

11/04/2024

LUIS E FRAUSTO, BROKER
lefbroker1@yahoo.com

File Number: 6070FRS-RVS

Dear LUIS E FRAUSTO, BROKER

In accordance with your request, I have personally inspected and appraised the real property at:

6070 Fremont St
Riverside, CA 92504-1115

The purpose of this appraisal is to estimate the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the estimated market value of the property as of 11/03/2024 is:

\$ 641,000

Six Hundred and Forty-One Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final estimate of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully submitted,

Signature:  _____

LIONEL A NEWMAN THOMAS
THOMAS APPRAISAL COMPANY
909-510-3353 (Send a text)

Uniform Residential Appraisal Report

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

SUBJECT

Property Address 6070 Fremont St City Riverside State CA Zip Code 92504-1115
 Borrower _____ Owner of Public Record CHURCH OF IFA ORISHA INC County Riverside
 Legal Description .16 ACRES M/L IN LOT 8 BLK 28 MB 006/038 RIVERVIEW ADD TR 1
 Assessor's Parcel # 190-021-037 Tax Year 2023 R.E. Taxes \$ 1,944
 Neighborhood Name Airport Map Reference 0 Census Tract 309.00
 Occupant Owner Tenant Vacant Special Assessments \$ 66 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) ASSET MANAGEMENT
 Lender/Client LUIS E FRAUSTO, BROKER Address lefbroker1@yahoo.com
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offerings price(s), and date(s). CRMLS#

CONTRACT

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

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %	
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	10 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	446	Low 65	Multi-Family	10 %	
Neighborhood Boundaries	NORTH: JURUPAAVE EAST: MAGNOLIA AVE SOUTH: ARLINGTON AVE WEST: VAN BUREN BLVD						675	High 100	Commercial 20 %			
BLVD							603	Pred. 70	Other %			

Neighborhood Description THE SUBJECT IS LOCATED IN AN AREA OF 1 AND 2 STORY SFR DISPLAYING AVG/GOOD MAINTENANCE. IT IS WITHIN 1 MILE OF ALL SERVICES, SCHOOLS, EMPLOYMENT AND AMENITIES. CALIFORNIA UNEMPLOYMENT RATE IS 5.3% AS OF SEPTEMBER 2024. OVER THE LAST 3 MONTHS 5 COMPARABLE LISTING WERE AVAILABLE AND 13 COMPARABLE LISTING SOLD.
 Market Conditions (including support for the above conclusions) PROPERTY VALUE IN THIS AREA APPEAR TO BE STABLE. CURRENT MEDIAN SALE TO LIST RATIO INDICATES BUYERS ARE PAYING FULL LIST PRICES. CONV FHA AND VA FINANCING IS AVAILABLE AT ACCEPTABLE TERMS. SALES CONCESSIONS ARE UNCOMMON. THE MEDIAN SALE TO LIST RATIO OVER THE PAST 3 MONTHS IS 100.67.

SITE

Dimensions SEE PLATMAP Area 6969 sf Shape Rectangular View N;Res;
 Specific Zoning Classification R-1-7000 Zoning Description SINGLE FAMILY RESIDENTIAL
 Zoning Compliance 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? Yes 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"/>	Street ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 06065C0710H FEMA Map Date 09/12/2024
 Are the utilities and/or off-site improvements typical for the market area? Yes No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.

IMPROVEMENTS

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	CONCRETE/AVG		Floors	CPT/TILE/AVG	
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	STUCCO/AVG		Walls	DRYWALL/AVG	
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface	COMP/AVG		Trim/Finish	WD/AVG	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	ADQ OVHG/AVG		Bath Floor	TILE/AVG	
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	VINYL/AVG		Bath Wainscot	FB/AVG	
Year Built 1925	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Yes/AVG		Car Storage	<input type="checkbox"/> None	
Effective Age (Yrs) 10	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	NO/AVG		<input checked="" type="checkbox"/> Driveway	# of Cars 4	
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0		Driveway Surface	Concrete/AVG	
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel GAS	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence	WOOD/AVG		<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	SLAB		<input checked="" type="checkbox"/> Porch	CVR	
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	None		<input type="checkbox"/> Other	None	
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,262 Square Feet of Gross Living Area Above Grade							
Additional features (special energy efficient items, etc.) Sliding Glass Door, Automatic Garage Door Opener, Ceiling Fan, Glass Shower Doors							
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) C3;Kitchen-remodeled-one to five years ago;Bathrooms-remodeled-one to five years ago;Subject Condition Appears To Be Typical Of The Market And/Or Neighborhood. The Following Items Are Improvements To The Condition Of The Subject: Appliances, Cooling/Heating System, Interior/Exterior Paint, Kitchen Cabinets, Kitchen Countertops, Bathroom Cabinets, Bathroom Countertops, Lighting Fixtures, Plumbing Fixtures, Sliding Glass Door, Automatic Garage Door Opener, Ceiling Fan, Glass Shower Doors, Water Heater Straps Installed, Carbon Monoxide Monitor Installed, Smoke Detector Installed							
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							

Uniform Residential Appraisal Report

There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 485,000 to \$ 674,900
There are 32 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 446,000 to \$ 675,000

FEATURE	SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address	6070 Fremont St Riverside, CA 92504-1115			5734 Mountain View Ave Riverside, CA 92504-1500			5720 Wisteria Dr Riverside, CA 92504-1533			5447 Walter St Riverside, CA 92504-1644					
Proximity to Subject				0.44 miles E			0.52 miles SE			0.90 miles SE					
Sale Price	\$			\$ 615,000			\$ 650,000			\$ 550,000					
Sale Price/Gross Liv. Area	\$ 0	sq. ft.		\$ 529.26	sq. ft.		\$ 503.49	sq. ft.		\$ 491.95	sq. ft.				
Data Source(s)				CRMLS#PW24140102;DOM 9			CRMLS#OC24135804;DOM 14			CRMLS#CV24058094;DOM 9					
Verification Source(s)				Doc#2024-0296059			Doc#2024-0250918			Doc#2024-0191079					
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-)\$ Adjustment			DESCRIPTION			+(-)\$ Adjustment		
Sale or Financing				ArmLth						ArmLth					
Concessions				Conv;11760			0			Cash;0			0		
Date of Sale/Time				s10/24;c07/24						s08/24;c07/24					
Location	N;Res;			N;Res;						N;Res;					
Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple					
Site	6969 sf			7405 sf			0			8712 sf			-1,500		
View	N;Res;			N;Res;						N;Res;					
Design (Style)	DT1;Ranch			DT1;Ranch						DT1;Ranch					
Quality of Construction	Q4			Q4						Q4					
Actual Age	99			69			0			65			0		
Condition	C3			C3						C3					
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths			
Room Count	6	3	2.0	5	3	2.0	6	4	2.0	0	6	3	2.0		
Gross Living Area	1,262 sq. ft.			1,162 sq. ft.			6,000			1,291 sq. ft.			0		
Basement & Finished Rooms Below Grade	0sf			0sf						0sf					
Functional Utility	Same			Same						+ Bedrooms			-6,000		
Heating/Cooling	FWA/CAC			FWA/CAC						FWA/CAC					
Energy Efficient Items	None			Solar Elec			0			None					
Garage/Carport	2gd4dw			2gd2dw			0			2ga2dw			0		
Porch/Patio/Deck	Cvr Porch/Slab			Cvr Porch/Slab						Cvr Porch/Patio			-3,000		
Fireplaces	1 FPL/NO POOL			None			1,500			None			1,500		
DOM/CDOM	0/0			9/9			0			14/14			0		
SUBDIVISION	Airport			Airport						Airport					
Net Adjustment (Total)				[X] + [] -			\$ 7,500			[] + [X] -			\$ -9,000		
Adjusted Sale Price of Comparables				Net Adj: 1%						Net Adj: -1%					
				Gross Adj: 1%			\$ 622,500			Gross Adj: 2%			\$ 641,000		
										Gross Adj: 4%			\$ 564,500		

SALES COMPARISON ANALYSIS

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

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

Data source(s) REALIST/CRMLS
My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) REALIST/CRMLS
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	03/08/2005	01/12/2018	05/04/2021	
Price of Prior Sale/Transfer	\$255,000	\$309,000	\$1,006,000	\$0
Data Source(s)	CRMLS	CRMLS	CRMLS	CRMLS
Effective Date of Data Source(s)	11/03/2024	11/03/2024	11/03/2024	11/03/2024

Analysis of prior sale or transfer history of the subject property and comparable sales THE SUBJECT IS NOT LISTED FOR SALE. THE SUBJECT HAS NOT BEEN LISTED FOR SALE IN THE PAST 36 MONTHS. THE SUBJECT HAS NOT SOLD IN THE PAST 36 MONTHS. THE SUBJECT LAST DEED TRANSFER WAS ON 04/08/2005 FOR \$255,000 FROM KAPLAN KATHLEEN A TO FRAUSTO ALICIA, PER MLS#K500697, LIST DATE 01/28/2005, STANDARD. COMP#1 5734 MOUNTAIN VIEW AVE, RIVERSIDE, CA 92504-1500, RIVERSIDE COUNTY, HAS NOT REVEALED ANY PRIOR SALES FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALE. PRIOR TRANSFERS FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALE INCLUDE: 05/30/2024 FOR \$0 FROM ROSALES RAFAEL JR TO ROSALES RAFAEL JR & SONIA, NOMLS LISTING, (INTERSPOUSAL DEED TRANSFER), COMP#2 5720 WISTERIA DR, RIVERSIDE, CA 92504-1533, RIVERSIDE COUNTY, HAS NOT REVEALED ANY PRIOR SALES OR TRANSFERS FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALE. COMP#3 5447 WALTER ST, RIVERSIDE, CA 92504-1644, RIVERSIDE COUNTY, HAS NOT REVEALED ANY PRIOR SALES OR TRANSFERS FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALE.

Summary of Sales Comparison Approach COMPS WERE ADJUSTED: \$1.00 PER SQFT FOR SITE, \$6000 FOR FUNCTIONAL UTILITY (BEDROOM/BATHROOM) ROOM LINE ADJUSTMENT, \$60.00 PER SQFT FOR GLA, \$1500 PER FIREPLACE, \$6000 PER CAR GARAGE, \$3000 FOR CVR PATIO. ALL COMPS ARE LOCATED WITHIN 1.32 MILES OF THE SUBJECT PROPERTY AND CONSIDERED REFLECTIVE OF THE CURRENT MARKET VALUE. THE GREATEST WEIGHT WAS GIVEN TO CLOSED COMP #2 AND COMP #4 DUE TO DATE OF SALE SIMILARITIES IN AGE GLA ROOM COUNT SITE SIZE AND LOCATION. IN THE LAST 90 DAYS THERE HAS BEEN 13 COMPARABLE CLOSED SALES WITH PURCHASE PRICES RANGING FROM \$510,000 TO \$645,000 (13 STANDARD). IN THE LAST YEAR 31 OF 32 COMPARABLE PROPERTIES HAVE SOLD WITHIN A 90 DAY MARKETING TIME.

Indicated Value by Sales Comparison Approach \$ 641,000
Indicated Value by: Sales Comparison Approach \$ 641,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$

RECONCILIATION

THE FINAL ESTIMATE OF VALUE IS SUPPORTED BY THE MARKET APPROACH. ALL OF THE ABOVE SALES ARE INDICATIVE OF CURRENT MARKET VALUES AND CONCESSIONS. THE COMPARABLE PROPERTIES CHOSEN WERE THE BEST AVAILABLE AT THE TIME OF THE APPRAISAL INSPECTION. THE INTENDED USER OF THIS REPORT IS INDICATED ON THE "LENDER/ CLIENT" LINE ON PAGE 1 OF THIS REPORT.

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 IS A COMPLETE APPRAISAL REPORT IN CONFORMITY TO "USPAP." THE PURPOSE OF THE REPORT IS FOR AN ASSET VALUATION.

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 \$ 641,000, as of 11/03/2024, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT. THE INTENDED USER USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS 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 USERS ARE IDENTIFIED BY THE APPRAISER.

PER PLAT MAP, LOT DIMENSIONS ARE 50X145X50X145 TOTALING AN 6,970 SF LOT.

- 5392 WALTER STREET ORIGINAL LIST PRICE \$485000
- 5447 WALTER STREET ORIGINAL LIST PRICE \$475000
- 5332 WALTER STREET ORIGINAL LIST PRICE \$519900
- 5010 JURUPA AVENUE ORIGINAL LIST PRICE \$549900
- 5965 MOUNTAIN VIEW AVENUE ORIGINAL LIST PRICE \$550000
- 5734 MOUNTAIN VIEW AVENUE ORIGINAL LIST PRICE \$599900
- 6810 EL CAJON DRIVE ORIGINAL LIST PRICE \$604999
- 5720 WISTERIA DRIVE ORIGINAL LIST PRICE \$640000
- 6900 MALIBU DRIVE ORIGINAL LIST PRICE \$599900

LOCATION COMMENTS

ALL COMPS ARE LOCATED WITHIN 1.32 MILES OF THE SUBJECT PROPERTY.
COMP#6 5965 Mountain View Ave. ADVERSE, BUSY ROAD.
COMP#8 5010 Jurupa Ave. ADVERSE, BUSY ROAD.

LINKAGE

RIVERSIDE MUNICIPAL AIRPORT, PARKVIEW COMMUNITY HOSPITAL, HARDLE TORO IRRIGATION SYSTEMS, MARCY BRANCH LIBRARY, RIVERSIDE HERITAGE HOUSE, PARK AND RIDE-CA BAPTIST COL, AND 26 SCHOOLS ARE LOCATED 2.5 MILES OF THE SUBJECT PROPERTY.

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.

PER REALIST, SUBJECTS GLA IS 720 SQFT. UPON APPRAISAL INSPECTION, SUBJECT WAS MEASURED TO BE 1,262 SQFT, WHICH IS A 43% DIFFERENCE FROM TITLE REPORT. FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON ESTIMATED DIMENSIONS ONLY AND MAY INCLUDE UNFINISHED AREAS, OR OPENINGS IN FLOORS NOT ASSOCIATED WITH STAIRS, OR OPENINGS IN FLOORS EXCEEDING THE AREA OF ASSOCIATED STAIRS A ONE-STORY ATTACHED SINGLE-FAMILY HOME WITH 720 ABOVE-GRADE FINISHED SQUARE FEET AND A ONE-CAR GARAGE. THE SUBJECT PROPERTY WAS MEASURED, CALCULATED, AND REPORT GLA AND NON-GLA SQUARE FOOTAGE USING ANSI Z765-2021.

THE MAX VALUE OF THE SUBJECT PROPERTY BASED ON COMP #2 AND #4.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae.)

Provide adequate information for the lender/client to replicate your 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 RATIO IS TYPICAL FOR THE AREA INDICATED ON THE "CITY" LINE ON PAGE 1 OF THIS REPORT

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$ 0
Source of cost data MARSHALL AND SWIFT	Dwelling 1,262	Sq. Ft. @ \$	=\$
Quality rating from cost service AVG Effective date of cost data 11/03/2024		Sq. Ft. @ \$	=\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport 518	Sq. Ft. @ \$	=\$
REMAINING ECONOMIC LIFE IS +/- 55 YEARS. SEE SKETCH ADDENDUM FOR AREA CALCULATIONS. THE SITE VALUE WAS ABSTRACTED FROM THE IMPROVED LAND SALES WITHIN THE SUBJECT'S MARKET AREA. THE LAND VALUES ARE CONSIDERED TYPICAL FOR THE AREA OF THE COUNTY OF RIVERSIDE. THE COST APPROACH WAS CONSIDERED, IT IS DEEMED UNRELIABLE DUE TO DISTORTED DEPRECIATION ESTIMATES. LAND/VALUE RATIO IS COMMON TO THE AREA.	Total Estimate of Cost-new		=\$ 0
	Less Physical 15	Functional External	=\$ (0)
	Depreciation 0		=\$ 0
	Depreciated Cost of Improvements		=\$
	"As-is" Value of Site Improvements		=\$
Estimated Remaining Economic Life (HUD and VA only) 55 Years	Indicated Value By Cost Approach		=\$ 0

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent \$ X Gross Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's 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 Homeowner's Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

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 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.

Uniform Residential Appraisal Report**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

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

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

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

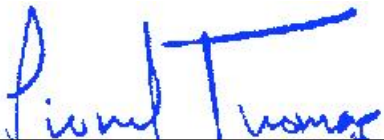
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation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

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

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

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

APPRAISER

Signature 
Name LIONEL A NEWMAN THOMAS
Company Name THOMAS APPRAISAL COMPANY
Company Address 412 West H St
Ontario, CA 91762
Telephone Number 9095103353
Email Address lionel@newmanthomas.com
Date of Signature and Report 11/04/2024
Effective Date of Appraisal 11/03/2024
State Certification # AR041145
or State License # _____
or Other (describe) _____ State # _____
State CA
Expiration Date of Certification or License 09/12/2026

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

6070 Fremont St
Riverside, CA 92504-1115

APPRAISED VALUE OF SUBJECT PROPERTY \$ 641,000

LENDER/CLIENT

Name NO AMC
Company Name LUIS E FRAUSTO, BROKER
Company Address lefbroker1@yahoo.com
Email Address _____

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 _____

THOMAS APPRAISAL COMPANY
EXTRA COMPARABLES 4-5-6

File No. 6070FRS-RVS
Case No.

Borrower

Property Address 6070 Fremont St
City Riverside County Riverside State CA Zip Code 92504-1115
Lender/Client LUIS E FRAUSTO, BROKER Address lefbroker1@yahoo.com

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6											
Address	6070 Fremont St Riverside, CA 92504-1115			6900 Malibu Dr Riverside, CA 92504-2048			6810 El Cajon Dr Riverside, CA 92504-2006			5965 Mountain View Ave Riverside, CA 92504-1572											
Proximity to Subject				1.03 miles SE			0.98 miles SE			0.14 miles E											
Sale Price	\$			\$ 650,000			\$ 635,000			\$ 570,000											
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 490.94 sq. ft.			\$ 429.93 sq. ft.			\$ 413.34 sq. ft.											
Data Source(s)				CRMLS#IV24074819;DOM 4			CRMLS#CV24044790;DOM 10			CRMLS#PW24024443;DOM 4											
Verification Source(s)				Doc#2024-0141809			Doc#2024-0100661			Doc#2024-0100222											
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-)\$ Adjustment			DESCRIPTION			+(-)\$ Adjustment								
Sale or Financing				ArmLth						ArmLth											
Concessions				Conv;6000			0			FHA;0			0								
Date of Sale/Time				s05/24;c04/24						s04/24;c03/24											
Location	N;Res;			N;Res;						N;Res;											
Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple											
Site	6969 sf			9147 sf			-2,000			6969 sf			0								
View	N;Res;			N;Res;						N;Res;											
Design (Style)	DT1;Ranch			DT1;Ranch						DT1;Ranch											
Quality of Construction	Q4			Q4						Q4											
Actual Age	99			70			0			68			0								
Condition	C3			C3						C3											
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths							
Room Count	6	3	2.0	5	3	2.0	0	6	3	2.0		5	3	1.0	6,000						
Gross Living Area	1,262 sq. ft.			1,324 sq. ft.			0			1,477 sq. ft.			-13,000			1,379 sq. ft.			-7,000		
Basement & Finished Rooms Below Grade	0sf			0sf						0sf						0sf					
Functional Utility	Same			Same						Same						Same					
Heating/Cooling	FWA/CAC			FWA/CAC						FWA/CAC						FWA/CAC					
Energy Efficient Items	None			None						None						None					
Garage/Carport	2gd4dw			2gd2dw			0			2gd2dw			0			1ga1dw			6,000		
Porch/Patio/Deck	Cvr Porch/Slab			Cvr Porch/Patio			-3,000			Cvr Porch/Patio			-3,000			Cvr Porch/Patio			-3,000		
Fireplaces	1 FPL/NO POOL			1 FPL/NO POOL						1 FPL/NO POOL						1 FPL/NO POOL					
DOM/CDOM	0/0			4/4			0			10/10			0			4/165			0		
SUBDIVISION	Airport			Airport						Airport						Airport					
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -5,000			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -16,000			<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 32,000		
Adjusted Sale Price of Comparables				Net Adj: -1%						Net Adj: -3%						Net Adj: 6%					
				Gross Adj: 1%			\$ 645,000			Gross Adj: 3%			\$ 619,000			Gross Adj: 9%			\$ 602,000		

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	03/08/2005	06/22/2017	08/16/2023	12/07/2021
Price of Prior Sale/Transfer	\$255,000	\$340,000	\$375,000	\$515,000
Data Source(s)	CRMLS	CRMLS	CRMLS	CRMLS
Effective Date of Data Source(s)	11/03/2024	11/03/2024	11/03/2024	11/03/2024

Analysis of prior sale or transfer history of the subject property and comparable sales COMP#46900 MALIBU DR, RIVERSIDE, CA 92504-2048, RIVERSIDE COUNTY, HAS NOT REVEALED ANY PRIOR SALES OR TRANSFERS FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALE. COMP#5 6810 EL CAJON DR, RIVERSIDE, CA 92504-2006, RIVERSIDE COUNTY, LAST SOLD ON 08/25/2023 FOR \$375,000 FROM EDWARDS ROBERT F TO D & A INVESTMENTS, NO MLS LISTING. COMP#6 5965 MOUNTAIN VIEW AVE, RIVERSIDE, CA 92504-1572, RIVERSIDE COUNTY, HAS NOT REVEALED ANY PRIOR SALES OR TRANSFERS FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALE.

Summary of Sales Comparison Approach

Market Conditions Addendum to the Appraisal Report

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 6070 Fremont St City Riverside State CA ZIP Code 92504-1115

Borrower

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 that data in the analysis. If data sources provide all 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)	9	10	13	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Absorption Rate (Total Sales/Months)	1.5	3.33	4.33	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Total # of Comparable Active Listings	3	8	5	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	2	2.4	1.15	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Median Comparable Sales Price	\$575,000	\$581,000	\$603,000	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Median Comparable Sales Days on Market	4	8.5	10	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Comparable List Price	\$559,888	\$572,500	\$619,900	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Median Comparable Listings Days on Market	132	86	33	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Sale Price as % of List Price	104.88	100	100.67	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Explain in detail 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.)

CRMLS indicates there were 32 closed sales during the past 12 months and 22 of those sales contained seller concessions which is 69% of the total transactions in this market area. Prior Months 7-12: 9 Sales; 6 with concessions; 67% of sales for this period. 4-6: 10 Sales; 5 with concessions; 50% of sales for this period. 0-3: 13 Sales; 11 with concessions; 85% of sales for this period. The concessions ranged between \$500 and \$30,650. The median concession amount is \$11,830.

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).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information.

CRMLS was the data source used to complete the Market Conditions Addendum. 11/3/2024

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.

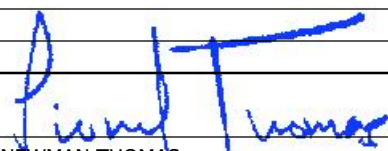
OVER THE LAST 3 MONTHS 5 COMPARABLE LISTING WERE AVAILABLE AND 13 COMPARABLE LISTING SOLD. PROPERTY VALUE IN THIS AREA APPEAR TO BE STABLE. CURRENT MEDIAN SALE TO LIST RATIO INDICATES BUYERS ARE PAYING FULL LIST PRICES. CONV FHA AND VA FINANCING IS AVAILABLE AT ACCEPTABLE TERMS. SALES CONCESSIONS ARE UNCOMMON. THE MEDIAN SALE TO LIST RATIO OVER THE PAST 3 MONTHS IS 100.67. THERE ARE 9 COMPARABLE PENDING SALES WITH PURCHASE PRICES RANGING FROM \$485,000 TO \$760,000 (1 REO AND 8 STANDARD). IN THE LAST YEAR THERE HAS BEEN 6 COMPARABLE CLOSED CASH SALES, 12 COMPARABLE CLOSED CONV FINANCED SALES, 1 COMPARABLE CLOSED VA LOAN FINANCED SALE, AND 12 COMPARABLE CLOSED FHA FINANCED SALES. IN THE LAST 90 DAYS THERE HAS BEEN 13 COMPARABLE CLOSED SALES WITH PURCHASE PRICES RANGING FROM \$510,000 TO \$645,000 (13 STANDARD). IN THE LAST YEAR 31 OF 32 COMPARABLE PROPERTIES HAVE SOLD WITHIN A 90 DAY MARKETING TIME.

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

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

Signature 

Signature

Appraiser Name LIONEL A NEWMAN THOMAS

Supervisor Name

Company Name THOMAS APPRAISAL COMPANY

Company Name

Company Address 412 West H St, Ontario, CA 91762

Company Address

State License/Certification #AR041145 State CA

State License/Certification #

State

Email Address lionel@newmanthomas.com

Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Borrower

Property Address 6070 Fremont St

City Riverside

County Riverside

State CA

Zip Code 92504-1115

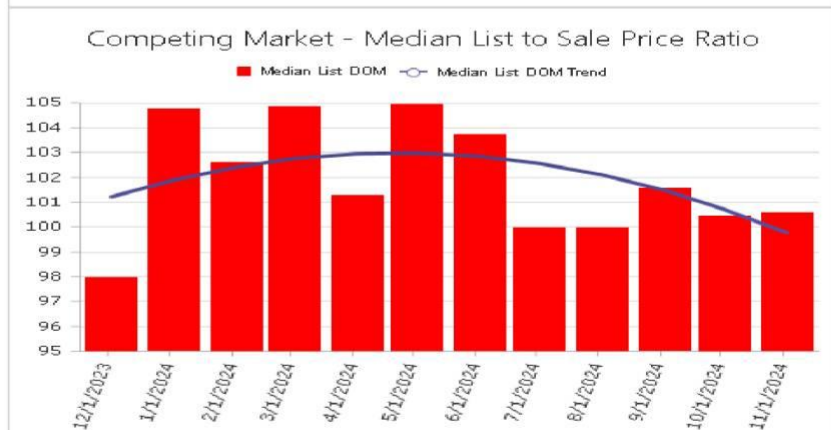
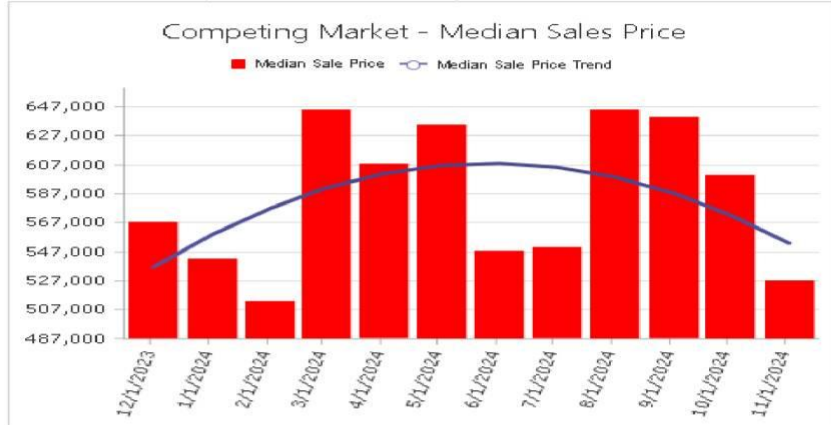
Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com

CRMLS SEARCH CRITERIA USED FOR COMPARABLE MARKET DATA

Property Type is 'Residential'
 Standard Status is 'Closed' 11/03/2024 to 11/04/2023
 Standard Status is 'Expired' 11/03/2024 to 11/04/2023
 Standard Status is 'Canceled' 11/03/2024 to 11/04/2023
 Standard Status is 'Hold' 11/03/2024 to 11/04/2023
 Standard Status is 'Withdrawn' 11/03/2024 to 11/04/2023
 Standard Status is one of 'Coming Soon', 'Active', 'Act Under Contract', 'Pending'
 Property Sub Type is 'Single Family Residence'
 Latitude, Longitude is around 33.95, -117.42
 City is 'Riverside'
 Bathrooms Total Integer is 2
 Lot Size Searchable is 4000 to 10000
 Year Built is 1900 to 1960
 Levels is 'One'

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.



Borrower

Property Address 6070 Fremont St

City Riverside

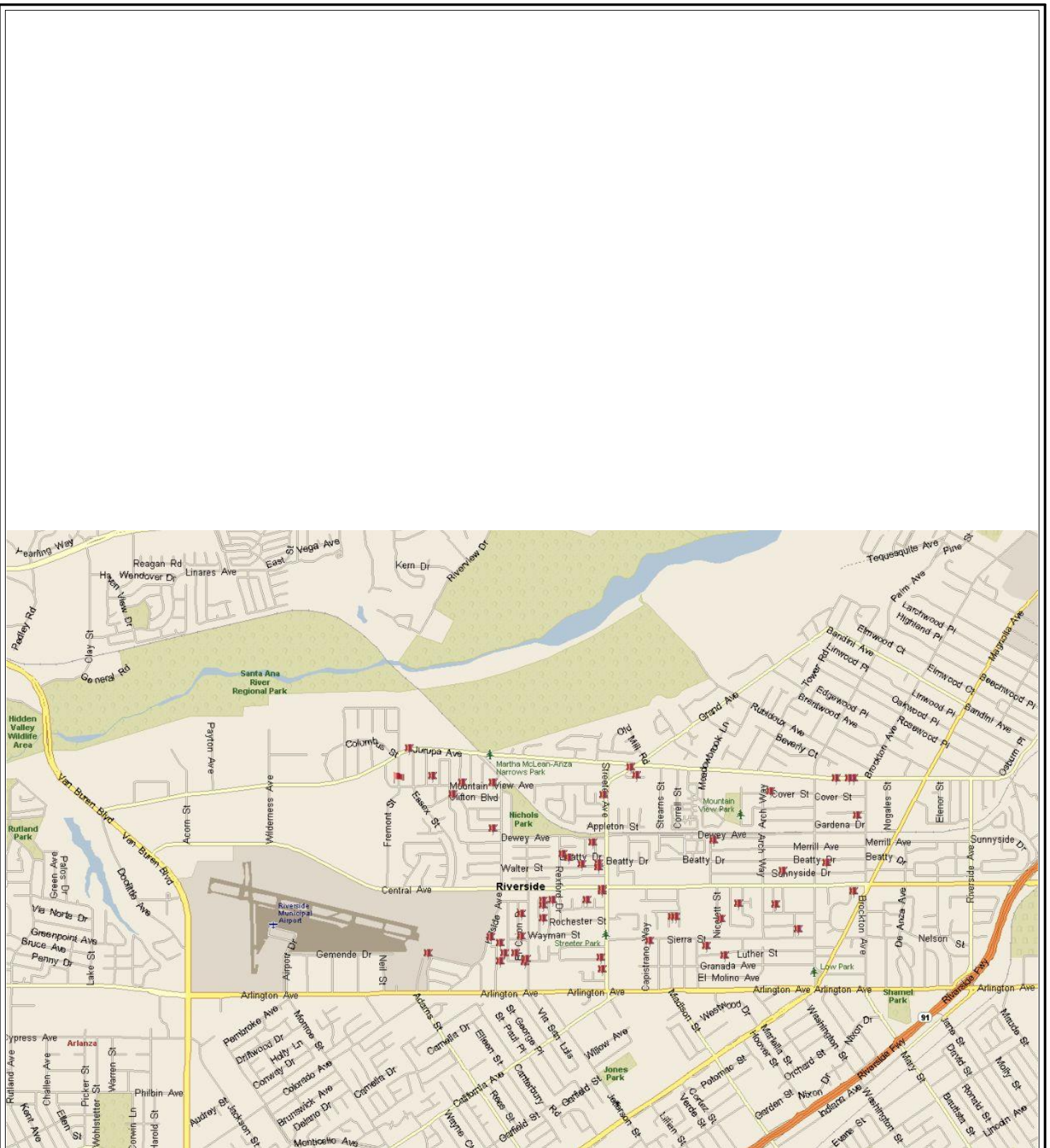
County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



Borrower

Property Address 6070 Fremont St

City Riverside

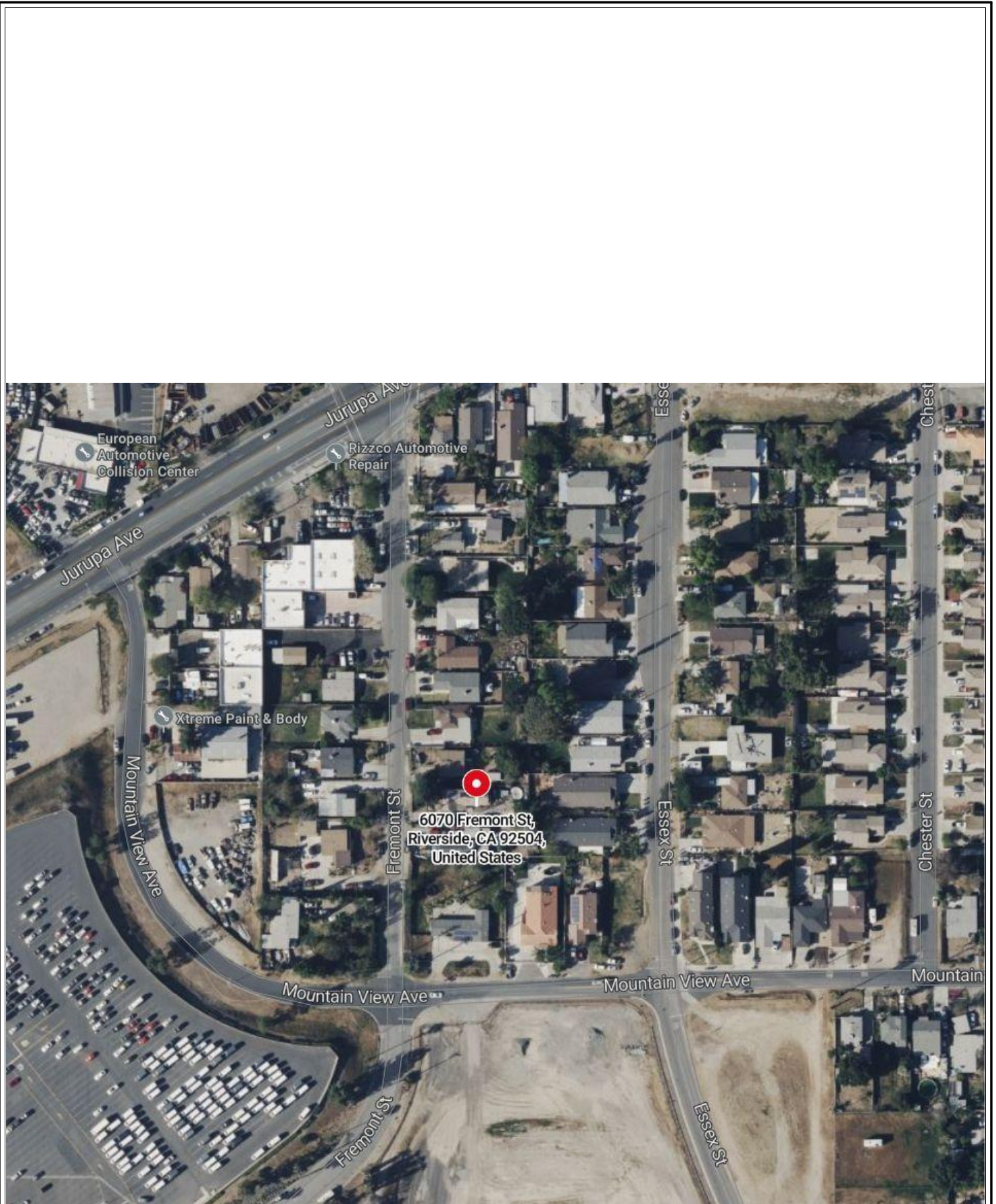
County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



THOMAS APPRAISAL COMPANY
COMMENT ADDENDUM

File No. 6070FRS-RVS
Case No.

Borrower

Property Address 6070 Fremont St

City Riverside

County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com

SPECIAL ASSESSMENT TAX AMOUNT YEARLY
FLD CNTL STORMWATER/CLEANWATER \$3.52
CSA 152-RIV STORMWATER \$10.00
RIVERSIDE LTG DIST \$31.44
NW MOSQUITO & VECTOR-RIVERSIDE \$12.04
MWD STANDBY WEST \$9.22

TOTAL OF SPECIAL ASSESSMENTS \$66 The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

DOC#S WERE OBTAINED FROM RIVERSIDE ASSESSOR-RECORDER-COUNTY CLERK BY CORE LOGIC. SPECIAL ASSESSMENTS AMOUNT IS INCLUDED IN YEARLY TAX AMOUNT. ASSESMENT DOES NOT HAVE A NEGATIVE EFFECT ON MARKETABILITY. SPECIAL ASSESSMENT DISTRICT IS NOT EXPERIENCING FINANCIAL DIFFICULTY.

COMPS WERE ADJUSTED: \$1.00 PER SQFT FOR SITE, \$6000 FOR FUNCTIONAL UTILITY (BEDROOM/BATHROOM) ROOM LINE ADJUSTMENT, \$60.00 PER SQFT FOR GLA, \$1500 PER FIREPLACE, \$6000 PER CAR GARAGE, \$3000 FOR CVR PATIO. ALL COMPS ARE LOCATED WITHIN 1.32 MILES OF THE SUBJECT PROPERTY AND CONSIDERED REFLECTIVE OF THE CURRENT MARKET VALUE. THE GREATEST WEIGHT WAS GIVEN TO CLOSED COMP #2 AND COMP #4 DUE TO DATE OF SALE SIMILARITIES IN AGE GLA ROOM COUNT SITE SIZE AND LOCATION. IN THE LAST 90 DAYS THERE HAS BEEN 13 COMPARABLE CLOSED SALES WITH PURCHASE PRICES RANGING FROM \$510,000 TO \$645,000 (13 STANDARD).IN THE LAST YEAR 31 OF 32 COMPARABLE PROPERTIES HAVE SOLD WITHIN A 90 DAY MARKETING TIME.

No comps exceed 10% single line, 15% net, 25% gross adjustments. ALL ADJUSTMENTS WERE DERIVED USING PAIRED SALES ANALYSIS.

DATED SALES WERE USED TO SHOW THE MOST RECENT COMPARABLE SALES BASED ON LOCATION.

INCONSISTANT GLA ADJUSTMENT IS A RESULT OF ADJUSTMENTS BEING ROUNDED TO THE NEAREST \$500

No time adjustments were used 1004MC shows market median sales prices are stable

Comparables search and results:

The search parameters used to find comparable to the subject were sold in the last year located in neighborhood boundaries of subject and 25% of the subjects GLA, this resulted in 37 comparables, these comparables range in value from \$446,000 to \$675,000 with Condition, Sale type, location, View and GLA being the major factor in price range. Of these comparable the appraiser chose comparables which were close in terms of Location, GLA and distance from subject. Additional search parameter details found on Comparable Market Data form and "CRMLS SEARCH CRITERIA USED FOR COMPARABLE MARKET DATA" text below. Comparable properties utilized are the most recent available at the time of inspection and closest in terms of distance and are in a similar condition as the subject.

The comps used in this report best reflect what a 99 year old 1 story property would sell for in this market place. THERE ARE 9 COMPARABLE PENDING SALES WITH PURCHASE PRICES RANGING FROM \$485,000 TO \$760,000 (1 REO AND 8 STANDARD). IN THE LAST YEAR THERE HAS BEEN 6 COMPARABLE CLOSED CASH SALES, 12 COMPARABLE CLOSED CONV FINANCED SALES, 1 COMPARABLE CLOSED VA LOAN FINANCED SALE, AND 12 COMPARABLE CLOSED FHA FINANCED SALES. IN THE LAST 90 DAYS THERE HAS BEEN 13 COMPARABLE CLOSED SALES WITH PURCHASE PRICES RANGING FROM \$510,000 TO \$645,000 (13 STANDARD).IN THE LAST YEAR 31 OF 32 COMPARABLE PROPERTIES HAVE SOLD WITHIN A 90 DAY MARKETING TIME.

Comparables are listed in order by date of sale then date of pending.

Estimated exposure time based on CLOSED COMP #2 AND COMP #4 is 4-14 days

LTSP RATIO ADJUSTMENT NOT REQUIRED

On the date of the appraisal inspection utilities were on and in working order.

CURRENT LISTING SUPPLY IS SUPPORTIVE OF ESTIMATE OF MARKET VALUE.

Personal property items were not considered in the opinion of market value.

CONCESSIONS ARE TYPICAL FOR MARKET AREA.

THE APPRAISER CERTIFIES AND AGREES THAT THIS APPRAISAL WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE XI OF THE FINANCIAL INSTITUTIONS, REFORM, RECOVERY, AND ENFORCEMENT ACT (FIRREA) OF 1989, AS AMENDED (12 U.S.C. 3331 ET SEQ.), AND ANY APPLICABLE IMPLEMENTING REGULATIONS IN EFFECT AT THE TIME THE APPRAISER SIGNS THE APPRAISAL CERTIFICATION.

THOMAS APPRAISAL COMPANY
COMMENT ADDENDUM

File No. 6070FRS-RVS
Case No.

Borrower

Property Address 6070 Fremont St

City Riverside

County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com

Greatest weight as given to sales comparison approach, income and approach and cost approach were not considered the best indicator of value based on high owner occupancy and lack of cost data.

Scope of Work:

The subject property was inspected as of the day of the appraisal report. The following databases were utilized to confirm subject property data, and comparable data: REALIST/CRMLS/SITEXDATA. Comparable's were chosen to reflect the subject property's characteristics. Characteristics such as Gross Living Area, number of bedrooms, number of bathrooms, year built, lot size, etc. Were examined. The existing market conditions were also researched to determine marketing exposure (see Marketing Conditions). Supply and demand factors as well as neighborhood influences, were observed and reported on page one of the 1004 form. The final value conclusion is a function of the aforementioned research, and a reconciliation of the cost approach, and sales comparison approach. Marshall & Swift Cost Handbook was utilized in deriving the cost approach. The income approach was not utilized, since the subject property is a single family residence, therefore not appropriate and not found to be a good indicator of value.

The preparer assumes the condition of the interior of the improvements being valued is the same as the exterior condition of the property unless otherwise noted in the report.

THE REMAINING ECONOMIC LIFE OF THE SUBJECT IS +/- 45 YEARS.

• Highest and Best Use

The subject property meets the four criteria in determining it's highest and best use.

1. It is legally permissible. It conforms with zoning, building codes, environmental regulations, etc.
2. It is physically possible. The improvements are existing.
3. It is financially feasible as the improvements are existing.
4. It is maximally productive. The current improvement consisting of a single family residence, is the use that produces the highest residual land value consistent with the rate of return warranted by the market. The highest and best use of the subject property as improved, is it's present use as a single family residence.

Appraisal Report Compliant with (USPAP Standards Rule 2-2(a)), according to USPAP 2020-2021.

CRMLS SEARCH CRITERIA USED FOR COMPARABLE MARKET DATA

Property Type is 'Residential'
Standard Status is 'Closed' 11/03/2024 to 11/04/2023
Standard Status is 'Expired' 11/03/2024 to 11/04/2023
Standard Status is 'Canceled' 11/03/2024 to 11/04/2023
Standard Status is 'Hold' 11/03/2024 to 11/04/2023
Standard Status is 'Withdrawn' 11/03/2024 to 11/04/2023
Standard Status is one of 'Coming Soon', 'Active', 'Act Under Contract', 'Pending'
Property Sub Type is 'Single Family Residence'
Latitude, Longitude is around 33.95, -117.42
City is 'Riverside'
Bathrooms Total Integer is 2
Lot Size Searchable is 4000 to 10000
Year Built is 1900 to 1960
Levels is 'One'

6191 STREETER AVENUE, ACTIVE, \$674900 , STANDARD
5610 ENSENADA WAY, ACTIVE, \$635000 , STANDARD
6621 STREETER AVENUE, ACTIVE, \$619900 , PROBATE LISTING
6824 CAPISTRANO WAY, ACTIVE UNDER CONTRACT, \$634900 , STANDARD
5392 WALTER STREET, ACTIVE UNDER CONTRACT, \$485000 , TRUST
6668 JEROME STREET, ACTIVE UNDER CONTRACT, \$529900 , STANDARD
5332 WALTER STREET, CLOSED, \$555000 , STANDARD
4661 MARMIAN WAY, CLOSED, \$580000 , STANDARD
6688 JEROME STREET, CLOSED, \$575000 , STANDARD
5202 WROXTON DRIVE, CLOSED, \$510000 , STANDARD
6875 EL CAJON DRIVE, CLOSED, \$513000 , STANDARD
6681 CATALINA DRIVE, CLOSED, \$645000 , STANDARD
6666 EVA PLACE, CLOSED, \$565000 , STANDARD
4845 GRANADA AVENUE, CLOSED, \$650000 , STANDARD
6810 EL CAJON DRIVE, CLOSED, \$635000 , STANDARD
6900 MALIBU DRIVE, CLOSED, \$650000 , STANDARD
5464 BEATTY DRIVE, CLOSED, \$446000 , STANDARD
6830 MALIBU DRIVE, CLOSED, \$610000 , STANDARD
5447 WALTER STREET, CLOSED, \$550000 , PROBATE LISTING
5331 SUNNYSIDE DRIVE, CLOSED, \$539000 , STANDARD
4919 LUTHER STREET, CLOSED, \$535000 , STANDARD
6746 NICOLETT STREET, CLOSED, \$645000 , STANDARD, TRUST
6614 SCHOOL CIRCLE DRIVE, CLOSED, \$675000 , STANDARD

COMMENT ADDENDUM

File No. 6070FRS-RVS

Case No.

Borrower

Property Address 6070 Fremont St

City Riverside

County Riverside

State CA

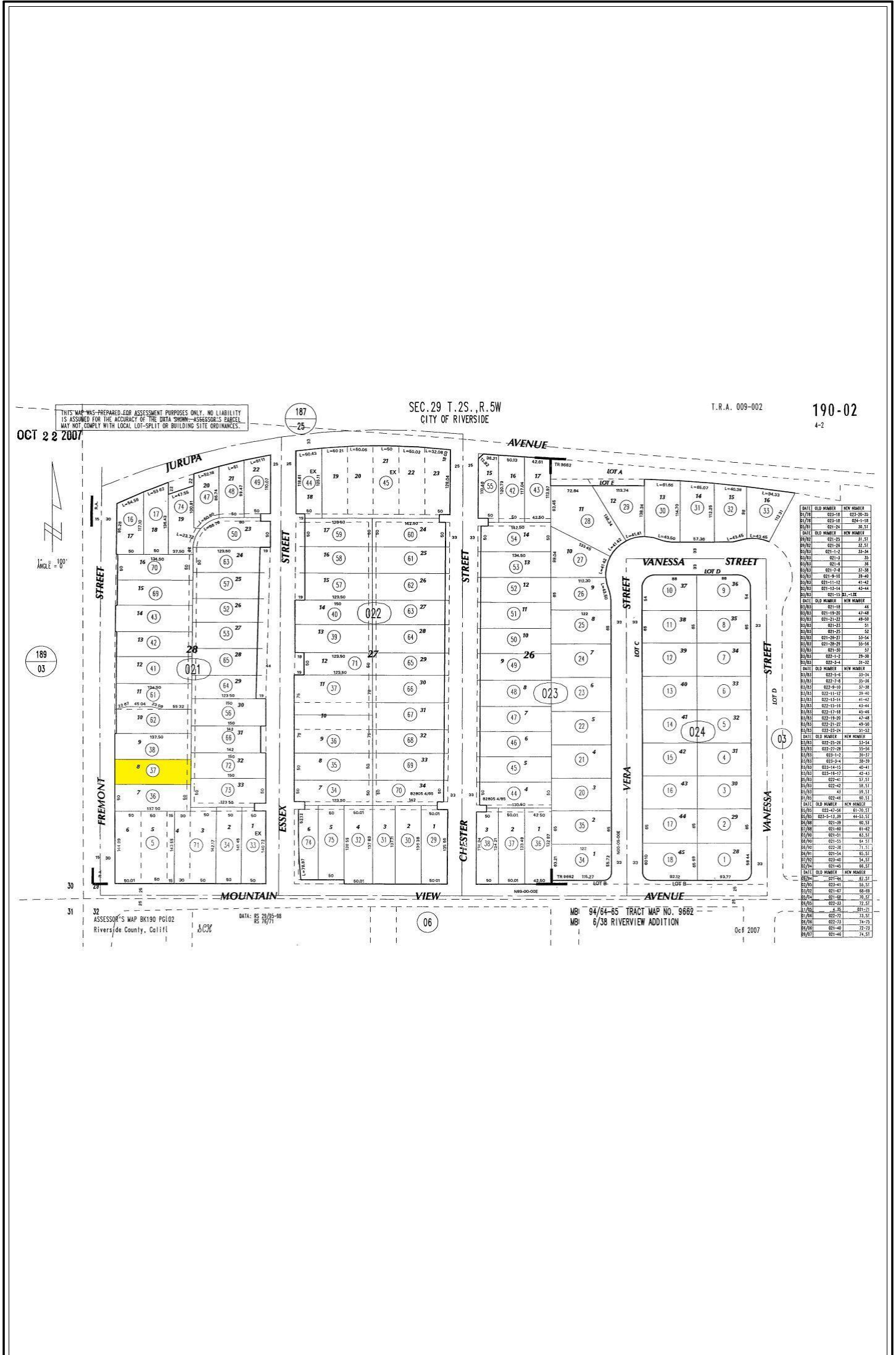
Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com

6905 PHOENIX AVENUE, CLOSED, \$649000 , STANDARD
4342 JURUPA AVENUE, CLOSED, \$552000 , TRUST
4159 GARDENA DRIVE , CLOSED, \$603000 , STANDARD
4190 JURUPA AVENUE, CLOSED, \$615000 , STANDARD
6635 STREETER AVENUE, CLOSED, \$650000 , STANDARD
5720 WISTERIA DRIVE, CLOSED, \$650000 , STANDARD
4226 JURUPA AVENUE, CLOSED, \$640000 , TRUST
6741 MONTCLAIR DRIVE, CLOSED, \$632000 , STANDARD
6698 CLIFFORD ST , CLOSED, \$565000 , STANDARD
6867 MORNINGSIDE AVENUE, CLOSED, \$600000 , STANDARD
5314 GRANADA AVENUE, CLOSED, \$595000 , STANDARD
5734 MOUNTAIN VIEW AVENUE, CLOSED, \$615000 , STANDARD
6742 BURNSIDE COURT, CLOSED, \$527500 , STANDARD
4579 SIERRA STREET, CLOSED, \$530000 , TRUST
4895 MERRILL AVENUE, CLOSED, \$518000 , STANDARD
4670 COVER STREET, PENDING, \$760000 , STANDARD
5747 BALBOA WAY, PENDING, \$430000 , NOTICE OF DEFAULT
4622 SUNNYSIDE DRIVE, PENDING, \$530000 , STANDARD
5860 MOUNTAIN VIEW AVENUE, PENDING, \$449999 , STANDARD
6935 STREETER AVENUE, PENDING, \$550000 , PROBATE LISTING
6724 EL CAJON DRIVE, PENDING, \$569999 , STANDARD

Borrower _____
 Property Address **6070 Fremont St**
 City **Riverside** County **Riverside** State **CA** Zip Code **92504-1115**
 Lender/Client **LUIS E FRAUSTO, BROKER** Address **lefbroker1@yahoo.com**



Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

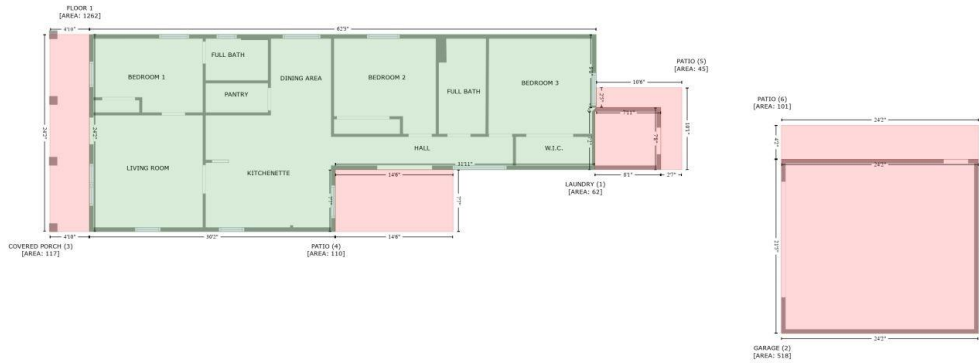
Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com

6070 Fremont Street, Magnolia Center, Riverside, Riverside County, California, United States, 92504

Gross Living Area: 1262 sq. ft



Space	Area (sq. ft)	Calculation
FLOOR 1 (Living area)	1262	$-\left((949.3 + 949.3) * (95.1 - 202.7) + (949.3 + 947.3) * (202.7 - 208.7) + (947.3 + 947.3) * (208.7 - 294.2) + (947.3 + 564.7) * (294.2 - 294.2) + (564.7 + 564.7) * (294.2 - 385.5) + (564.7 + 202.3) * (385.5 - 385.5) + (202.3 + 202.3) * (385.5 - 95.1) + (202.3 + 949.3) * (95.1 - 95.1)\right) * 0.5 * 0.00694$
LAUNDRY (Non-living area)	62	$-\left((1044.6 + 1044.6) * (202.7 - 294.2) + (1044.6 + 947.3) * (294.2 - 294.2) + (947.3 + 947.3) * (294.2 - 208.7) + (947.3 + 949.3) * (208.7 - 202.7) + (949.3 + 1044.6) * (202.7 - 202.7)\right) * 0.5 * 0.00694$
GARAGE (Non-living area)	518	$-\left((1512.7 + 1512.7) * (279 - 535.6) + (1512.7 + 1222.3) * (535.6 - 535.6) + (1222.3 + 1222.3) * (535.6 - 279) + (1222.3 + 1512.7) * (279 - 279)\right) * 0.5 * 0.00694$
COVERED PORCH (Non-living area)	117	$-\left((202.3 + 202.3) * (95.1 - 385.5) + (202.3 + 144.1) * (385.5 - 385.5) + (144.1 + 144.1) * (385.5 - 95.2) + (144.1 + 202.3) * (95.2 - 95.1)\right) * 0.5 * 0.00694$
PATIO (Non-living area)	110	$-\left((738.4 + 738.4) * (294.2 - 385.5) + (738.4 + 564.7) * (385.5 - 385.5) + (564.7 + 564.7) * (385.5 - 294.2) + (564.7 + 738.4) * (294.2 - 294.2)\right) * 0.5 * 0.00694$
PATIO (Non-living area)	45	$-\left((1075.6 + 1075.6) * (173.4 - 294.2) + (1075.6 + 1044.6) * (294.2 - 294.2) + (1044.6 + 1044.6) * (294.2 - 202.7) + (1044.6 + 949.3) * (202.7 - 202.7) + (949.3 + 949.3) * (202.7 - 173.4) + (949.3 + 1075.6) * (173.4 - 173.4)\right) * 0.5 * 0.00694$
PATIO (Non-living area)	101	$-\left((1512.7 + 1512.7) * (228.8 - 279) + (1512.7 + 1222.3) * (279 - 279) + (1222.3 + 1222.3) * (279 - 228.8) + (1222.3 + 1512.7) * (228.8 - 228.8)\right) * 0.5 * 0.00694$

Report generated on Tue, 05 Nov 2024 04:20:10 GMT.
 Measurements and calculations are deemed highly reliable, but not guaranteed.

SKETCH ADDENDUM

Borrower

Property Address 6070 Fremont St

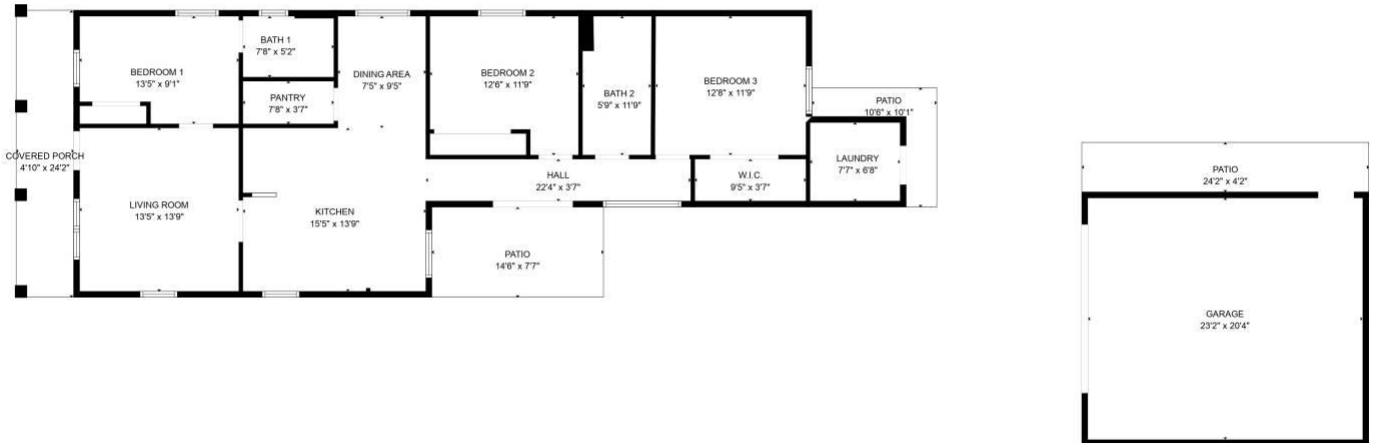
City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



ESTIMATED AREAS

GLA FLOOR 1: 1262 sq. ft EXCLUDED AREAS 953 sq. ft
Total GLA 1262 sq. ft, total area 2215 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Borrower

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City Riverside County Riverside

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Borrower

Property Address 6070 Fremont St

City Riverside

County Riverside

State CA

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Lender/Client LUIS E FRAUSTO, BROKER

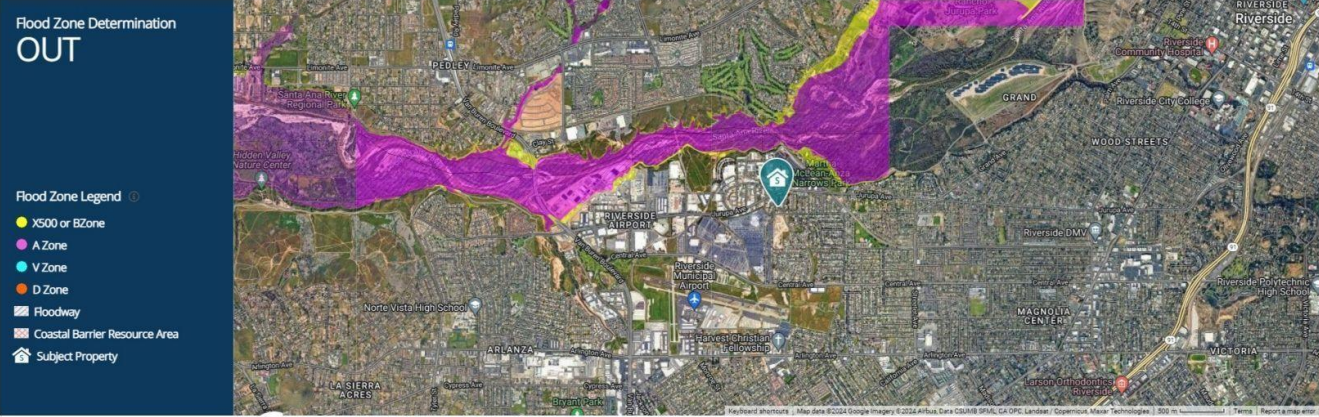
Address lefbroker1@yahoo.com



APN 190-021-037 | CLIP 9233817633

6070 Fremont St, Riverside, CA 92504-1115, Riverside County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	2118 ft
Community Number - Map Panel & Suffix	060260-0710H
Flood Zone Code	X
Panel Date	September, 12, 2024
County	Riverside
Original Panel Firm Date	January, 6, 1983
FIPS Code	06065
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Riverside, City Of
Letter of Map Amendment (LOMA)	N/A

Borrower _____
 Property Address 6070 Fremont St _____
 City Riverside County Riverside State CA Zip Code 92504-1115
 Lender/Client LUIS E FRAUSTO, BROKER Address lefbroker1@yahoo.com



THOMAS APPRAISAL COMPANY
SUBJECT PHOTO ADDENDUM

File No. 6070FRS-RVS
Case No.

Borrower

Property Address 6070 Fremont St

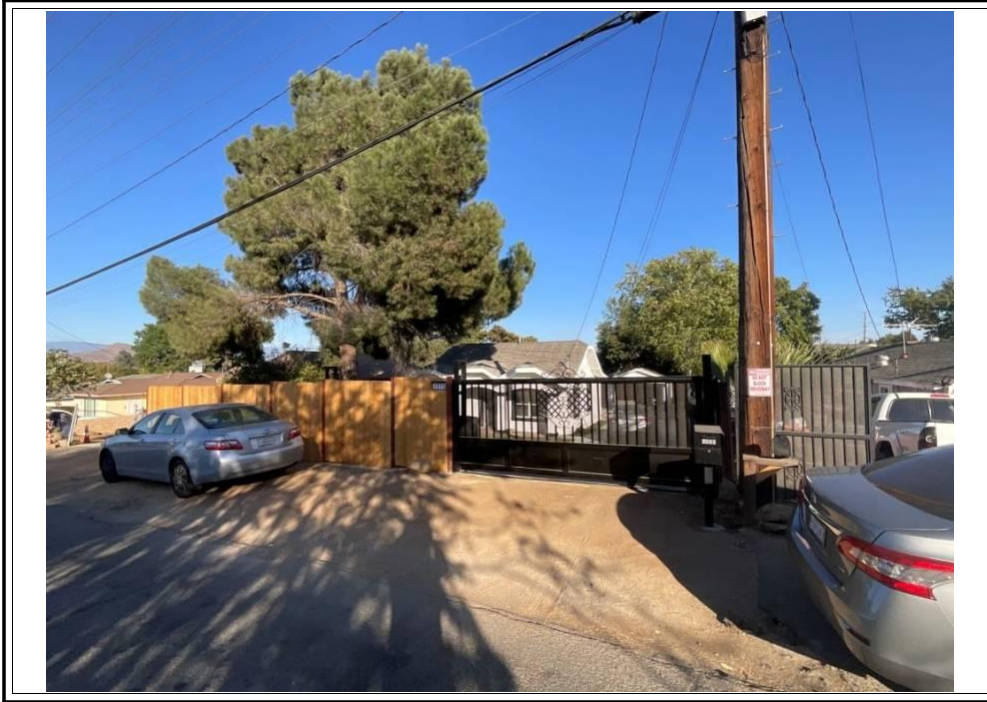
City Riverside County Riverside

State CA

Zip Code 92504-1115

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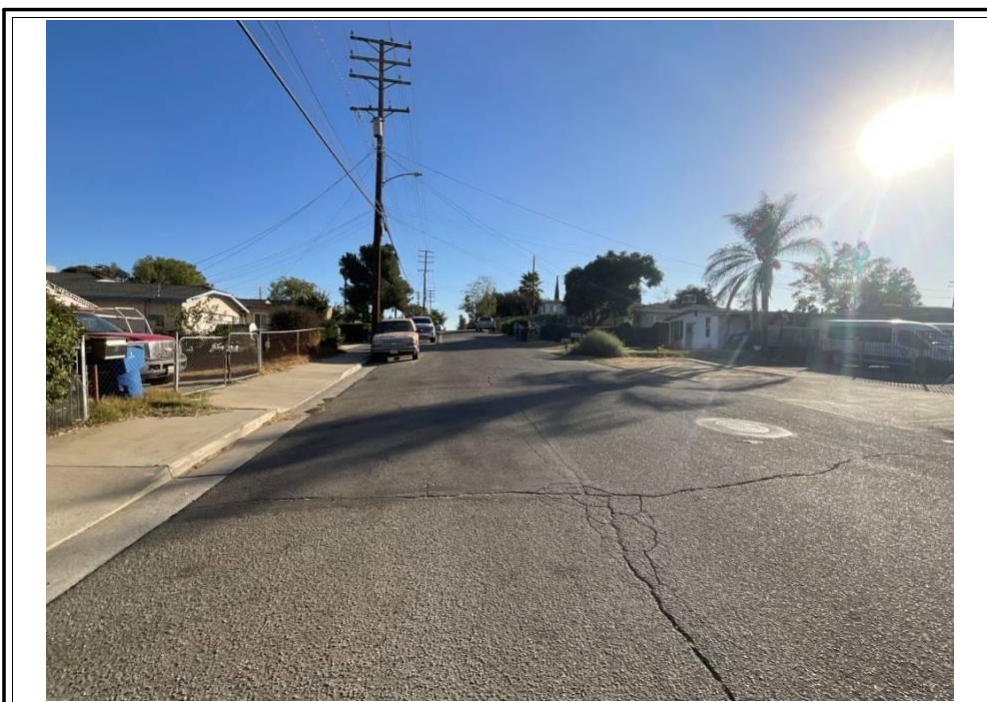
Address lefbroker1@yahoo.com



**FRONT OF
SUBJECT PROPERTY**
6070 Fremont St
Riverside, CA 92504-1115



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



STREET VIEW



STREET VIEW



STREET VIEW

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

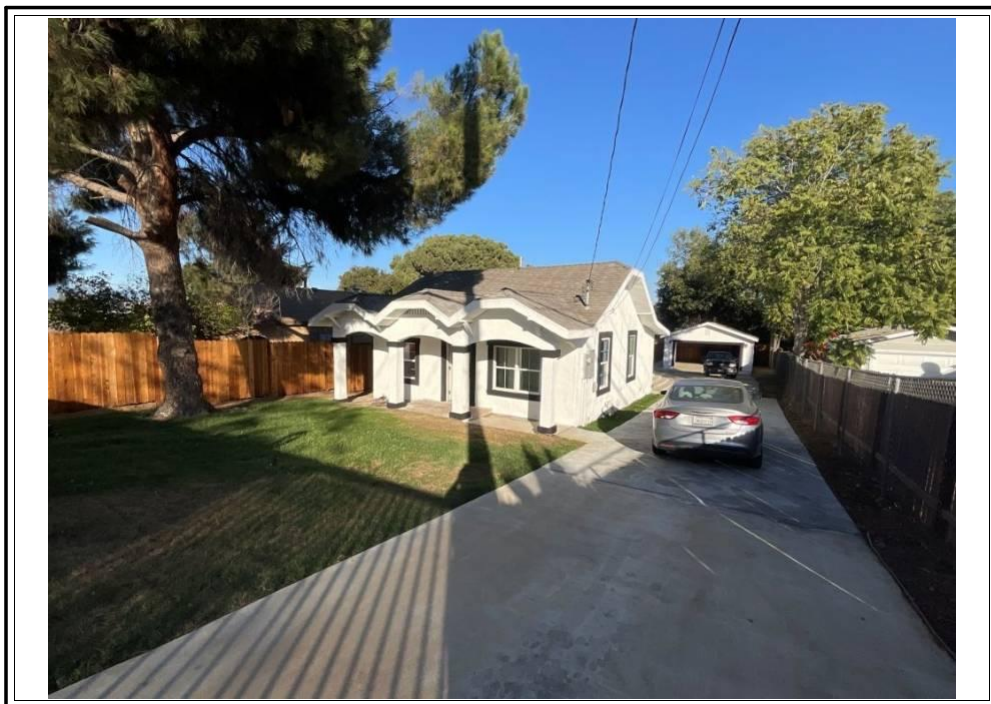
Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

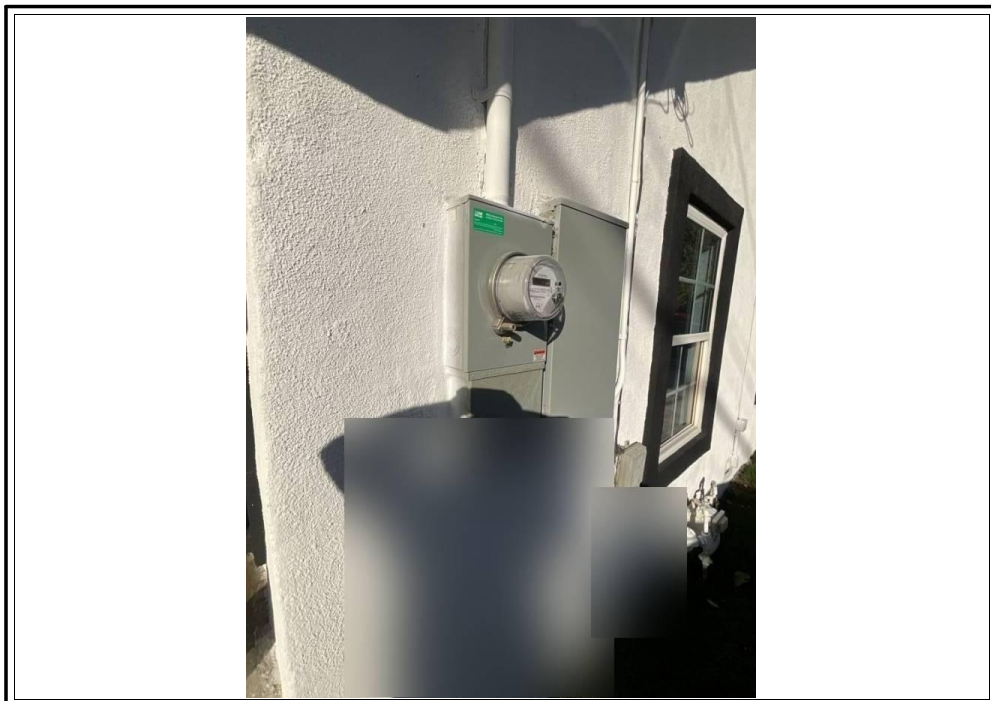
Address lefbroker1@yahoo.com



IRON GATE



SIDE VIEW



ELECTRICAL METER

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

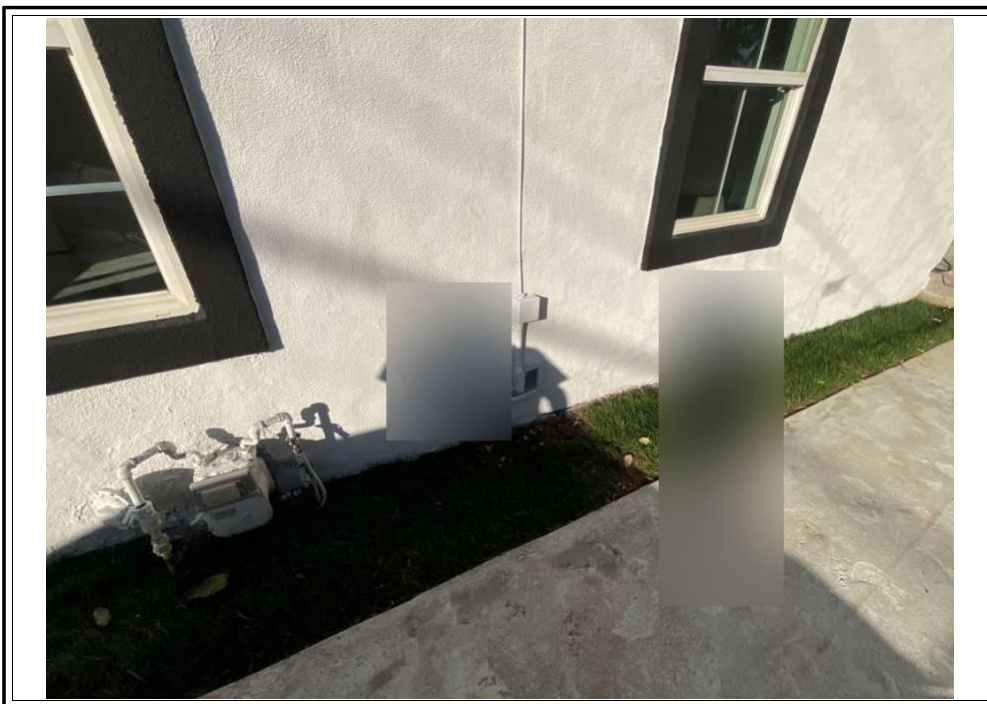
Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



GAS METER



EXTERIOR OUTLET



SLIDING GLASS DOOR

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



SIDE VIEW



SIDE VIEW



DETACHED 1 CAR GARAGE

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

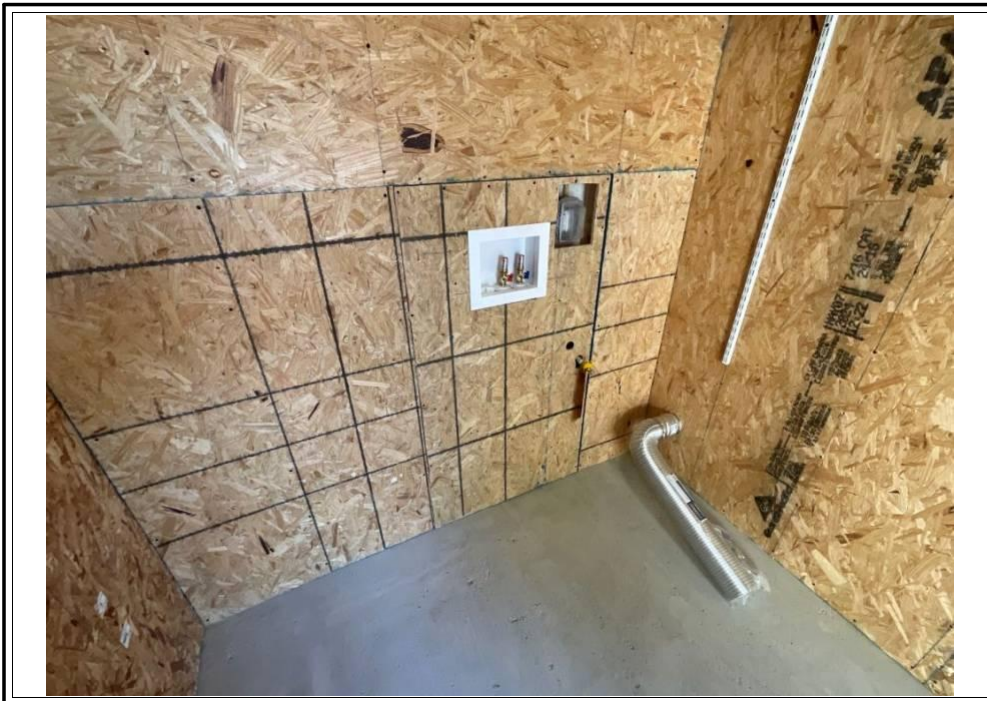
Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



LAUNDRY AREA



LAUNDRY AREA



DETACHED 1 CAR GARAGE

Borrower

Property Address 6070 Fremont St

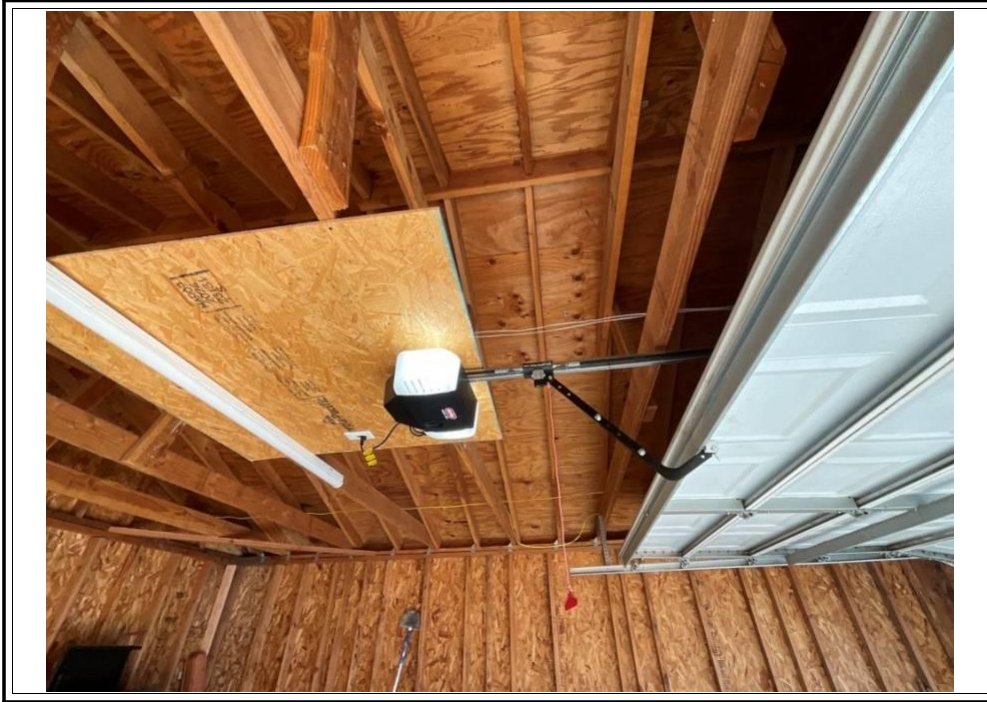
City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



GARAGE
AUTOMATIC GARAGE DOOR OPENER



GARAGE



REAR VIEW

Borrower

Property Address 6070 Fremont St

City Riverside

County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



WOOD FENCE



ENTRANCE TO CRAWL



ENTRANCE TO CRAWL

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

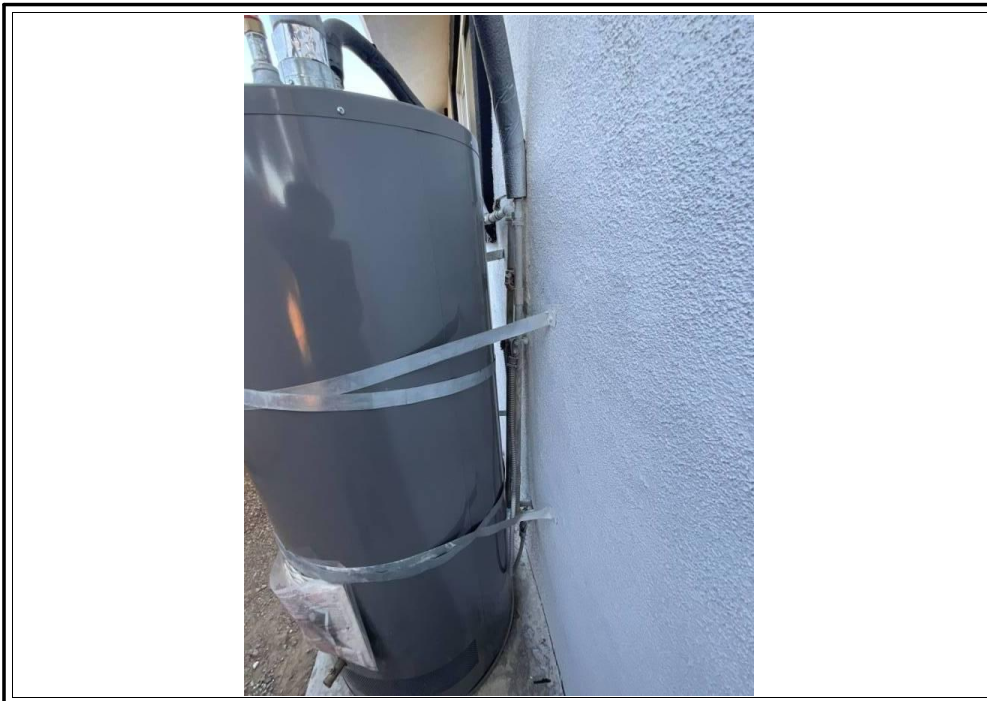
Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



WATER HEATER - DOUBLE STRAPPED



WATER HEATER - DOUBLE STRAPPED



CAC

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

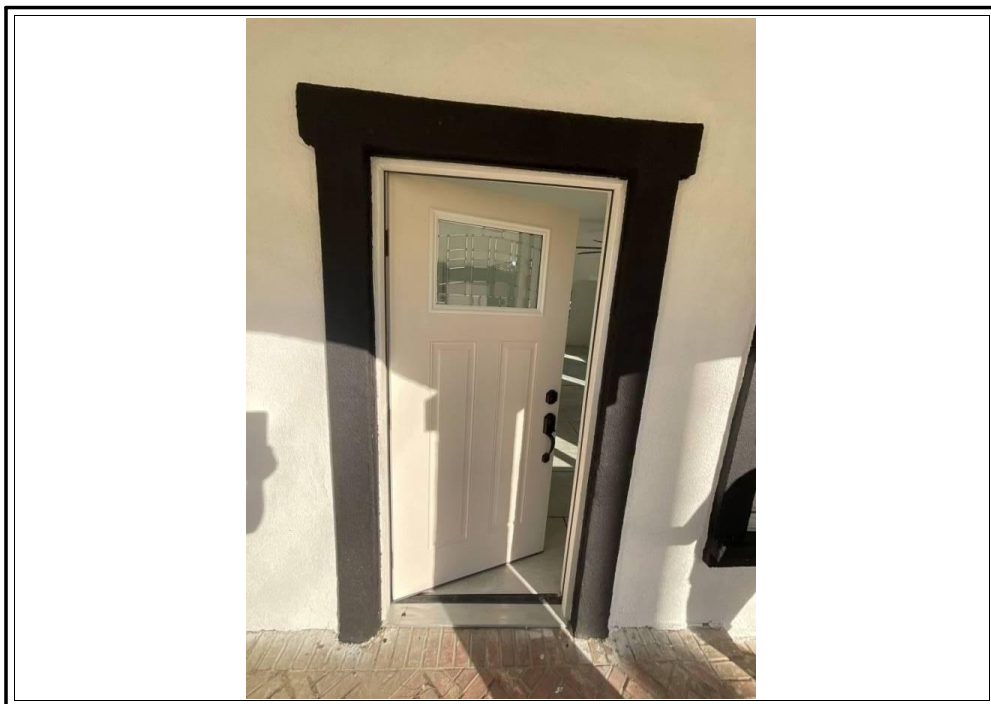
Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



SIDE VIEW



ENTRY DOOR



LIVING ROOM

Borrower

Property Address 6070 Fremont St

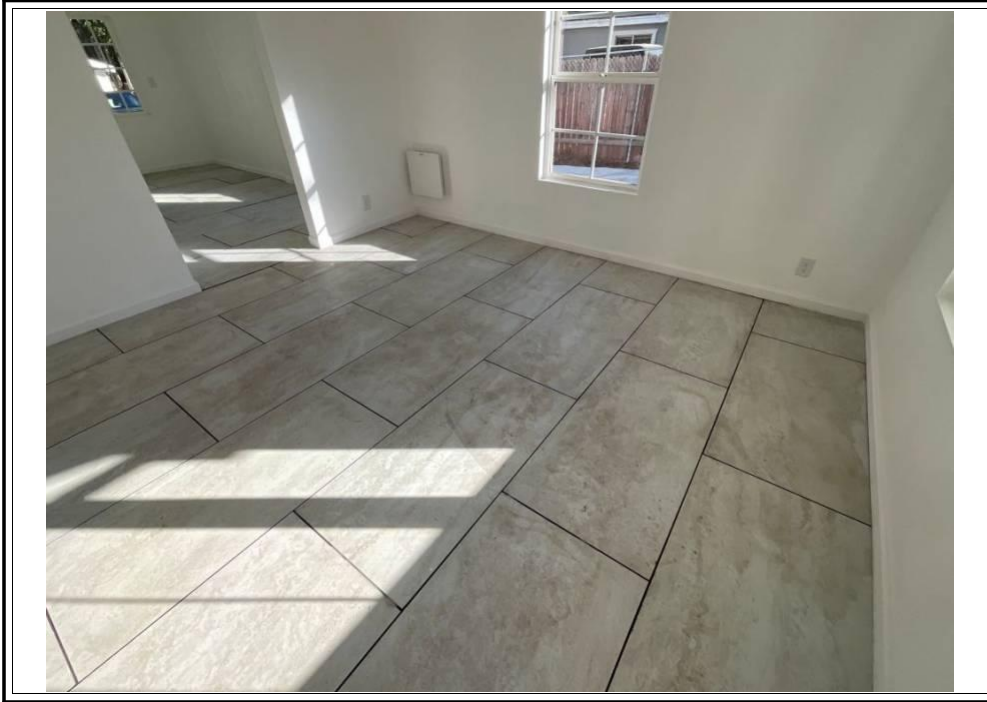
City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



LIVING ROOM
TILE FLOORS



LIVING ROOM
CEILING FAN



BEDROOM 1

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



BEDROOM 1
OUTLET



BEDROOM 1 CLOSET



BEDROOM 1
SMOKE DETECTOR

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

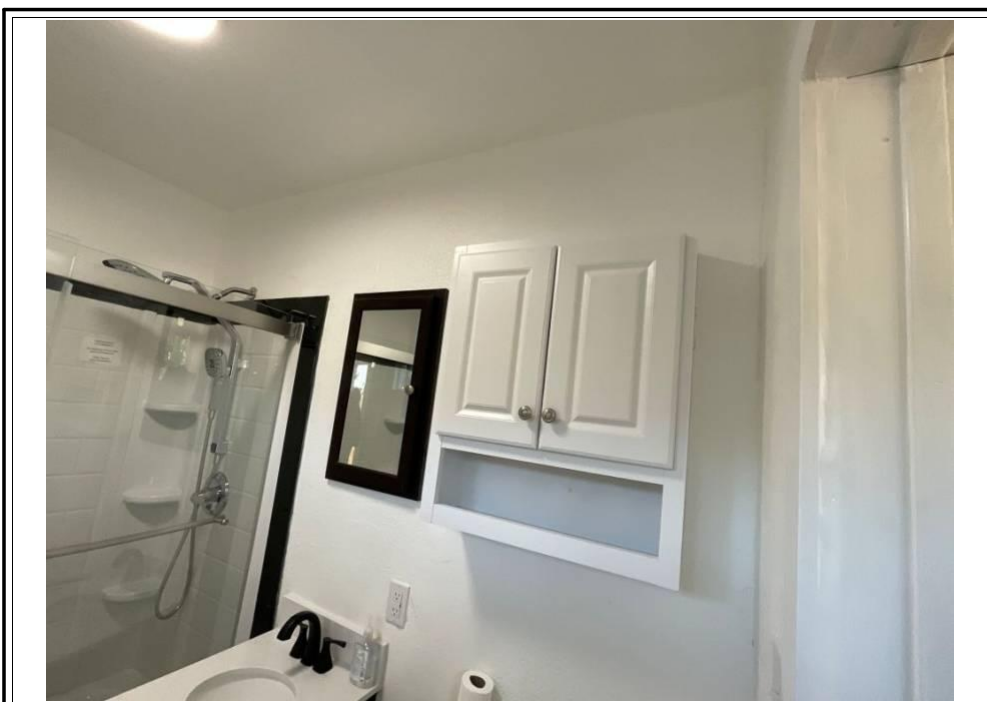
Address lefbroker1@yahoo.com



BEDROOM 1 CLOSET



BATHROOM 1
SINK/STOOL



BATHROOM 1
BUILT IN SPEAKER

Borrower

Property Address 6070 Fremont St

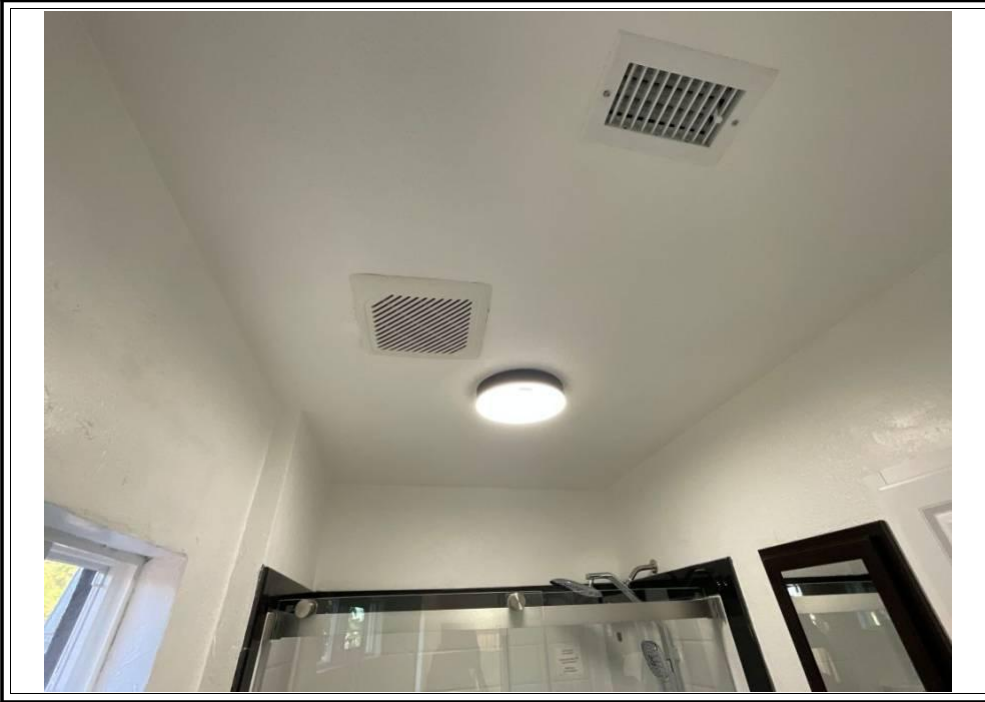
City Riverside County Riverside

State CA

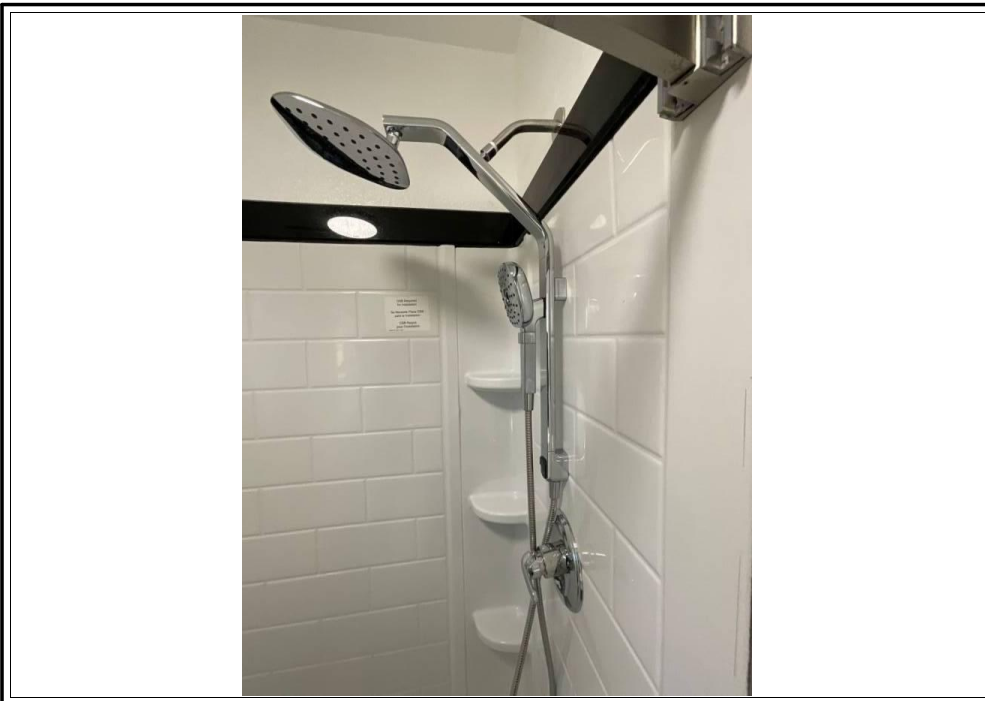
Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



BATHROOM 1
LIGHT FIXTURES



BATHROOM 1
BATHROOM SHOWER HEAD



BATHROOM 1
BATHROOM SHOWER/TUB

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

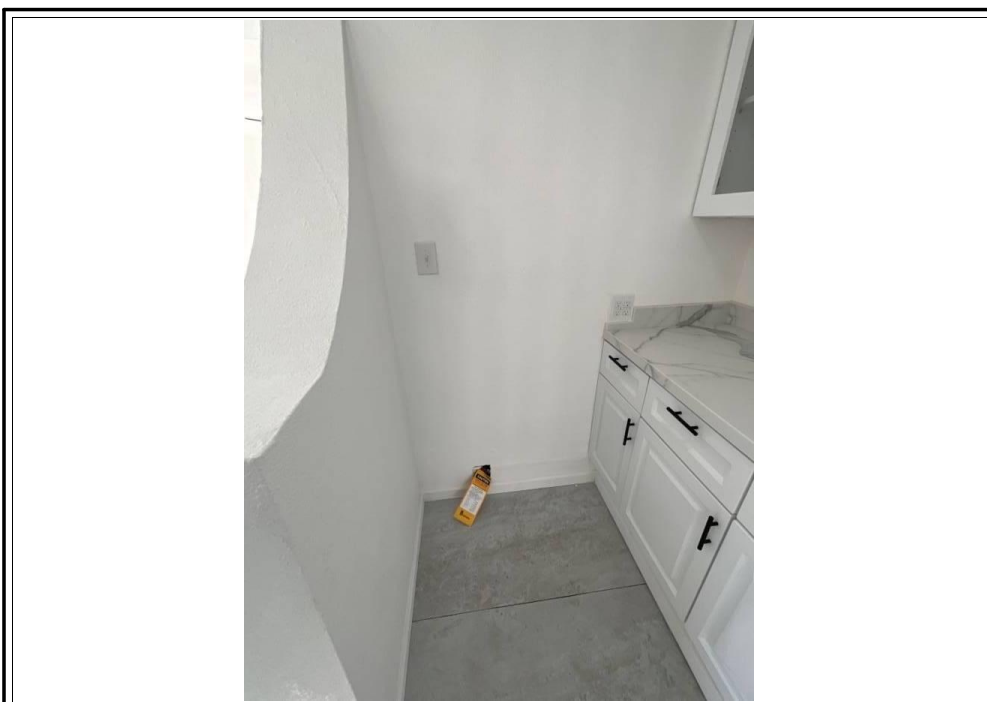
Address lefbroker1@yahoo.com



BATHROOM 1
GLASS SHOWER DOORS / FB SHOWER



CARBON MONOXIDE MONITOR



KITCHEN
STOVE AREA

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

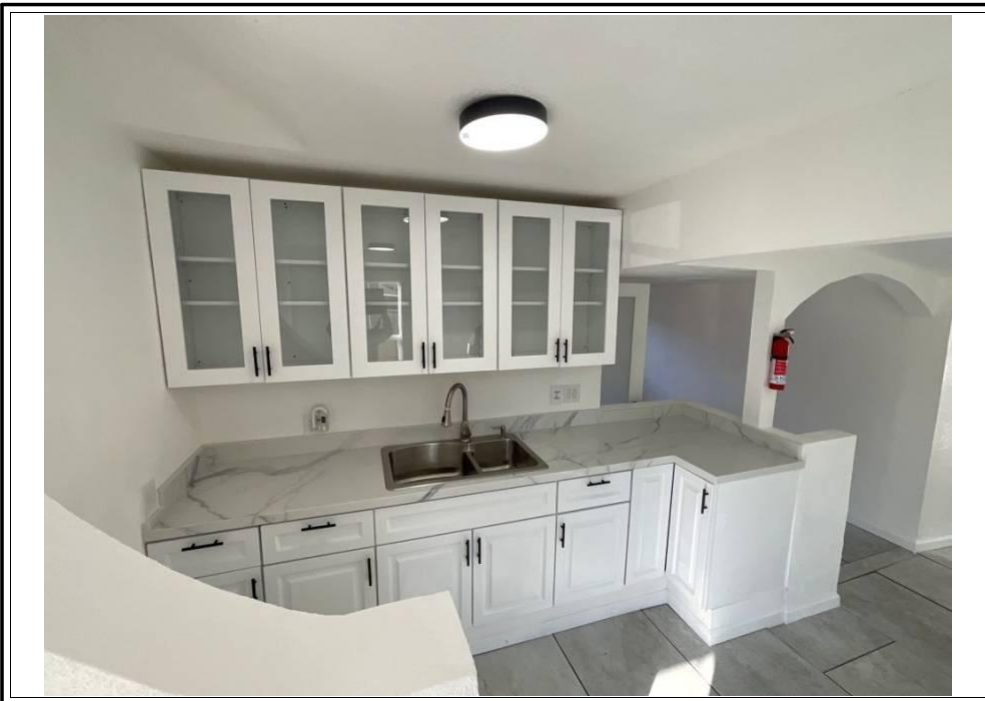
Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



KITCHEN
EXHAUST



KITCHEN



KITCHEN
SINK

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



HALLWAY



KITCHEN



PANTRY

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



PANTRY
LIGHT FIXTURES



ATTIC ACCESS



DINING ROOM

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

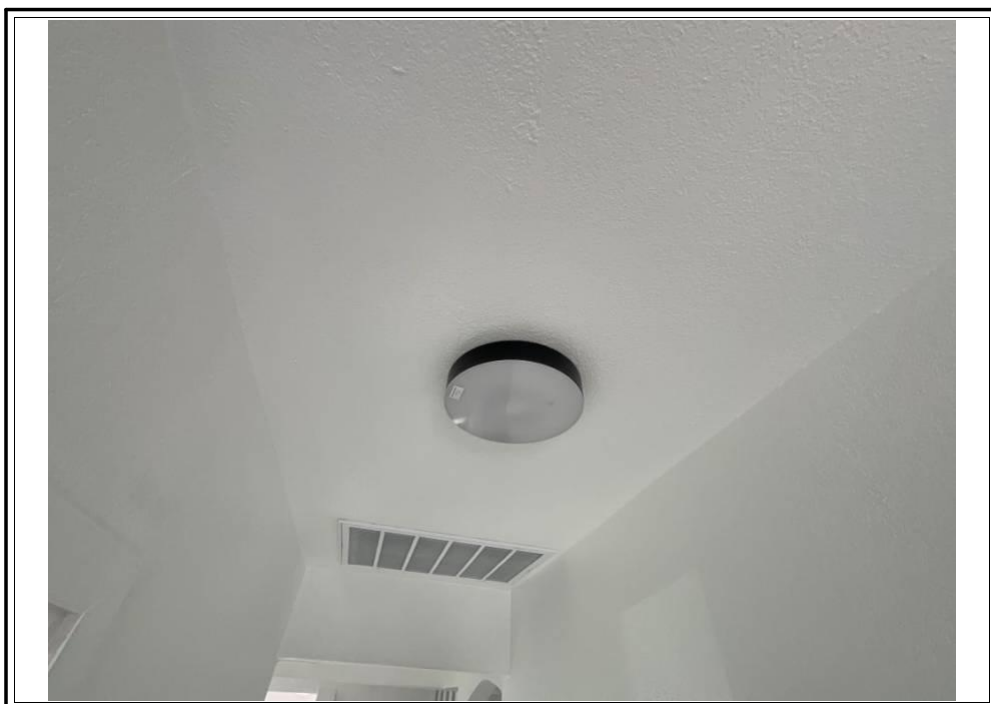
Address lefbroker1@yahoo.com



EXCHANGE



THERMOSTAT



HALLWAY
LIGHT FIXTURES

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



HALLWAY
SMOKE DETECTOR



BEDROOM 2



BEDROOM 2
SMOKE DETECTOR

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



BEDROOM 2 CLOSET



BEDROOM 2 CLOSET



BEDROOM 3

Borrower

Property Address 6070 Fremont St

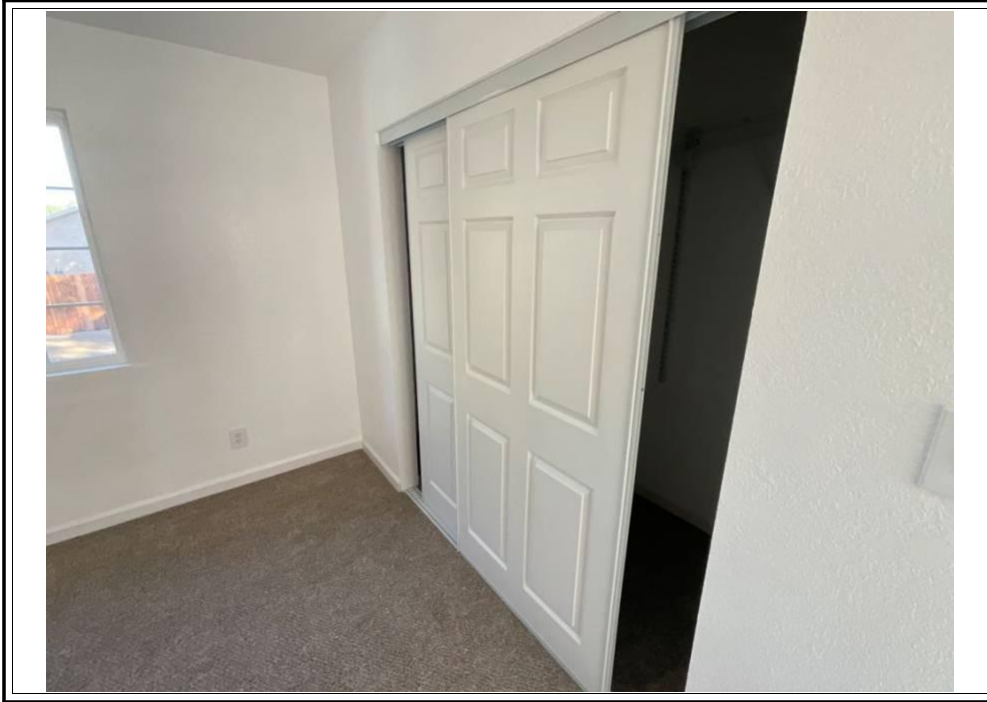
City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

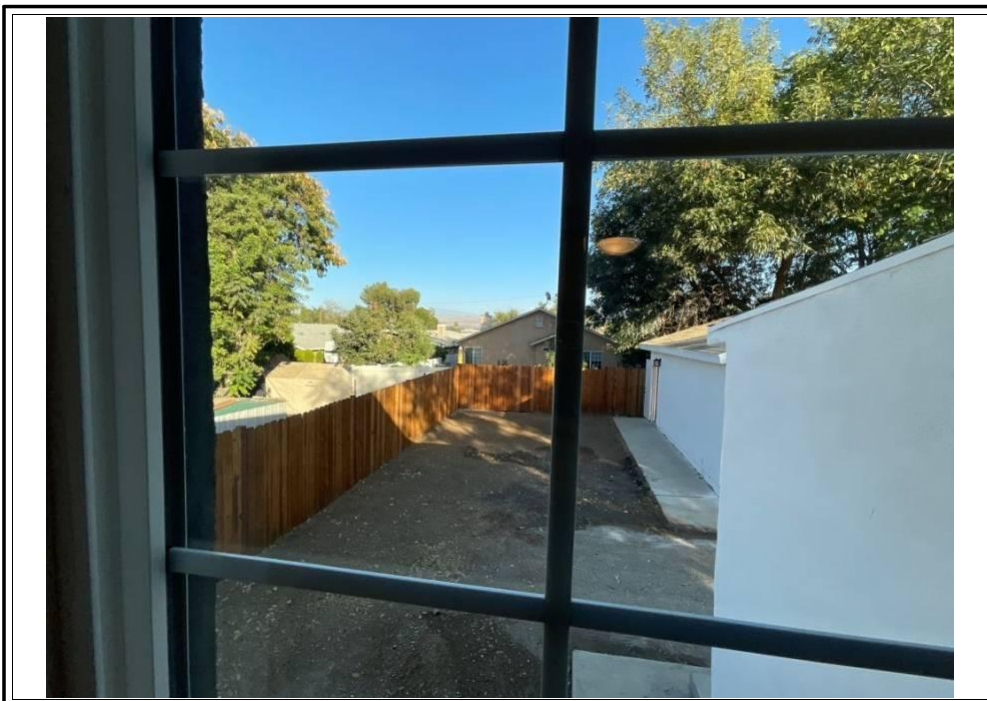
Address lefbroker1@yahoo.com



BEDROOM 3 CLOSET



BEDROOM 3
SMOKE DETECTOR



REAR VIEW

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



BEDROOM 3
OUTLET



BATHROOM 2
SINK



BATHROOM 2
TRACK LIGHTING

Borrower

Property Address 6070 Fremont St

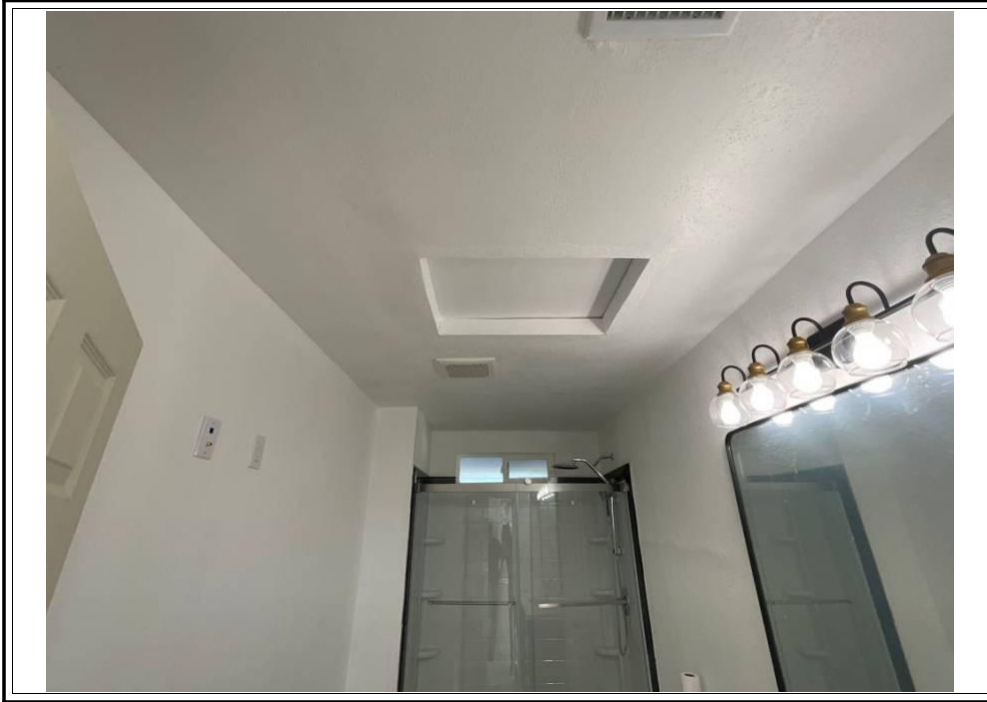
City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



BATHROOM 2
ATTIC ACCESS



BATHROOM 2
EXHAUST



BATHROOM 2

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

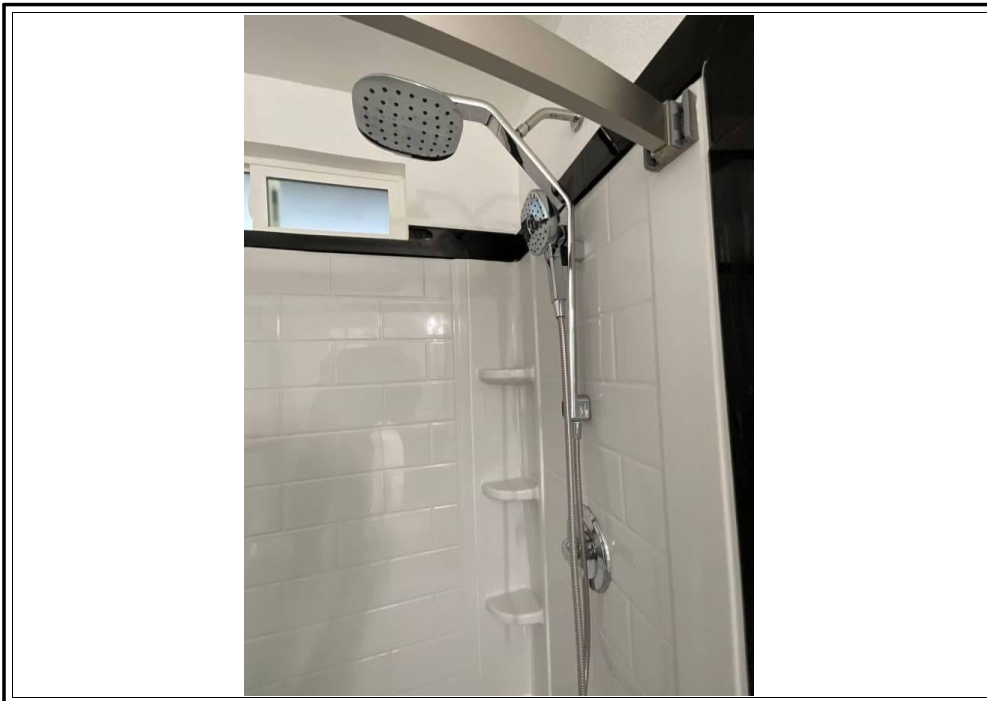
Zip Code 92504-1115

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BATHROOM 2
STOOL



BATHROOM 2
BATHROOM SHOWER HEAD



BATHROOM 2
BATHROOM SHOWER/TUB

Borrower

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City Riverside County Riverside

State CA

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Address lefbroker1@yahoo.com



COMPARABLE SALE # 1

5734 Mountain View Ave
Riverside, CA 92504-1500



COMPARABLE SALE # 2

5720 Wisteria Dr
Riverside, CA 92504-1533



COMPARABLE SALE # 3

5447 Walter St
Riverside, CA 92504-1644

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

Zip Code 92504-1115

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Address lefbroker1@yahoo.com



COMPARABLE SALE # 4
6900 Malibu Dr
Riverside, CA 92504-2048



COMPARABLE SALE # 5
6810 El Cajon Dr
Riverside, CA 92504-2006



COMPARABLE SALE # 6
5965 Mountain View Ave
Riverside, CA 92504-1572

Borrower

Property Address 6070 Fremont St

City Riverside County Riverside

State CA

Zip Code 92504-1115

Lender/Client LUIS E FRAUSTO, BROKER

Address lefbroker1@yahoo.com



COMPARABLE SALE # 7

5332 Walter St
Riverside, CA 92504-1645



COMPARABLE SALE # 8

5010 Jurupa Ave
Riverside, CA 92504-1712



COMPARABLE SALE # 9

5392 Walter St
Riverside, CA 92504-1645



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

Lionel A. Newman Thomas

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 041145

Effective Date: September 13, 2024
Date Expires: September 12, 2026

Angela Jemmott
Angela Jemmott, Bureau Chief, BREA

3077945

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

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**File No. 6070FRS-RVS
Case No.**Requirements - Condition and Quality Ratings Usage**

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

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 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. It's 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 are 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.*

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. 6070FRS-RVS
Case No.

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 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 residences 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.

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.

Requirements - 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 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.

UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report

File No. 6070FRS-RVS
Case No.

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade