THE LIVING AREA OF THE RENTAL UNITS. MANAGEMENT COSTS ARE ESTIMATED 5% OF THE EFFECTIVE GROSS INCOME. OWNER PAYS WATER AND TRASH IS BASED ON TYPICAL TENANCY FOR THE AREA. THE INCOME STATEMENT IS PROJECTED BY APPRAISER.

JIALIANG P. WANG
Appraiser Name

Appraiser Signature

04/29/2019
Date

Underwriter's Comments and Rationale for Adjustments

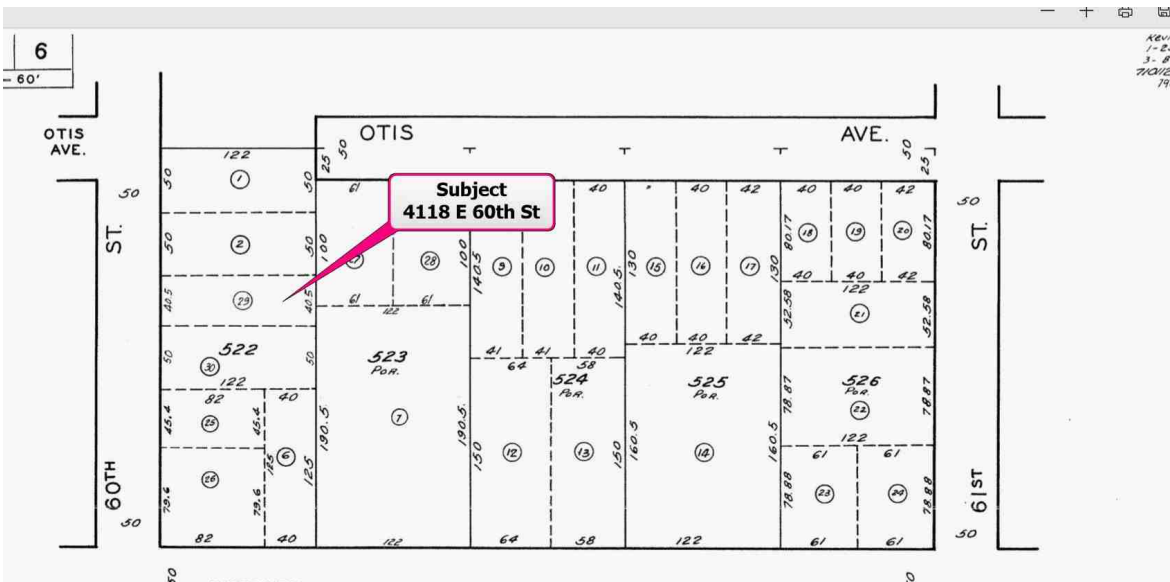
Underwriter Name

Underwriter Signature

Date

Plat Map

Borrower	Renee Martinez, Oscar Barajas		
Property Address	4118 & 4118 1/2 E 60th St		
City	Huntington Park	County	Los Angeles
Lender/Client	Premier Money Source, Inc	State	CA
		Zip Code	90255



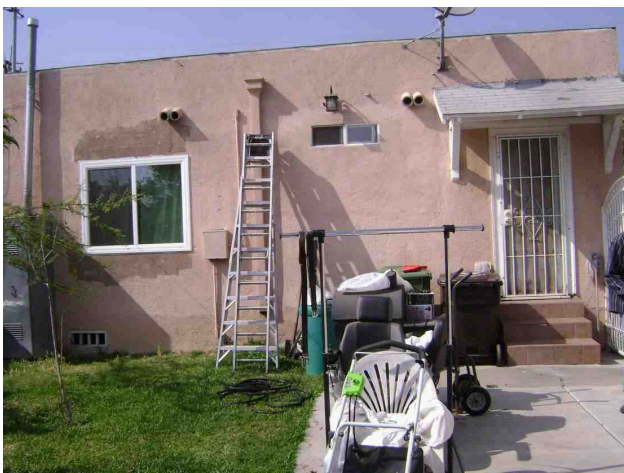
SUBJECT PHOTO PAGE

Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						



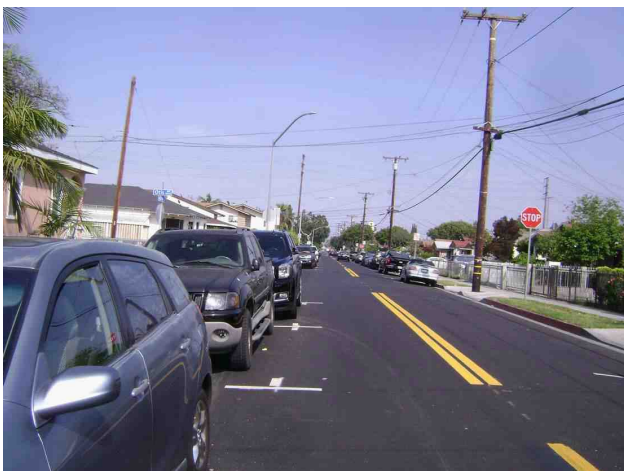
SUBJECT FRONT

4118 1/2 E 60th St
Sales Price 575,000
G.B.A. 1,706
Age/Yr.Blt. 87
FRONT HOUSE UNIT 4118



SUBJECT REAR

UNIT 4118



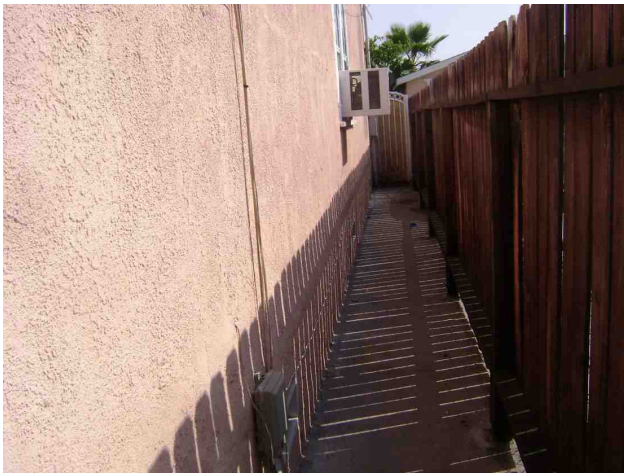
SUBJECT STREET

PHOTOGRAPH ADDENDUM

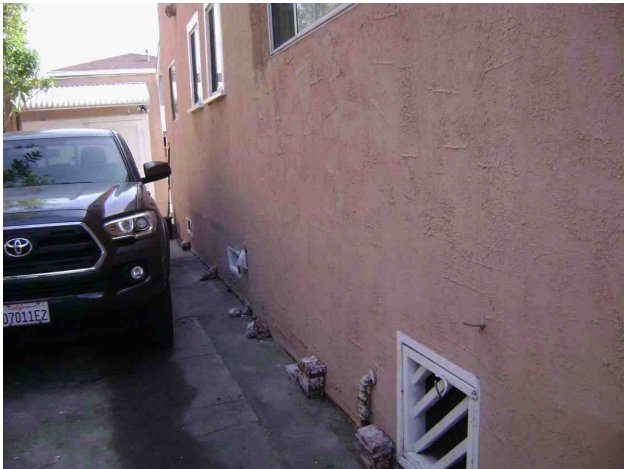
Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						



FRONT UNIT 4118



SIDE VIEW-01



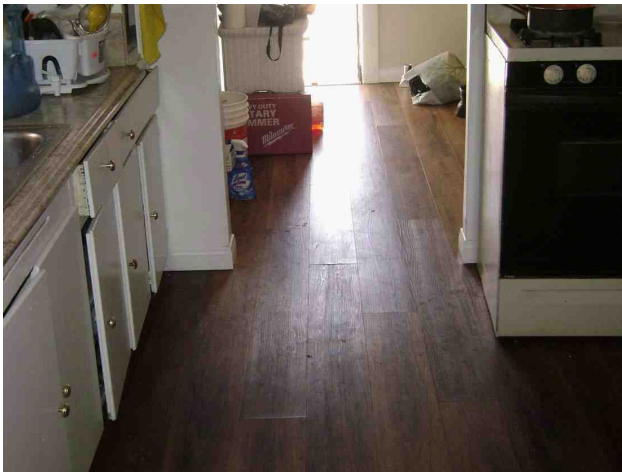
SIDE VIEW-02

PHOTOGRAPH ADDENDUM

Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						



LIVING ROOM



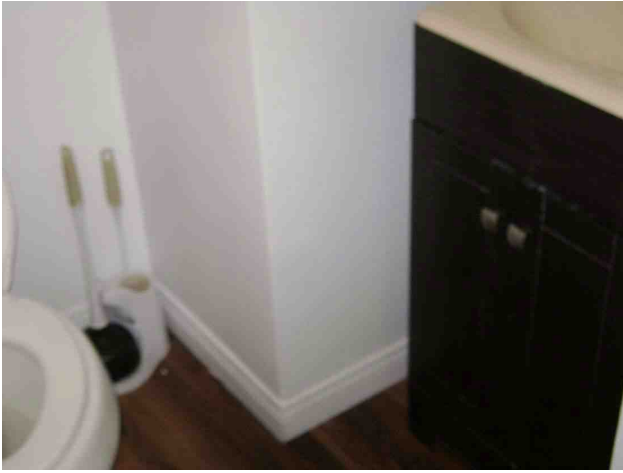
KITCHEN



BATH-01

Photograph Addendum

Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						



BATH-02 (A)



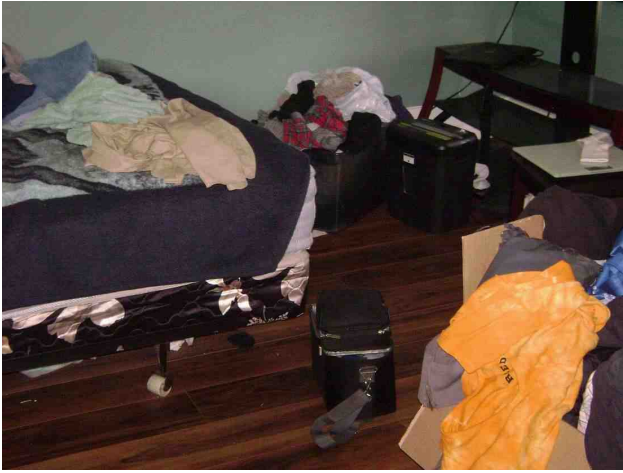
BATH-02(B)



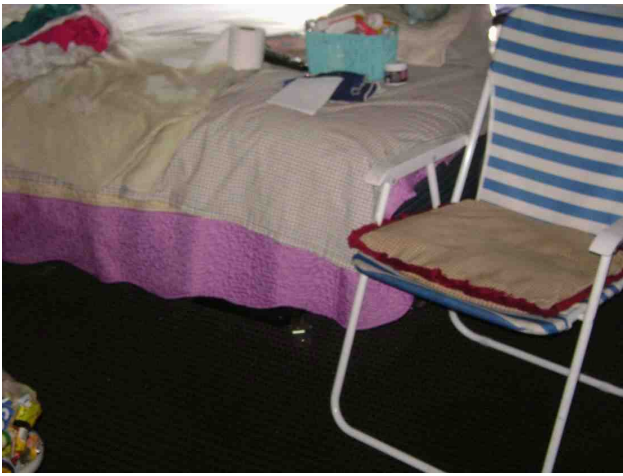
BED-01

Photograph Addendum

Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						



BED-02



DEN



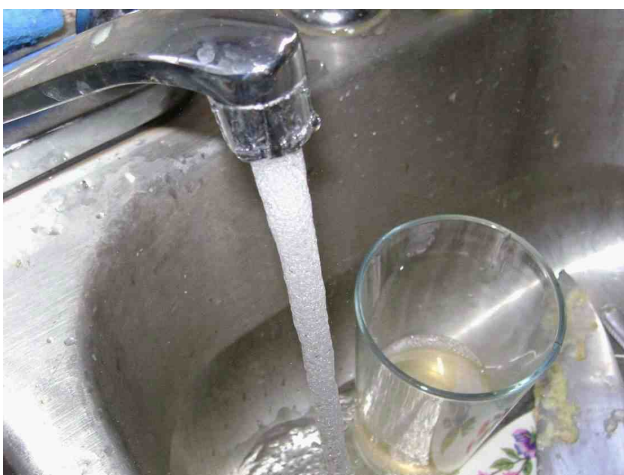
WALL HEATER

Photograph Addendum

Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						



CARBON MONOXIDE



WATER IS ON



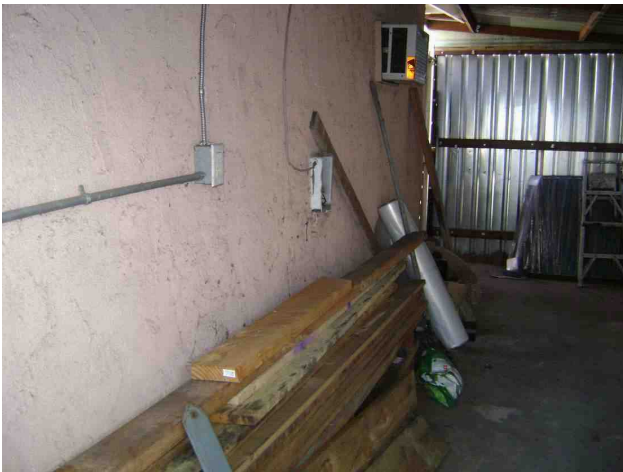
GAS IS ON

Photograph Addendum

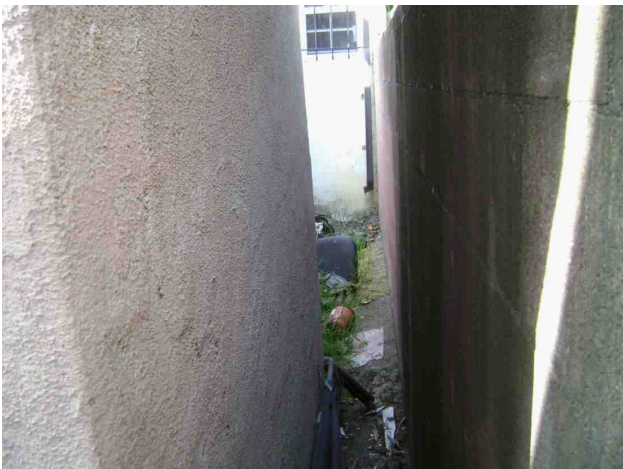
Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						



REAR UNIT 4118 1/2
FRONT VIEW



SIDE VIEW-01



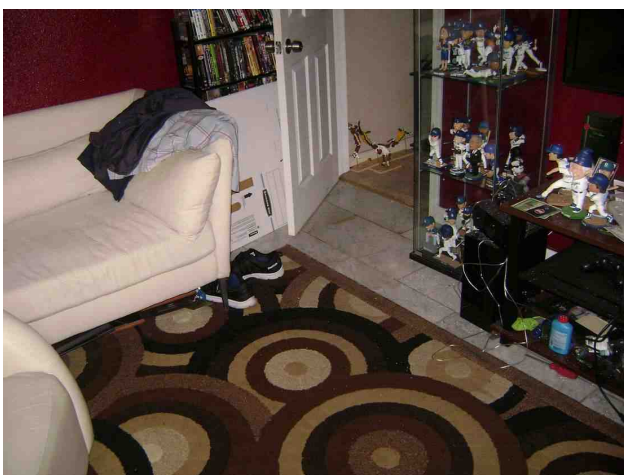
SIDE VIEW-02

Photograph Addendum

Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						



REAR VIEW



LIVING



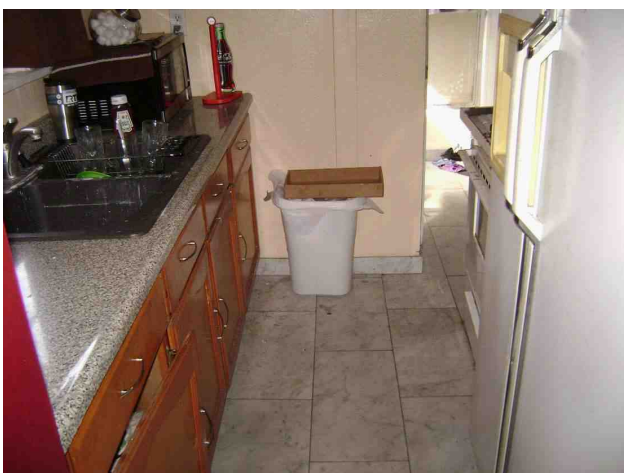
BED

Photograph Addendum

Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						



DINING



KITCHEN



FIRE ALARM

Photograph Addendum

Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						



WATER IS ON



GAS IS ON



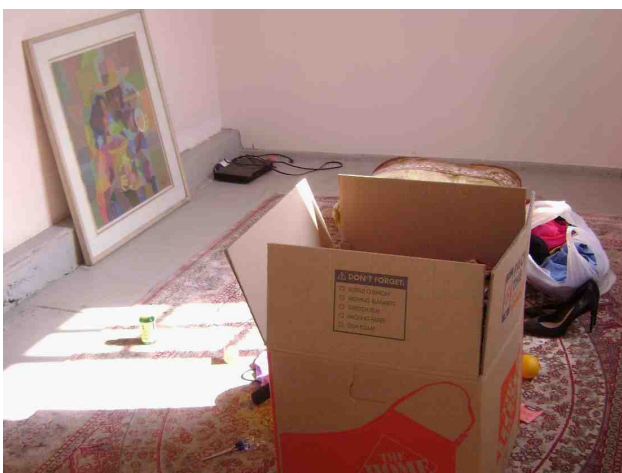
BATH

Photograph Addendum

Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						



GARAGE



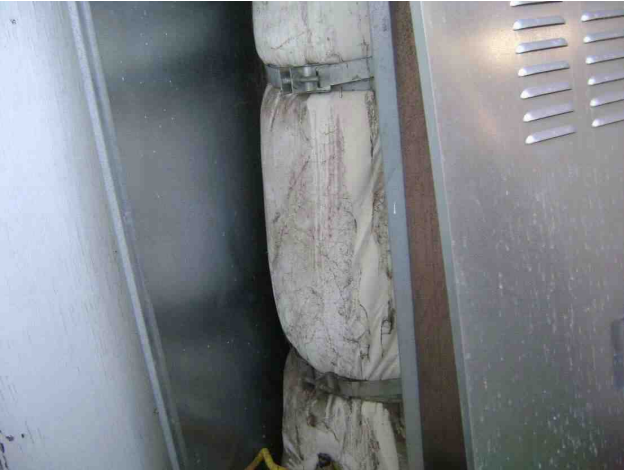
INSIDE GARAGE



CARBON MONOXIDE

Photograph Addendum

Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						



WATER HEATER-01



WATER HEATER -02

COMPARABLE PHOTO PAGE

Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						



COMPARABLE 1

6101 Woodlawn Ave
Sales Price 625,000
G.B.A. 1,798
Age/Yr. Blt. 64



COMPARABLE 2

6314 Orchard Ave
Sales Price 625,000
G.B.A. 2,401
Age/Yr. Blt. 73



COMPARABLE 3

3639 Randolph Pl
Sales Price 545,000
G.B.A. 1,717
Age/Yr. Blt. 69

Comparable Photo Page

Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						



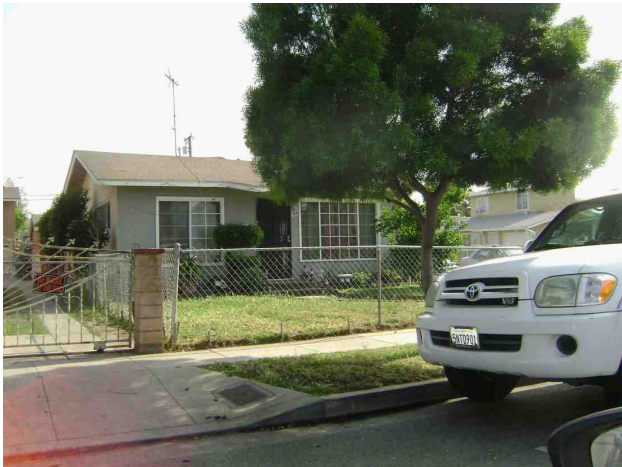
Comparable 4

6230 Plaska Ave
Sales Price 560,000
G.B.A. 1,549
Age/Yr. Blt. 81



Comparable 5

3519 E 59th Pl
Sales Price 570,000
G.B.A. 1,810
Age/Yr. Blt. 94



Comparable 6

3800 E 57th St
Sales Price 650,000
G.B.A. 2,202
Age/Yr. Blt. 64

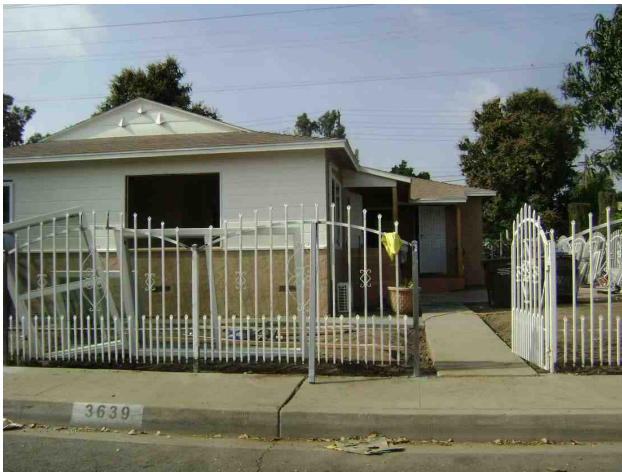
Rental Photo Page

Borrower	Renee Martinez, Oscar Barajas						
Property Address	4118 & 4118 1/2 E 60th St						
City	Huntington Park	County	Los Angeles	State	CA	Zip Code	90255
Lender/Client	Premier Money Source, Inc						



Rental 1

6101 Woodlawn Ave
Proximity to Subject 0.86 miles E
Gross Building Area 1,798
Age 64



Rental 2

3639 Randolph Pl
Proximity to Subject 0.52 miles SW
Gross Building Area 1,617
Age 69



Rental 3

3519 E 59th Pl
Proximity to Subject 0.60 miles W
Gross Building Area 1,810
Age 94



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

Jialiang P. Wang

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 029847

Effective Date: December 31, 2018
Date Expires: December 30, 2020

Jim Martin
Jim Martin, Bureau Chief, BREA

3043903

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



LIA Administrators & Insurance Services

**APPRAISAL AND VALUATION
PROFESSIONAL LIABILITY INSURANCE POLICY**



DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY
(A stock insurance company herein called the "Company")
175 Capitol Blvd. Suite 100
Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
11/07/2018	AAI004138-04	AAI004138-03

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

Item

<p>1. Customer ID: 163414 Named Insured: BEST WISH REALTY, INC. Jialiang Pike Wang 1433 Olive Lane La Canada Flintridge, CA 91011</p>	
<p>2. Policy Period: From: 01/04/2019 To: 01/04/2020 12:01 A.M. Standard Time at the address stated in 1 above.</p>	
<p>3. Deductible: \$1,000 Each Claim</p>	
<p>4. Retroactive Date: 01/04/2005</p>	
<p>5. Inception Date: 01/04/2016</p>	
<p>6. Limits of Liability: A. \$300,000 Each Claim B. \$1,000,000 Aggregate</p>	
<p>7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652</p>	
<p>8. Annual Premium: \$575.00</p>	
<p>9. Forms attached at issue: LIA002 (12/14) LIA CA (11/14) LIA012 (12/14) LIA021 (10/14)</p>	

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

11/07/2018
Date
LIA-001 (12/14)

By 
Authorized Signature
Aspen American Insurance Company

**Appraisal and Valuation
Professional Liability Insurance Policy**



Named Insured: BEST WISH REALTY, INC.
Jialiang Pike Wang

Policy Number: AAI004138-04
Effective Date: 01/04/2019
Customer ID: 163414

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL COVERED APPRAISERS ENDORSEMENT

In consideration of the premium charged, it is agreed that Section IV. **DEFINITIONS (I) "Insured"** is amended to include:

"Insured" means:

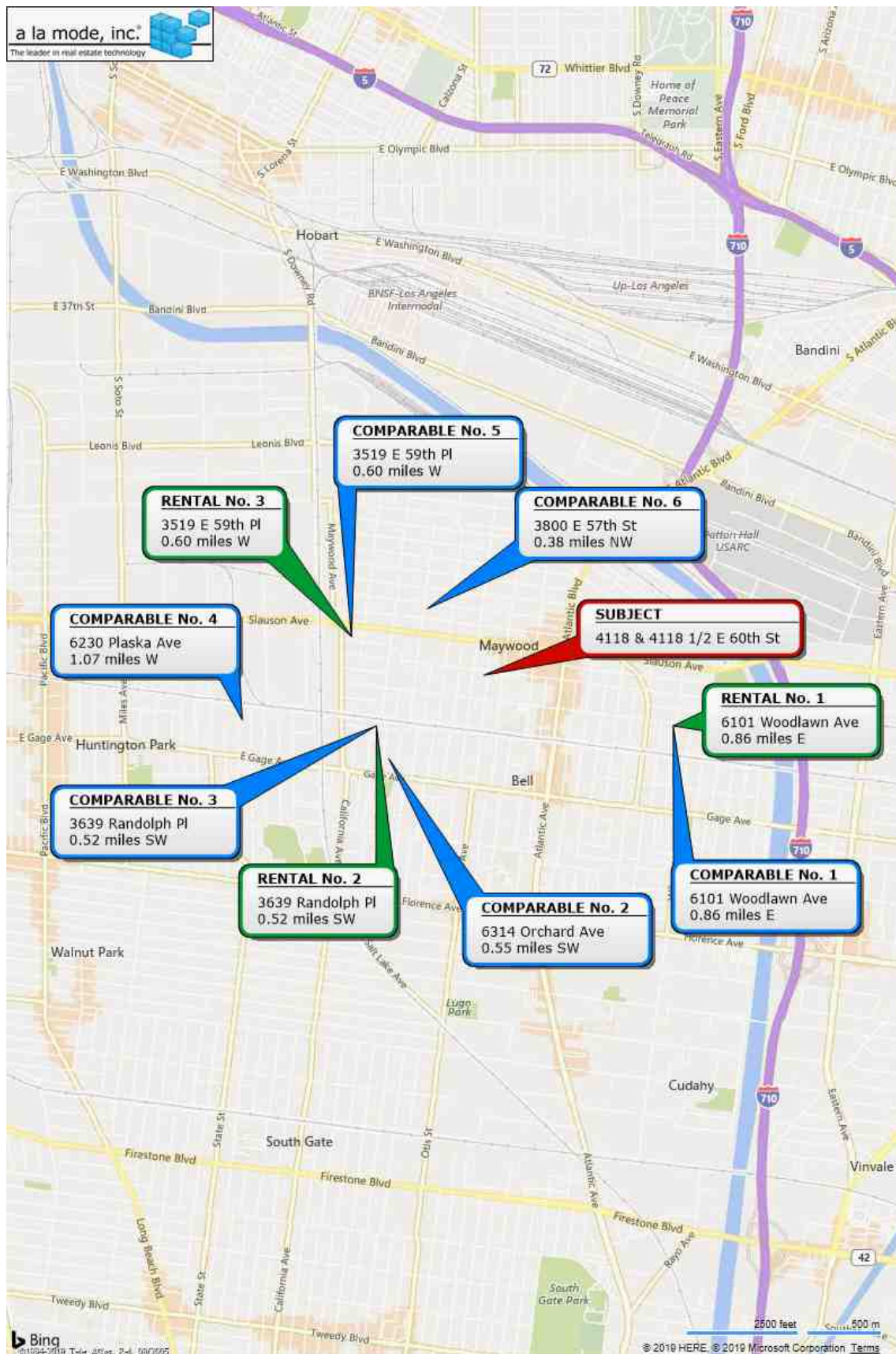
The persons identified below, but only while acting on behalf of the Named **Insured**:

Name	Coverage Effective Date	Principal/Owner, Appraiser or Trainee
Jialiang Pike Wang	01/04/2019	Principal/Owner

All other terms, conditions, and exclusions of this Policy remain unchanged.

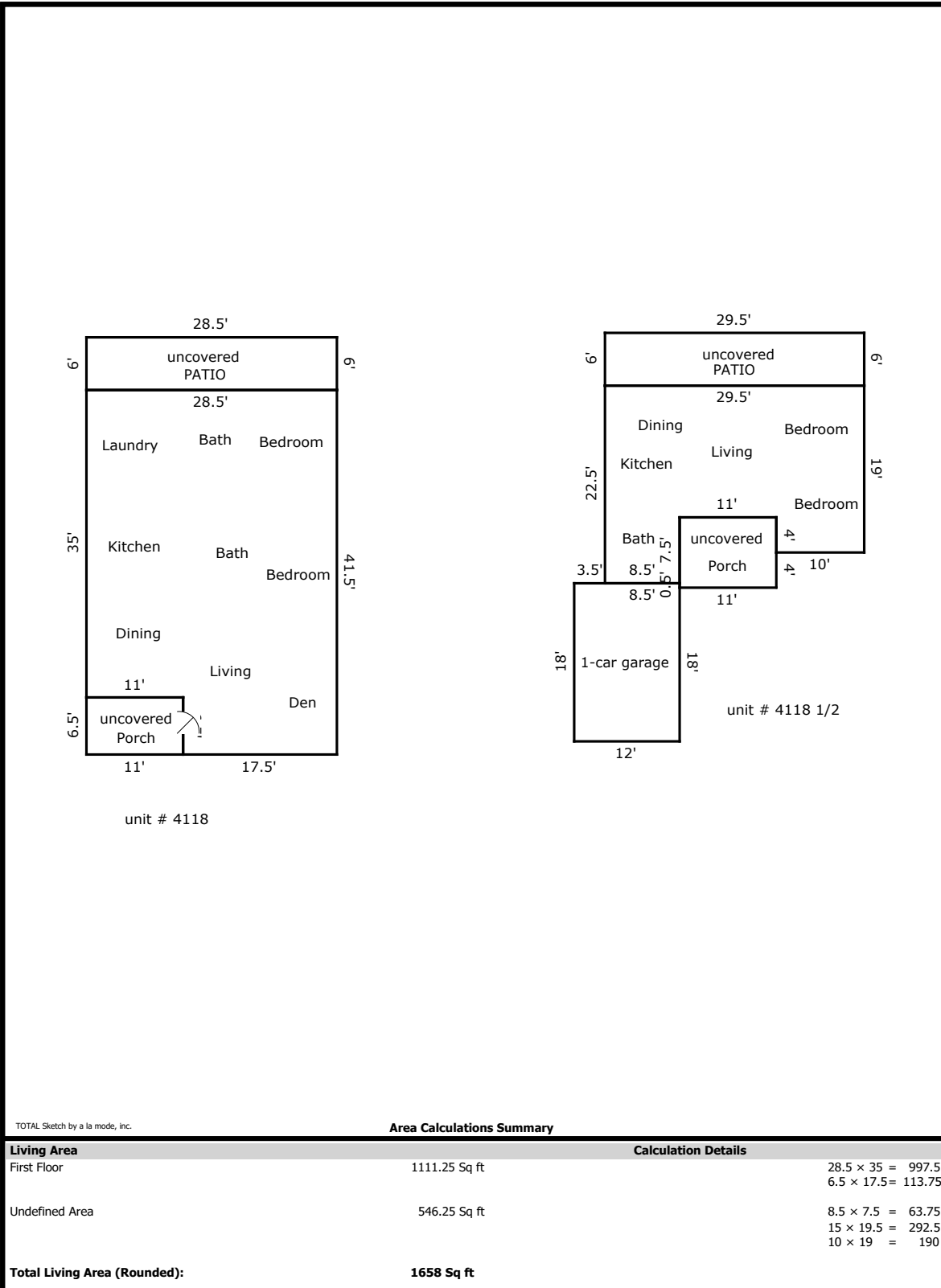
Location Map

Borrower	Renee Martinez, Oscar Barajas		
Property Address	4118 & 4118 1/2 E 60th St		
City	Huntington Park	County	Los Angeles
		State	CA
		Zip Code	90255
Lender/Client	Premier Money Source, Inc		



Building Sketch

Borrower	Renee Martinez, Oscar Barajas				
Property Address	4118 & 4118 1/2 E 60th St				
City	Huntington Park	County	Los Angeles	State	CA
Zip Code	90255				
Lender/Client	Premier Money Source, Inc				



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1111.25 Sq ft	28.5 × 35 = 997.5 6.5 × 17.5 = 113.75
Undefined Area	546.25 Sq ft	8.5 × 7.5 = 63.75 15 × 19.5 = 292.5 10 × 19 = 190
Total Living Area (Rounded):	1658 Sq ft	