

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: City of Downey

SUBJECT	Property Address: 9303 Elm Vista Dr		City: Downey		State: CA Zip Code: 90242																																																												
	County: Los Angeles		Legal Description: MR 32-18 LAND DESC IN DOC 1473873.070619 POR SW 1/4 OF NE 1/4 SEC 10 T 3S R 12W																																																														
	Tax Year: 2014 R.E. Taxes: \$ 0		Special Assessments: \$ 0		Borrower (if applicable): N/A																																																												
	Current Owner of Record: Community Development Commission		Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing		Assessor's Parcel #: 6284-020-900																																																												
ASSIGNMENT	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0		<input type="checkbox"/> per year <input type="checkbox"/> per month																																																												
	Market Area Name: Downey		Map Reference: 706/C7		Census Tract: 5511.02																																																												
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																
MARKET AREA DESCRIPTION	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)																																																																
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																
	Intended Use: The Intended Use is to evaluate the subject's current market value, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value.																																																																
	Intended User(s) (by name or type): Client. No additional Intended Users are identified by the appraiser.																																																																
SITE DESCRIPTION	Client: City of Downey		Address: 11111 Brookshire Avenue, Downey CA 90242																																																														
	Appraiser: Dana L. Geisler		Address: 620 Terrado Dr., Monrovia, CA 91016																																																														
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant Occupancy		One-Unit Housing																																																												
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner 100		PRICE AGE																																																												
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input type="checkbox"/> Tenant		One-Unit 70 %																																																													
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		<input checked="" type="checkbox"/> Vacant (0-5%)		2-4 Unit 20 %																																																													
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		<input type="checkbox"/> Vacant (>5%)		Multi-Unit 10 %																																																													
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		<input type="checkbox"/> Vacant (>5%)		Comm'l %																																																													
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The market for the subject and neighborhood is rated average with average availability of favorable financing. Marketing times are reasonable for properties that sell (1-3 months). No sales or financing concessions were prevalent.																																																																	
DESCRIPTION OF THE IMPROVEMENTS	Dimensions: See Plat Map		Site Area: 18,571 sf																																																														
	Zoning Classification: DOR3		Description: Quadraplex																																																														
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ /																																																														
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)		Actual Use as of Effective Date: Single Family Residential Use as appraised in this report: Single Family Residential																																																														
Summary of Highest & Best Use: The site is in a desirable residential neighborhood of predominantly single family residences.																																																																	
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Topography</th> <th>Level</th> </tr> </thead> <tbody> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Public</td> <td>Street</td> <td>Asphalt</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Size</td> <td>Typical</td> </tr> <tr> <td>Gas</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Public</td> <td>Curb/Gutter</td> <td>Yes</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Shape</td> <td>Rectangular</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Public</td> <td>Sidewalk</td> <td>Concrete</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage</td> <td>Typical</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Public</td> <td>Street Lights</td> <td>Yes</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View</td> <td>None</td> </tr> <tr> <td>Storm Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Public</td> <td>Alley</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> </tbody> </table>						Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Curb/Gutter	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Typical	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	None	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		
Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level																																																								
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical																																																								
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Curb/Gutter	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular																																																								
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Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	None																																																								
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>																																																										
Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																																	
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 06037C/1626 F FEMA Map Date 09/26/2008																																																																	
Site Comments: It is level, includes concrete drive, bound by fence, with typical landscape. No adverse easements, encroachments or detriments were noted.																																																																	
General Description # of Units 4 <input type="checkbox"/> Acc.Unit # of Stories 1 Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> Design (Style) Traditional <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons. Actual Age (Yrs.) 59 Effective Age (Yrs.) 25		Exterior Description Foundation Concrete/Avg Exterior Walls Stucco/Avg Roof Surface Comp Sh/Avg Gutters & Dwnspl. None Window Type Aluminum/Avg Storm/Screens Aluminum/Avg		Foundation Slab Yes Crawl Space None Basement None Sump Pump <input type="checkbox"/> None noted Dampness <input type="checkbox"/> None noted Settlement None noted Infestation None noted		Basement <input checked="" type="checkbox"/> None Area Sq. Ft. 0 % Finished 0 Ceiling Walls Floor Outside Entry		Heating Type FAU Fuel Gas Cooling Walls Central Other																																																									
Interior Description Floors Cpt-Vinyl-Tile/Avg Walls Plaster/Avg Trim/Finish Wood/Avg Bath Floor Tile/Avg Bath Wainscot Tile/Avg Doors Wood/Avg		Appliances Refrigerator <input type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Fan/Hood <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/>		Attic <input type="checkbox"/> None Stairs <input type="checkbox"/> Drop Stair <input checked="" type="checkbox"/> Scuttle <input checked="" type="checkbox"/> Doorway <input checked="" type="checkbox"/> Floor <input type="checkbox"/> Heated <input type="checkbox"/> Finished <input type="checkbox"/>		Amenities Fireplace(s) # 0 Patio Conc. Deck None Porch None Fence Blk/Chain Link Pool None		Woodstove(s) # 0 Car Storage <input type="checkbox"/> None Garage # of cars (8 Tot.) Attach. Detach. Bit-In Carport Driveway 8 Surface Concrete																																																									
Finished area above grade contains: 17 Rooms 8 Bedrooms 4 Bath(s) 3,321 Square Feet of Gross Living Area Above Grade																																																																	
Additional features: The property was in overall condition.																																																																	
Describe the condition of the property (including physical, functional and external obsolescence): There were no functional, physical or external inadequacies noted. The subject appraisal report is NOT a home inspection. The appraiser only observed accessible areas and the appraisal cannot be relied upon to disclose conditions and/or defects in the property. The appraiser did not visually observe the attic or crawl space areas if any.																																																																	

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: City of Downey

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): NDC/MLS

1st Prior Subject Sale/Transfer: Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject has not sold within the past 36 months, has not been listed for sale within the past 12 months and no agreement of sale is pending.

Date: _____ Price: _____

Source(s): _____

2nd Prior Subject Sale/Transfer: _____

Date: _____ Price: _____

Source(s): _____

SALES COMPARISON APPROACH TO VALUE (If developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	9303 Elm Vista Dr Downey, CA 90242	8729 Lyndora St Downey, CA 90242	12430 Rose Ave Downey, CA 90242	12507 Rose Ave Downey, CA 90242			
Proximity to Subject		1.20 miles SW	0.84 miles SW	0.90 miles SW			
Sale Price	\$ _____	\$ 690,000	\$ 665,000	\$ 660,000			
Sale Price/GLA	\$ _____ /sq.ft.	\$ 230.00 /sq.ft.	\$ 251.42 /sq.ft.	\$ 250.00 /sq.ft.			
Data Source(s)		CRMLS#DW15056592;DOM 42	CRMLS#SB14160141;DOM 157	CRMLS#DW14150461;DOM 69			
Verification Source(s)		Doc#579197	Doc#1427653	No Doc Found			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;0		Conv;0		Conv;0	
Date of Sale/Time		s05/15;c03/15		s12/14;c11/14		s12/14;c09/14	
Rights Appraised		Fee		Fee		Fee	
Location	Average	Average		Average		Average	
Site	18571 sf	5019 sf	+27,000	5001 sf	+27,000	4751 sf	+28,000
View	None	None		None		None	
Design (Style)	Traditional	Traditional		Traditional		Traditional	
Quality of Construction	Average	Average		Average		Average	
Age	59	57		54		52	
Condition	Average	Average		Average		Average	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	+10,000	Total Bdrms Baths	+10,000
Room Count	17 8 4	17 8 4		15 6 4		15 6 4	
Gross Living Area	3,321 sq.ft.	3,000 sq.ft.	+16,100	2,645 sq.ft.	+33,800	2,640 sq.ft.	+34,100
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/None	Wall/None	+8,000	FWA/None		FWA/None	
Energy Efficient Items	None	None		None		None	
Garage/Carport	8cp8dw	None	+10,000	4qa4dw		4cp4dw	+5,000
Porch/Patio/Deck	Patio	Patio		Patio		Patio	
Fireplaces	None	None		None		None	
Pool	None	None		None		None	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 61,100		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 70,800		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 77,100	
Adjusted Sale Price of Comparables		\$ 751,100		\$ 735,800		\$ 737,100	


Summary of Sales Comparison Approach: Weight was given all sales as they were in the subject's neighborhood and similar in design, appeal and utility. Most weight was given to Comp 1 as it was the most recent sale and the most similar in size and bed/bath count. Sales bracket the final value estimate and were the best and considered most appropriate to compare to the subject property. Living area adjustments were based on \$50 per SqFt. and \$2 per SqFt. of site utility. Value is derived from the actual sale price and adjusted values of all the sales with all comparables contributing to a reliable value range.

Indicated Value by Sales Comparison Approach \$ 750,000



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COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal. Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): <u>Land value was abstracted from the market due to the lack of comparable lot sales.</u>	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW Source of cost data: <u>Local Builders</u> Quality rating from cost service: <u>Average</u> Effective date of cost data: <u>2013</u> Comments on Cost Approach (gross living area calculations, depreciation, etc.): <u>Physical depreciation is based on the effective age of the improvements.</u> <u>Land-to-building ratio is typical for this area and the land value has been estimated via the extraction method. The high land value percentage is typical for this area of California. The cost approach does not determine amount of insurance coverage required.</u>	OPINION OF SITE VALUE = \$ DWELLING 3,300 Sq.Ft. @ \$ = \$ 0 Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Garage/Carport 0 Sq.Ft. @ \$ = \$ Total Estimate of Cost-New = \$ Less Physical Functional External Depreciation = \$() Depreciated Cost of Improvements = \$ "As-is" Value of Site Improvements = \$ = \$ = \$ Estimated Remaining Economic Life (if required): <u>70</u> Years INDICATED VALUE BY COST APPROACH = \$
	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal. Estimated Monthly Market Rent \$ <u>N/A</u> X Gross Rent Multiplier <u>N/A</u> = \$ <u>Indicated Value by Income Approach</u> Summary of Income Approach (including support for market rent and GRM):	
	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development. Legal Name of Project: Describe common elements and recreational facilities:	
	Indicated Value by: Sales Comparison Approach \$ <u>750,000</u> Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____ Final Reconciliation <u>All weight was given the sales comparison approach to value. Lack of data precludes the income approach.</u>	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda. Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>750,000</u> as of: <u>05/21/2015</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains <u>13</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report. Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions	
	Client Contact: <u>Jose G Vazquez</u> Client Name: <u>City of Downey</u> E-Mail: <u>javazquez@downeyca.org</u> Address: <u>11111 Brookshire Avenue, Downey CA 90242</u>	
	SIGNATURES	APPRAISER  Appraiser Name: <u>Dana L. Geisler</u> Company: <u>AppraisalPower.com</u> Phone: <u>626-841-2116</u> Fax: _____ E-Mail: <u>danageisler@hotmail.com</u> Date of Report (Signature): _____ License or Certification #: <u>AL039974</u> State: <u>CA</u> Designation: _____ Expiration Date of License or Certification: <u>03/03/2017</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>05/21/2015</u>

Supplemental Addendum

File No. City of Downey

Borrower/Client	N/A				
Property Address	9303 Elm Vista Dr				
City	Downey	County	Los Angeles	State	CA Zip Code 90242
Lender					

Digital Signature Comments

The digital signature used in this report is considered to be an original signature. It is entered with the use of a pass code and therefore is within the acceptable guidelines of USPAP 2000 and the appraisal standards board on the federal level and OREA on the state level. Such signatures also meet the guidelines of FANNIE MAE, FREDDIE MAC and HUD.

Review Comment

In the event that this report is to be reviewed by a licensed or unlicensed individual, all aspects of standard rule 3 as noted in USPAP shall be adhered to or this report shall be considered null and void.

Subject Photo Page

Borrower/Client	N/A				
Property Address	9303 Elm Vista Dr				
City	Downey	County	Los Angeles	State	CA Zip Code 90242
Lender					



Subject Front-9309

9303 Elm Vista Dr
Sales Price
Gross Living Area 3,321
Total Rooms 17
Total Bedrooms 8
Total Bathrooms 4
Location Average
View None
Site 18571 sf
Quality Average
Age 59



Subject Rear-9309



Subject Street

Subject Photo Page

Borrower/Client	N/A				
Property Address	9303 Elm Vista Dr				
City	Downey	County	Los Angeles	State	CA Zip Code 90242
Lender					



Living-9309

9303 Elm Vista Dr
Sales Price
Gross Living Area 3,321
Total Rooms 17
Total Bedrooms 8
Total Bathrooms 4
Location Average
View None
Site 18571 sf
Quality Average
Age 59



Kitchen and Dining-9309



Bathroom - 9309

Subject Photo Page

Borrower/Client	N/A				
Property Address	9303 Elm Vista Dr				
City	Downey	County	Los Angeles	State	CA Zip Code 90242
Lender					



Bedroom - 9309

9303 Elm Vista Dr
Sales Price
Gross Living Area 3,321
Total Rooms 17
Total Bedrooms 8
Total Bathrooms 4
Location Average
View None
Site 18571 sf
Quality Average
Age 59



Subject Front - 9307



Subject Rear - 9309

Subject Interior Photo Page

Borrower/Client	N/A				
Property Address	9303 Elm Vista Dr				
City	Downey	County	Los Angeles	State	CA Zip Code 90242
Lender					



Living - 9307

9303 Elm Vista Dr
 Sales Price
 Gross Living Area 3,321
 Total Rooms 17
 Total Bedrooms 8
 Total Bathrooms 4
 Location Average
 View None
 Site 18571 sf
 Quality Average
 Age 59



Kitchen - 9307



Bathroom - 9307

Subject Photo Page

Borrower/Client	N/A				
Property Address	9303 Elm Vista Dr				
City	Downey	County	Los Angeles	State	CA Zip Code 90242
Lender					



Bedroom - 9307

9303 Elm Vista Dr
Sales Price
Gross Living Area 3,321
Total Rooms 17
Total Bedrooms 8
Total Bathrooms 4
Location Average
View None
Site 18571 sf
Quality Average
Age 59



Subject Front - 9305



Subject Rear - 9305

Subject Photo Page

Borrower/Client	N/A				
Property Address	9303 Elm Vista Dr				
City	Downey	County	Los Angeles	State	CA Zip Code 90242
Lender					



Kitchen - 9305

9303 Elm Vista Dr
 Sales Price
 Gross Living Area 3,321
 Total Rooms 17
 Total Bedrooms 8
 Total Bathrooms 4
 Location Average
 View None
 Site 18571 sf
 Quality Average
 Age 59



Living - 9305



Bathroom - 9305

Subject Photo Page

Borrower/Client	N/A				
Property Address	9303 Elm Vista Dr				
City	Downey	County	Los Angeles	State	CA Zip Code 90242
Lender					



Bedroom - 9305

9303 Elm Vista Dr
Sales Price
Gross Living Area 3,321
Total Rooms 17
Total Bedrooms 8
Total Bathrooms 4
Location Average
View None
Site 18571 sf
Quality Average
Age 59



Subject Front - 9303



Subject Rear 9303

Comparable Photo Page

Borrower/Client	N/A				
Property Address	9303 Elm Vista Dr				
City	Downey	County	Los Angeles	State	CA Zip Code 90242
Lender					



Comparable 1

8729 Lyndora St
 Prox. to Subject 1.20 miles SW
 Sales Price 690,000
 Gross Living Area 3,000
 Total Rooms 17
 Total Bedrooms 8
 Total Bathrooms 4
 Location Average
 View None
 Site 5019 sf
 Quality Average
 Age 57



Comparable 2

12430 Rose Ave
 Prox. to Subject 0.84 miles SW
 Sales Price 665,000
 Gross Living Area 2,645
 Total Rooms 15
 Total Bedrooms 6
 Total Bathrooms 4
 Location Average
 View None
 Site 5001 sf
 Quality Average
 Age 54

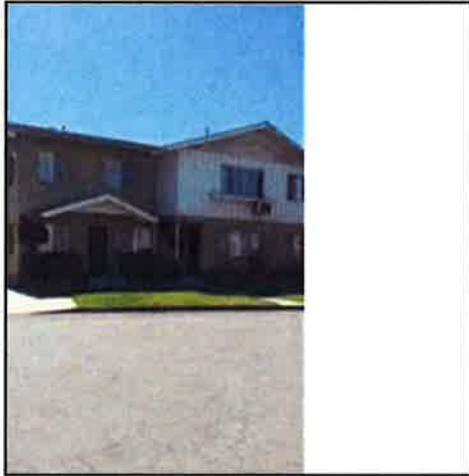


Comparable 3

12507 Rose Ave
 Prox. to Subject 0.90 miles SW
 Sales Price 660,000
 Gross Living Area 2,640
 Total Rooms 15
 Total Bedrooms 6
 Total Bathrooms 4
 Location Average
 View None
 Site 4751 sf
 Quality Average
 Age 52

Comparable Photo Page

Borrower/Client	N/A		
Property Address	9303 Elm Vista Dr		
City	Downey	County	Los Angeles
		State	CA
		Zip Code	90242
Lender			



Comparable 4

10728 Marbel Ave
 Prox. to Subject 0.92 miles N
 Sales Price 850,000
 Gross Living Area 3,232
 Total Rooms 15
 Total Bedrooms 6
 Total Bathrooms 4
 Location Average
 View None
 Site 5731 sf
 Quality Average
 Age 57

Comparable 5

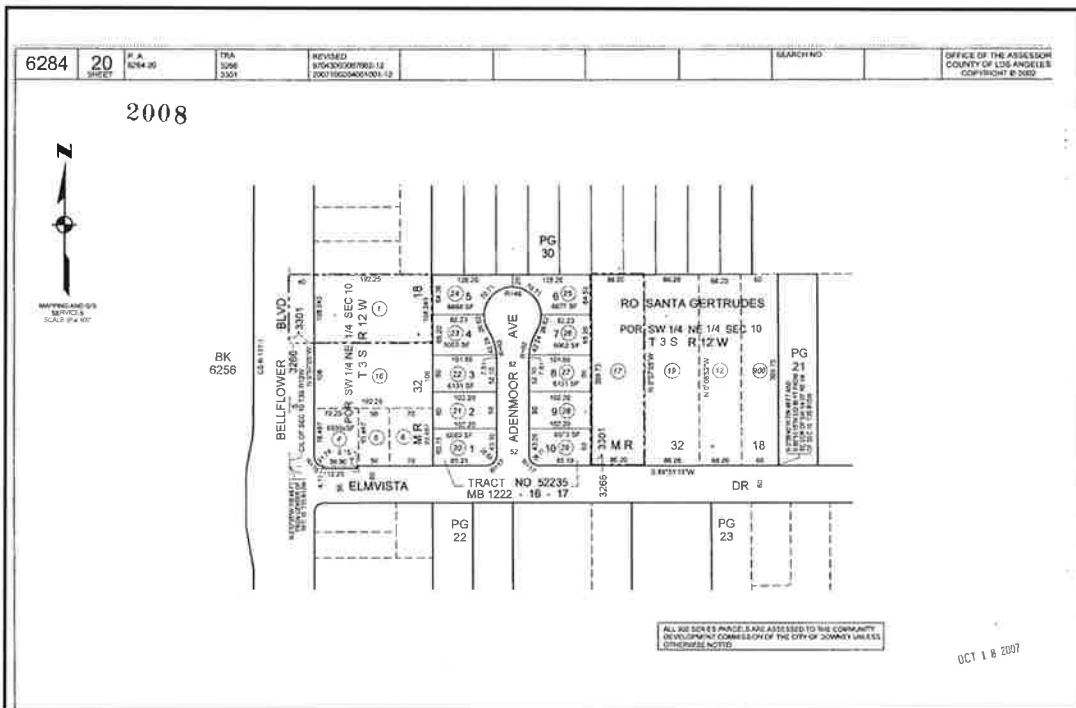
Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Plat Map

Borrower/Client	N/A				
Property Address	9303 Elm Vista Dr				
City	Downey	County	Los Angeles	State	CA Zip Code 90242
Lender					



Building Sketch

Borrower/Client	N/A						
Property Address	9303 Elm Vista Dr						
City	Downey	County	Los Angeles	State	CA	Zip Code	90242
Lender							

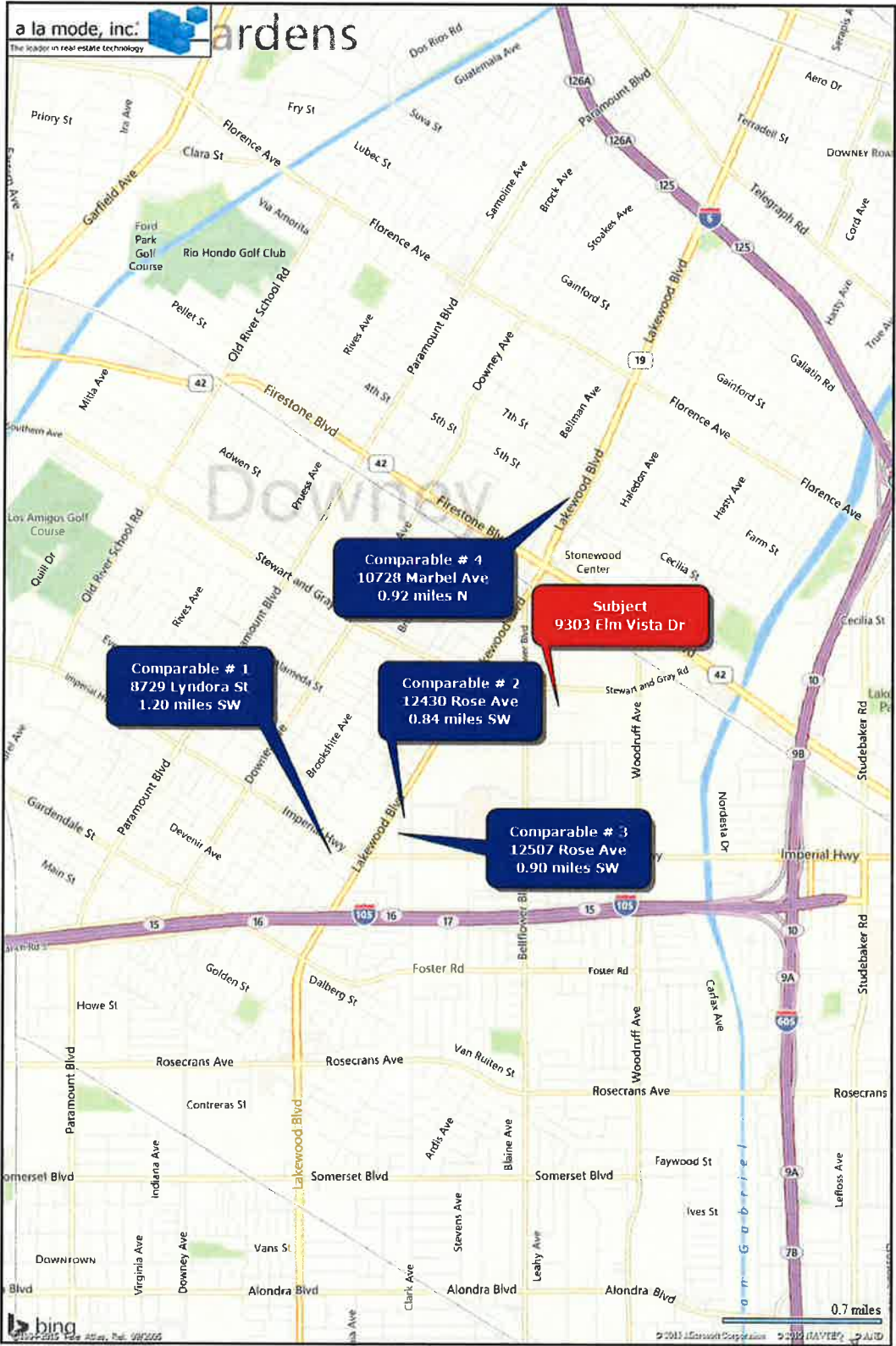
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	973.99 Sq ft	$28 \times 19 = 532$ $26 \times 17 = 441.99$ $0.5 \times 26 \times 0 = 0.01$
Second Floor	782 Sq ft	$23 \times 34 = 782$
Third Floor	782 Sq ft	$34 \times 23 = 782$
Undefined Area	782.96 Sq ft	$23 \times 34 = 782$ $0.5 \times 23 \times 0.08 = 0.96$
Total Living Area (Rounded):	3321 Sq ft	

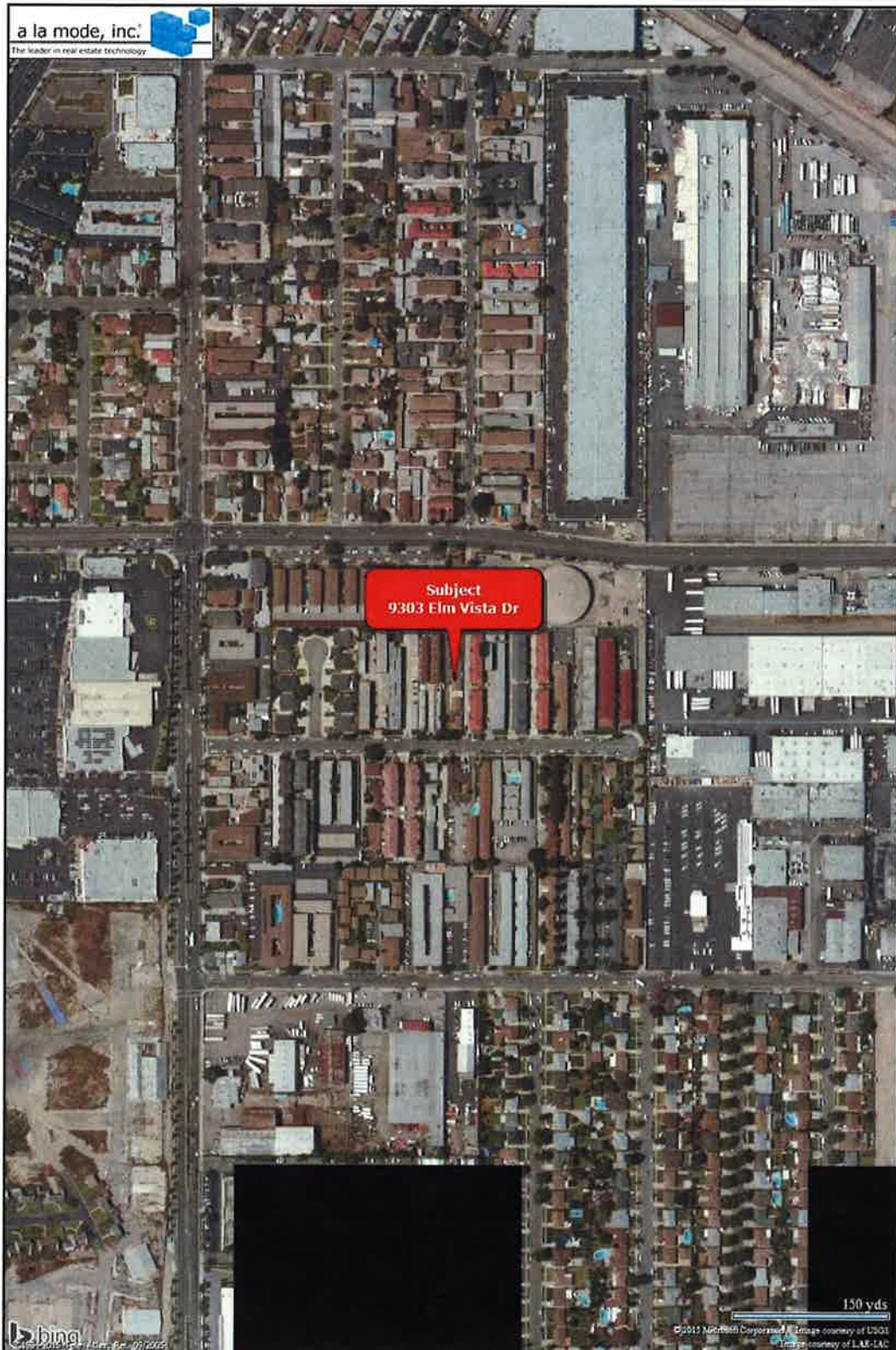
Location Map

Borrower/Client	N/A				
Property Address	9303 Elm Vista Dr				
City	Downey	County	Los Angeles	State	CA
Lender					
				Zip Code	90242



Ariel Map

Borrower/Client	N/A				
Property Address	9303 Elm Vista Dr				
City	Downey	County	Los Angeles	State	CA Zip Code 90242
Lender					



License



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

Dana L. Geisler

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:

“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: AL 039974

Effective Date: March 4, 2015
Date Expires: March 3, 2017

Jim Martin
Jim Martin, Bureau Chief, BREA

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