

INVOICE

FROM:

Erik Peoples
 Street Value Appraisals
 PO Box 7853
 Ventura, CA 93006-7853

Telephone Number: (805) 216-8611 Fax Number:

TO:

John Q Public
 13311 Minna St
 Camarillo

E-Mail: JohnQPublic@gmail.com

Telephone Number: Fax Number:

Alternate Number:

INVOICE NUMBER

SVA 03-11-2023-4

DATES

Invoice Date: 03/11/2023
 Due Date: 03/15/2023

REFERENCE

Internal Order #: 13311 Minna CAM SVA DA
 Lender Case #:
 Client File #:
 FHA/VA Case #:
 Main File # on form: 13311 Minna CAM SVA DA
 Other File # on form:
 Federal Tax ID:
 Employer ID:

DESCRIPTION

Lender:	Client:
Purchaser/Borrower: N/A	
Property Address: 13311 Minna St	
City: Camarillo	
County: Ventura	State: CA Zip:
Legal Description:	

FEES

AMOUNT

Appraiser Fee (Desktop Appraisal) Desk Review	225.00
SUBTOTAL	
	225.00

PAYMENTS

AMOUNT

Check #:	Date:	Description: Paid Online by CC	200.00
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			200.00
TOTAL DUE			\$ 25.00

APPRAISAL OF REAL PROPERTY



LOCATED AT

13311 Minna St
Camarillo, CA 93010

FOR

John Q Public
13311 Minna St
Camarillo, CA 93010

OPINION OF VALUE

\$930,000

AS OF

March 11, 2023

BY

Erik Peoples
Street Value Appraisals
P.O. Box 7853
Ventura, CA 93006
805-216-8611
info@streetvalueappraisals.com

Street Value Appraisals
P.O. Box 7853
Ventura, CA 93006
805-216-8611

03/15/2023

John Q Public
13311 Minna St

Re: Property: 13311 Minna St
Camarillo, CA 93010
Borrower: N/A
File No.: 13311 Minna St

Opinion of Value: \$
Effective Date: March 11, 2023

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of proposed market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a remote analysis of the site and improvements, a location analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erik Peoples', with a stylized flourish extending to the right.

Erik Peoples
Licensed Appraiser
License or Certification #: 034230
State: CA Expires: 06/01/2024
info@streetvalueappraisals.com

Borrower	N/A	File No.	13311 Minna St
Property Address	13311 Minna St		
City	Camarillo	County	Ventura
Lender/Client	John Q Public	State	CA
		Zip Code	93010

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One-Unit Residential Appraisal Desk Review Report

File # 13311 Minna St

The purpose of this appraisal desk review report is to provide the lender/client with an opinion on the accuracy of the appraisal report under review.			
Property Address	13311 Minna St	City	Camarillo
		State	CA
		Zip Code	93010
Borrower	N/A	Owner of Public Record	John Q & Joan Public
		County	Ventura
Legal Description	Lot 2 Easyville Acres		
Assessor's Parcel #	0-1000-1000-25	Map Reference	493 F6
		Census Tract	0052.05
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Leasehold	<input type="checkbox"/> Other (describe)
		Project Type	<input type="checkbox"/> Condo <input checked="" type="checkbox"/> PUD <input type="checkbox"/> Cooperative
Loan #	N/A	Effective Date of Appraisal Under Review	March 11, 2023
		Manufactured Home	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lender/Client	John Q Public		
	Address 13311 Minna St		

SECTION I - COMPLETE FOR ALL ASSIGNMENTS

1. Is the information in the subject section complete and accurate?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, provide a brief summary. If No, explain	
The information in the subsection appears to be complete and accurate. The verification sources for this information is a combination of the appraiser's exterior inspection, ParcelQuest's public records and the Ventura County MLS.			
2. Is the information in the contract section complete and accurate?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	If Yes, provide a brief summary. If No, explain	The
transaction type of this assignment is reported to be a refinance of the home with no sale or transfer of ownership.			
3. Is the information in the neighborhood section complete and accurate?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, provide a brief summary. If No, explain	The information in
the Neighborhood subsection appears to be complete and accurate. The Original Appraiser (OA) estimated the marketing area value trends to be declining however the Review Appraiser (RA) found marketing area statistics to show modest increase in values at 4% over the previous 12 month period. The verification sources for this information is ParcelQuest's public records, Ventura County MLS, plus industry data resources Redfin and Zillow trend estimates for the subject's marketing area statistics.			
4. Is the information in the site section complete and accurate?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, provide a brief summary. If No, explain	The information in
the Site subsection appears to be complete and accurate. The verification sources for this information is a combination of the appraiser's exterior inspection, ParcelQuest's public records and the Ventura County MLS.			
5. Is the data in the improvements section complete and accurate?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, provide a brief summary. If No, explain	The information in the
Data and Improvements subsection appears to be complete and accurate. Based on the OA's pictures included in the report the subject's sketch, quality and condition assessment of the subject is a reasonable judgment of the subject's quality and condition. The verification sources for this information is a combination of the appraiser's exterior inspection, ParcelQuest's public records, Ventura County MLS and the OA appraisal report. An interior and rear yard area inspection were not made due to this file's assignment being a Desktop Review with no inspection.			
6. Are the comparable sales selected locationally, physically, and functionally the most similar to the subject property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide a brief summary. If No, provide a detailed explanation as to why they are not the best comparable sales.	
Comps 1, 2, 3, 4 and 6 are from the original report. These comps are suitable comps from the subject's marketing area. Comp 5 was added to this Desktop Review due to it's equal Living Area size, close proximity to the subject and being from the subject's PUD community.			
In the OA the subject's Living Area size was not bracketed. An additional comp 5 was added to the RA report which is a closed sale bracketing the subject's Living Area size.			
7. Are the data and analysis (including the individual adjustments) presented in the sales comparison approach complete and accurate?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide a brief summary. If No, explain	
In the original appraisal report none of the comps used had a Gated Community amenity like the subject. None of the original comps were given an upward location adjustment for having inferior locations with less privacy than the subject's gated community.			
The subject's Living Area size was not bracketed by OA comps. The added comp 5 is a compable of equal Living Area Size, a sale within 3 months of the Effective Date of the Report and is located within the subject's PUD community that should have been included in the OA. Comp 5 has been added to this RA.			
8. Are the data and analysis presented in the income and cost approaches complete and accurate?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not developed	If No, explain	
9. Is the sale or transfer history reported for the subject property and each of the comparable sales complete and accurate?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, provide a brief summary. If No, analyze and report the correct sale or transfer history and the data source(s).	
The information in the Sale or History subsection appears to be complete and accurate. The verification sources for this information is a combination of ParcelQuest's public records and the Ventura County MLS.			
10. Is the opinion of market value in the appraisal report under review accurate as of the effective date of the appraisal report?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If No, complete Section II.	

One-Unit Residential Appraisal Desk Review Report

File # 13311 Minna St

SECTION II - COMPLETE ONLY IF REVIEW APPRAISER ANSWERS "NO" TO QUESTION 10 IN SECTION I.

1. Provide detailed reasoning for disagreement with the opinion of value in the appraisal report under review. In the RA's opinion the OA incorrectly was not given location adjustments. Comp 1 was given the heaviest weight in determining the value given and therefore greatly impacted the value. Adjusted Comps 2, 3 and 5 from the OA did not support the value given. The RA has a value that is based on the negative adjustment being added to the report along with a new comp that when adjusted provides additional support to the new value given.

2. State all extraordinary assumptions used (i.e. gross living area, room count, condition, etc.). SEE COMMENT ADDENDUM EXTRA ORDINARY ASSUMPTIONS

3. Provide a new opinion of value as of the effective date of the appraisal report under review using the below sales comparison analysis grid. (NOTE: This may or may not include the use of the same comparable sales in the appraisal report under review.)

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	13311 Minna St Camarillo, CA 93010	32054 Isabella St Camarillo, CA 93010			7880 Lemar Ave Camarillo, CA 93010			4838 Salem Ave Camarillo, CA 93010		
Proximity to Subject		1.37 miles to the Southeast			.58 miles to the East			.53 miles to the Southeast		
Sale Price	\$	\$ 856,000			\$ 925,000			\$ 892,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 396.30 sq.ft.			\$ 420.45 sq.ft.			\$ 423.75 sq.ft.		
Data Source(s)		VC Public Rec 81140			VC Public Rec 80007			VC Public Rec 79889		
Verification Source(s)		VC MLS#09-374311			VC MLS#09-373654			VC MLS#09-365567		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth		ArmLth		ArmLth		ArmLth		
Date of Sale/Time		02/12/2023	0	01/28/2023	0	12/17/2022	0			
Location	Gated	Residential	+40,000	Residential	+40,000	Residential	+40,000	Residential	+40,000	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Site	16,500 sf	12,500 sf	+34,000	16,000 sf		16,810 sf				
View	Residential	Residential		Residential		Residential		Residential		
Design (Style)	Craftsman	Craftsman		Craftsman		Craftsman		Craftsman		
Quality of Construction	Average +	Average +		Good	-46,000	Good	-44,500			
Actual Age	39	38		40		40				
Condition	Average +	Average +		Good	-46,000	Good	-44,500			
Above Grade	Total Bdrms Baths	Total Bdrms Baths	-20,000	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	8 4 3	8 5 3.5	-15,000	9 4 3.5	-15,000	8 4 2.5	+15,000			
Gross Living Area	2,240 sq.ft.	2,160 sq.ft.		2,200 sq.ft.		2,105 sq.ft.	+16,200			
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0 sf				
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	FAU/AC	FAU/AC		FAU/AC		FAU/AC				
Energy Efficient Items	Ceiling Fans	Similar		Similar		Similar				
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage				
Porch/Patio/Deck	Patio	Patio		Patio		Patio				
Pool/Spa	Community Pool	None	+20,000	None	+20,000	None	+20,000			
Guest House Quarters	None	Guest Qtr/Office	-40,000	None		None				
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 19,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -47,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2,200			
Adjusted Sale Price of Comparables		Net Adj. 2.2 %		Net Adj. 5.1 %		Net Adj. 0.2 %				
		Gross Adj. 19.7 %	\$ 875,000	Gross Adj. 18.1 %	\$ 878,000	Gross Adj. 20.2 %	\$ 894,200			

I did did not research the sale or transfer history of the above comparable sales. If not, explain VCMLS, ParcelQuest, no prior sales within the previous 3 years.

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) Public Records, VCMLS

Report the results of the research and analysis of the prior sale or transfer history of the above comparable sales (report additional prior sales on an addendum).

ITEM	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer			
Price of Prior Sale/Transfer			
Data Source(s)	None 3 prev year	None 3 prev year	None 3 prev year
Effective Date of Data Source(s)	03/11/2023	03/11/2023	03/11/2023

Analysis of prior sale or transfer history for the comparable sales. The subject is reported to have not sold within the previous 3 years. None of thee comps used had previously sold within 1 year of their current sale dates.

Summary of Value Conclusion (including detailed support for the opinion of value and reasons why the new comparable sales are better than the sales used in the appraisal report under review). The original value given was deemed inaccurate due to the OA not containing location adjustments. Comp 5 with a similar location and market appeal as the subject was included within the report. Comp 5 sold within 3 months of the Effective Date, is located in the subject's PUD community with the same community amenities as the subject and has an equal Living Area Size as the subject.

SEE THE COMMENT ADDENDUM FOR ADDITIONAL DETAILS.

REVIEW APPRAISER'S OPINION OF MARKET VALUE (Required only if review appraiser answered "No" to Question 10 in Section 1)

Based on review of the appraisal that is the subject of this assignment, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my opinion of the market value, as defined, of the real property that is the subject of this report is \$ 880,000 as of March 11, 2023, which is the effective date of the appraisal report under review.

One-Unit Residential Appraisal Desk Review Report

File # 13311 Minna St

SCOPE OF WORK

The scope of work for this appraisal desk review is defined by the complexity of the appraisal report under review and the reporting requirements of this report form, including the following statement of assumptions and limiting conditions, and certifications. The review appraiser must, at a minimum: (1) read the entire appraisal report under review, (2) perform data research and analysis to determine the appropriateness and accuracy of the data in the appraisal report, (3) research, verify, and analyze data from reliable public and/or private sources, (4) determine the accuracy of the opinion of value, and (5) assume the property condition reported in the appraisal report is accurate unless there is evidence to the contrary.

If the review appraiser determines that the opinion of value in the report under review is not accurate, he or she is required to provide an opinion of market value. The review appraiser is not required to replicate the steps completed by the original appraiser that the review appraiser believes to be reliable and in compliance with the applicable real property appraisal development standards of the Uniform Standards of Professional Appraisal Practice. Those items in the appraisal report under review are extended to this report by the use of an extraordinary assumption, which is identified in Section II, Question 2. If the review appraiser determines that the opinion of value is not accurate, he or she must present additional data that has been researched, verified, and analyzed to produce an accurate opinion of value in accordance with the applicable sections of Standard 1 of the Uniform Standards of Professional Appraisal Practice. If the appraiser determines that credible results cannot be developed within the scope of work defined herein, the appraiser must determine and perform the scope of work necessary to produce credible results as required by the Scope of Work Rule.

INTENDED USE

The intended use of this appraisal desk review report is for the lender/client to evaluate the accuracy and adequacy of support of the appraisal report under review.

INTENDED USER

The intended user of this appraisal desk review report is the lender/client.

GUIDANCE FOR COMPLETING THE ONE-UNIT RESIDENTIAL APPRAISAL DESK REVIEW REPORT

The appraisal review function is important to maintaining the integrity of both the appraisal and loan underwriting processes. The following guidance is intended to aid the review appraiser with the development and reporting of an appraisal desk review:

1. The review appraiser must be the individual who personally read the entire appraisal report, performed the data research and analysis, and prepared and signed this report.
2. The review appraiser must focus his or her comments on the appraisal report under review and not include personal opinions about the appraiser(s) who prepared the appraisal.
3. The lender/client has withheld the identity of the appraiser(s) who prepared the appraisal report under review, unless otherwise indicated in this report.
4. The review appraiser must assume that the condition of the property reported in the appraisal report is accurate, unless there is evidence to the contrary.
5. This One-Unit Residential Appraisal Desk Review Report is divided into two sections. Section I must be completed for all assignments. Section II must be completed only if the answer to Question 10 in Section I is "No."
6. The review appraiser must determine whether the opinion of market value is accurate and adequately supported by market evidence. When the review appraiser disagrees with the opinion of value, he or she must complete Section II. Because appraiser's opinions can vary, the review appraiser must have conclusive evidence that the opinion of value is not accurate.
7. The review appraiser must explain why the comparable sales in the appraisal report under review should not have been used. Simply stating: "see grid" is unacceptable. The review appraiser must explain and support his or her conclusions.
8. The review appraiser must form an opinion about the overall accuracy and quality of the data in the appraisal report under review. The objective is to determine whether material errors exist and what effect they have on the opinions and conclusions in the appraisal report under review. When the review appraiser agrees that the data is essentially correct (although minor errors may exist), he or she must summarize the overall findings. When the review appraiser determines that material errors exist in the data, he or she must identify them, comment on their overall effect on the opinions and conclusions in the appraisal report under review, and include the correct information.
9. The Questions in Section I are intended to identify both the positive and negative elements of the appraisal under review and to report deficiencies. The review appraiser must make it clear to the reader what effect the deficiencies have on the opinions and conclusions in the appraisal report. Simple "Yes" and "No" answers are unacceptable.
10. The review appraiser must provide specific, supportable reasons for disagreeing with the opinion of value in the appraisal report under review in response to Question 1 in Section II.
11. The review appraiser must identify any extraordinary assumptions that were necessary in order to arrive at his or her opinion of market value. Extraordinary assumptions include the use of information from the appraisal report under review that the review appraiser concludes is reliable (such as an assumption that the reported condition of the subject property is accurate).
12. The review appraiser must include the rationale for using new comparable sales. The following question must be answered: Why are these new comparable sales better than the sales in the appraisal report under review?
13. The new comparable sales provided by the review appraiser and reported in the sales comparison analysis grid must have closed on or before the effective date of the appraisal report under review. It may be appropriate to include data that was not available to the original appraiser as of the effective date of the original appraisal; however, that information should be reported as "supplemental" to the data that would have been available to the original appraiser.
14. The review appraiser must provide a sale or transfer history of the new comparable sales for a minimum of one year prior to the date of sale of the comparable sale. The review appraiser must analyze the sale or transfer data and report the effect, if any, on the review appraiser's conclusions.
15. A review of an appraisal on a unit in a condominium, cooperative, or PUD project requires the review appraiser to analyze the project information in the appraisal report under review and comment on its completeness and accuracy.
16. An appraisal review of a manufactured home requires the review appraiser to assume that the HUD data plate information is correct, unless information to the contrary is available. In such cases, the review appraiser must identify the source of the data.
17. The review appraiser's opinion of market value must be "as of" the effective date of the appraisal report under review.

One-Unit Residential Appraisal Desk Review Report

File # 13311 Minna St

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

1. The review appraiser will not be responsible for matters of a legal nature that affect either the property that is the subject of the appraisal under review or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal review. The review appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The review appraiser will not give testimony or appear in court because he or she performed a review of the appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
3. Unless otherwise stated in this appraisal desk review report, the review 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, expressed or implied. The review 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 review appraiser is not an expert in the field of environmental hazards, this appraisal desk review report must not be considered as an environmental assessment of the property.

REVIEW APPRAISER'S CERTIFICATION

The Review Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal desk review in accordance with the scope of work requirements stated in this appraisal desk review report.
2. I performed this appraisal desk review 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 desk review report was prepared.
3. I have the knowledge and experience to perform appraisals and review appraisals for this type of property in this market area.
4. 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.
5. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal desk review report from reliable sources that I believe to be true and correct.
6. I have not knowingly withheld any significant information from this appraisal desk review report and, to the best of my knowledge, all statements and information in this appraisal desk review report are true and correct.
7. I stated in this appraisal desk review report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal desk review report.
8. 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 (if any) in this appraisal desk review 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.
9. My employment and/or compensation for performing this appraisal desk review or any future or anticipated appraisals, appraisal field reviews or appraisal desk reviews 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).
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal desk review report. I further certify that no one provided significant professional assistance to me in the development of this appraisal desk review report. I have not authorized anyone to make a change to any item in this appraisal desk review report; therefore, any change made to this appraisal desk review report is unauthorized and I will take no responsibility for it.
11. I identified the lender/client in this appraisal desk review report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal desk review report.
12. The lender/client may disclose or distribute this appraisal desk review report to: the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; 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 review appraiser's consent. Such consent must be obtained before this appraisal desk review 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).
13. The mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal desk review report as part of any mortgage finance transaction that involves any one or more of these parties.
14. If this appraisal desk review 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 desk review report containing a copy or representation of my signature, the appraisal desk review report shall be as effective, enforceable and valid as if a paper version of this appraisal desk review report were delivered containing my original hand written signature.
15. Any intentional or negligent misrepresentation(s) contained in this appraisal desk review 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.

REVIEW APPRAISER	LENDER/CLIENT
<p>Signature </p> <p>Name <u>Erik Peoples</u></p> <p>Company Name <u>Street Value Appraisals</u></p> <p>Company Address <u>P.O. Box 7853</u> <u>Ventura, CA 93006</u></p> <p>Telephone Number <u>805-216-8611</u></p> <p>Email Address <u>info@streetvalueappraisals.com</u></p> <p>Date of Signature and Report <u>03/15/2023</u></p> <p>State Certification # _____ or State License # <u>034230</u></p> <p>State <u>CA</u></p> <p>Expiration Date of Certification or License <u>06/01/2024</u></p>	<p>Name _____</p> <p>Company Name <u>John Q Public</u></p> <p>Company Address <u>13311 Minna St</u></p> <hr/> <p style="background-color: #e0e0e0; text-align: center; font-weight: bold; margin: 0;">LENDER/CLIENT OF THE APPRAISAL UNDER REVIEW</p> <p>Name <u>John Q Public</u></p> <p>Company Address <u>13311 Minna St Camarillo, CA</u></p> <hr/> <p>Reviewer's Opinion of Market Value \$ <u>880,000</u> Date <u>March 11, 2023</u> Only if review appraiser answered "No" to Questions 10, in Section I.</p>

One-Unit Residential Appraisal Desk Review Report

File # 13311 Minna St

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	13311 Minna St Camarillo, CA 93010	5462 Will Ave Camarillo, CA 93010			7349 Salem Ave Camarillo, CA 93010			470 George St Camarillo, CA 93010		
Proximity to Subject		.27 miles to the East			.13 miles to the East			.80 miles to the Southeast		
Sale Price	\$	\$ 840,000			\$ 965,000			\$ 875,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 422.54 sq.ft.			\$ 430.80 sq.ft.			\$ 405.84 sq.ft.		
Data Source(s)		VC Public Rec 78835			VC Public Rec 78104			Ventura MLS		
Verification Source(s)		VC MLS#09-365433			VC MLS#09-363499			VC MLS#09-361968		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth			ArmLth			Listing	-17,500	
Date of Sale/Time		12/02/2022	0		01/30/2023	0		N/A	0	
Location	Gated	Residential	+40,000		Gated			Residential	+40,000	
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	16,500 sf	11,340 sf	+43,860		14,500 sf	+17,000		15,218 sf	+10,897	
View	Residential	Residential			Residential			Residential		
Design (Style)	Craftsman	Traditional			Craftsman			Craftsman		
Quality of Construction	Average +	Average +			Average +			Average +		
Actual Age	39	46			39			38		
Condition	Average +	Good	-46,000		Good	-47,500		Average +		
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	8 4 3	7 4 3			8 4 3			8 4 3		
Gross Living Area	2,240 sq.ft.	1,988 sq.ft.	+30,240		2,240 sq.ft.			2,156 sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FAU/AC	FAU/AC			FAU/AC			FAU/AC		
Energy Efficient Items	Ceiling Fans	Similar			Similar			Similar		
Garage/Carport	2 Car Garage	2 Car Garage			2 Car Garage			2 Car Garage		
Porch/Patio/Deck	Patio	Patio			Patio			Patio		
Pool/Spa	Community Pool	None	+20,000		Community Pool			None	+20,000	
Guest House Quarters	None	None			None			None		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 88,100		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -30,500		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 53,397	
Adjusted Sale Price of Comparables		Net Adj. 10.5 %			Net Adj. 3.2 %			Net Adj. 6.1 %		
		Gross Adj. 21.4 %	\$ 928,100		Gross Adj. 6.7 %	\$ 934,500		Gross Adj. 10.1 %	\$ 928,397	

Report the results of the research and analysis of the prior sale or transfer history of the above comparable sales (report additional prior sales on an addendum).

ITEM	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer			
Price of Prior Sale/Transfer			
Data Source(s)	None 3 prev year	None 3 prev year	None 3 prev year
Effective Date of Data Source(s)	03/11/2023	03/11/2023	03/11/2023

Analysis of prior sale or transfer history for the comparable sales. The subject is reported to have not sold within the previous 3 years. None of thee comps used had previously sold within 1 year of their current sale dates.

Analysis/Comments The original value given was inaccurate due to no location adjustments being given for all OA comps having inferior non-security gated locations compared to the subject.

Subject Photograph Addendum

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				



Subject Front



Street Scene



Rear Yard



Living Room



Family Room



Dining Room

Subject Photograph Addendum

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				



Kitchen



Home Office



Master Bedroom



Master Bath



Proposed Kitchen Upgrade



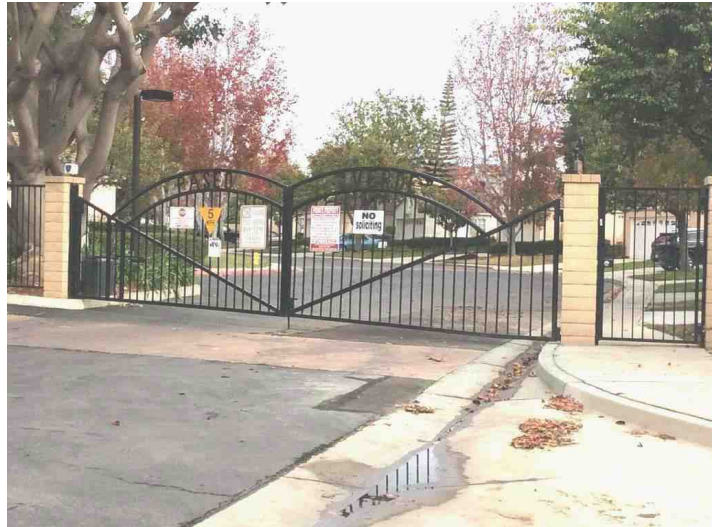
Proposed Master Bath Upgrade

Photograph Addendum

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				



Community Pool



Gated Community

Comparable Photo Page

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA
Lender/Client	John Q Public				
				Zip Code	93010



Comparable 1

32054 Isabella St	
Prox. to Subject	1.37 miles to the Southeast
Sale Price	856,000
Gross Living Area	2,160
Total Rooms	8
Total Bedrooms	5
Total Bathrooms	3.5
Location	Residential
View	Residential
Site	12,500 sf
Quality	Average +
Age	38



Comparable 2

7880 Lemar Ave	
Prox. to Subject	.58 miles to the East
Sale Price	925,000
Gross Living Area	2,200
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	3.5
Location	Residential
View	Residential
Site	16,000 sf
Quality	Good
Age	40



Comparable 3

4838 Salem Ave	
Prox. to Subject	.53 miles to the Southeast
Sale Price	892,000
Gross Living Area	2,105
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.5
Location	Residential
View	Residential
Site	16,810 sf
Quality	Good
Age	40

Comparable Photo Page

Borrower	N/A			
Property Address	13311 Minna St			
City	Camarillo	County	Ventura	State
Lender/Client	John Q Public		CA	Zip Code 93010



Comparable 4

5462 Will Ave
 Prox. to Subject .27 miles to the East
 Sale Price 840,000
 Gross Living Area 1,988
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3
 Location Residential
 View Residential
 Site 11,340 sf
 Quality Average +
 Age 46



Comparable 5

7349 Salem Ave
 Prox. to Subject .13 miles to the East
 Sale Price 965,000
 Gross Living Area 2,240
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3
 Location Gated
 View Residential
 Site 14,500 sf
 Quality Average +
 Age 39



Comparable 6

470 George St
 Prox. to Subject .80 miles to the Southeast
 Sale Price 875,000
 Gross Living Area 2,156
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3
 Location Residential
 View Residential
 Site 15,218 sf
 Quality Average +
 Age 38

Comp 1 Photograph Addendum

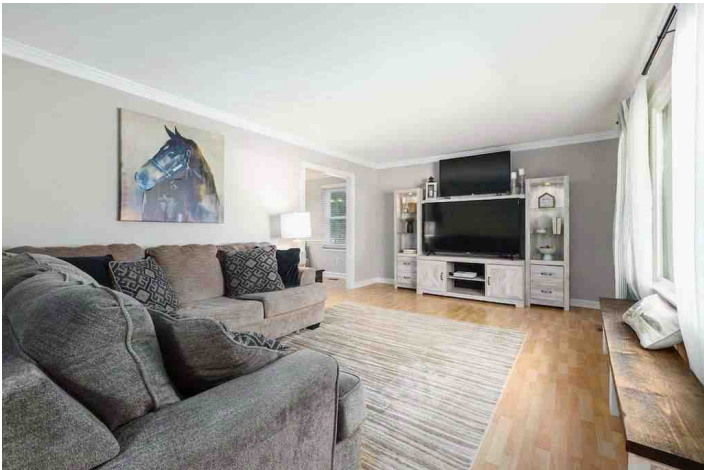
Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				



Comp 1 - Front



Comp 1 - Living Room



Comp 1 - Family Room



Comp 1 - Kitchen



Comp 1 - Master Bedroom



Comp 1 - Master Bath

Comp 2 Photograph Addendum

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				



Comp 2 - Front



Comp 2 - Living Room



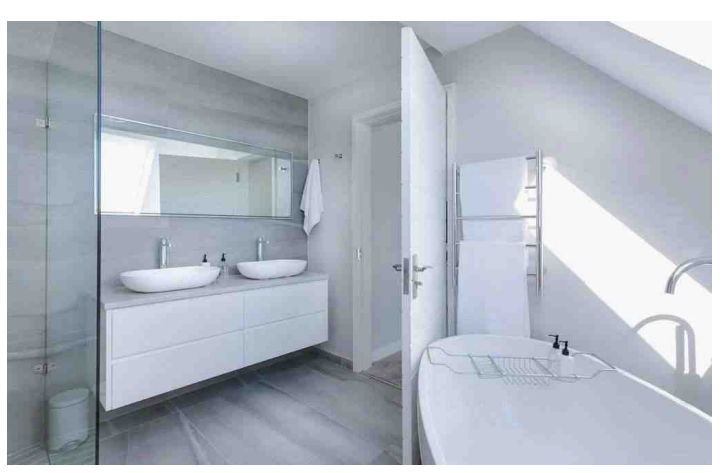
Comp 2 - Family Room



Comp 2 - Kitchen



Comp 2 - Master Bedroom



Comp 2 - Master Bath

Comp 3 Photograph Addendum

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				



Comp 3 - Front



Comp 3 - Living Room



Comp 3 - Family Room



Comp 3 - Kitchen



Comp 3 - Master Bedroom



Comp 3 - Master Bath

Comp 4 Photograph Addendum

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				



Comp 4 - Front



Comp 4 - Living Room



Comp 4 - Family Room



Comp 4 - Kitchen



Comp 4 - Master Bedroom



Comp 4 - Master Bath

Comp 5 Photograph Addendum

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				



Comp 5 - Front



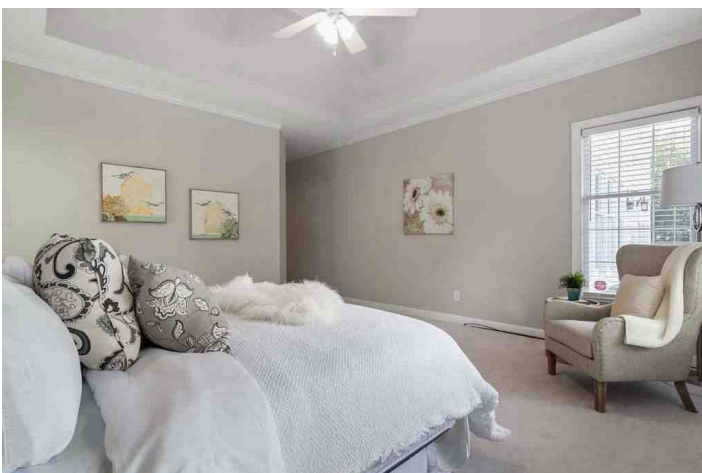
Comp 5 - Living Room



Comp 5 - Family Room



Comp 5 - Kitchen



Comp 5 - Master Bedroom



Comp 5 - Master Bath

Comp 6 Photograph Addendum

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				



Comp 6 - Front



Comp 6 - Living Room



Comp 6 - Family Room



Comp 6 - Kitchen



Comp 6 - Master Bedroom



Comp 6 - Master Bath

Supplemental Addendum

File No. 13311 Minna St

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				

NEIGHBORHOOD AREA COMMENTS

The subject is located in the Camarillo area of Ventura, California. The City of Camarillo is in Ventura County roughly 40 miles north of Los Angeles, CA. Appeal to market is good. The subject is located in a Gated Community with residential zoning. Residential homes in the subject's neighborhood primarily have Ranch and Craftsman style residences. The marketing area homes are typically of good quality homes that were built between the 1980's and 1990's. The subject area has residential and hillside views.

Employment stability is average. Access to freeways is good with the 101 Freeway within 5 miles to the West of the subject. Recreational opportunities are good with the Pacific Ocean, beaches, restaurants, shopping and various services all located within 20 miles to the subject. The subject has several public parks located within close proximity of the subject. Police and Fire services are adequate. Protection from detrimental conditions is average. No adverse traffic is noticed with only typical residential traffic. Topography of the subject parcel is level.

The other present land use column in the Neighborhood section of page 1 lists the subject's marketing area as having 2% other which area is due local parks.

EXTRA ORDINARY ASSUMPTION

Appraiser does not have access to the land records or deeds so is not able to check for recorded easements and has reported only apparent easements, encroachments and other apparent adverse conditions. Appraisal Value is based on the extra ordinary assumption that there are no recorded easements, encroachments, or adverse conditions. Preliminary Title Report was not available for inspection. Any discrepancies, conditions, problems UNDISCLOSED to the appraiser are to be considered conditions of this report, and the appraiser reserves the right to modify the value opinion upon discovery or disclosure.

COMMENTS REGARDING THE SUBJECT'S CONDITION

The appraiser has NOT visited or inspected the subject property. The appraiser makes his opinion of value based solely on public records, MLS records, client provided information his general knowledge of the marketing area. The appraiser has made an extraordinary assumption that subject IS IN AVERAGE PLUS CONDITION and of AVERAGE PLUS QUALITY compared to other similar homes from the subject's marketing area based on client provided information. The accuracy of this report is in large part dependent on the client provided details.

SALES COMPARISON / INDICATED VALUE / RECONCILIATION

The best comparables available were selected after a thorough market search using local public records and MLS data sources. All comparables represent similar quality homes in the subject marketing area.

COMMENTS REGARDING REPORT - TOTAL # COMPARABLES SOLD SEARCH PARAMETER

The search parameters utilized all market activity of homes in a 2 mile radius of the subject as reported by Ventura MLS with gross living area filters of 1,800 SF to 2,400 SF with no construction age limitations.

SALES COMPARISON COMMENTS

Sales grid adjustment made at: Lot size adjustments were given at \$8.5 per square foot for lot size differences greater than 1,000 SF. Sq. Foot adjustments given at \$120 per sq. feet. Bedrooms adjusted at \$20,000 per bedroom, \$25,000 per full bathroom and \$15,000 per half bath. Garages were adjusted at \$12,500 per 1 Car garage. Fireplace amenities were adjusted at \$10,000 per built-in fireplace amenity. Pool amenities were given at \$20,000 for community pool/spa amenity. Quality and Condition adjustments were made at 5% of sales price of the comparable. Gated Community amenities were given a \$40,000 location adjustment due to the market appeal of their higher security and privacy.

SALES COMPARISON COMMENTS

Sales grid adjustments were made based on the following: The appraiser has determined a value based solely comparing the comps used on location, living area size, bedroom count, bathroom count, view, additional feature amenities, overall quality and conditions.

Comp 1 - 32054 Isabella St -

This comp is the most recent closed sales from the subject's marketing area. No time adjustment was given to this comp due to this comp's recent sale date and due to stable marketing area values over the previous 12 month period. While this property is located over one mile from the subject it has very similar market appeal as the subject. According to MLS records and photos Comp 1 has Average Plus quality and condition.

Comp 2 - 7880 Lemar Ave -

This comp is a recent closed sale from the subject's marketing area. No time adjustment was given to this comp due to this comp's recent sale date and due to stable marketing area values over the previous 12 month period. Comp 2 is located within a mile of the subject. According to MLS records and photos Comp 2 has Good quality and condition.

Comp 3 - 4838 Salem Ave -

This comp is an older closed sale from the subject's marketing area. No time adjustment was given to this comp due to stable marketing area values over the previous 12 month period. Comp 3 is located within a mile of the subject. According to MLS records and photos Comp 3 has Good quality and condition.

Supplemental Addendum

File No. 13311 Minna St

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				

Comp 4 - 5462 Will Ave -

This comp is an older closed sale from the subject's marketing area. No time adjustment was given to this comp due to stable marketing area values over the previous 12 month period. Comp 4 is located within a half mile of the subject. According to MLS records and photos Comp 4 has Average Plus quality and condition.

Comp 5 - 7349 Salem Ave -

This comp is a recent closed sale from the subject's gated community that was added in the RA. No time adjustment was given to this comp due to its recent sale date and stable marketing area values over the previous 12 month period. Comp 5 is located within a half mile of the subject. According to MLS records and photos Comp 5 has Good quality and Good condition.

Comp 6 - 470 George St -

This comp is an active listing from the subject's marketing area. A slight 2% downward price adjustment was given to this comp for possible price negotiations during a sale. Comp 6 is located within a mile of the subject. According to MLS records and photos Comp 6 has Average Plus quality and condition.

COMMENTS REGARDING AS IS VALUE

The final Review Value given is the midrange of comparables and weighted towards comp 5. Comp 5 is given the greatest consideration as being in the subject's gated community. Real Estate Statistical Trend Services show a less than 2% increase in values over the previous 12 months for the Greater Ventura Area.

The Review Appraiser's opinion of a reasonable exposure time for the subject at the value given of \$930,000 is estimated to be 90 to 180 days based on comps in the subject's marketing neighborhood with similar market appeal as the subject. This value differs from the Original Appraisal of \$880,000.

COMMENTS REGARDING 3 YEAR SERVICE - ETHICS RULE OF USPAP

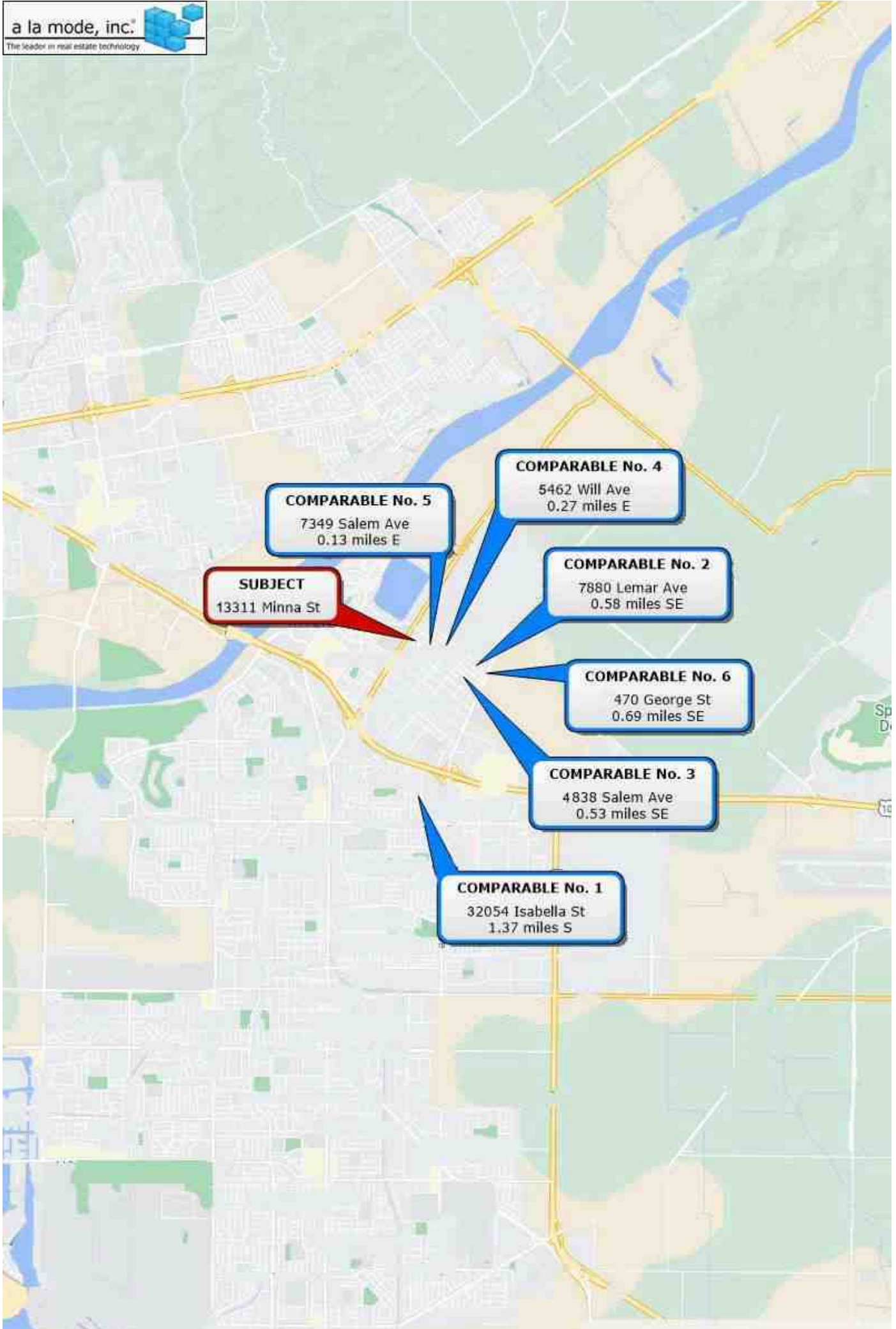
In compliance with the Ethics Rule of USPAP, I hereby certify that I have not performed any services regarding the subject property within the 3 year time period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity."

COMMENTS REGARDING ELECTRONIC SIGNATURE

Note: This report utilizes an electronic signature that meets the criteria of and is approved for use by USPAP, FHA/VA, Fannie Mae and Freddie Mac with the same rights and responsibilities of an original signature.

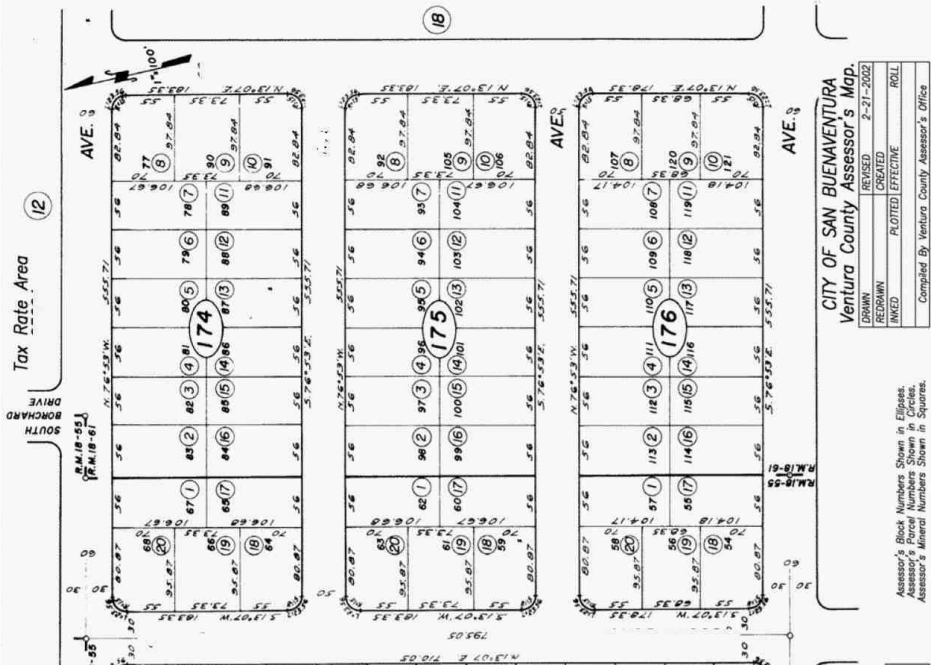
Location Map

Borrower	N/A				
Property Address	13311 Minna St				
City	Camarillo	County	Ventura	State	CA Zip Code 93010
Lender/Client	John Q Public				



Plat Map

Borrower	N/A		
Property Address	13311 Minna St		
City	Camarillo	County Ventura	State CA Zip Code 93010
Lender/Client	John Q Public		





CITY OF SAN BUENAVENTURA
Ventura County Assessor's Map.

DRAWN	REVISED	2-21-2002	
REDRAWN	CREATED		
INDEXED	PLOTTED EFFECTIVE	ROLL	

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Aerial Numbers Shown in Squares.

Completed By: Ventura County Assessor's Office

Sales History

Property Location		County Last Updated: 02/03/2023	
Address:		City:	Zip:
APN#:	Use Code: Single Family Residence	County:	
 	Tract:	Census Tract:	Zone:
Map Page/Grid:	Legal Desc:		
Total Assessed Value:	Tax Amount:		
Percent Improvement:	Tax Year / Assessor Year:		
Current Owner Information			
Current Owner:		Owner Address:	
City, State, Zip:		Owner Occupied:	
Last Transaction:		Deed Type:	
Amount:		Document	
Last Sale Information		View Foreclosure Data View Deeds Print Profile w/Deeds	
Transferred From:		Seller Address:	
Recording / Sale Date:		Prior Recording / Sale Date:	
Most Recent Sale Price:		Prior Sale Price:	
Document Number:		Prior Document No.:	
Document Type:		Prior Document Type:	
Lender Information			
Lender:		Full/Partial:	
Loan Amount / 2nd Trust Deed:		Loan Type:	
Physical Information			
Building Area:	# of Bedrooms:	Lot Size: sqft / acreage	
Additional:	# of Bathrooms:	Year Built / Effective:	
Garage:	# of Stories:	Heating:	
First Floor:	Total Rooms:	Cooling:	
Second Floor:	# of Units:	Roof Type:	
Third Floor:	Garage/Carport:	Construction/Quality:	
Basement Finished:	Fireplaces:	Building Shape:	
Basement Unfinished:	Pool/Spa:	View:	
Flood Data and Map		Print PDF Flood Report View Flood Map	

Aerial View

