

Borrower	Ta Wei Jao				File No.	18480-18482 Aguiro St,	
Property Address	18480-18482 Aguiro St						
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code	91748
Lender/Client	Pacific City Bank						

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Small Residential Income Property Appraisal Report

File # 18480-18482 Aguiro St,

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.																																																																																																																																																																																																																																																																																									
SUBJECT	Property Address 18480-18482 Aguiro St			City Rowland Heights		State CA		Zip Code 91748																																																																																																																																																																																																																																																																																	
	Borrower Ta Wei Jao			Owner of Public Record JAO/CHEN MEI LING		County Los Angeles																																																																																																																																																																																																																																																																																			
	Legal Description Grazie Tract Lot Com S 7713' W 1025.95 Ft And N 636'30" W 1047.26 Ft And S 8323'30" W 75 Ft From Cor Of Lot 2 Tr # 8317 Th I																																																																																																																																																																																																																																																																																								
	Assessor's Parcel # 8258016002			Tax Year 2017		R.E. Taxes \$ \$10,107																																																																																																																																																																																																																																																																																			
	Neighborhood Name None			Map Reference 98-E5		Census Tract 06037-4087.22																																																																																																																																																																																																																																																																																			
	Occupant <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant			Special Assessments \$ 0		<input type="checkbox"/> PUD HOA \$ 0		<input type="checkbox"/> per year <input type="checkbox"/> per month																																																																																																																																																																																																																																																																																	
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)																																																																																																																																																																																																																																																																																								
	Assignment Type <input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)																																																																																																																																																																																																																																																																																								
	Lender/Client Pacific City Bank Address 3701 Wilshire Blvd., 900, Los Angeles, CA 90010																																																																																																																																																																																																																																																																																								
	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																																																																																																																																																																																																																																																								
Report data source(s) used, offering price(s), and date(s). MLS/Realquest																																																																																																																																																																																																																																																																																									
CONTRACT	I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.																																																																																																																																																																																																																																																																																								
	Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) _____																																																																																																																																																																																																																																																																																								
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																																																																																																																																																																																																																																																								
	If Yes, report the total dollar amount and describe the items to be paid. \$0;																																																																																																																																																																																																																																																																																								
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.																																																																																																																																																																																																																																																																																								
	Neighborhood Characteristics			2-4 Unit Housing Trends			2-4 Unit Housing		Present Land Use %																																																																																																																																																																																																																																																																																
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural			Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining			PRICE AGE		One-Unit 75 %																																																																																																																																																																																																																																																																																
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%			Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply			\$(000) (yrs)		2-4 Unit 5 %																																																																																																																																																																																																																																																																																
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow			Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths			915 Low 40		Multi-Family 10 %																																																																																																																																																																																																																																																																																
	Neighborhood Boundaries The boundaries are east to Nogales St., west to Fullerton Rd., north to Colima Rd., and south to Pathfinder Rd.						915 High 70		Commercial 10 %																																																																																																																																																																																																																																																																																
							915 Pred. 50		Other %																																																																																																																																																																																																																																																																																
	Neighborhood Description The subject property conveniently located to the school, shopping & most other public support facilities. The																																																																																																																																																																																																																																																																																								
	Neighborhood consists average quality, primarily 1 or 2 story, wood frame single family & multi-family residence. The property maintenance level is good and the neighborhood properties are similar in size, age and style.																																																																																																																																																																																																																																																																																								
Market Conditions (including support for the above conclusions) Long term financing with fixed and variable interest rate mortgage are available.																																																																																																																																																																																																																																																																																									
Marketing time within the general area appears under three months. No loan discounts, interests buy downs, or concessions are typical in today market place.																																																																																																																																																																																																																																																																																									
SITE	Dimensions Please See Plat Map Area 12,514 sf Shape Typical View None																																																																																																																																																																																																																																																																																								
	Specific Zoning Classification LCA16000* Zoning Description DUPLEX																																																																																																																																																																																																																																																																																								
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)																																																																																																																																																																																																																																																																																								
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe																																																																																																																																																																																																																																																																																								
IMPROVEMENTS	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">General Description</th> <th colspan="2">Foundation</th> <th colspan="2">Exterior Description</th> <th colspan="2">materials/condition</th> <th colspan="2">Interior</th> <th colspan="2">materials/condition</th> </tr> </thead> <tbody> <tr> <td>Units <input checked="" type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four</td> <td><input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space</td> <td>Foundation Walls</td> <td>Concrete/Average</td> <td>Floors</td> <td>Wood/Tile/Avg</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Accessory Unit (describe below)</td> <td><input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement</td> <td>Exterior Walls</td> <td>Stucco/Average</td> <td>Walls</td> <td>Drywall/Average</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td># of Stories 1 # of bldgs. 2</td> <td>Basement Area 0 sq.ft.</td> <td>Roof Surface</td> <td>Comp/Average</td> <td>Trim/Finish</td> <td>Wood/Paint/Average</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit</td> <td>Basement Finish 0 %</td> <td>Gutters & Downspouts</td> <td>Yes/Average</td> <td>Bath Floor</td> <td>Tile/Average</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.</td> <td><input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump</td> <td>Window Type</td> <td>Alum/Average</td> <td>Bath Wainscot</td> <td>Tile/Average</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Design (Style) Conv/L/Avg</td> <td>Evidence of <input type="checkbox"/> Infestation None</td> <td>Storm Sash/Insulated</td> <td>None</td> <td colspan="2">Car Storage</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Year Built 1952</td> <td><input type="checkbox"/> Dampness <input type="checkbox"/> Settlement</td> <td>Screens</td> <td>Yes/Average</td> <td><input type="checkbox"/> None</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Effective Age (Yrs) 30</td> <td colspan="2">Heating/Cooling</td> <td colspan="2">Amenities</td> <td><input checked="" type="checkbox"/> Driveway</td> <td># of Cars 4</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Attic <input type="checkbox"/> None</td> <td><input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWB <input type="checkbox"/> Radiant</td> <td>Fireplace(s) # 0</td> <td><input type="checkbox"/> Woodstove(s) # 0</td> <td>Driveway Surface</td> <td>Concrete</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs</td> <td><input type="checkbox"/> Other Fuel Gas</td> <td>Patio/Deck None</td> <td><input checked="" type="checkbox"/> Fence Block/Avg</td> <td><input checked="" type="checkbox"/> Garage</td> <td># of Cars 2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle</td> <td>Cooling <input checked="" type="checkbox"/> Central Air Conditioning</td> <td>Pool None</td> <td><input checked="" type="checkbox"/> Porch Covered</td> <td><input type="checkbox"/> Carport</td> <td># of Cars 0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Finished <input type="checkbox"/> Heated</td> <td><input type="checkbox"/> Individual <input type="checkbox"/> Other</td> <td>Other None</td> <td></td> <td><input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td># of Appliances</td> <td>Refrigerator</td> <td>Range/Oven 2</td> <td>Dishwasher 2</td> <td>Disposal 2</td> <td>Microwave</td> <td>Washer/Dryer</td> <td>Other (describe) Hood & Fan</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Unit # 1 contains:</td> <td>5 Rooms</td> <td>3 Bedrooms</td> <td>2 Bath(s)</td> <td>1,212</td> <td colspan="6">Square Feet of Gross Living Area</td> </tr> <tr> <td>Unit # 2 contains:</td> <td>8 Rooms</td> <td>6 Bedrooms</td> <td>3.1 Bath(s)</td> <td>2,299</td> <td colspan="6">Square Feet of Gross Living Area</td> </tr> <tr> <td>Unit # 3 contains:</td> <td>Rooms</td> <td>Bedrooms</td> <td>Bath(s)</td> <td></td> <td colspan="6">Square Feet of Gross Living Area</td> </tr> <tr> <td>Unit # 4 contains:</td> <td>Rooms</td> <td>Bedrooms</td> <td>Bath(s)</td> <td></td> <td colspan="6">Square Feet of Gross Living Area</td> </tr> <tr> <td colspan="12">Additional features (special energy efficient items, etc.). 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Roof Surface	Comp/Average	Trim/Finish	Wood/Paint/Average							Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Finish 0 %	Gutters & Downspouts	Yes/Average	Bath Floor	Tile/Average							<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Alum/Average	Bath Wainscot	Tile/Average							Design (Style) Conv/L/Avg	Evidence of <input type="checkbox"/> Infestation None	Storm Sash/Insulated	None	Car Storage								Year Built 1952	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Average	<input type="checkbox"/> None								Effective Age (Yrs) 30	Heating/Cooling		Amenities		<input checked="" type="checkbox"/> Driveway	# of Cars 4						Attic <input type="checkbox"/> None	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWB <input type="checkbox"/> Radiant	Fireplace(s) # 0	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete							<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	Patio/Deck None	<input checked="" type="checkbox"/> Fence Block/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	Pool None	<input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport	# of Cars 0							<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	Other None		<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in								# of Appliances	Refrigerator	Range/Oven 2	Dishwasher 2	Disposal 2	Microwave	Washer/Dryer	Other (describe) Hood & Fan					Unit # 1 contains:	5 Rooms	3 Bedrooms	2 Bath(s)	1,212	Square Feet of Gross Living Area						Unit # 2 contains:	8 Rooms	6 Bedrooms	3.1 Bath(s)	2,299	Square Feet of Gross Living Area						Unit # 3 contains:	Rooms	Bedrooms	Bath(s)		Square Feet of Gross Living Area						Unit # 4 contains:	Rooms	Bedrooms	Bath(s)		Square Feet of Gross Living Area						Additional features (special energy efficient items, etc.). 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Small Residential Income Property Appraisal Report

File # 18480-18482 Aguiro St,

IMPROVEMENTS	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.															
	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.															
	Is the property subject to rent control? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe															
COMPARABLE RENTAL DATA	The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.															
	FEATURE		SUBJECT		COMPARABLE RENTAL # 1				COMPARABLE RENTAL # 2				COMPARABLE RENTAL # 3			
	Address		18480-18482 Aguiro St Rowland Heights, CA 91748		2321 Sandra Glen Dr Rowland Heights, CA 91748				18227 Aguiro St Rowland Heights, CA 91748				18369 Camino Bello Rowland Heights, CA 91748			
	Proximity to Subject				0.36 miles N				0.41 miles W				1.05 miles N			
	Current Monthly Rent		\$ 1,800		\$ 3,950				\$ 5,800				\$ 3,900			
	Rent/Gross Bldg. Area		\$ 0.51 sq.ft.		\$ 1.34 sq.ft.				\$ 1.38 sq.ft.				\$ 1.23 sq.ft.			
	Rent Control		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
	Data Source(s)		Inspection/RealQuest		MLS/RealQuest/NDC				MLS/RealQuest/NDC				MLS/RealQuest/NDC			
	Date of Lease(s)		month to month		month to month				month to month				month to month			
	Location		N;Res;		N;Res;				N;Res;				N;Res;			
	Actual Age		66		57				54				42			
	Condition		C4		C4				C4				C4			
	Gross Building Area		3,511		2,958				4,192				3,170			
	Unit Breakdown		Rm Count Size Sq. Ft.		Rm Count Size Sq. Ft.		Monthly Rent		Rm Count Size Sq. Ft.		Monthly Rent		Rm Count Size Sq. Ft.		Monthly Rent	
			Tot Br Ba		Tot Br Ba				Tot Br Ba				Tot Br Ba			
	Unit # 1		5 3 2 1,212		4 2 2 1,000		\$ 1,250		5 3 2 1,397		\$ 1,800		5 3 2 1,058		\$ 1,400	
	Unit # 2		8 6 3.1 2,299		6 4 4 1,958		\$ 2,700		5 3 3 1,398		\$ 2,200		4 2 2 1,056		\$ 1,250	
	Unit # 3								4 2 2 1,397		\$ 1,800		4 2 2 1,056		\$ 1,250	
	Unit # 4															
	Utilities Included		Water/Sewer/Trash		Water/Sewer/Trash				Water/Sewer/Trash				Water/Sewer/Trash			
	Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.)															
	The comparable rentals bracket the estimated subject rental amount on an individual unit basis.															
	SUBJECT RENT SCHEDULE	Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.														
		Leases		Actual Rents				Opinion of Market Rent								
		Lease Date		Per Unit		Total Rents		Per Unit		Total Rents						
Begin Date End Date		Unfurnished Furnished				Unfurnished Furnished										
Unit #																
1		month to month month to month		\$ 1,800 \$		\$ 1,800 \$		\$ 1,800 \$		\$ 1,800 \$		\$ 1,800				
2		Owner Owner		0		0		2,800				2,800				
3																
4																
Comment on lease data		The subject is rented				Total Actual Monthly Rent		\$ 1,800		Total Gross Monthly Rent		\$ 4,600				
on a month to month basis.						Other Monthly Income (itemize)		\$ 0		Other Monthly Income (itemize)		\$ 0				
						Total Actual Monthly Income		\$ 1,800		Total Estimated Monthly Income		\$ 4,600				
Utilities included in estimated rents <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Trash collection <input type="checkbox"/> Cable <input type="checkbox"/> Other																
Comments on actual or estimated rents and other monthly income (including personal property)																
Market rents will be utilized in order to accurately reflect the																
market monthly rental income in the Income Comparison Analysis. Water and trash are paid by the owner.																
Actual rents are on a month to month basis which is typical of the market.																
PRIOR SALE HISTORY	I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain															
	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.															
	Data Source(s) MLS/NDC/DataQuick/Owner															
	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.															
	Data Source(s) MLS/NDC/DataQuick															
	Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).															
	ITEM		SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3							
	Date of Prior Sale/Transfer															
Price of Prior Sale/Transfer																
Data Source(s)		CoreLogic		CoreLogic		CoreLogic		CoreLogic								
Effective Date of Data Source(s)		01/13/2018		01/13/2018		09/24/2016		09/24/2016								
Analysis of prior sale or transfer history of the subject property and comparable sales																
Three years sales history for the subject property and one year																
comparable sales history is listed above.																

Small Residential Income Property Appraisal Report

File # 18480-18482 Aguiro St,

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ to \$															
There are 1 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 915,000 to \$ 915,000															
FEATURE		SUBJECT		COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3			
Address		18480-18482 Aguiro St Rowland Heights, CA 91748		18369 Camino Bello Rowland Heights, CA 91748				2033 Sierra Leone Ave Rowland Heights, CA 91748				18509 Rio Seco Dr Rowland Heights, CA 91748			
Proximity to Subject				1.05 miles N				0.72 miles N				1.17 miles N			
Sale Price		\$		\$ 915,000				\$ 880,000				\$ 988,000			
Sale Price/Gross Bldg. Area		\$ sq.ft.		\$ 288.64 sq.ft.				\$ 251.43 sq.ft.				\$ 270.68 sq.ft.			
Gross Monthly Rent		\$ 4,600		\$ 3,900				\$ 4,750				\$ 3,660			
Gross Rent Multiplier				234.62				185.26				269.95			
Price per Unit		\$		\$ 305,000				\$ 220,000				\$ 247,000			
Price per Room		\$		\$ 70,385				\$ 55,000				\$ 61,750			
Price per Bedroom		\$		\$ 130,714				\$ 110,000				\$ 123,500			
Rent Control		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Data Source(s)				MLS#SW17207532;DOM 6				MLS#AR16101439;DOM 26				MLS#RS15206944;DOM 107			
Verification Source(s)				Doc#1322048				Doc#930358				Doc#181633			
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) Adjustment		DESCRIPTION		+(-) Adjustment		DESCRIPTION		+(-) Adjustment	
Sale or Financing				ArmLth				ArmLth				ArmLth			
Concessions				Cash;0				Cash;0				Conv;0			
Date of Sale/Time				s11/17;c09/17				s08/16;c06/16				s02/16;c11/15			
Location		N;Res;		N;Res;				N;Res;				N;Res;			
Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple				Fee Simple			
Site		12514 sf		5362 sf		+14,300		9156 sf		+6,700		6066 sf		+12,900	
View		None		None				None				None			
Design (Style)		Conv/L/Avg		Conv/L/Avg				Conv/L/Avg				Conv/L/Avg			
Quality of Construction		Q4		Q4				Q4				Q4			
Actual Age		66		42		-2,400		52		-1,400		52		-1,400	
Condition		C4		C4				C4				C4			
Gross Building Area		3,511		3,170		+32,400		3,500		+1,000		3,650		-13,200	
Unit Breakdown		Total Bdrms Baths		Total Bdrms Baths				Total Bdrms Baths				Total Bdrms Baths			
Unit # 1		5 3 2		5 3 2				4 2 1.0		+10,000		4 2 1.1		+7,500	
Unit # 2		8 6 3.1		4 2 2		+27,500		4 2 1.0		+12,500		4 2 1.1		+30,000	
Unit # 3				4 2 2		-20,000		4 2 1.0		-15,000		4 2 1.1		-17,500	
Unit # 4								4 2 1.0		-15,000		4 2 1.1		-17,500	
Basement Description		0		0				0				0			
Basement Finished Rooms		0		0				0				0			
Functional Utility		Average		Average				Average				Average			
Heating/Cooling		FAU/CAC		FAU/None		+15,000		FAU/None		+20,000		FAU/None		+20,000	
Energy Efficient Items		None		None				None				None			
Parking On/Off Site		2		4				4				4			
Porch/Patio/Deck		Porch/Patio		Porch/Patio				Porch/Patio				Porch/Patio			
APN		8258016002		8270021033		0		8253010016		0		8761003007		0	
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 66,800		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 18,800		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 20,800	
Adjusted Sale Price of Comparables				Net Adj. 7.3 % Gross Adj. 12.2 %		\$ 981,800		Net Adj. 2.1 % Gross Adj. 9.3 %		\$ 898,800		Net Adj. 2.1 % Gross Adj. 12.1 %		\$ 1,008,800	
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)				\$ 327,267				\$ 224,700				\$ 252,200			
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)				\$ 75,523				\$ 56,175				\$ 63,050			
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)				\$ 140,257				\$ 112,350				\$ 126,100			
Value per Unit		\$ 322,000 X 2		Units = \$ 644,000				Value per GBA \$ 271 X 3,511		GBA = \$ 951,481					
Value per Rm.		\$ 73,000 X 13		Rooms = \$ 949,000				Value per Bdms. \$ 110,000 X 9		Bdms. = \$ 990,000					
Summary of Sales Comparison Approach including reconciliation of the above indicators of value.															
Most weight is given to all comparables and are considered similar in property characteristic as the subject. Market rents were extrapolated from comparable rental properties with similar bedroom and bath count as the subject property. Upon inspecting the subject property it was noted to be (larger or smaller) in term of gross living area than indicated in assessor data sources therefore the appraiser's measurements were utilized due to the fact that they were deemed to be more accurate.															
Indicated Value by Sales Comparison Approach \$ 950,000															
Total gross monthly rent \$ 4,600 X gross rent multiplier (GRM) 207 = \$ 952,200 Indicated value by the Income Approach															
Comments on income approach including reconciliation of the GRM The market rents and GRM utilized are supportive of the final opinion of value.															
Indicated Value by: Sales Comparison Approach \$ 950,000 Income Approach \$ 952,200 Cost Approach (if developed) \$ 950,041															
The sales comparison approach is the most accurately reflect buyer and seller's attitude and was given the most weight. Moderate weight is given the Income Approach. Lesser weight is given to the Cost Approach. It is concluded a typical investor would approach the purchase of an income producing property such as the subject in similar manner.															
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.															
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 950,000 , as of 01/21/2018 , which is the date of inspection and the effective date of this appraisal.															

File # 18480-18482 Aguiro St,

Blockage of contents once the signature is affixed and transfer of report to "PDF" for read and print only before e-mailing to recipient.

All comps are the best available located in the immediate neighborhood/market area with similar design/curb appeal, effective age, unit counts, bathroom count & basic features, are deemed to be the best indicators when researching subject current market value.

MLS#, Days-on-Market and adjustments were provided in the grid.

Upon inspecting the subject property it was noted to be (larger or smaller) in term of gross living area than indicated in assessor data sources therefore the appraiser's measurements were utilized due to the fact that they were deemed to be more accurate.

ADDITIONAL COMMENTS

Land value obtained by abstraction and direct

COST APPROACH

Form 1025 - "TOTAL" appraisal so

re by a la mode, inc. - 1-800-ALAMODE

Small Residential Income Property Appraisal Report

File # 18480-18482 Aguiro St,

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

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

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

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

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

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

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

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

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

Small Residential Income Property Appraisal Report

File # 18480-18482 Aguiro St,

APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

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

Small Residential Income Property Appraisal Report

File # 18480-18482 Aguiro St,

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 See Q Yu

Company Name Chuck Yu Appraisal

Company Address 1305 Monterey Road, South Pasadena, CA
91030

Telephone Number 626-216-4438

Email Address chuckyu54@yahoo.com

Date of Signature and Report 01/21/2018

Effective Date of Appraisal 01/21/2018

State Certification # AR 044682

or State License #

or Other (describe) _____ State # _____

State CA

Expiration Date of Certification or License 12/01/2018

ADDRESS OF PROPERTY APPRAISED

18480-18482 Aguiro St

Rowland Heights, CA 91748

APPRAISED VALUE OF SUBJECT PROPERTY \$ 950,000

LENDER/CLIENT

Name

Company Name Pacific City Bank

Company Address 3701 Wilshire Blvd., 900, Los Angeles, CA

90010

Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property

☐ Did inspect exterior of subject property from street

Date of Inspection

☐ Did inspect interior and exterior of subject property

Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street

☐ Did inspect exterior of comparable sales from street

Date of Inspection

Market Conditions Addendum to the Appraisal Report

File No. 18480-18482 Aguiro St,

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 **18480-18482 Aguiro St** City **Rowland Heights** State **CA** ZIP Code **91748**

Borrower **Ta Wei Jao**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that complete 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)	0	0	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0	0	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	0	0	\$915,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	0	0	6	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	0	0	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	0	0	101.78	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.)paid financial assistance prevalent?

☐ Yes ☒ No

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

The data used in the grid above does not indicate there were any concessions associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some transactions that do include concessions, but have not been reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

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. The CRMLS MLS was the data source used to complete the Market Conditions Addendum. Effective

Date: Saturday, January 13, 2018

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.

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

Project Name:

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

Are foreclosure sales (REO sales) a factor in the project?

☐ Yes ☐ No

If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

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

Signature

Appraiser Name

See Q Yu

Company Name

Chuck Yu Appraisal

Company Address

1305 Monterey Road, South Pasadena, CA 91030

State License/Certification #

AR 044682

State CA

Email Address

chuckyu54@yahoo.com

Signature

Supervisory Appraiser Name

Company Name

Company Address

State License/Certification #

State

Email Address

Subject Photo Page

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					



18480 Front

18480-18482 Aguiro St

Sales Price

Gross Building Area 3,511

Age 66



18480 Rear



Subject Street

Subject Photo Page

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					



18480 Water Heater

18480-18482 Aguiro St

Sales Price

Gross Building Area 3,511

Age 66



18480 Smoke Alarm



18480 CO Alarm

Subject Photo Page

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					



18480 Living

18480-18482 Aguiro St

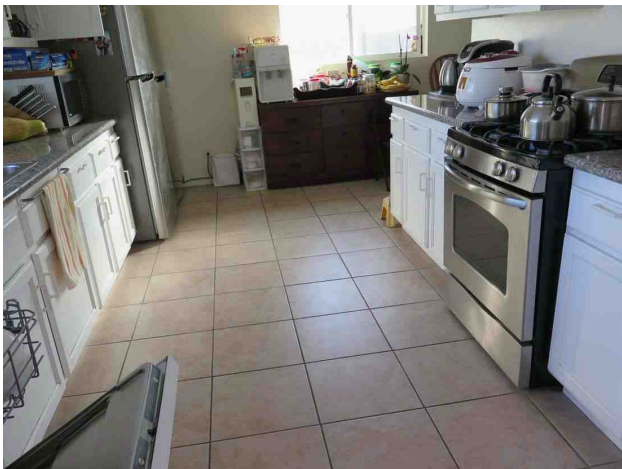
Sales Price

Gross Building Area 3,511

Age 66



18480 Dining



18480 Kitchen

Subject Photo Page

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					

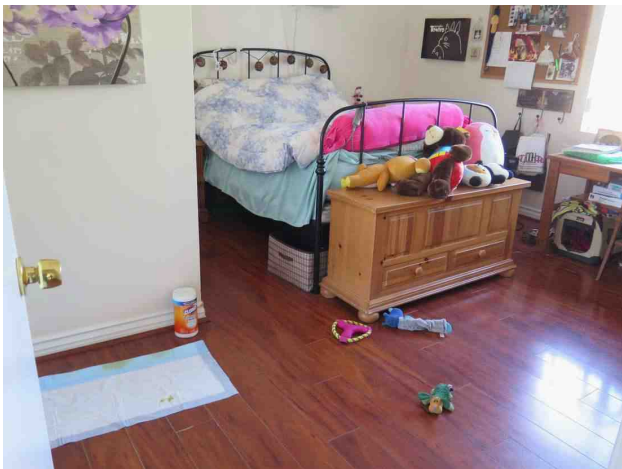


18480 Bedroom

18480-18482 Aguiro St
Sales Price
Gross Building Area 3,511
Age 66



18480 Bedroom



18480 Bedroom

Subject Photo Page

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					



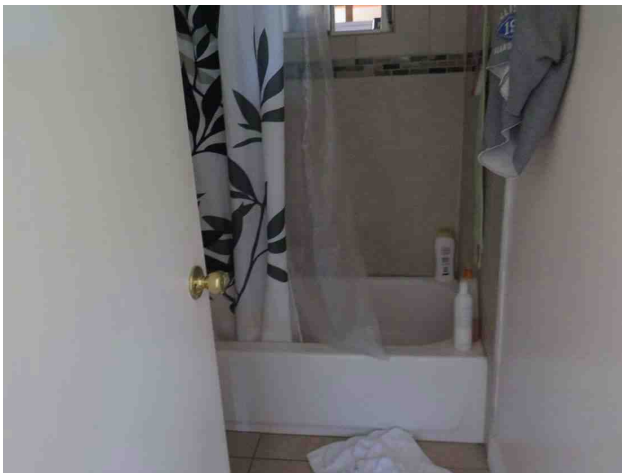
18480 Bathroom

18480-18482 Aguiro St

Sales Price

Gross Building Area 3,511

Age 66



18480 Bathroom



18480 Central Air

Subject Photo Page

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					



18482 Front

18480-18482 Aguiro St

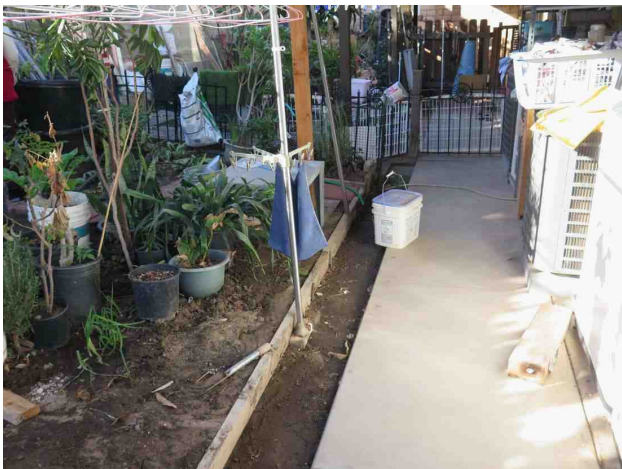
Sales Price

Gross Building Area 3,511

Age 66



18482 Rear



18482 Kitchen

Subject Photo Page

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					



18482 Central Air

18480-18482 Aguiro St

Sales Price

Gross Building Area 3,511

Age 66



18482 Tankless



Garage

Subject Photo Page

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					



18482 Living

18480-18482 Aguiro St

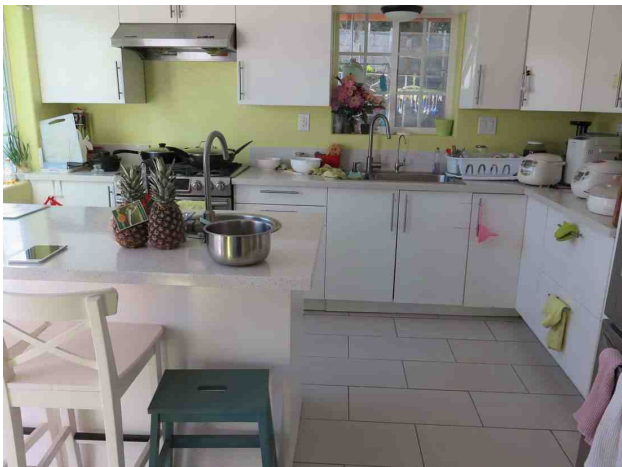
Sales Price

Gross Building Area 3,511

Age 66



18482 Dining



18482 Kitchen

Subject Photo Page

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					



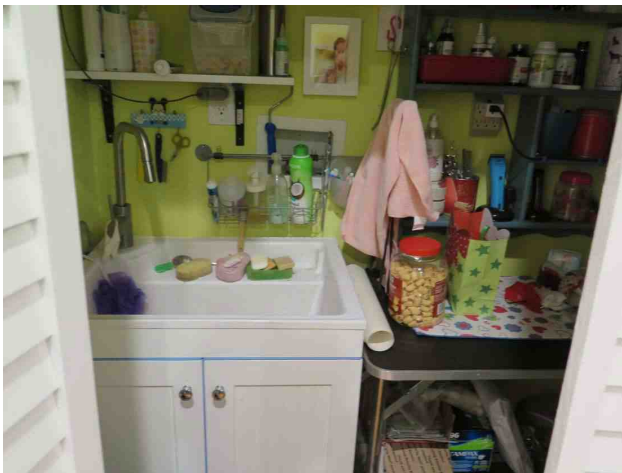
18482 Family

18480-18482 Aguiro St

Sales Price

Gross Building Area 3,511

Age 66



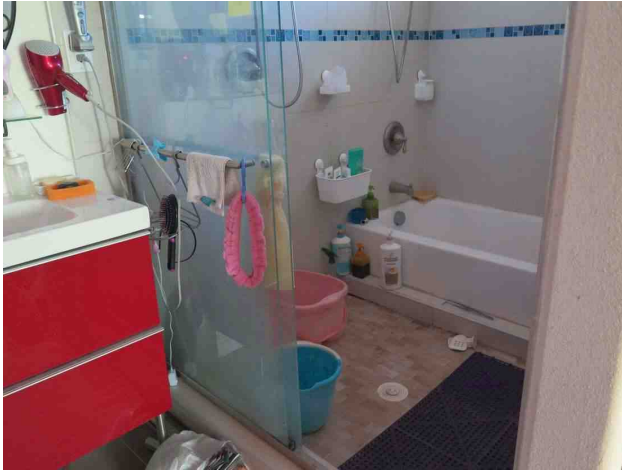
18482 Laundry



18482 Bathroom

Subject Photo Page

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					



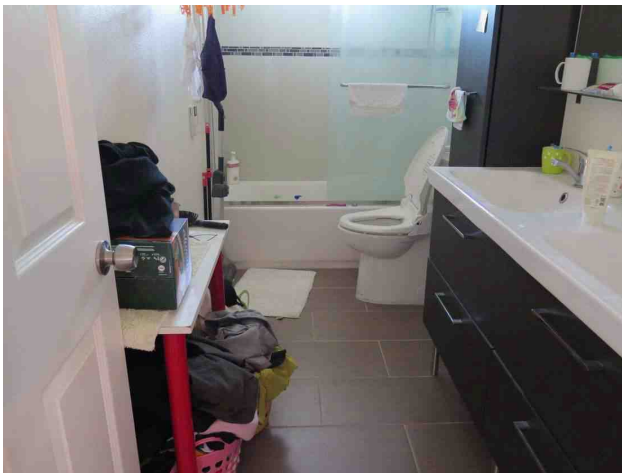
18482 Bathroom

18480-18482 Aguiro St

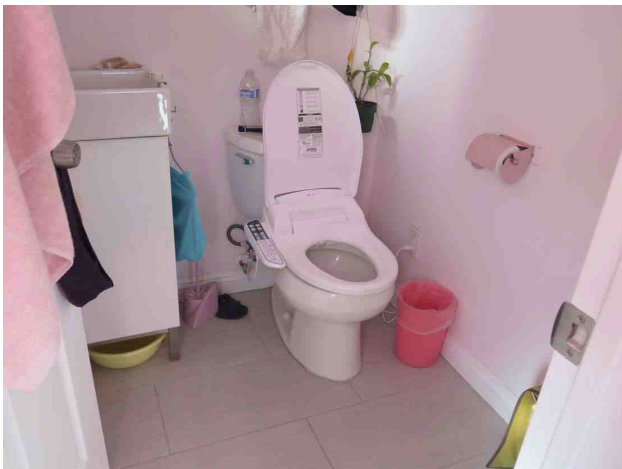
Sales Price

Gross Building Area 3,511

Age 66



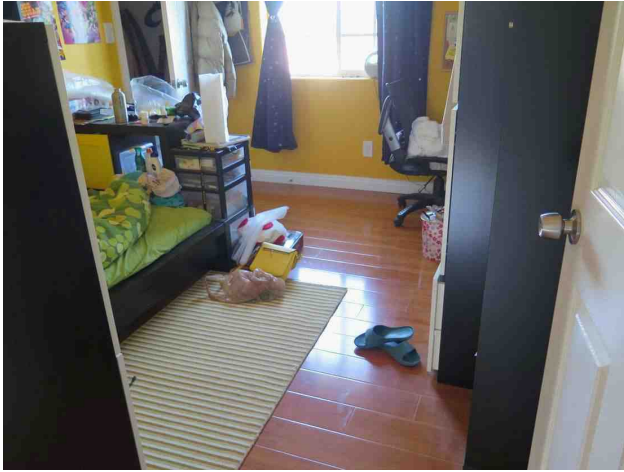
18482 Bathroom



18482 Half Bathroom

Subject Photo Page

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					



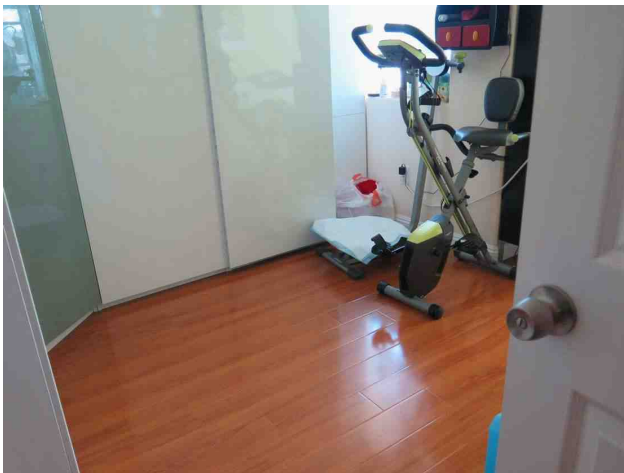
18482 Bedroom

18480-18482 Aguiro St

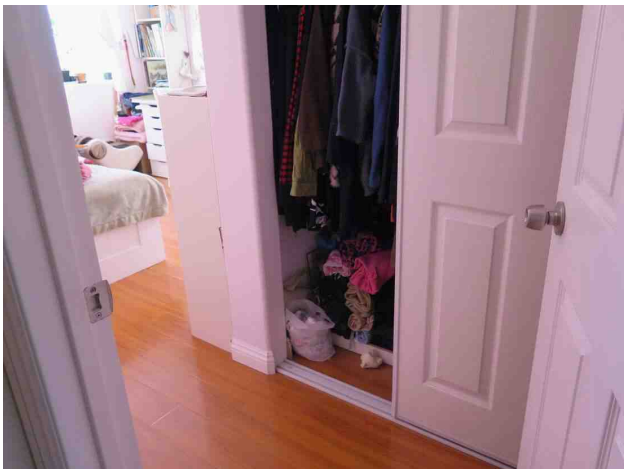
Sales Price

Gross Building Area 3,511

Age 66



18482 Bedroom



18482 Bedroom

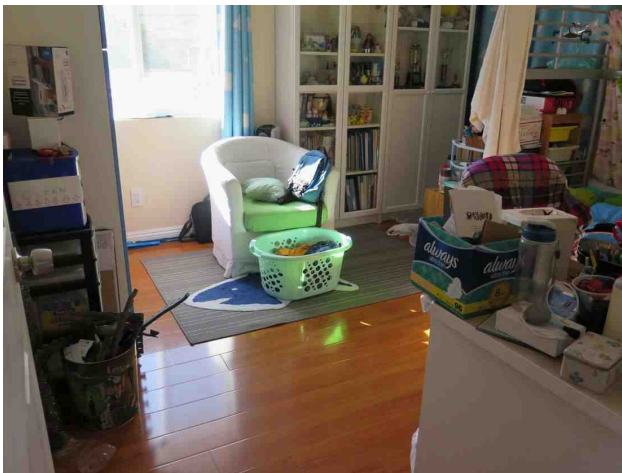
Subject Photo Page

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					



18482 Bedroom

18480-18482 Aguiro St
Sales Price
Gross Building Area 3,511
Age 66



18482 Bedroom



18482 Bedroom

Subject Photo Page

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					



18482 Stairs

18480-18482 Aguiro St

Sales Price

Gross Building Area 3,511

Age 66



18482 Smoke/ CO Alarm

Comparable Photo Page

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aquiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					



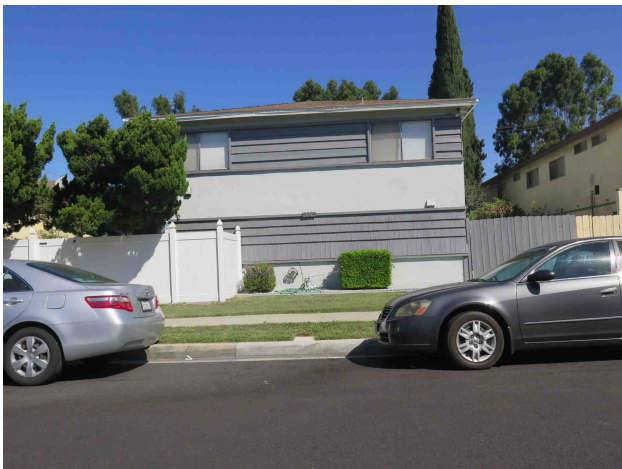
Comparable 1

18369 Camino Bello
 Sales Price 915,000
 G.B.A. 3,170
 Age/Yr. Blt. 42



Comparable 2

2033 Sierra Leone Ave
 Sales Price 880,000
 G.B.A. 3,500
 Age/Yr. Blt. 52



Comparable 3

18509 Rio Seco Dr
 Sales Price 988,000
 G.B.A. 3,650
 Age/Yr. Blt. 52

Rental Photo Page

Borrower	Ta Wei Jao				
Property Address	18480-18482 Aguiro St				
City	Rowland Heights	County	Los Angeles	State	CA Zip Code 91748
Lender/Client	Pacific City Bank				



Rental 1

2321 Sandra Glen Dr
 Proximity to Subject 0.36 miles N
 Gross Building Area 2,958
 Age 57



Rental 2

18227 Aguiro St
 Proximity to Subject 0.41 miles W
 Gross Building Area 4,192
 Age 54

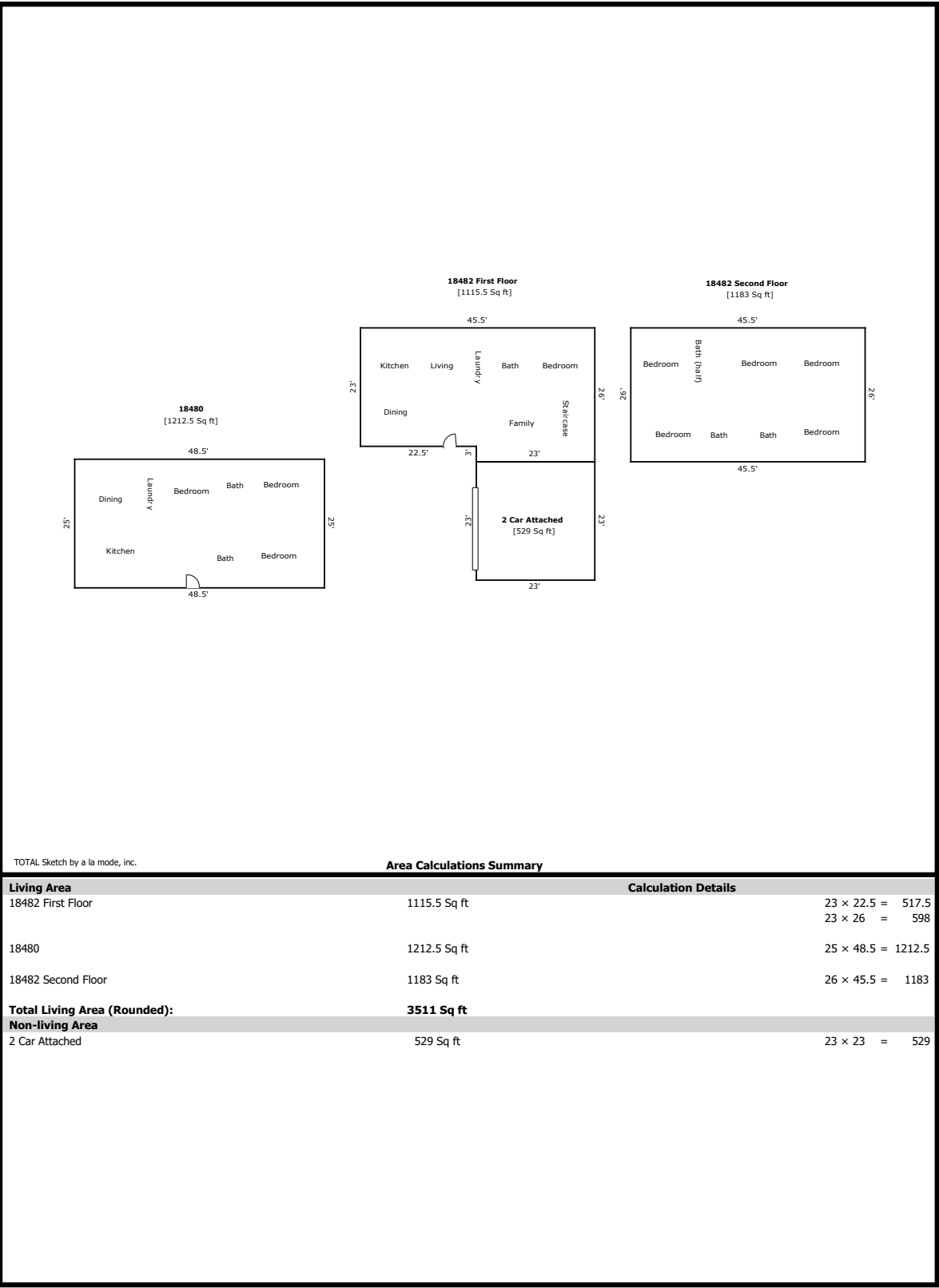


Rental 3

18369 Camino Bello
 Proximity to Subject 1.05 miles N
 Gross Building Area 3,170
 Age 42

Building Sketch

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aquiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					



Comment Addendum

File No. 18480-18482 Aguiro St,

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					

Quality and Condition of subject property:

The subject property has no functional obsolescence and no immediate repairs and/ or modernization noted at the time of inspection. The subject property is in average condition and has an average maintenance level. The construction of the subject property is average for the area.

Comments on Sales Comparison:

A market search was conducted within the subject's neighborhood and similar competing neighborhood(s) for comparable sales, pending sales, and properties currently listed for sale. Many properties were reviewed. To the best of the appraiser's knowledge, the comparables, presented and utilized in this report, represent the most relevant data appropriate for the analysis and valuation of the subject property.

The comparable selection and valuation analysis is governed by the principle of substitution: a buyer will not pay more for one property than another that is equally desirable. When determined, adjustments for significant differences were derived from matched paired analysis or abstractions. When matched paired analysis or abstractions were not possible nor practical, bracketing and/or the appraiser's knowledge and experience of the market area were utilized in determining the appropriate adjustments for differences. When adjustments for specific differences were overly subjective or indeterminable through market data, consideration for these differences were accounted for in the overall value conclusion. The comments above are explanations regarding the analysis and adjustments in the market grid of the URAR form.

Neighborhood Description:

There are no apparent adverse factors that may affect the subject's marketability or appeal. The subject is located in a fully developed neighborhood, consisting of average quality single family residences. The neighborhood reflects the average maintenance and landscaping level. All essential services and support facilities are within a close proximity. The subject is located in a neighborhood primarily composed of single family residences varying in age, appeal, design, site utility, gross living area, updating/remodeling and construction quality. Updating/remodeling is noted throughout the subject neighborhood. The subject is within a convenient distance to the school, shopping centers, and other services. Commercial uses are primarily located along major thoroughfares. The value showing on 'one unit housing' section, based on the 6 month prior from the effective date of this appraisal instead of the 12 month prior from effective date of this appraisal like 1004MC. Therefore, These two values may not be the same. However, the appraiser put more depends on the 6 month period data, due to the recent sale.

Utilized comparables:

The comparables utilized in this report is based on the following criteria: within 6 months old (sale date); the range within 25% or under the gross living area; proximity within 1.00 miles in the same city. The appraiser believed that all the comparables utilized in this report support the market value of the subject property. The subject property located in the neighborhood primarily composed of single family residences and multi-family residences carrying in age, design, and updating/remodeling. The appraiser noted, in the neighborhood, there were updated/remodeled properties mainly consisting of external cosmetic remodeling and interior upgrading.

Due to the lack of recent comparables within the subject market area, Appraiser has had to expand the search for comparable sales to slightly over 1- mile radius and dated sales in search for comparables. Comparable noted and utilized are some of the best available at the time of this report. Also, there is no unit active listing in the subject market area at the time of inspection.

Adjustment was made on the following basic:

The factor of \$95 sf across all comps. Apply a non-zero size adjustment if the different between subject and comp GLA less than 100sf.

\$2,500 for 1/2 bath, \$5,000 for bathroom.

\$2 per sf for site. Apply a non-zero size adjustment if the different between subject and comp site less than 1,000sf.

\$100 per year for actual age. Apply a non-zero age adjustment if the different between subject and comp age less than 10 years.

\$5,000 per unit for central air.

Public records showed that the subject property has 6 bathrooms. The inspection showed 5 1/2 bathrooms. The appraisal was based on 5 1/2 bathrooms. No alterations were made to the original building.

Active/Pending sales:

The Active/Pending listing can often give insight into the most current similar market activity but it is difficult to predict how the Active/Pending listing would be closed over or under the asking price. It could also be misleading. Therefore, the appraiser did not make major considerations to derive the subject's most current market value.

Comment Addendum

File No. 18480-18482 Aguiro St,

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					

Subject's market value vs. Predominant value:

The appraiser depended on the 'mode', the value of number occurring the most frequently in the set of data, to derive the predominant value of the subject's market without consideration of property condition or location. Therefore, the predominant value can be higher or lower than the subject's market value with consideration of property location, condition, and other factors that can affect the valuation of the property.

Condition of Appraisal:

The concluded value represents cash or cash equivalent terms.

All square footage calculations and numbers are approximated. Different standards of measurements may yield different results, and if a standard is used other than the one used by the appraiser, the square footage calculation for the property and/or site may differ from the square footage represented by the builder, the county assessor or other parties. It is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in acceptable condition. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.

Physical Deficiencies or Adverse Conditions:

Environmental Disclaimer:

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances, mold, or environmental conditions. The appraiser is not an expert in the identification of hazardous substances, mold, or environmental conditions. The appraiser's routine inspection and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances, mold, or detrimental environmental conditions that would affect the property negatively. It is possible that tests and inspections, made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances, mold, and detrimental environmental conditions on, or around the property that would negatively affect its value. A professional home inspection and/or environmental inspection is recommended.

No apparent adverse physical, function, or external inadequacies noted. No structural issues noted. No foundational issues noted. The attic and roof were visually inspected with no issues noted. The water heater has earthquake straps and an overflow pipe. All the utilities were on and function and the kitchen sink was in working order at the time of inspection. All the smoke and carbon monoxide detectors were operational. No lead based paint issues were noted. No visual termite issues noted. No repairs required. No earth or safety issues noted.

The subject property may contain lead based paint and/or other hazardous substances due to its pre-1978 construction. The client is hereby notified that the appraiser is NOT qualified to detect lead based paint and/or other hazardous substances and that it is beyond the scope of this appraisal to determine the presence that may be present in the subject property.

Carbon monoxide decor:

EFFECTIVE, JULY 1, 2011 per Senate Bill 183, all single-family homes in California with a fireplace, gas- or oil-burning appliance, or attached garage are required by state law to have carbon monoxide alarms/detectors installed. The state of California's board has indicated that this is NOT the appraiser's responsibility to enforce as it is not in their scope of work for this assignment.

CST DATASRC:

Marshall and Swift cost handbook

The subject's physical address:

The subject property's address on the report EXACTLY matches the address on the USPS website, "www.USPS.com".

Market value vs. Appraisal value:

The market value on the 1004MC was based on 'median price'. The median price' is defined as the middle number in a given sequence of number, taken as the average of the two middle numbers, not the average of the total sequence. The median price shown on the 1004MC is not the average price. In addition, the 1004MC was used as a factor to see what market trends in a specific area, not the market value. The appraiser also derived the 1004MC based on the subject's zip code which is primarily composed of single family properties carrying in design and remodeling/updating. Therefore, the appraisal value can be less or more than the listed market value.

Personal Property:

Personal property includes items such as, furnishings, artwork, antiques, machinery, and equipment. No personal property was included in the calculation of the subject property. Unless noted, any personal property included in the sale of the subject is not considered to be of significant value as to affect the market value or marketability of the subject property.

Comment Addendum

File No. 18480-18482 Aguiro St,

Borrower	Ta Wei Jao					
Property Address	18480-18482 Aguiro St					
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code 91748
Lender/Client	Pacific City Bank					

Storm sash/Insulated:

Most of the properties in Southern California don't have 'Storm Sash' installed. The subject property does not have any 'Storm Sash' installed, as well.

Prior Services:

The appraiser of this report, as indicated in the signature section, has not provided nor performed prior services as an appraiser or in other capacity, regarding the property that is the subject of this report within the 36 month period immediately preceding acceptance of this assignment.

Exposure time:

A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be 20-40 day and was derived using 'Date on Market' on CR MLS, which is also supported by 1004MC on this appraisal report.

Appraiser certification:

I have knowledge and experience in appraising this type of property in this market area and I aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services (CR MLS), tax assessment records, public land records, and other such data sources for the area in which the property is located.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., 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 either are almost new or have been recently completely renovated and are similar in condition to new construction.

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.

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.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

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.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrm	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
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
s	Settlement Date	Date of Sale/Time
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
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

[illegible]

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

See Q. Yu

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 044682

Effective Date:	December 2, 2016
Date Expires:	December 1, 2018

~~Jim Martin~~, Bureau Chief, BREAA

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



General Star National Insurance Company
P O Box 10360 (Attn: GSN)
Stamford, Connecticut 06904

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA859563E

Renewal of Number: NJA859563D

1. **NAMED INSURED:** See Q Yu

STREET ADDRESS:

1305 Monterey Road,
South Pasadena, CA 91030

2. **POLICY PERIOD:** Inception Date: 08/16/2017 Expiration Date: 08/16/2018
Effective 12:01 a.m. Standard Time at the address of the Named Insured.

3. **LIMITS OF LIABILITY:**

Each Claim: \$1,000,000

Aggregate: \$2,000,000

Claim Expenses have a separate Limit of Liability:

Each Claim: \$1,000,000

Aggregate: \$2,000,000

4. **DEDUCTIBLE:** Each Claim: \$0 Aggregate: \$0

5. **RETROACTIVE DATE:** 08/16/2012

If a date is indicated, this policy will not provide coverage for any **Claim** arising out of any act, error, omission or personal injury which occurred before such date.

6. **ANNUAL PREMIUM:** \$793.00

TOTAL Premium and Taxes/Surcharge : \$793.00

7. **ENDORSEMENTS:**

This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).

AP 00 0001 (06/11), AP 04 0001 (06/11), AP 21 0002 (06/11), AP 27 0004 (06/11), SGN 90 0001 (07/10), AP 01 0004CA (06/11),
AP 08 0005CA (06/2011),

8. **PRODUCER NAME:** Mercer Consumer

STREET ADDRESS: P. O. Box 8146

Des Moines, IA 50306-8146

A handwritten signature in cursive script, appearing to read "Justin R. Allen".

Authorized Representative

Producer Code: 26460

Class Code: 73128

Date: 05/07/2017

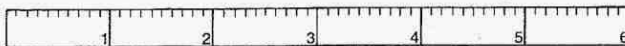
AP 10 0001 06 11

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Page 1 of 1

Plat Map

1-800-345-7334



SCALE IN 1/10 OF AN INCH

16

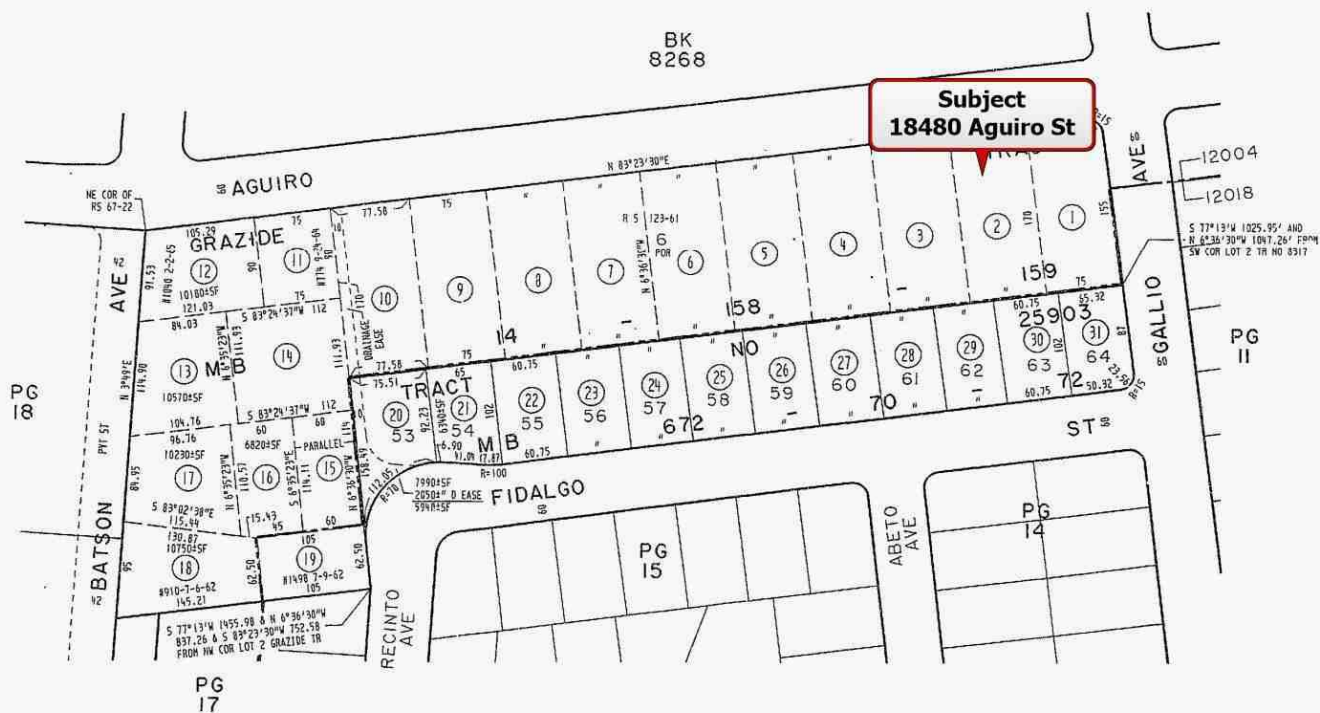
SCALE 1" = 100'
P.A. 8268-36

TRA
12004
12018

OFFICE OF ASSESSOR
COUNTY OF LOS ANGELES

RE
720307
590415

9



MAY 06 1999

Property Profile

RealQuest.com ® - Report

http://pro.realquest.com/jsp/report.jsp?&client=&action=confirm&type=...

Property Detail Report

For Property Located At :

18480 AGUIRO ST, ROWLAND HEIGHTS, CA 91748-4503



CoreLogic

RealQuest Professional

Owner Information

Owner Name: JAO/CHEN MEI LING
Mailing Address: 18480 AGUIRO ST, ROWLAND HEIGHTS CA 91748-4503 C097
Vesting Codes: //

Bldg Card: 000 of 002

Location Information

Legal Description: GRAZIDE TRACT LOT COM S 7713' W 1025.95 FT AND N 636'30" W 1047.26 FT AND S 8323'30" W 75 FT FROM COR OF LOT 2 TR # 8317 TH N 636'30" W 170 FT TH S 8323'30" W 75 FT TH S 636'30" E 170 FT LOT 6
LOS ANGELES, CA
County: APN: 8258-016-002
Census Tract / Block: 4087.22 / 1
Township-Range-Sect: Alternate APN:
Legal Book/Page: 67-22 Subdivision: GRAZIDE
Legal Lot: 6 Map Reference: 98-E5 /
Legal Block: Tract #: 8317
Market Area: 652 School District: ROWLAND
Neighbor Code: School District Name: ROWLAND
Munic/Township:

Owner Transfer Information

Recording/Sale Date: / Deed Type:
Sale Price: 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: 03/22/2013 / 02/27/2013 1st Mtg Amount/Type: \$261,000 / CONV
Sale Price: \$435,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: 431987
Document #: 431986 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$123.76
New Construction: Multi/Split Sale:
Title Company: LAWYERS TITLE
Lender: FIRST GENERAL BK
Seller Name: DIHUA TRUST

Prior Sale Information

Prior Rec/Sale Date: 04/08/2011 / 03/30/2011 Prior Lender: PRIVATE INDIVIDUAL
Prior Sale Price: \$415,000 Prior 1st Mtg Amt/Type: \$415,000 / PRIVATE PARTY
Prior Doc Number: 515936 Prior 1st Mtg Rate/Type: /
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: Parking Type: PARKING AVAIL Construction:
Living Area: 3,515 Garage Area: Heat Type: HEATED
Tot Adj Area: Garage Capacity: 2 Exterior wall: STUCCO
Above Grade: Parking Spaces: 2 Porch Type:
Total Rooms: 5 Basement Area: Patio Type:
Bedrooms: 9 Finish Bsmnt Area: Pool:
Bath(F/H): 6 / Basement Type: Air Cond: EVAP COOLER
Year Built / Eff: 1952 / 1952 Roof Type: Style: CONVENTIONAL
Fireplace: / Foundation: SLAB Quality:
of Stories: 1 Roof Material: GRAVEL & ROCK Condition:
Other Improvements: FENCE;SHED Building Permit

Site Information

Zoning: LCA16000* Acres: 0.29 County Use: DUPLEX (0200)
Lot Area: 12,514 Lot Width/Depth: 75 x 170 State Use:
Land Use: DUPLEX Res/Comm Units: 2 / Water Type:
Site Influence: Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$816,846 Assessed Year: 2017 Property Tax: \$10,107.34
Land Value: \$327,541 Improved %: 60% Tax Area: 12004
Improvement Value: \$489,305 Tax Year: 2017 Tax Exemption:
Total Taxable Value: \$816,846

Location Map

Borrower	Ta Wei Jao						
Property Address	18480-18482 Aguiro St						
City	Rowland Heights	County	Los Angeles	State	CA	Zip Code	91748
Lender/Client	Pacific City Bank						

