



EXECUTIVE SUMMARY

HOUSING COMMISSION EXECUTIVE SUMMARY SHEET

MEETING DATE: November 15, 2019

HCR19-117

SUBJECT: Rehabilitation of Single- Family Homes and Construction of Accessory Dwelling Units

COUNCIL DISTRICT(S): Citywide

ORIGINATING DEPARTMENT: Real Estate Division

CONTACT/PHONE NUMBER: Colin Miller (619) 578-7429

REQUESTED ACTION:

Approve \$8,200,000 of additional Fiscal Year (FY) 2020 budgetary authority for the rehabilitation of 39 single-family homes and the construction of five Accessory Dwelling Units (ADUs).

EXECUTIVE SUMMARY OF KEY FACTORS:

- Authorize the expenditure of \$7,500,000 in Federal Moving to Work (MTW) funds toward the rehabilitation of 39 Housing Commission-owned single-family homes, which the Housing Commission rents as affordable housing for low-income families.
- The 39 Housing Commission-owned single-family homes are primarily located in the southeastern area of the City of San Diego.
- Temporary relocation will be provided for the residents during rehabilitation of the single-family homes
- Staff recommends authorization to sell five of the rehabilitated Housing Commission-owned single-family homes to the Housing Commission's nonprofit affiliate, Housing Development Partners (HDP).
- Staff also recommends approval of a Housing Commission grant of up to \$1,200,000 to HDP to construct an ADU on the sites of each of the five single-family homes that will be sold to HDP.
- A total of five ADUs of differing sizes would be constructed on the sites of the five single-family homes that will be sold to HDP (studio, one-, two- and three-bedroom units).
- HDP's work on the ADUs will serve as a pilot program for the Housing Commission to better understand and identify the architectural, construction, cost and other development-related issues that may arise on future developments of this type of housing product.
- The cost to construct each ADU type may assist in the development of a pilot loan program developed by the Housing Commission's Real Estate Finance department that may provide ADU construction funds for eligible homeowners.

REPORT

DATE ISSUED: November 7, 2019

REPORT NO: HCR19-117

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of November 15, 2019

SUBJECT: Rehabilitation of Single-Family Homes and Construction of Accessory Dwelling Units

COUNCIL DISTRICT: Citywide

REQUESTED ACTION

Seven-day advance notice of San Diego Housing Commission (Housing Commission) hearing of the following matter has been provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(a)(b).

Approve \$8,200,000 of additional Fiscal Year (FY) 2020 budgetary authority for the rehabilitation of 39 single-family homes and the construction of five Accessory Dwelling Units.

STAFF RECOMMENDATION

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Authorize the expenditure of \$7,500,000 in federal Moving to Work (MTW) funds toward the rehabilitation of 39 Housing Commission-owned single-family homes, which the Housing Commission rents as affordable housing for low-income families;
- 2) Authorize the sale of five Housing Commission-owned single-family homes, upon completion of the rehabilitation of these homes, to the Housing Commission's nonprofit affiliate, Housing Development Partners (HDP), for an amount to be determined by an independent, third-party appraisal, with a seller carryback note from HDP that corresponds to the purchase price of the five single-family home. The seller carryback note will be secured by a first deed of trust, and the grant deed will contain a reverter providing that the property will revert to the Housing Commission upon the default by HDP on the repayment of the seller carryback note or on any of the affordability requirements;
- 3) Approve a Housing Commission grant of up to \$1,200,000 to HDP to construct an Accessory Dwelling Unit (ADU) on the sites of each of the single-family homes that will be sold to HDP, for a total of five ADUs; and
- 4) Authorize the Housing Commission's Executive Vice President & Chief of Staff (Executive Vice President), or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals.

SUMMARY

The approved FY 2020 Housing Commission budget included \$500,000 for the construction of three ADUs on three single-family home properties that the Housing Commission owns. In addition to the construction of three ADUs, the Housing Commission is requesting approval to construct two additional ADUs on two additional single-family home properties, as well as rehabilitate the Housing Commission's entire single-family housing portfolio of 39 homes.

As part of the multi-year, comprehensive SDHC Real Estate portfolio rehabilitation plan, the Housing Commission will complete the extensive rehabilitation of all 39 homes located primarily in the southeastern area of the City of San Diego (Attachment 1). Rehabilitation of all the homes will include kitchen cabinets, countertops, flooring, painting, windows, bathroom vanities, exterior painting and landscaping. During the rehabilitation activities, residents will be relocated for approximately 35 days. CPSI has been selected as the relocation agent for this project, and has engaged the residents of the first five homes to identify hotel locations that are aligned with their households needs. Project staff and CPSI also held successful individual relocation meetings with the first five families to provide details on the rehabilitation of their homes and relocation activities, answer questions, and provide contact information for future inquiries.

As part of the renovation of the 39 single-family homes, the five homes selected for the construction of ADUs will have been rehabilitated prior to the proposed sale of these homes to HDP. As noted above, project staff, along with CPSI, has held individual meetings with the residents of the five homes to inform them of the proposed construction of ADUs on the site and answer any specific questions they may have. Among the information provided to the five households at these individual meetings was that following their relocation for the renovation of their homes, they will not be required to relocate for the subsequent construction of the ADUs. Project staff will ensure that all safety precautions are taken during ADU construction to minimize disturbances and ensure safe access for the single-family home residents to their homes. Project staff also shared details with the residents regarding the selection of their sites for the construction of ADUs. This included a review of all 39 homes by internal teams and a licensed architect to find the best site candidates. The five sites were ultimately selected based on lot size, topography, lot configuration, and ease in which the site could be divided to best serve the single family and ADU households.

Upon acquisition of the rehabilitated five homes from the Housing Commission, HDP will then construct the four ADUs and locate one modular home on the available yard space of the five single family homes. The sale of the five homes to HDP will be based on independent appraisals of the homes, and a seller carryback note to the Housing Commission from HDP will reflect the value of the homes per these independent appraisals (Attachments 2-6). The sale of the five homes to HDP will be in accordance with the Housing Commission's real estate disposition policy (Attachment 7). Housing Commission staff also recommends authorization to provide a grant agreement to HDP for \$1,200,000 of MTW funds for the construction of the five ADUs.

In conjunction with the City of San Diego's recent amendments to the Municipal Code regarding ADU's, HDP's work on the ADUs will serve as a pilot program for the Housing Commission to better understand and identify the architectural, construction, cost and other development related issues that may arise on future developments of this type of housing product.

One of the pilot program outcomes will be the creation of off-the-shelf architectural plans for five ADU types, including a studio, one-, two- and three-bedroom units as well as a manufactured home. These architectural plans will be accessible on the City's website for use by homeowners considering the construction of ADUs on their properties.

The other program outcome, is that the final cost to construct each ADU type may assist in the development of a loan program developed by the Housing Commission's Real Estate Finance department, to provide ADU construction funds for eligible homeowners. HDP has engaged DZN Architects for the verification of lots and development of ADU plans, specifically for their success in developing a similar toolkit for the

City of Encinitas.

The Housing Commission’s report *Addressing the Housing Affordability Crisis: San Diego Housing Production Objectives 2018 – 2028* identified detached ADUs, also known as Companion Units, as one of the five main sources of potential additional housing units in the City of San Diego over the next 10 years. The report estimated that 2,700 to 5,500 ADUs could be build citywide over 10 years.

FISCAL CONSIDERATIONS

The funding sources and uses proposed for approval by this action were not included in the Fiscal Year 2020 Budget. Of this requested budgetary increase, \$700,000 will be used for the construction of the five ADUs by HDP in the form of a grant, for a total of \$1,200,000 (\$500,000 of originally approved FY 2020 budget plus \$700,000 budgetary increase). The remainder of the \$7,500,000 will be used by the Housing Commission to rehabilitate the 39 single-family homes. The increase in FY 2020 funding sources and uses are as follows:

FY 2020 funding sources:

MTW Funds	\$ 8,200,000
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FY 2020 funding uses:

Capital Improvements	7,500,000
Grant Expense	<u>700,000</u>
	\$ 8,200,000

KEY STAKEHOLDERS and PROJECTED IMPACTS

Stakeholders include the Housing Commission, HDP and the residents of the 39 single-family homes. The Housing Commission’s asset management staff and HDP development staff members have met with the families that occupy the single-family homes where the ADUs will be constructed. Although the families recognize the loss of a section of the back yards, the impact to the single-family home residents will be mitigated by appropriate fencing to shield and define the spaces of the single-family homes. The residents are pleased to know their rental properties will be comprehensively rehabilitated. The Housing Commission’s asset management and HDP development staff have received approval from the Housing Commission’s Section 8 Housing Choice Voucher (HCV) rental assistance staff that the construction of the ADUs will not negatively impact the families’ HCV status. Further, the ADUs will be constructed to comply with U.S. Department of Housing and Urban Development HCV standards.

ENVIRONMENTAL REVIEW

The activities described in the report are Categorically Exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities); 15302 (Replacement or Reconstruction); and 15303 (New Construction or Conversion of Small Structures.) The activities contemplated herein, are categorically excluded from the National Environmental Policy Act pursuant to Section 58.35(a)(3)(i) and exempt per Section 58.34(a)(12) of Title 24 of the Code of Federal Regulations.

HOUSING DEVELOPMENT PARTNERS CONFLICT DISCLOSURE STATEMENT:

Housing Development Partners’ Board of Directors includes the President and CEO of the Housing Commission, Commissioner Stefanie Benvenuto and community members. The current HDP Board consists of four members. Commissioner Benvenuto and President and CEO of the Housing Commission, Richard Gentry, are each directors and officers of Housing Development Partners, a California nonprofit public benefit corporation qualified as an Internal Revenue Code Section 501(c)(3) corporation. Commissioner Benvenuto and CEO Gentry receive no compensation for their service on the Housing Development Partners Board of Directors. Pursuant to the provisions of Government Code Sections 1091.5(a)(7) and 1091.5(a)(8), Commissioner Benvenuto and CEO Gentry each have a “non-

interest” as described in Government Code Section 1091.5. Furthermore, none of Housing Development Partners’ board members has a financial interest in this development that would legally preclude their participation under the provisions of Government Code Sections 1090 and/or 87100, et. seq. because a 501(c)(3) nonprofit corporation is not a business entity for the purposes of state law and because Housing Development Partners has been determined to be a public agency by the Ethics Commission for local conflict law purposes and/or the Housing Commission’s Conflict of Interest Code. As a member of the Board of Commissioners of the Housing Commission, Ms. Benvenuto is legally entitled to vote and be counted for quorum purposes. This disclosure shall be and is hereby documented in the official records of the Housing Commission. Further, Housing Development Partners may form an affiliated limited partnership or LLC and under such a scenario, Housing Development Partners will be the managing general partner for its affiliated limited partnership or LLC. This disclosure shall be and is hereby documented in the official records of the Housing Commission.

Respectfully submitted,

Approved by,



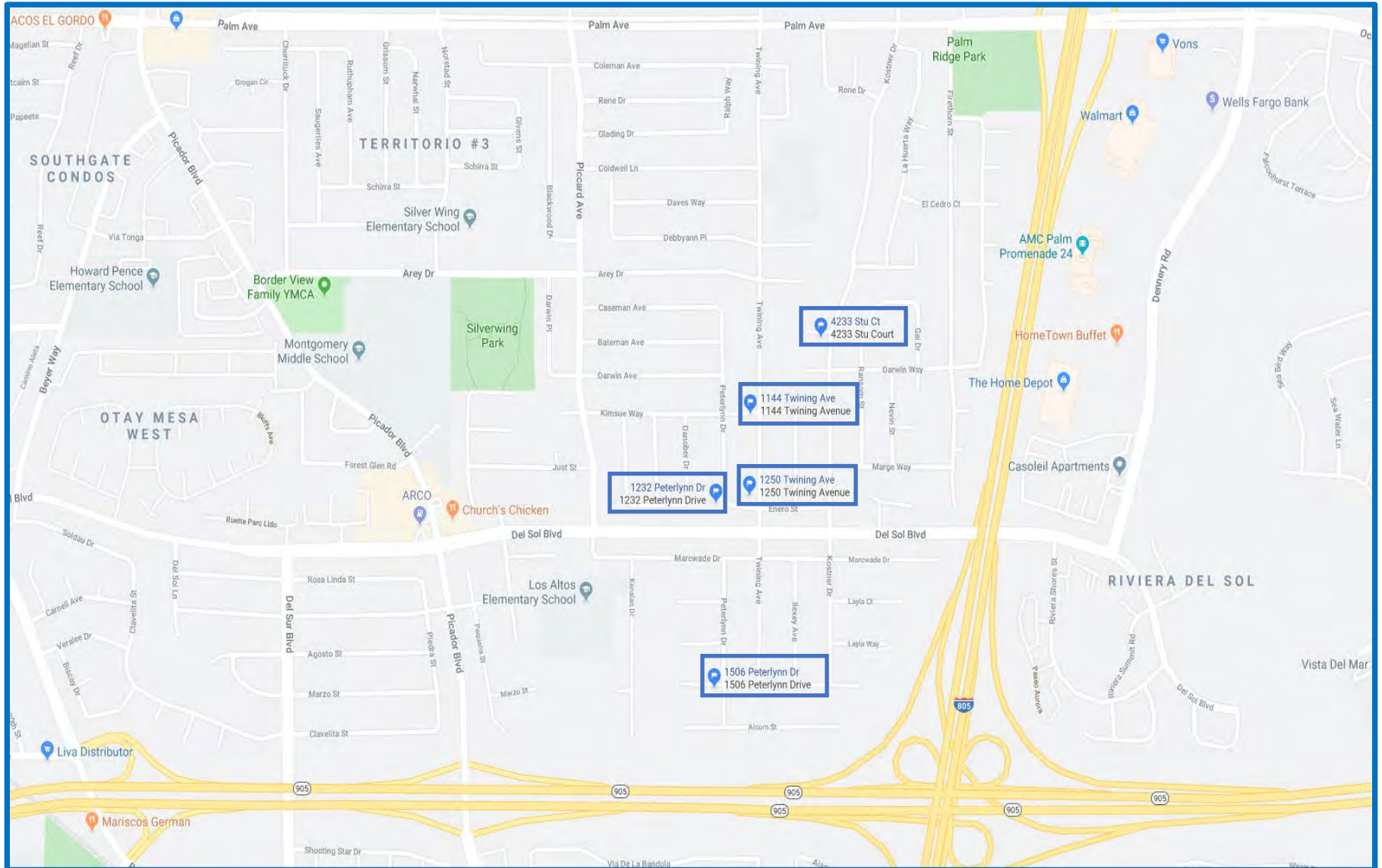
Colin Miller
Vice President Multifamily Housing
Real Estate Division

Jeff Davis
Executive Vice President & Chief of Staff
San Diego Housing Commission

Attachments: 1) Five Single-Family Homes Site Map
2) 1144 Twining Ave. Appraisal
3) 1232 Peterlynn Dr. Appraisal
4) 1250 Twining Ave. Appraisal
5) 1506 Peterlynn Dr. Appraisal
6) 4233 Stu Ct Appraisal
7) Housing Commission Real Estate Disposition Policy

Hard copies are available for review during business hours at the security information desk in the main lobby and the fifth floor reception desk of the San Diego Housing Commission offices at 1122 Broadway, San Diego, CA 92101 and at the Office of the San Diego City Clerk, 202 C Street, San Diego, CA 92101. You may also review complete docket materials in the “Governance & Legislative Affairs” section of the San Diego Housing Commission website at www.sdhc.org.

Attachment 1 – Site Map



AppraiseNet Group, Inc.
3120 Juniper Street
San Diego, CA 92104
(619) 980-6436

10/10/2019

Fernando Sotelo / Cathy Uribe
Michael Pavco
701 B St
San Diego, CA 92101

Re: Property: 1144 Twining Ave
San Diego, CA 92154
Borrower: N/A
File No.: 1144 Twining Ave

Opinion of Value: \$ 455,000
Effective Date: 10/03/2019

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "DMorris". The letters are stylized and connected.

David Morris
Certified Residential
License or Certification #: AR030158
State: CA Expires: 02/20/2021
info@appraisenet.com

APPRAISAL OF REAL PROPERTY



LOCATED AT

1144 Twining Ave
San Diego, CA 92154

Lot:932 City:San Diego Subd:Princess Del Sol Unit #11 Tr#:6584 Tr 6584 Lot 932 Map Ref:006584

FOR

Michael Pavco - San Diego Housing Commission
701 B St
San Diego, CA 92101

OPINION OF VALUE

455,000

AS OF

10/03/2019

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RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 1144 Twining Ave

Property Address: 1144 Twining Ave	City: San Diego	State: CA	Zip Code: 92154
County: San Diego	Legal Description: Lot:932 City:San Diego Subd:Princess Del Sol Unit #11 Tr#:6584 Tr 6584 Lot 932 Map		
Ref:006584	Assessor's Parcel #: 631-190-01-00		
Tax Year: 2019	R.E. Taxes: \$ Unk	Special Assessments: \$ 0	Borrower (if applicable): N/A
Current Owner of Record: San Diego Housing Commission		Occupant: <input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0	<input type="checkbox"/> per year <input type="checkbox"/> per month
Market Area Name: Princess Del Sol - Otay Mesa West		Map Reference: 1350F1	Census Tract: 0100.03

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date)	<input type="checkbox"/> Retrospective	<input type="checkbox"/> Prospective	
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: Market Value of the subject property as defined. Current Value effective date of 10/03/2019. See addendum page.			
Intended User(s) (by name or type): Michael Pavco - San Diego Housing Commission			
Client: Michael Pavco - San Diego Housing Commission		Address: 701 B St, San Diego, CA 92101	
Appraiser: David Morris		Address: 3120 Juniper Street, San Diego, CA 92104	

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.
Predominant Occupancy		One-Unit Housing		Present Land Use	
<input checked="" type="checkbox"/> Owner 75		PRICE \$ (000)	AGE (yrs)	One-Unit 75 %	<input checked="" type="checkbox"/> Not Likely
<input checked="" type="checkbox"/> Tenant 15		340 Low 31		2-4 Unit 5 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
<input checked="" type="checkbox"/> Vacant (0-5%)		562 High 64		Multi-Unit 10 %	* To: _____
<input type="checkbox"/> Vacant (>5%)		485 Pred 49		Comm'l 7 %	
				Vacant Land 3 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject property is bounded by Otay Valley Regional Park to the North, Freeway 805 to the East, Freeway 905 to the South and Beyer Blvd to the West. The subject is located approximately 15.9 miles South of downtown San Diego in the community of Otay Mesa West in the Princess Del Sol neighborhood. Single family residences predominate in the subject's vicinity. schools, shopping, public transportation, and most public services are convenient. Easy freeway access provides transportation routes to employment centers. Per the market conditions addendum property values in the subject's market area have had moderate price increases over the past 180 days. Supply is currently in balance with demand. Small financing concessions are prevalent. Average market time is estimated to be less than one month for properties that are marketed and priced appropriately. See Market Conditions Addendum page.

Dimensions: 16 X 64 X 133 X 66 X 114	Site Area: 8,700 sf		
Zoning Classification: RS-1-7	Description: Residential Requires minimum 5,000-square-foot lots.		
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning			
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Ground Rent (if applicable)	\$ /
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)			
Actual Use as of Effective Date: Residential		Use as appraised in this report: Residential	
Summary of Highest & Best Use: Based on the site and zoning classification the highest and best use of the subject property is as improved.			

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level Pad
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	8,700 sf
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Street Lights	Overhead	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		
Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)									
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 06073C2158G FEMA Map Date 05/16/2012									

Site Comments: There are no adverse site conditions or external factors. The subject is located in an suburban area with typical suburban influences including, but not limited to, commercial properties, places of worship, and neighborhood parks. This is typical for the area with no adverse influence on value and marketability.

General Description	Exterior Description	Foundation	Basement	Heating
# of Units 1 <input type="checkbox"/> Acc. Unit	Foundation Concrete	Slab Concrete	Area Sq. Ft. 0.00	FWA
# of Stories 1	Exterior Walls Stucco	Crawl Space	% Finished None	Type Forced Air Unit
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Shingle	Basement	Ceiling	Fuel Natural Gas
Design (Style) Post Modern	Gutters & Dwnspts. Overhang	Sump Pump <input type="checkbox"/>	Walls	Cooling None
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Aluminum	Dampness <input type="checkbox"/>	Floor	Central
Actual Age (Yrs.) Unk	Storm/Screens Mesh	Settlement	Outside Entry	Other
Effective Age (Yrs.) 30		Infestation		
Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
Floors Carpet/Wood/Tile/Avg	Refrigerator <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # 0	Garage # of cars (2 Tot.)
Walls Drywall / Avg	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Woodstove(s) # 0	Attach. 0
Trim/Finish Wood / Paint / Avg	Disposal <input checked="" type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Slab Patio	Detach. 1
Bath Floor Tile / Average	Dishwasher <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	None	Blt.-In 0
Bath Wainscot Tile / Average	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Covered Entry	Carport 0
Doors Raised Panel / Avg	Microwave <input checked="" type="checkbox"/>	Fence <input type="checkbox"/>	Perimeter	Driveway 1
	Washer/Dryer <input type="checkbox"/>	Heated <input type="checkbox"/>	None	Surface Concrete
		Finished <input type="checkbox"/>		
Finished area above grade contains: 8 Rooms 5 Bedrooms 2.0 Bath(s) 1,488 Square Feet of Gross Living Area Above Grade				
Additional features: See below.				

Describe the condition of the property (including physical, functional and external obsolescence): The subject exhibits typical physical depreciation for a house its age, although no significant deferred maintenance item was noted. No functional or economic obsolescence noted. Quality of construction is typical for the area. The subject property was in Average condition at the time of inspection. The year built for the subject was not found on public records. It is estimated the subject was built in 1969 -1970 similar to the other homes in the market area. The subject was conforming to the neighborhood and resembled the other homes on the street built at that time. 30 years effective date was utilized due to updating and refurbishing of the home over the years.



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 1144 Twining Ave

TRANSFER HISTORY	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): Sandicor MLS / CRS Tax	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Research of Public Records and MLS revealed that the subject property has not been sold or transferred in the past 36 months.
	Date: N/A	
	Price: 0	
	Source(s): Sandicor MLS / CRS Tax	
TRANSFER HISTORY	2nd Prior Subject Sale/Transfer	
	Date: N/A	
	Price: 0	
	Source(s): Sandicor MLS / CRS Tax	

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

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	1144 Twining Ave San Diego, CA 92154	4191 Ereno St San Diego, CA 92154			4076 Bateman Ave San Diego, CA 92154			1447 Peterlynn Dr San Diego, CA 92154		
Proximity to Subject		0.15 miles SE			0.14 miles NW			0.32 miles S		
Sale Price	\$	\$ 475,000			\$ 485,000			\$ 460,000		
Sale Price/GLA	\$ /sq.ft.	\$ 286.14 /sq.ft.			\$ 363.02 /sq.ft.			\$ 368.00 /sq.ft.		
Data Source(s)	Inspection	MLS #190018203;DOM 21			MLS #190026420;DOM 5			MLS #190042010;DOM 9		
Verification Source(s)	Public Record	Doc #206220/CRS Tax			Doc #242102/CRS Tax			Doc #401258/CRS Tax		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions		Armlth Conv;9500	-4,500	Armlth FHA;3000		Armlth FHA;0				
Date of Sale/Time		s05/19;c04/19		s06/19;c05/19		s09/19;c08/19				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Location	Residential	Bcks Busy St	+10,000	Residential		Residential				
Site	8,700 sf	6100 sf	+9,250	5600 sf	+10,500	6200 sf	+9,000			
View	Residential	Residential		Residential		Residential				
Design (Style)	Post Modern	Post Modern		Post Modern		Post Modern				
Quality of Construction	Average	Average		Average		Average				
Age	30 Eff	48		50		49				
Condition	Average	Average		Good	-40,000	Good	-40,000			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	+10,000	Total Bdrms Baths	+10,000			
Room Count	8 5 2.0	8 5 3.0	-10,000	7 4 2.0	0	6 4 2.0	0			
Gross Living Area	1,488 sq.ft.	1,660 sq.ft.	-12,900	1,336 sq.ft.	+11,400	1,250 sq.ft.	+17,850			
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf				
Functional Utility	Adequate	Adequate		Adequate		Adequate				
Heating/Cooling	FWA/None	FWA/CAC	-5,000	FWA/CAC	-5,000	FWA/None				
Energy Efficient Items	None	None		None		None				
Garage/Carport	1ga1dw	1ga1dw		2ga2dw	-20,000	1ga1dw				
Porch/Patio/Deck	Porch, Patio	Porch, Patio		Porch, Patio		Porch, Patio				
Pool Features	None	None		None		None				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -13,150	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -33,100	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -3,150			
Adjusted Sale Price of Comparables		Net 2.8 % Gross 10.9 %	\$ 461,850	Net 6.8 % Gross 20.0 %	\$ 451,900	Net 0.7 % Gross 16.7 %	\$ 456,850			

Summary of Sales Comparison Approach All comparables utilized in the appraisal report were found to be arm's length transactions and were verified through Sandicor MLS and CRS Data Public Record files. A combination of methods were utilized based on both quantitative and qualitative analysis. Adjustments were determined through paired sales analysis and sensitivity analysis. The adjustments reflect the difference the typical buyer would pay for the added amenity or "Market Reaction" for such features. Discussions with local Realtors, office files, previous appraisals completed in the area, and the appraiser's working knowledge and experience were also implemented in arriving at the final adjustment set within the sales comparison grid.

The subject exhibits good comparability to the other properties in the neighborhood. Comparables #1, #2 and #3 were considered most similar to the subject due to bedroom count and proximity. Therefore, it was given the most weight in arriving at the final opinion of market value for the subject. Comparables #2, #3, #4 are located within the subject's immediate market area and were adjusted for smaller bedroom count and gross living area. Comparable #4 brackets the subjects Gross living area and was given weight. Comparables #2, #3, #4 showed as being recently updated and were adjusted for superior overall condition. Comparable #5 is a Active Listing located within the subject's immediate market area.

SALES CONCESSIONS: Per the Market Conditions addendum, the median seller concession amount is \$5,000. Therefore, only sales concession amounts greater than the median warranted an adjustment.
 LOCATION: Location differentials were adjusted at \$10,000.
 SITE: The subject is located on a partially sloping rear lot and does not benefit from full lot utility of the 8,700 sqft lot. Lot size differentials were adjusted at \$2.50 per sf, if difference greater than 1,500 sf due to overall utility.
 AGE, QUALITY OF CONSTRUCTION AND CONDITION adjustments were determined through paired sale analysis with comparables #1, #2 and #3 accounting for actual age, effective age, renovations and remodeling.
 AGE: Differentials were less than 10 effective years and therefore no adjustments were considered warranted.
 CONDITION: Differentials were adjusted at \$40,000 per review MLS photographs and MLS comments.
 BEDROOM, BATHROOM AND GROSS LIVING AREA adjustments were determined through paired sale analysis with comparables #1, #2 and #3.
 ROOMS & BEDROOMS: Bedrooms were adjusted at \$10,000.
 FULL BATHS: Full baths were adjusted at \$10,000 each.
 GLA: Differentials were adjusted at \$75 per sf if difference greater than 100 sf.
 GARAGE/CARPOR: Differentials were adjusted at \$20,000 per garage parking space. Adjustment based on paired sale and sensitivity analysis with comparables #1, #2 and #3.
 All other adjustments were considered self explanatory and therefore no comment was considered warranted.

Indicated Value by Sales Comparison Approach \$ 455,000



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 1144 Twining Ave

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	
	OPINION OF SITE VALUE	= \$
	Source of cost data:	DWELLING Sq.Ft. @ \$ = \$
	Quality rating from cost service: Effective date of cost data:	Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):		
Sq.Ft. @ \$ = \$		
Sq.Ft. @ \$ = \$		
Sq.Ft. @ \$ = \$		
Sq.Ft. @ \$ = \$		
Sq.Ft. @ \$ = \$		
Garage/Carport Sq.Ft. @ \$ = \$		
Total Estimate of Cost-New = \$		
Less Physical Functional External		
Depreciation	= \$()	
Depreciated Cost of Improvements	= \$	
"As-is" Value of Site Improvements	= \$	
	= \$	
	= \$	
Estimated Remaining Economic Life (if required): Years	INDICATED VALUE BY COST APPROACH = \$	

INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$	Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM):	

PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project:	
	Describe common elements and recreational facilities:	

RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 455,000 Cost Approach (if developed) \$ Income Approach (if developed) \$
	Final Reconciliation Comparison of the most comparable, recent sales provided the best indicator of value. The cost approach was analyzed and did tend to support the market data. The income approach was not utilized due to insufficient comparable rental data.

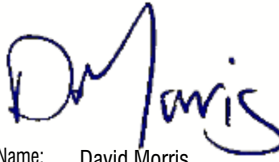
This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 455,000, as of: 10/03/2019, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS	A true and complete copy of this report contains <u>20</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

Client Contact: <u>Fernando Sotelo / Cathy Uribe</u>	Client Name: <u>Michael Pavco - San Diego Housing Commission</u>
E-Mail: <u>fsotelo@hdpatterns.org / curibe@hdpatterns.org</u>	Address: <u>701 B St, San Diego, CA 92101</u>

SIGNATURES	APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
		
	Appraiser Name: <u>David Morris</u>	Supervisory or Co-Appraiser Name: _____
	Company: <u>AppraiseNet Group, Inc.</u>	Company: _____
	Phone: <u>(619) 980-6436</u> Fax: _____	Phone: _____ Fax: _____
	E-Mail: <u>info@appraisenet.com</u>	E-Mail: _____
	Date of Report (Signature): <u>10/10/2019</u>	Date of Report (Signature): _____
	License or Certification #: <u>AR030158</u> State: <u>CA</u>	License or Certification #: _____ State: _____
	Designation: <u>Certified Residential</u>	Designation: _____
	Expiration Date of License or Certification: <u>02/20/2021</u>	Expiration Date of License or Certification: _____
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: <u>10/03/2019</u>	Date of Inspection: _____	

ADDITIONAL COMPARABLE SALES

File No.: 1144 Twining Ave

FEATURE	SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address	1144 Twining Ave San Diego, CA 92154			4057 Marcwade Dr San Diego, CA 92154			3990 Debbyann Pl San Diego, CA 92154								
Proximity to Subject				0.22 miles SW			0.31 miles NW								
Sale Price	\$			\$ 484,000			\$ 465,000			\$					
Sale Price/GLA	\$/sq.ft.			\$ 330.60 /sq.ft.			\$ 348.05 /sq.ft.			\$/sq.ft.					
Data Source(s)	Inspection			MLS #190017827;DOM 12			MLS #190050113;DOM 24								
Verification Source(s)	Public Record			Doc #245542/CRS Tax			Active Listing								
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjust.			DESCRIPTION			+(-) \$ Adjust.		
Sales or Financing Concessions				Armlth FHA;0						Listing					
Date of Sale/Time				s06/19;c04/19						Active					
Rights Appraised	Fee Simple			Fee Simple						Fee Simple					
Location	Residential			Residential						Residential					
Site	8,700 sf			5600 sf			+10,500			5000 sf			+12,000		
View	Residential			Residential						Residential					
Design (Style)	Post Modern			Post Modern						Post Modern					
Quality of Construction	Average			Average						Average					
Age	30 Eff			49						51					
Condition	Average			Good			-40,000			Average					
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths	+10,000	Total	Bdrms	Baths	+10,000	Total	Bdrms	Baths	
Room Count	8	5	2.0	8	4	2.0	0	7	4	2.0	0				
Gross Living Area	1,488 sq.ft.			1,464 sq.ft.						1,336 sq.ft.			+11,400 sq.ft.		
Basement & Finished Rooms Below Grade	0sf			0sf						0sf					
Functional Utility	Adequate			Adequate						Adequate					
Heating/Cooling	FWA/None			FWA/CAC			-5,000			FWA/None					
Energy Efficient Items	None			None						None					
Garage/Carport	1ga1dw			1ga1dw						2ga2dw			-20,000		
Porch/Patio/Deck	Porch, Patio			Porch, Patio						Porch, Patio					
Pool Features	None			None						None					
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -24,500			<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 13,400		
Adjusted Sale Price of Comparables				Net 5.1 %						Net 2.9 %					
				Gross 13.5 %			\$ 459,500			Gross 11.5 %			\$ 478,400		
Summary of Sales Comparison Approach															

SALES COMPARISON APPROACH

Supplemental Addendum

File No. 1144 Twining Ave

Borrower	N/A						
Property Address	1144 Twining Ave						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						

INTENDED USE:

The intended user of this appraisal report is Michael Pavco - San Diego Housing Commission. No additional Intended Users are identified by the appraiser.

The Intended Use is to determine an opinion of current market value the property, effective date of 10/03/2019, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal form, and definition of Market Value. This appraisal may not be utilized for any other purposes.

This appraisal report is NOT INTENDED FOR A MORTGAGE TRANSACTION.

SCOPE OF WORK:

Notes were taken as to the physical characteristics of the improvements including the yard area, lot topography/utility, and view amenity. Photographs were taken of the interior and exterior. A review of SANDICOR (SDMLS) and tax records was completed to find sold, pending, and active listings with a similar Highest and Best Use, current to the date of value. I made a sincere effort to itemize the features noted during my walk-through inspection on 10/03/2019. Prime consideration and emphasis was to utilize comparables that are close or similar to the same physical characteristics, effective age, amenities, that attributes to the subject property. All the pictures of the comparable sales are original and all of the comparable sales were previewed from the street.

As a clarification to the scope of this report & any use of the words "inspect" or "inspection" anywhere in this report - the intended inference is limited to what the appraiser has visually observed - those readily observable conditions (visually observable without probing, removing of panels or the like, observation of exterior components from ground level only, etc.). Furthermore, the appraiser is NOT a home inspector, and is NOT an expert in issues relating to drainage, structural integrity or adequacy, environmental hazards, and/or other matters pertaining to such other items that are not readily observable (i.e., insulation, electrical wiring, in-wall or in-ground plumbing, etc.).

My analyses, opinions, and conclusions were developed, and my Appraisal Report were prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP), as developed by the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

I have no present or prospective interest in the Property and I have no personal interest or bias with respect to the parties involved. My compensation is not contingent on any action or event resulting from the analysis, opinions, conclusions in, or the use of, my valuation or my review of any other appraisal.

HIGHEST AND BEST USE:

The Highest and Best Use of the subject "as improved" is the best use. The contribution of the subject property's 1,488 sqft home is significant to the overall value of the 8,700 sqft site. Therefore, based on this analysis, the present use of all sites in the neighborhood, and the local area zoning, the highest and best use of the subject is determined to be single-unit residential as currently improved.

SUBJECT ZONING:

RS-1-7 - Residential Requires minimum 5,000-square-foot lots.

The purpose of the RS zones is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.

SUMMARY OF ADJUSTMENTS:

Adjustments to each of the data points are required for the significant differences among the data that affect value. I adhere to a sequence of adjustments in each sales comparison model. Using this sequence, I obtain intermediate price figures and apply succeeding adjustments to each previously adjusted price. The adjustments applied to the comparables reflect the property's superiority or inferiority concerning the conditions of sale, market conditions, locational and physical characteristics, site size, views, quality, condition, bedroom and bathroom count and gross living area differences.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification.

Definition of Market Value: Uniform Standards of Professional Appraisal Practice, Standards 1, 2 and 3.

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 advised, and each acting in what he/she 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)

Supplemental Addendum

File No. 1144 Twining Ave

Borrower	N/A						
Property Address	1144 Twining Ave						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						

the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions by anyone associated with the sale.

COMMENTS REGARDING CONDITION OF THE IMPROVEMENTS:

The routine observation of the subject property and any improvements is for the purpose of determining fair market value of the property. Attics and crawl space areas are typically not accessed. The property 'inspection' is really more of an 'observation.' It is not to be regarded as a full property inspection of the type intended to reveal defects in mechanical systems, structural integrity, roofing, siding or any other property components. The appraiser claims no special expertise in these areas, nor is the appraiser an expert regarding issues related to foundation settlement, basement moisture, wood destroying (or other) insects/pests, mold, mildew or lead based paint. Unless otherwise noted, the appraiser assumes the various elements that constitute the subject property are fundamentally sound and in working order. All observations referred to in this appraisal are subject to visual observations typical of a real estate appraisal. These observations were made of readily accessible areas. Minor defects are common in homes in the marketplace, often typical for the area and not an adversity to market value.

Statements regarding condition, particularly those heating and cooling systems are based on superficial observations only and testing of these items are not part of this appraisal process. The appraiser is not a home inspector and the appraisal report is not a home inspection report. The appraisal report should not be relied upon to disclose the condition of the subject property or the presence/absence of any defects. The client, buyers, borrowers are invited and encouraged to employ the qualified experts to inspect and address any concerns. If any negative conditions are discovered, the appraiser reserves the right to modify the opinion of market value.

Market Conditions Addendum to the Appraisal Report

File No. 1144 Twining Ave

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 1144 Twining Ave City San Diego State CA ZIP Code 92154

Borrower N/A

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	54	31	29	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	9.00	10.33	9.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	14	21	16	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.6	2.0	1.7	<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	\$468,000	\$495,000	\$462,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	18	13	11	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$477,000	\$475,500	\$506,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	18	20	41	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	99%	100%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail 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.). An analysis was performed on 114 competing sales over the past 12 months. For those sales, a total of 36.8% were reported to have seller concessions. This analysis shows a change of +0.2% per month. Those sales with seller concessions had a median seller contribution of \$5,000.

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).

An analysis was performed on 114 competing sales over the past 12 months. For those sales, a total of 1.8% were reported to be REO.

Cite data sources for above information. Information reported in the Sandicor system (using an effective date of 09/30/2019) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.

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.

Market parameters utilized: Single family homes, Zip Code 92154 and within the neighborhood boundaries described on Page #1 of this report. Analysis of active, pending, withdrawn, cancelled, expired and sold listings was performed within the previous 24 months. This included comparables within 1 (+ & -) bedroom count and gross living area differentials within 25% (+ & -).

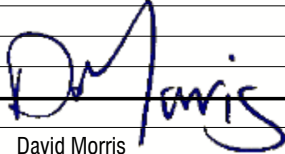
If the subject is a unit in a condominium or cooperative project, complete the following:

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 	Signature
Appraiser Name David Morris	Supervisory Appraiser Name
Company Name AppraiseNet Group, Inc.	Company Name
Company Address 3120 Juniper Street, San Diego, CA 92104	Company Address
State License/Certification # AR030158 State CA	State License/Certification # State
Email Address info@appraisenet.com	Email Address

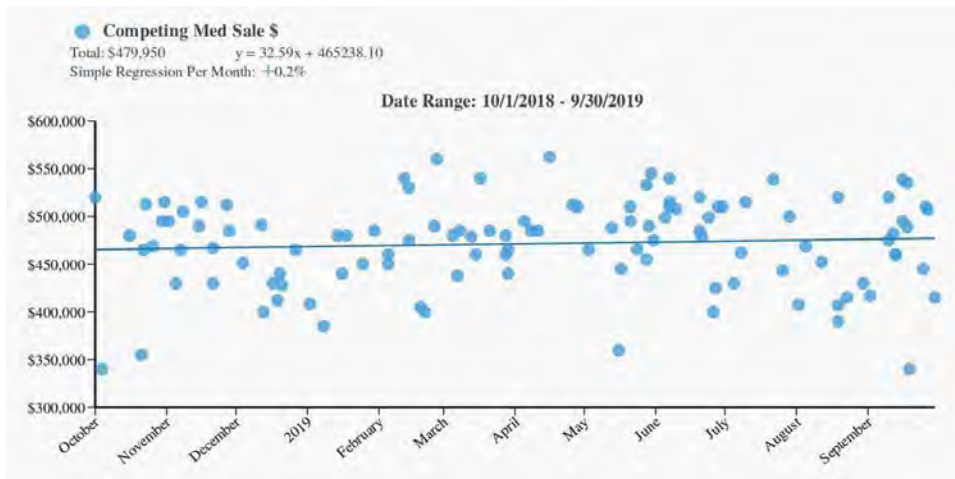
MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

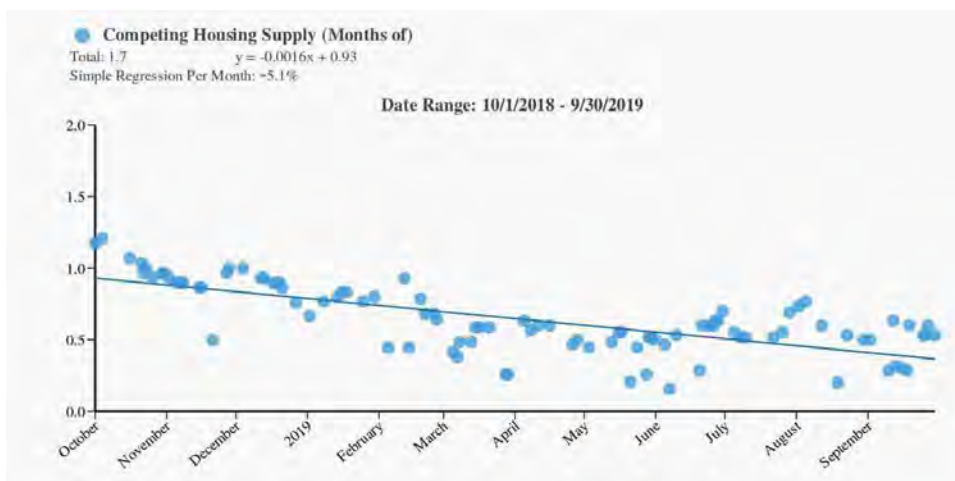
Market Conditions Charts - Page 1

Borrower	N/A				
Property Address	1144 Twining Ave				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco	Zip Code	92154		



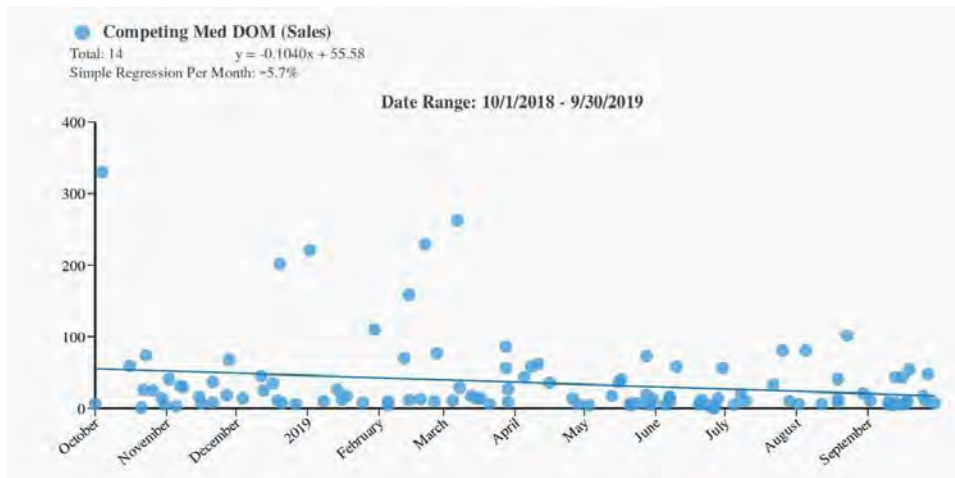
Median \$

An analysis was performed on 114 competing sales over the past 12 months. The sales within this group had a median sale price of \$479,950. This analysis shows a change of +0.2% per month.



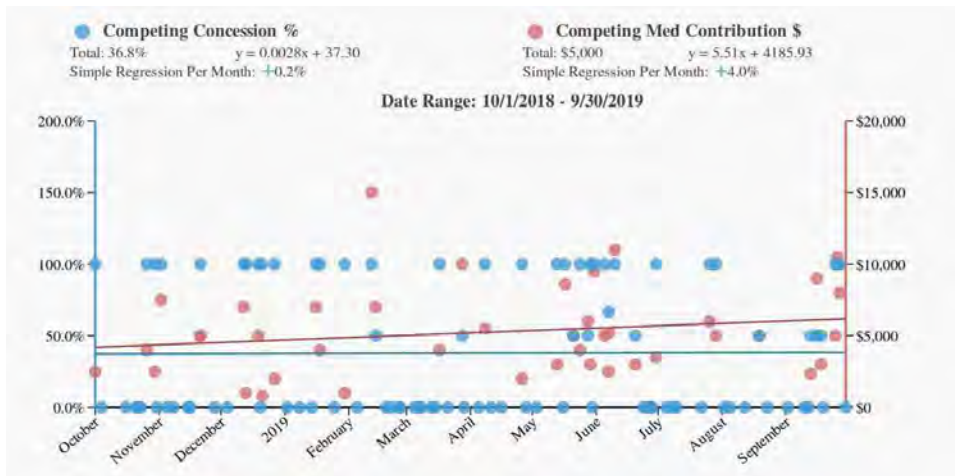
Housing Supply

Based on all sales in this same group, there is a 1.7 month supply. This analysis shows a change of -5.1% per month.



Sales DOM

These sales had a median DOM of 14. This analysis shows a change of -5.7% per month.



Concession %

An analysis was performed on 114 competing sales over the past 12 months. For those sales, a total of 36.8% were reported to have seller concessions. This analysis shows a change of +0.2% per month. Those sales with seller concessions had a median seller contribution of \$5,000.

Subject Photo Page

Borrower	N/A						
Property Address	1144 Twining Ave						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Subject Front

1144 Twining Ave
Sales Price
Gross Living Area 1,488
Total Rooms 8
Total Bedrooms 5
Total Bathrooms 2.0
Location Residential
View Residential
Site 8,700 sf
Quality Average
Age 30 Eff



Subject Rear



Subject Street

Photograph Addendum

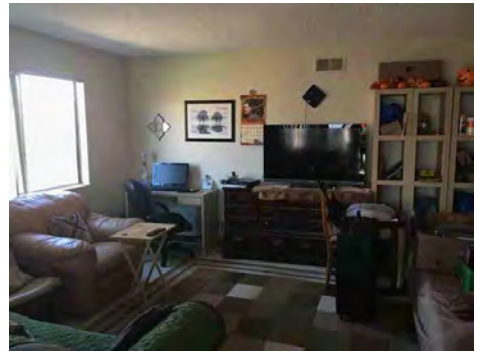
Borrower	N/A						
Property Address	1144 Twining Ave						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Smoke & Carbon Monoxide Alarm



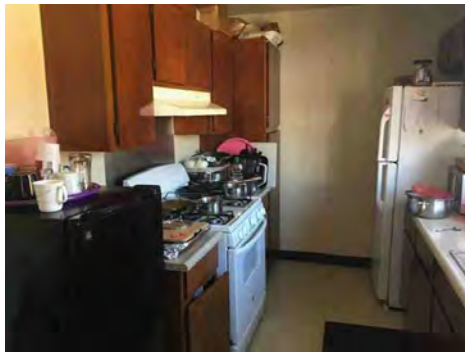
Water Heater



Living Room



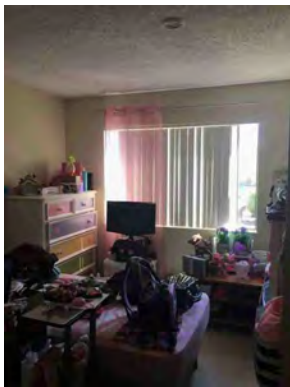
Dining Room



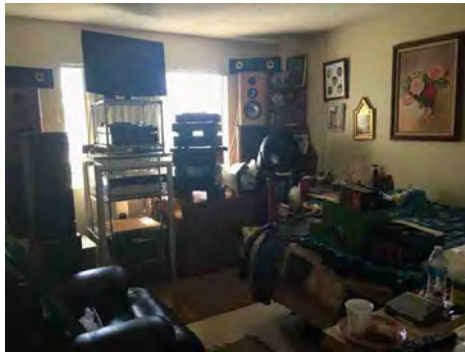
Kitchen



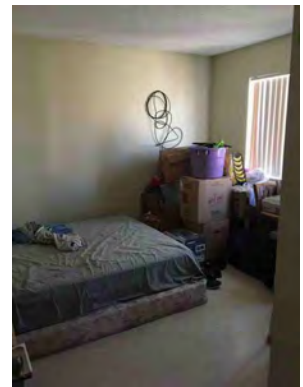
Kitchen



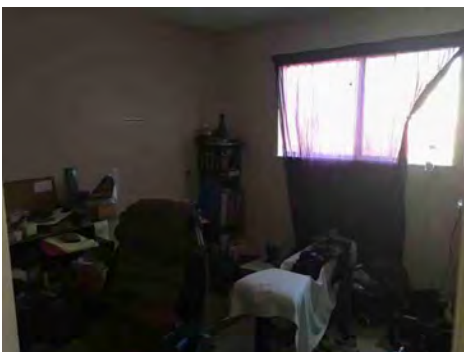
Bedroom 1



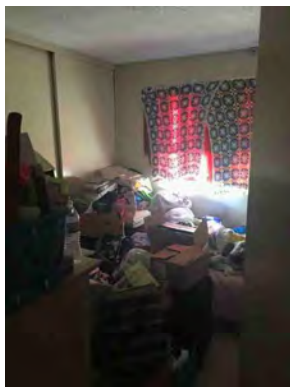
Bedroom 2



Bedroom 3



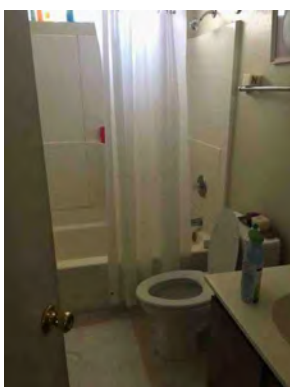
Bedroom 4



Bedroom 5



Bathroom 1



Bathroom 2



Laundry



Side View

Photograph Addendum

Borrower	N/A						
Property Address	1144 Twining Ave						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Side View



Front View (Alternate)



Rear View (Alternate)



Street View (Alternate)



Address Verification



Patio Area



Porch Area



Back Yard



Garage Exterior



Garage Interior

Comparable Photo Page

Borrower	N/A				
Property Address	1144 Twining Ave				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco			Zip Code	92154



Comparable 1

4191 Enero St	
Prox. to Subject	0.15 miles SE
Sale Price	475,000
Gross Living Area	1,660
Total Rooms	8
Total Bedrooms	5
Total Bathrooms	3.0
Location	Bcks Busy St
View	Residential
Site	6100 sf
Quality	Average
Age	48



Comparable 2

4076 Bateman Ave	
Prox. to Subject	0.14 miles NW
Sale Price	485,000
Gross Living Area	1,336
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	5600 sf
Quality	Average
Age	50



Comparable 3

1447 Peterlynn Dr	
Prox. to Subject	0.32 miles S
Sale Price	460,000
Gross Living Area	1,250
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	6200 sf
Quality	Average
Age	49

Comparable Photo Page

Borrower	N/A				
Property Address	1144 Twining Ave				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco			Zip Code	92154



Comparable 4

4057 Marcwade Dr
 Prox. to Subject 0.22 miles SW
 Sale Price 484,000
 Gross Living Area 1,464
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location Residential
 View Residential
 Site 5600 sf
 Quality Average
 Age 49



Comparable 5

3990 Debbyann Pl
 Prox. to Subject 0.31 miles NW
 Sale Price 465,000
 Gross Living Area 1,336
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location Residential
 View Residential
 Site 5000 sf
 Quality Average
 Age 51

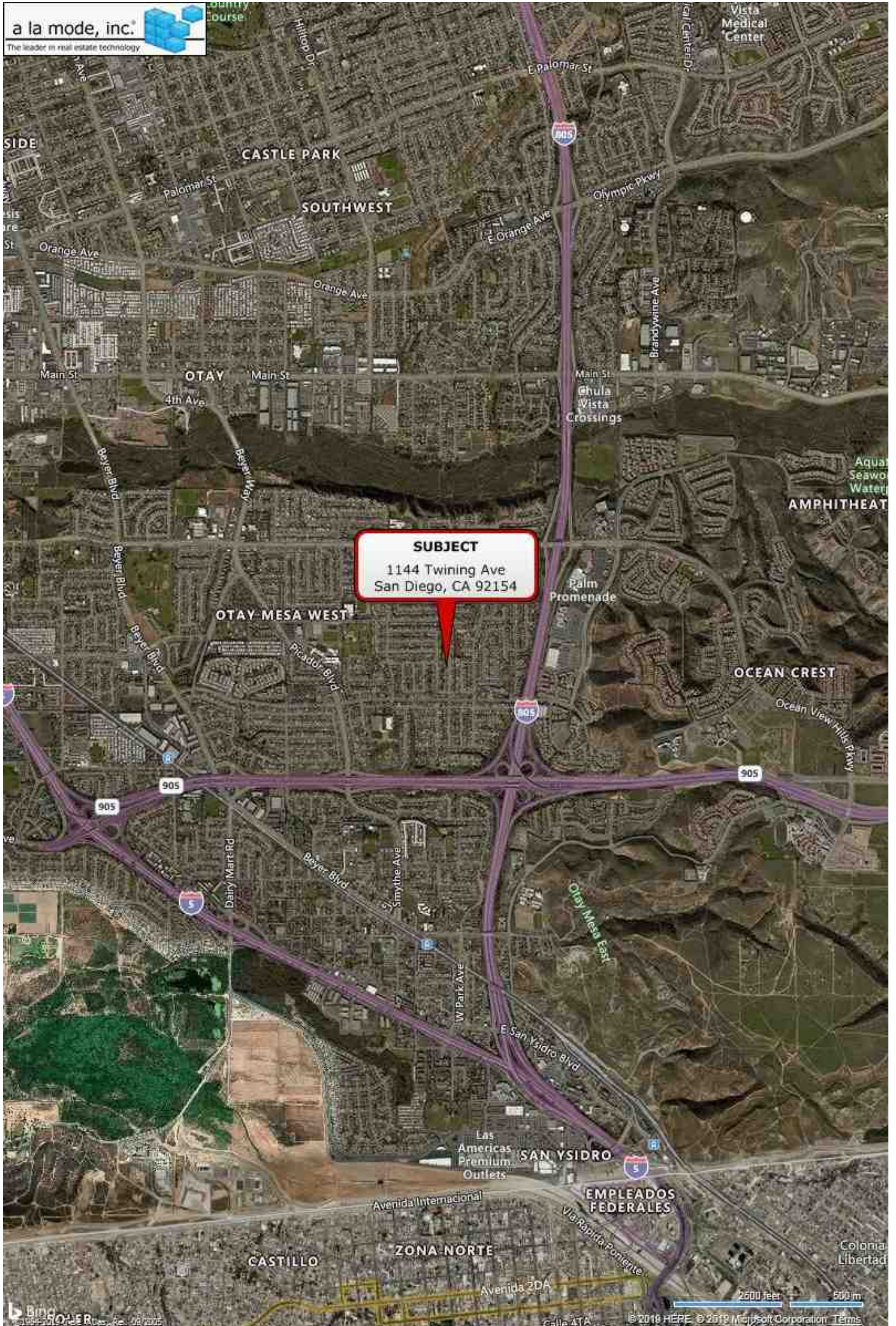
Location Map

Borrower	N/A			
Property Address	1144 Twining Ave			
City	San Diego	County San Diego	State CA	Zip Code 92154
Lender/Client	Michael Pavco			

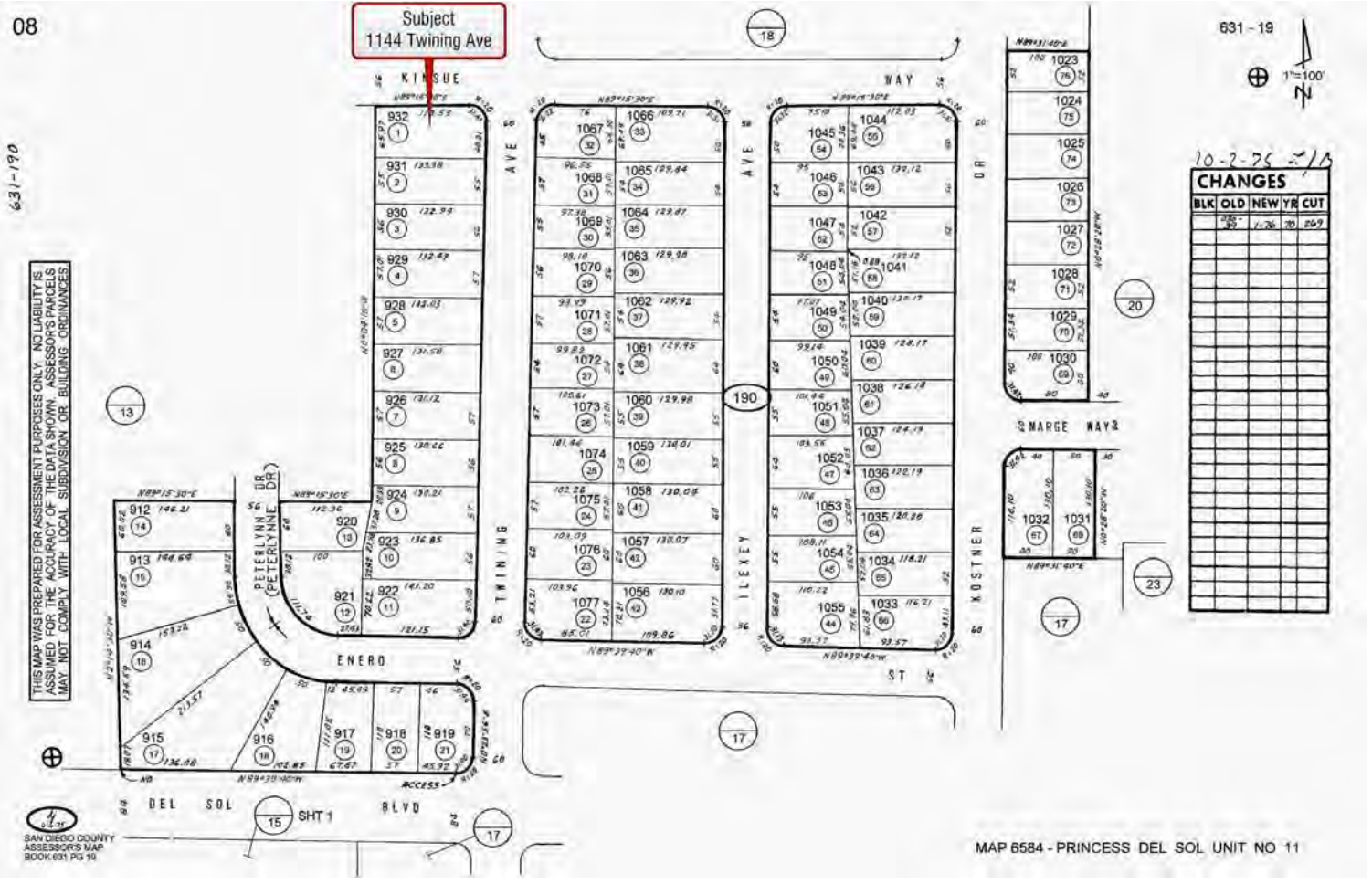


Aerial Map

Borrower	N/A						
Property Address	1144 Twining Ave						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						

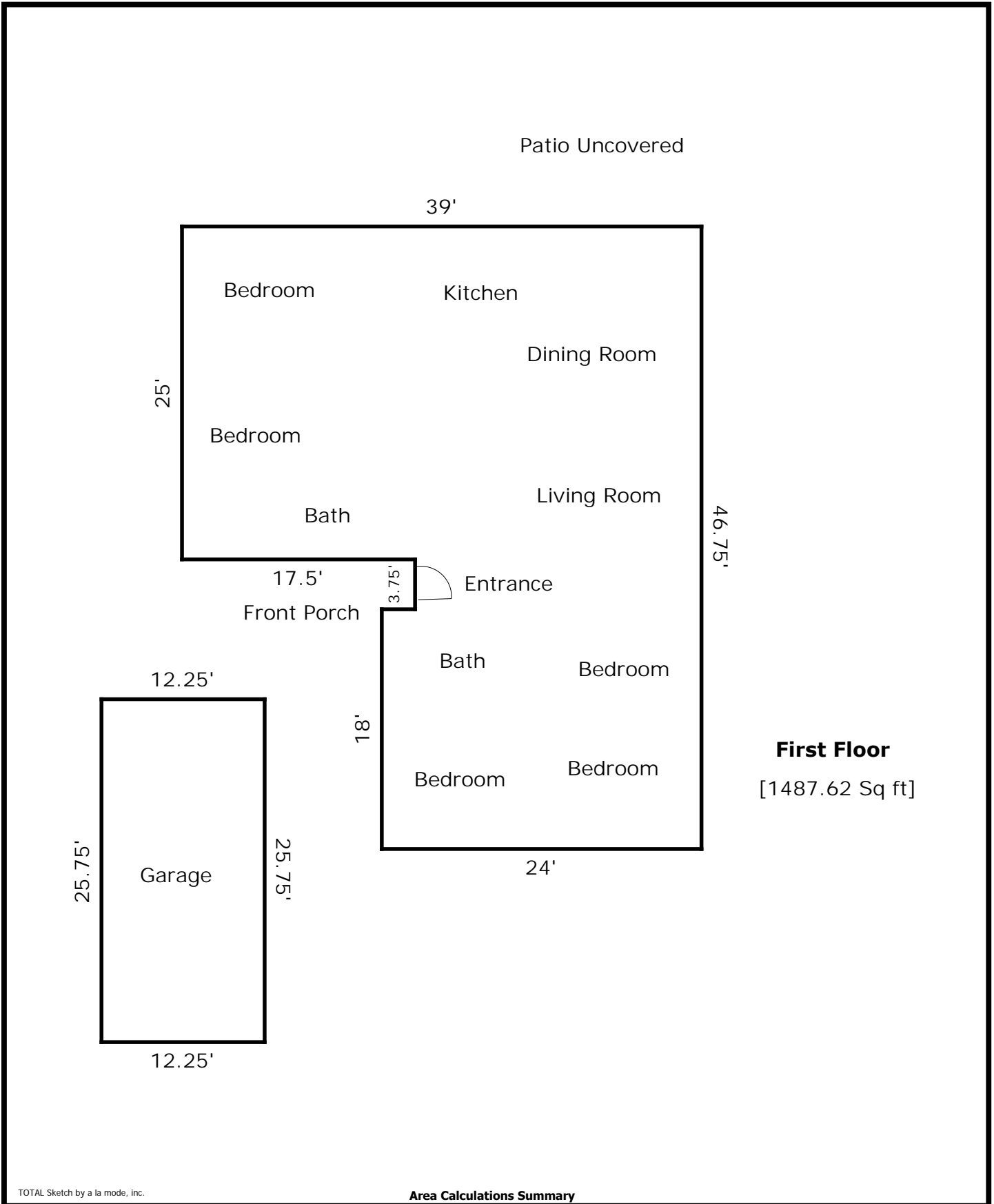


Plat Map



Building Sketch

Borrower	N/A						
Property Address	1144 Twining Ave						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1487.63 Sq ft	24 × 18 = 432 28.75 × 21.5 = 618.12 25 × 17.5 = 437.5
Total Living Area (Rounded):	1488 Sq ft	
Non-living Area		
1 Car Detached	315.44 Sq ft	25.75 × 12.25 = 315.44

Appraiser License



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

David B. Morris

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 030158

Effective Date: February 21, 2019
Date Expires: February 20, 2021

Jimmy Martin
Jimmy Martin, Bureau Chief, BREA

3044933

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

Appraiser Insurance

STOCK COMPANY

PRO GUARD PLATINUM POLICY DECLARATIONS

POLICY NUMBER: REO0000880

Prior Policy Number: NEW

WESTERN WORLD INSURANCE COMPANY TUDOR INSURANCE COMPANY STRATFORD INSURANCE COMPANY

Named Insured and Mailing Address:

David B Morris

Agent/Broker #33601

Premium: \$ 788.00

DBA AppraiseNet Group, Inc
3120 Juniper St

SAN DIEGO, CA 92104

Producer:

Professionals' Best
6760 University Ave
Suite #250
San Diego, CA 92115

Policy Period: (Mo./Day/Yr.)

From: 05/13/2019

To: 05/13/2020

12:01 AM, standard time at your mailing address shown above.

EXCEPT AS MAY OTHERWISE BE PROVIDED IN THE FOLLOWED POLICY, THIS POLICY MAY APPLY ONLY TO CLAIMS FIRST MADE IN ACCORDANCE WITH THE TERMS, CONDITIONS AND REQUIREMENTS OF THE FOLLOWED POLICY; AND THE LIMIT OF LIABILITY IS REDUCED AND MAY BE EXHAUSTED BY PAYMENT OF DEFENSE COSTS OR CLAIMS FEES AND EXPENSES. PLEASE READ THE FOLLOWED POLICY AND THIS POLICY CAREFULLY.

ITEM 1. PROFESSIONAL SERVICES:

Real Estate Appraisers

ERRORS AND OMISSIONS LIABILITY INSURANCE

ITEM 2. LIMIT OF INSURANCE Each Claim Limit \$ 1,000,000 Aggregate Limit \$ 1,000,000

ITEM 3. DEDUCTIBLE Each Claim \$ 500 Aggregate \$ 1,000

ITEM 4. RETROACTIVE DATE 05/13/2004

ITEM 5. PREMIUM \$ 788.00

AppraiseNet Group, Inc.
3120 Juniper Street
San Diego, CA 92104
(619) 980-6436

10/10/2019

Fernando Sotelo / Cathy Uribe
Michael Pavco
701 B St
San Diego, CA 92101

Re: Property: 1232 Peterlynn Dr
San Diego, CA 92154
Borrower: N/A
File No.: 1232 Peterlynn Dr

Opinion of Value: \$ 425,000
Effective Date: 09/30/2019

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "DMorris". The signature is stylized, with the first letters of the first and last names being larger and more prominent.

David Morris
Certified Residential
License or Certification #: AR030158
State: CA Expires: 02/20/2021
info@appraisenet.com

APPRAISAL OF REAL PROPERTY



LOCATED AT

1232 Peterlynn Dr
San Diego, CA 92154

Lot:914 City:San Diego Subd:Princess Del Sol Unit #11 Tr#:6584 Tr 6584 Lot 914 Map Ref:006584

FOR

Michael Pavco - San Diego Housing Commission
701 B St
San Diego, CA 92101

OPINION OF VALUE

425,000

AS OF

09/30/2019

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RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 1232 Peterlynn Dr

Property Address: 1232 Peterlynn Dr	City: San Diego	State: CA	Zip Code: 92154
County: San Diego	Legal Description: Lot:914 City:San Diego Subd:Princess Del Sol Unit #11 Tr#:6584 Tr 6584 Lot 914 Map Ref:006584		
Ref:006584	Assessor's Parcel #: 631-190-16-00		
Tax Year: 2019	R.E. Taxes: \$ Unk	Special Assessments: \$ 0	Borrower (if applicable): N/A
Current Owner of Record: San Diego Housing Commission	Occupant: <input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Vacant
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)	HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month		
Market Area Name: Princess Del Sol - Otay Mesa West	Map Reference: 1350F1	Census Tract: 0100.03	

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)
Intended Use: Market Value of the subject property as defined. Current Value effective date of 09/30/2019. See addendum page.
Intended User(s) (by name or type): Michael Pavco - San Diego Housing Commission
Client: Michael Pavco - San Diego Housing Commission Address: 701 B St, San Diego, CA 92101
Appraiser: David Morris Address: 3120 Juniper Street, San Diego, CA 92104

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner 75	PRICE (\$000)	One-Unit 75 %	<input checked="" type="checkbox"/> Not Likely
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Tenant 15	AGE (yrs)	2-4 Unit 5 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	340 Low 31	Multi-Unit 10 %	* To: _____
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	562 High 64	Comm'l 7 %	
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		485 Pred 49	Vacant Land 3 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject property is bounded by Otay Valley Regional Park to the North, Freeway 805 to the East, Freeway 905 to the South and Beyer Blvd to the West. The subject is located approximately 15.9 miles South of downtown San Diego in the community of Otay Mesa West in the Princess Del Sol neighborhood. Single family residences predominate in the subject's vicinity. schools, shopping, public transportation, and most public services are convenient. Easy freeway access provides transportation routes to employment centers. Per the market conditions addendum property values in the subject's market area have had moderate price increases over the past 180 days. Supply is currently in balance with demand. Small financing concessions are prevalent. Average market time is estimated to be less than one month for properties that are marketed and priced appropriately. See Market Conditions Addendum page.

Dimensions: 50 X 214 X 135 X 153	Site Area: 17,100 sf
Zoning Classification: RS-1-7	Description: Residential Requires minimum 5,000-square-foot lots.
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	Ground Rent (if applicable) \$ /
Actual Use as of Effective Date: Residential	Use as appraised in this report: Residential
Summary of Highest & Best Use: Based on the site and zoning classification the highest and best use of the subject property is as improved.	

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Sloped, Level Pad
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	17,100 sf
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Street Lights	Overhead	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		
Other site elements:	<input checked="" type="checkbox"/> Inside Lot	<input type="checkbox"/> Corner Lot	<input type="checkbox"/> Cul de Sac	<input type="checkbox"/> Underground Utilities	<input type="checkbox"/> Other (describe)				
FEMA Spec'l Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	06073C2158G	FEMA Map Date	05/16/2012	

Site Comments: There are no adverse site conditions or external factors. The subject is located in an suburban area with typical suburban influences including, but not limited to, commercial properties, places of worship, and neighborhood parks. This is typical for the area with no adverse influence on value and marketability.

General Description	Exterior Description	Foundation	Basement	Heating
# of Units: 1 <input type="checkbox"/> Acc. Unit	Foundation: Concrete	Slab: Concrete	Area Sq. Ft.: 0.00	FWA
# of Stories: 1	Exterior Walls: Stucco	Crawl Space: _____	% Finished: None	Type: Forced Air Unit
Type: <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> _____	Roof Surface: Shingle	Basement: _____	Ceiling: _____	Fuel: Natural Gas
Design (Style): Post Modern	Gutters & Dwnspts: Overhang	Sump Pump: <input type="checkbox"/>	Walls: _____	Cooling None
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type: Aluminum	Dampness: <input type="checkbox"/>	Floor: _____	Central _____
Actual Age (Yrs.): Unk	Storm/Screens: Mesh	Settlement: _____	Outside Entry: _____	Other _____
Effective Age (Yrs.): 30		Infestation: _____		
Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
Floors: Carpet/Wood/Tile/Avg	Refrigerator: <input checked="" type="checkbox"/>	Stairs: <input type="checkbox"/>	Fireplace(s) # 0	Garage # of cars (2 Tot.)
Walls: Drywall / Avg	Range/Oven: <input checked="" type="checkbox"/>	Drop Stair: <input type="checkbox"/>	Woodstove(s) # 0	Attach. 0
Trim/Finish: Wood / Paint / Avg	Disposal: <input checked="" type="checkbox"/>	Scuttle: <input checked="" type="checkbox"/>	Slab Patio: _____	Detach. 1
Bath Floor: Tile / Average	Dishwasher: <input checked="" type="checkbox"/>	Doorway: <input type="checkbox"/>	None: _____	Blt.-In 0
Bath Wainscot: Tile / Average	Fan/Hood: <input checked="" type="checkbox"/>	Floor: <input type="checkbox"/>	Covered Entry: _____	Carport 0
Doors: Raised Panel / Avg	Microwave: <input checked="" type="checkbox"/>	Fence: <input type="checkbox"/>	Perimeter: _____	Driveway 1
	Washer/Dryer: <input type="checkbox"/>	Pool: <input type="checkbox"/>	None: _____	Surface Concrete
		Finished: <input type="checkbox"/>		

Finished area above grade contains: 6 Rooms 3 Bedrooms 1.0 Bath(s) 1,011 Square Feet of Gross Living Area Above Grade

Additional features: See below.

Describe the condition of the property (including physical, functional and external obsolescence): The subject exhibits typical physical depreciation for a house its age, although no significant deferred maintenance item was noted. No functional or economic obsolescence noted. Quality of construction is typical for the area. The subject property was in Average condition at the time of inspection. The year built for the subject was not found on public records. It is estimated the subject was built in 1969 -1970 similar to the other homes in the market area. The subject was conforming to the neighborhood and resembled the other homes on the street built at that time. 30 years effective date was utilized due to updating and refurbishing of the home over the years.



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 1232 Peterlynn Dr

TRANSFER HISTORY	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): Sandicor MLS / CRS Tax	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Research of Public Records and MLS revealed that the subject property has not been sold or transferred in the past 36 months.
	Date: N/A	
	Price: 0	
	Source(s): Sandicor MLS / CRS Tax	
TRANSFER HISTORY	2nd Prior Subject Sale/Transfer	
	Date: N/A	
	Price: 0	
	Source(s): Sandicor MLS / CRS Tax	

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

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	1232 Peterlynn Dr San Diego, CA 92154	3432 Arruza St San Diego, CA 92154			1136 Ransom St San Diego, CA 92154			1203 Piccard Ave San Diego, CA 92154		
Proximity to Subject		0.83 miles W			0.25 miles NE			0.19 miles W		
Sale Price	\$	\$ 430,000			\$ 445,000			\$ 465,000		
Sale Price/GLA	\$ /sq.ft.	\$ 415.46 /sq.ft.			\$ 423.81 /sq.ft.			\$ 395.74 /sq.ft.		
Data Source(s)	Inspection	MLS #190031498;DOM 5			MLS #190042681;DOM 17			MLS #190046117;DOM 7		
Verification Source(s)	Public Record	Doc #267180/CRS Tax			Doc #424550/CRS Tax			No doc# too recent		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjust.			DESCRIPTION +(-) \$ Adjust.			DESCRIPTION +(-) \$ Adjust.		
Sales or Financing Concessions		Armlth FHA;0			Armlth FHA;5000			Armlth FHA;10000		
Date of Sale/Time		s07/19;c06/19			s09/19;c08/19			s10/19;c08/19		
Rights Appraised	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Location	Residential	Residential			Residential			Residential		
Site	17,100 sf	5800 sf +11,300			5200 sf +11,900			5500 sf +11,600		
View	Residential	Residential			Residential			Residential		
Design (Style)	Post Modern	Post Modern			Post Modern			Post Modern		
Quality of Construction	Average	Average			Average			Average		
Age	30 Eff	50			48			49		
Condition	Average	Average			Good -20,000			Good -20,000		
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	6 3 1.0	6 3 1.0			6 3 1.0			6 3 2.0 -10,000		
Gross Living Area	1,011 sq.ft.	1,035 sq.ft.			1,050 sq.ft.			1,175 sq.ft. -12,300		
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Adequate	Adequate			Adequate			Adequate		
Heating/Cooling	FWA/None	FWA/None			FWA/WAC -5,000			FWA/None		
Energy Efficient Items	None	None			None			None		
Garage/Carport	1ga1dw	1ga1dw			2ga2dw -10,000			2ga2dw -10,000		
Porch/Patio/Deck	Porch, Patio	Porch, Patio			Porch, Patio			Porch, Patio		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 11,300			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -23,100			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -40,700		
Adjusted Sale Price of Comparables		Net 2.6 % Gross 2.6 % \$ 441,300			Net 5.2 % Gross 10.5 % \$ 421,900			Net 8.8 % Gross 13.7 % \$ 424,300		

Summary of Sales Comparison Approach All comparables utilized in the appraisal report were found to be arm's length transactions and were verified through Sandicor MLS and CRS Data Public Record files. A combination of methods were utilized based on both quantitative and qualitative analysis. Adjustments were determined through paired sales analysis and sensitivity analysis. The adjustments reflect the difference the typical buyer would pay for the added amenity or "Market Reaction" for such features. Discussions with local Realtors, office files, previous appraisals completed in the area, and the appraiser's working knowledge and experience were also implemented in arriving at the final adjustment set within the sales comparison grid.

The subject exhibits good comparability to the other properties in the neighborhood. Comparables #1 and #2 were considered most similar to the subject due to bedroom count and proximity. Therefore, it was given the most weight in arriving at the final opinion of market value for the subject. Comparable #3 is located within the subject's immediate market area and was adjusted for larger bathroom count and gross living area. Comparables #2 and #3 showed as being recently updated and were adjusted for superior overall condition. Comparable #4 is a Active Listing located within the subject's immediate market area.

- SALES CONCESSIONS: Per the Market Conditions addendum, the median seller concession amount is \$5,000. Therefore, only sales concession amounts greater than the median warranted an adjustment.
- SITE: The subject is located on a steep sloping rear lot and does not benefit from full lot utility of the 17,100 sqft lot. Lot size differentials were adjusted at \$1.00 per sf.
- AGE, QUALITY OF CONSTRUCTION AND CONDITION adjustments were determined through paired sale analysis with comparables #1, #2 and #3 accounting for actual age, effective age, renovations and remodeling.
- AGE: Differentials were less than 10 effective years and therefore no adjustments were considered warranted.
- CONDITION: Differentials were adjusted at \$20,000 per review MLS photographs and MLS comments.
- BEDROOM, BATHROOM AND GROSS LIVING AREA adjustments were determined through paired sale analysis with comparables #1, #2 and #3.
- ROOMS & BEDROOMS: Bedrooms were adjusted at \$10,000.
- FULL BATHS: Full baths were adjusted at \$10,000 each.
- GLA: Differentials were adjusted at \$75 per sf if difference greater than 100 sf.
- GARAGE/CARPORT: Differentials were adjusted at \$10,000 per garage parking space. Adjustment based on paired sale and sensitivity analysis with comparables #1, #2 and #3.
- All other adjustments were considered self explanatory and therefore no comment was considered warranted.

Indicated Value by Sales Comparison Approach \$ 425,000



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 1232 Peterlynn Dr

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	
	Source of cost data:	OPINION OF SITE VALUE ----- = \$
	Quality rating from cost service: _____ Effective date of cost data: _____	DWELLING Sq.Ft. @ \$ ----- = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ ----- = \$
		Sq.Ft. @ \$ ----- = \$
		Sq.Ft. @ \$ ----- = \$
		Sq.Ft. @ \$ ----- = \$
Sq.Ft. @ \$ ----- = \$		
Sq.Ft. @ \$ ----- = \$		
Garage/Carport Sq.Ft. @ \$ ----- = \$	Total Estimate of Cost-New ----- = \$	
Less Physical Functional External	Depreciation ----- = \$(_____)	
Depreciated Cost of Improvements ----- = \$	"As-is" Value of Site Improvements ----- = \$	
Estimated Remaining Economic Life (if required): _____ Years	INDICATED VALUE BY COST APPROACH ----- = \$	

INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM):		

PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: _____ Describe common elements and recreational facilities: _____	


RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 425,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____
	Final Reconciliation Comparison of the most comparable, recent sales provided the best indicator of value. The cost approach was analyzed and did tend to support the market data. The income approach was not utilized due to insufficient comparable rental data.

RECONCILIATION	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 425,000, as of: 09/30/2019, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 20 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

ATTACHMENTS	Attached Exhibits:
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____

Client Contact: <u>Fernando Sotelo / Cathy Uribe</u> Client Name: <u>Michael Pavco - San Diego Housing Commission</u>
E-Mail: <u>fsotelo@hdpdpartners.org / curibe@hdpdpartners.org</u> Address: <u>701 B St, San Diego, CA 92101</u>

SIGNATURES	APPRAISER  Appraiser Name: <u>David Morris</u> Company: <u>AppraiseNet Group, Inc.</u> Phone: <u>(619) 980-6436</u> Fax: _____ E-Mail: <u>info@appraisenet.com</u> Date of Report (Signature): <u>10/10/2019</u> License or Certification #: <u>AR030158</u> State: <u>CA</u> Designation: <u>Certified Residential</u> Expiration Date of License or Certification: <u>02/20/2021</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>09/30/2019</u>	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____
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ADDITIONAL COMPARABLE SALES

File No.: 1232 Peterlynn Dr

FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6			
Address 1232 Peterlynn Dr San Diego, CA 92154				3990 Debbyann Pl San Diego, CA 92154									
Proximity to Subject				0.40 miles N									
Sale Price		\$		\$ 465,000			\$			\$			
Sale Price/GLA		\$ /sq.ft.		\$ 348.05 /sq.ft.			\$ /sq.ft.			\$ /sq.ft.			
Data Source(s)		Inspection		MLS #190050113;DOM 24									
Verification Source(s)		Public Record		Active Listing									
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION			+(-) \$ Adjust.			DESCRIPTION		+(-) \$ Adjust.	
Sales or Financing Concessions				Listing									
Date of Sale/Time				Active									
Rights Appraised		Fee Simple		Fee Simple									
Location		Residential		Residential									
Site		17,100 sf		5000 sf			+ 12,100						
View		Residential		Residential									
Design (Style)		Post Modern		Post Modern									
Quality of Construction		Average		Average									
Age		30 Eff		51									
Condition		Average		Average									
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		
Room Count		6	3	1.0	7	4	2.0	-10,000					
Gross Living Area		1,011 sq.ft.		1,336 sq.ft.			-24,375			sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade		0sf		0sf									
Functional Utility		Adequate		Adequate									
Heating/Cooling		FWA/None		FWA/None									
Energy Efficient Items		None		None									
Garage/Carport		1ga1dw		2ga2dw			-10,000						
Porch/Patio/Deck		Porch, Patio		Porch, Patio									
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -42,275			<input type="checkbox"/> + <input type="checkbox"/> -		\$	
Adjusted Sale Price of Comparables				Net 9.1 %			Net %			Net %		%	
				Gross 14.3 %			Gross %			Gross %		% \$	
Summary of Sales Comparison Approach													

SALES COMPARISON APPROACH

Supplemental Addendum

File No. 1232 Peterlynn Dr

Borrower	N/A						
Property Address	1232 Peterlynn Dr						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						

INTENDED USE:

The intended user of this appraisal report is Michael Pavco - San Diego Housing Commission. No additional Intended Users are identified by the appraiser.

The Intended Use is to determine an opinion of current market value the property, effective date of 09/30/2019, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal form, and definition of Market Value. This appraisal may not be utilized for any other purposes.

This appraisal report is NOT INTENDED FOR A MORTGAGE TRANSACTION.

SCOPE OF WORK:

Notes were taken as to the physical characteristics of the improvements including the yard area, lot topography/utility, and view amenity. Photographs were taken of the interior and exterior. A review of SANDICOR (SDMLS) and tax records was completed to find sold, pending, and active listings with a similar Highest and Best Use, current to the date of value. I made a sincere effort to itemize the features noted during my walk-through inspection on 09/30/2019. Prime consideration and emphasis was to utilize comparables that are close or similar to the same physical characteristics, effective age, amenities, that attributes to the subject property. All the pictures of the comparable sales are original and all of the comparable sales were previewed from the street.

As a clarification to the scope of this report & any use of the words "inspect" or "inspection" anywhere in this report - the intended inference is limited to what the appraiser has visually observed - those readily observable conditions (visually observable without probing, removing of panels or the like, observation of exterior components from ground level only, etc.). Furthermore, the appraiser is NOT a home inspector, and is NOT an expert in issues relating to drainage, structural integrity or adequacy, environmental hazards, and/or other matters pertaining to such other items that are not readily observable (i.e., insulation, electrical wiring, in-wall or in-ground plumbing, etc.).

My analyses, opinions, and conclusions were developed, and my Appraisal Report were prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP), as developed by the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

I have no present or prospective interest in the Property and I have no personal interest or bias with respect to the parties involved. My compensation is not contingent on any action or event resulting from the analysis, opinions, conclusions in, or the use of, my valuation or my review of any other appraisal.

HIGHEST AND BEST USE:

The Highest and Best Use of the subject "as improved" is the best use. The contribution of the subject property's 1,011 sqft home is significant to the overall value of the 17,100 sqft site. Therefore, based on this analysis, the present use of all sites in the neighborhood, and the local area zoning, the highest and best use of the subject is determined to be single-unit residential as currently improved.

SUBJECT ZONING:

RS-1-7 - Residential Requires minimum 5,000-square-foot lots.

The purpose of the RS zones is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.

SUMMARY OF ADJUSTMENTS:

Adjustments to each of the data points are required for the significant differences among the data that affect value. I adhere to a sequence of adjustments in each sales comparison model. Using this sequence, I obtain intermediate price figures and apply succeeding adjustments to each previously adjusted price. The adjustments applied to the comparables reflect the property's superiority or inferiority concerning the conditions of sale, market conditions, locational and physical characteristics, site size, views, quality, condition, bedroom and bathroom count and gross living area differences.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification.

Definition of Market Value: Uniform Standards of Professional Appraisal Practice, Standards 1, 2 and 3.

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 advised, and each acting in what he/she 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)

Supplemental Addendum

File No. 1232 Peterlynn Dr

Borrower	N/A						
Property Address	1232 Peterlynn Dr						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						

the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions by anyone associated with the sale.

COMMENTS REGARDING CONDITION OF THE IMPROVEMENTS:

The routine observation of the subject property and any improvements is for the purpose of determining fair market value of the property. Attics and crawl space areas are typically not accessed. The property 'inspection' is really more of an 'observation.' It is not to be regarded as a full property inspection of the type intended to reveal defects in mechanical systems, structural integrity, roofing, siding or any other property components. The appraiser claims no special expertise in these areas, nor is the appraiser an expert regarding issues related to foundation settlement, basement moisture, wood destroying (or other) insects/pests, mold, mildew or lead based paint. Unless otherwise noted, the appraiser assumes the various elements that constitute the subject property are fundamentally sound and in working order. All observations referred to in this appraisal are subject to visual observations typical of a real estate appraisal. These observations were made of readily accessible areas. Minor defects are common in homes in the marketplace, often typical for the area and not an adversity to market value.

Statements regarding condition, particularly those heating and cooling systems are based on superficial observations only and testing of these items are not part of this appraisal process. The appraiser is not a home inspector and the appraisal report is not a home inspection report. The appraisal report should not be relied upon to disclose the condition of the subject property or the presence/absence of any defects. The client, buyers, borrowers are invited and encouraged to employ the qualified experts to inspect and address any concerns. If any negative conditions are discovered, the appraiser reserves the right to modify the opinion of market value.

Market Conditions Addendum to the Appraisal Report

File No. 1232 Peterlynn Dr

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 1232 Peterlynn Dr City San Diego State CA ZIP Code 92154

Borrower N/A

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	54	31	29	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	9.00	10.33	9.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	14	21	16	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.6	2.0	1.7	<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	\$468,000	\$495,000	\$462,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	18	13	11	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$477,000	\$475,500	\$506,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	18	20	41	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	99%	100%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail 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.). An analysis was performed on 114 competing sales over the past 12 months. For those sales, a total of 36.8% were reported to have seller concessions. This analysis shows a change of +0.2% per month. Those sales with seller concessions had a median seller contribution of \$5,000.

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).

An analysis was performed on 114 competing sales over the past 12 months. For those sales, a total of 1.8% were reported to be REO.

Cite data sources for above information. Information reported in the Sandicor system (using an effective date of 09/30/2019) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.

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.

Market parameters utilized: Single family homes, Zip Code 92154 and within the neighborhood boundaries described on Page #1 of this report. Analysis of active, pending, withdrawn, cancelled, expired and sold listings was performed within the previous 24 months. This included comparables within 1 (+ & -) bedroom count and gross living area differentials within 25% (+ & -).

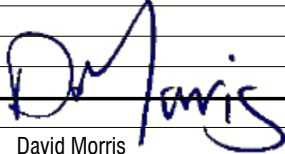
If the subject is a unit in a condominium or cooperative project, complete the following:

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 	Signature
Appraiser Name David Morris	Supervisory Appraiser Name
Company Name AppraiseNet Group, Inc.	Company Name
Company Address 3120 Juniper Street, San Diego, CA 92104	Company Address
State License/Certification # AR030158 State CA	State License/Certification # State
Email Address info@appraisenet.com	Email Address

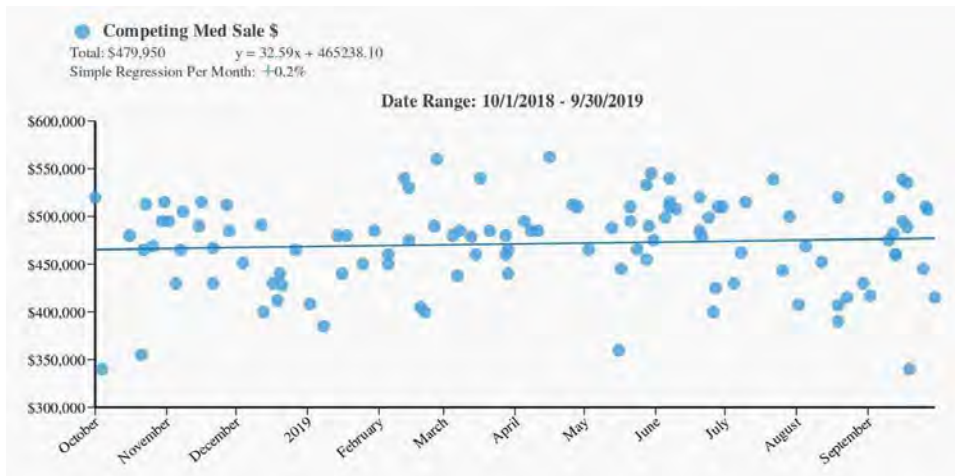
MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

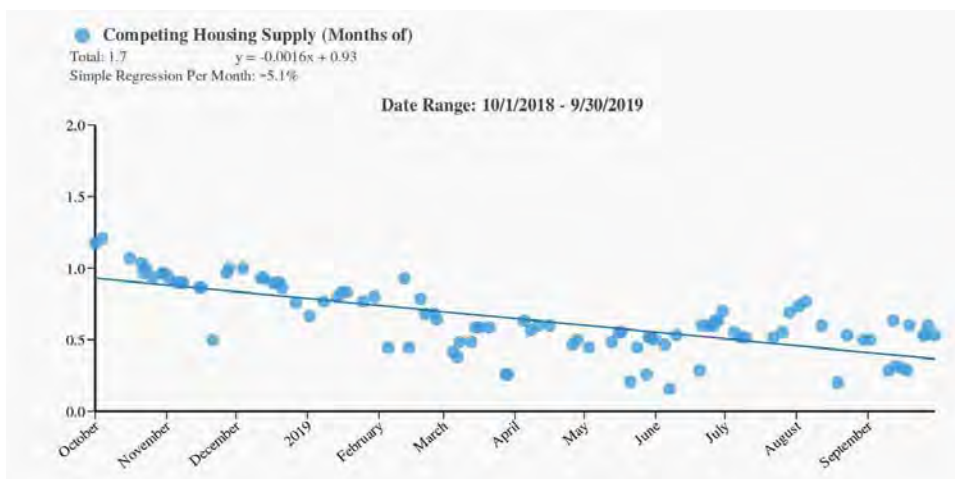
Market Conditions Charts - Page 1

Borrower	N/A				
Property Address	1232 Peterlynn Dr				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco	Zip Code	92154		



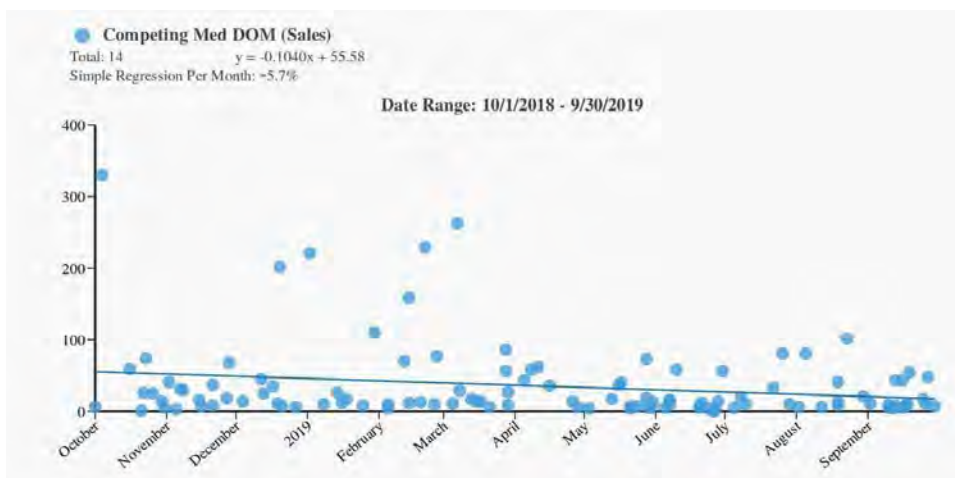
Median \$

An analysis was performed on 114 competing sales over the past 12 months. The sales within this group had a median sale price of \$479,950. This analysis shows a change of +0.2% per month.



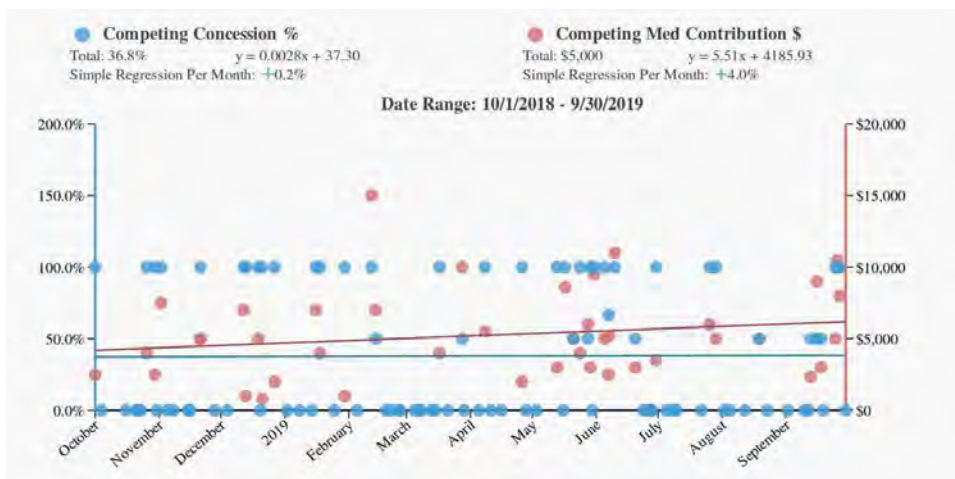
Housing Supply

Based on all sales in this same group, there is a 1.7 month supply. This analysis shows a change of -5.1% per month.



Sales DOM

These sales had a median DOM of 14. This analysis shows a change of -5.7% per month.



Concession %

An analysis was performed on 114 competing sales over the past 12 months. For those sales, a total of 36.8% were reported to have seller concessions. This analysis shows a change of +0.2% per month. Those sales with seller concessions had a median seller contribution of \$5,000.

Subject Photo Page

Borrower	N/A						
Property Address	1232 Peterlynn Dr						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Subject Front

1232 Peterlynn Dr
Sales Price
Gross Living Area 1,011
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.0
Location Residential
View Residential
Site 17,100 sf
Quality Average
Age 30 Eff



Subject Rear



Subject Street

Photograph Addendum

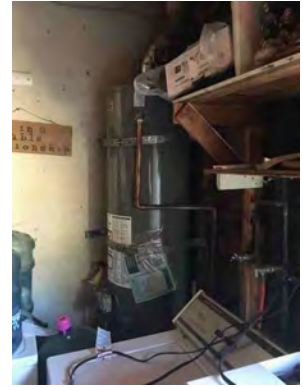
Borrower	N/A						
Property Address	1232 Peterlynn Dr						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Smoke Alarm



Carbon Monoxide Alarm



Water Heater



Entry



Living Room



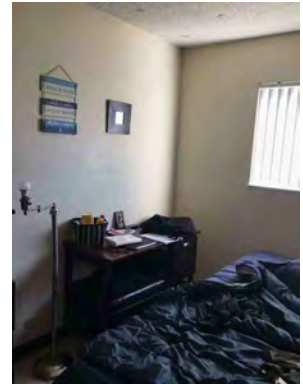
Dining Room



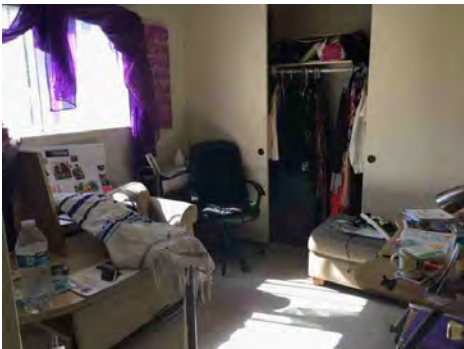
Kitchen



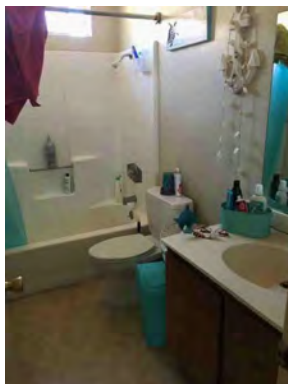
Kitchen



Bedroom 1



Bedroom 2



Bathroom



Rear Side View



Laundry



Side View

Photograph Addendum

Borrower	N/A						
Property Address	1232 Peterlynn Dr						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Front View (Alternate)



Rear View (Alternate)



Street View (Alternate)



Address Verification



Patio Area



Back Yard



Garage Interior



Garage Exterior

Comparable Photo Page

Borrower	N/A				
Property Address	1232 Peterlynn Dr				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco			Zip Code	92154



Comparable 1

3432 Arruza St	
Prox. to Subject	0.83 miles W
Sale Price	430,000
Gross Living Area	1,035
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	Residential
View	Residential
Site	5800 sf
Quality	Average
Age	50



Comparable 2

1136 Ransom St	
Prox. to Subject	0.25 miles NE
Sale Price	445,000
Gross Living Area	1,050
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	Residential
View	Residential
Site	5200 sf
Quality	Average
Age	48



Comparable 3

1203 Piccard Ave	
Prox. to Subject	0.19 miles W
Sale Price	465,000
Gross Living Area	1,175
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	5500 sf
Quality	Average
Age	49

Comparable Photo Page

Borrower	N/A						
Property Address	1232 Peterlynn Dr						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Comparable 4

3990 Debbyann Pl	
Prox. to Subject	0.40 miles N
Sale Price	465,000
Gross Living Area	1,336
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	5000 sf
Quality	Average
Age	51

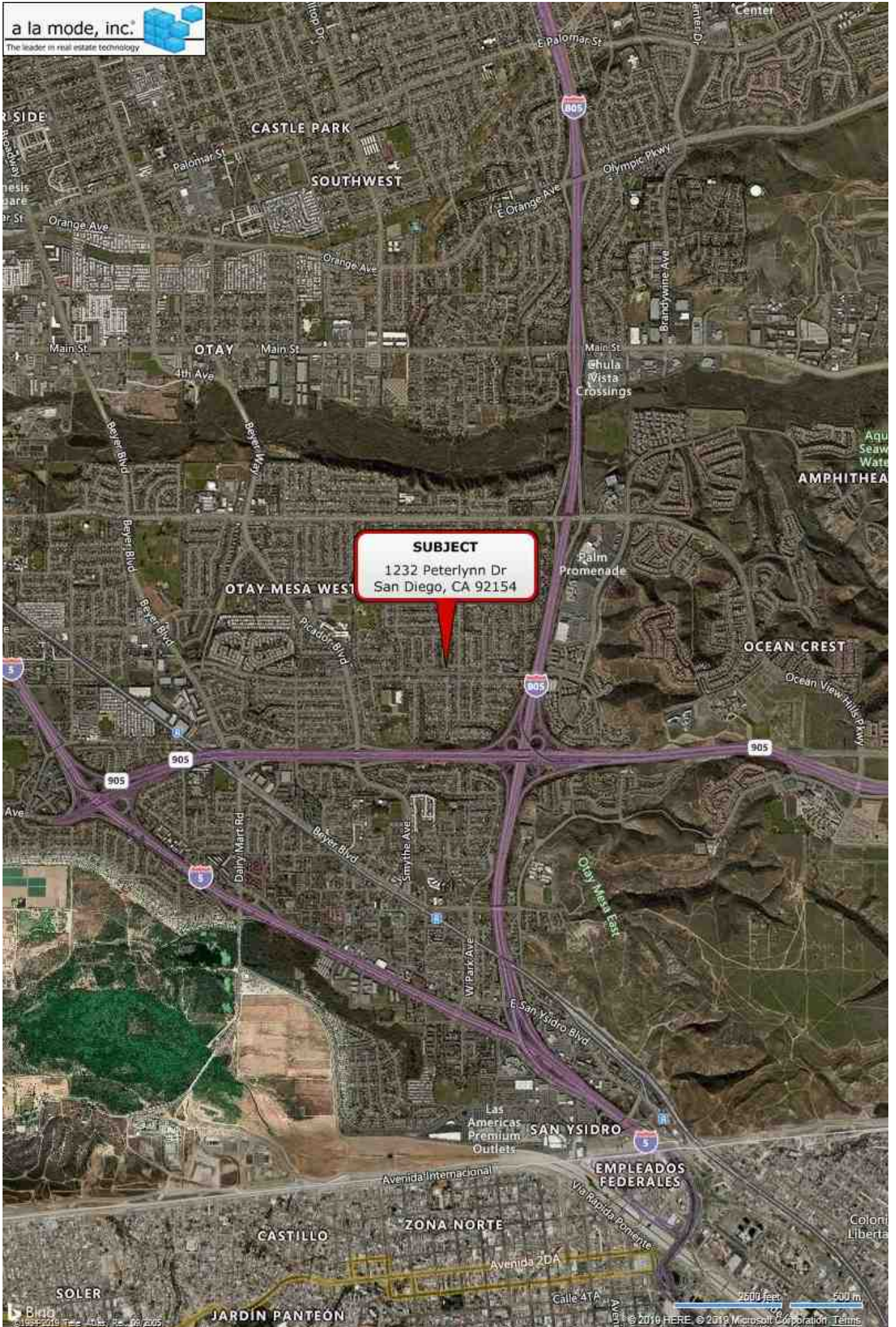
Location Map

Borrower	N/A			
Property Address	1232 Peterlynn Dr			
City	San Diego	County San Diego	State CA	Zip Code 92154
Lender/Client	Michael Pavco			



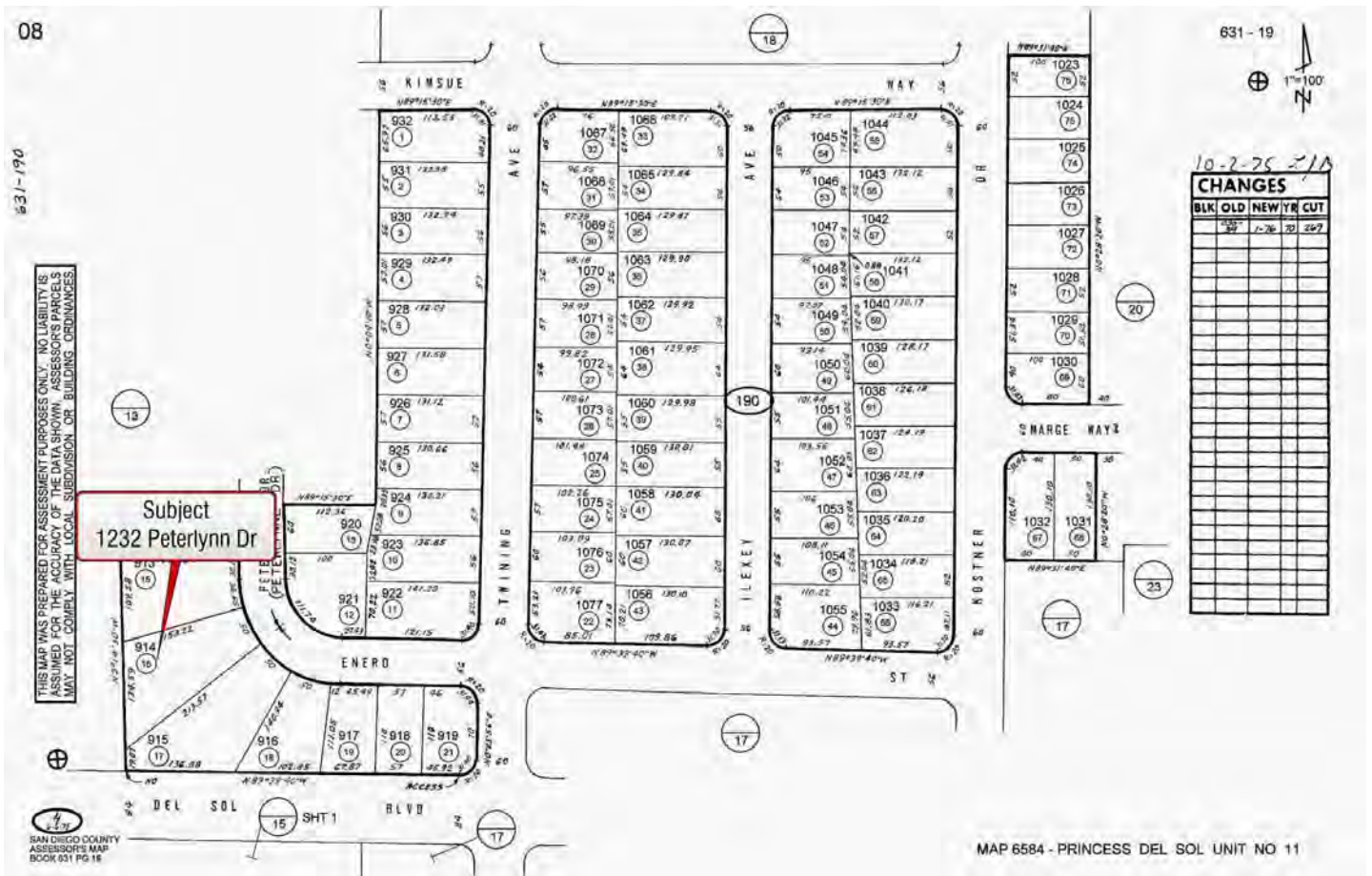
Aerial Map

Borrower	N/A						
Property Address	1232 Peterlynn Dr						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



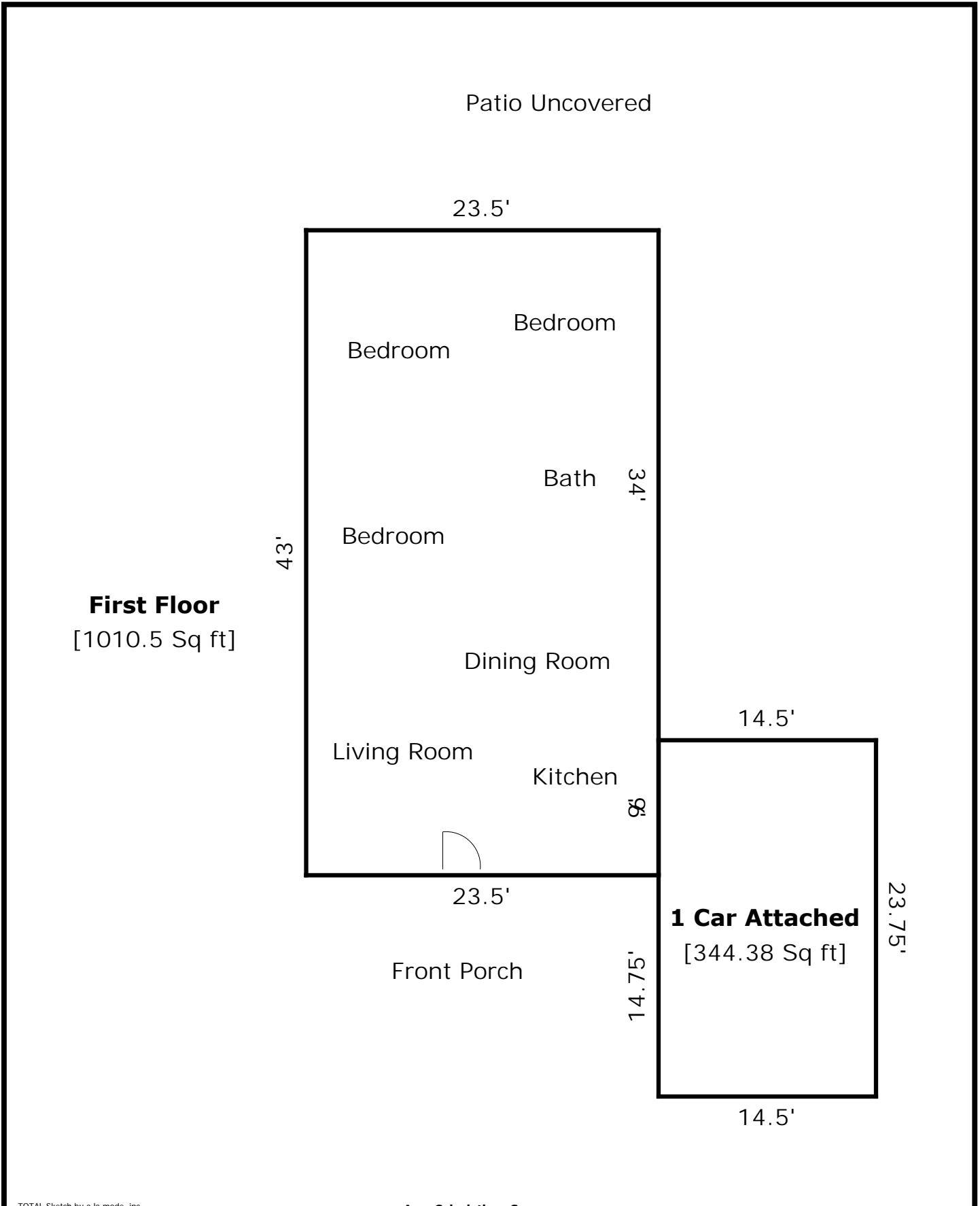
Plat Map

Borrower	N/A			
Property Address	1232 Peterlynn Dr			
City	San Diego	County San Diego	State CA	Zip Code 92154
Lender/Client	Michael Pavco			



Building Sketch

Borrower	N/A				
Property Address	1232 Peterlynn Dr				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco	Zip Code	92154		



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1010.5 Sq ft	$23.5 \times 43 = 1010.5$
Total Living Area (Rounded):	1011 Sq ft	
Non-living Area		
1 Car Attached	344.38 Sq ft	$14.5 \times 23.75 = 344.38$

Appraiser License



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

David B. Morris

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 030158

Effective Date: February 21, 2019
Date Expires: February 20, 2021

Jimmy Martin
Jimmy Martin, Bureau Chief, BREA

3044933

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

Appraiser Insurance

STOCK COMPANY

PRO GUARD PLATINUM POLICY DECLARATIONS

POLICY NUMBER: REO0000880

Prior Policy Number: NEW

WESTERN WORLD INSURANCE COMPANY TUDOR INSURANCE COMPANY STRATFORD INSURANCE COMPANY

Named Insured and Mailing Address:

David B Morris

Agent/Broker #33601

Premium: \$ 788.00

DBA AppraiseNet Group, Inc
3120 Juniper St

SAN DIEGO, CA 92104

Producer:

Professionals' Best
6760 University Ave
Suite #250
San Diego, CA 92115

Policy Period: (Mo./Day/Yr.)

From: 05/13/2019

To: 05/13/2020

12:01 AM, standard time at your mailing address shown above.

EXCEPT AS MAY OTHERWISE BE PROVIDED IN THE FOLLOWED POLICY, THIS POLICY MAY APPLY ONLY TO CLAIMS FIRST MADE IN ACCORDANCE WITH THE TERMS, CONDITIONS AND REQUIREMENTS OF THE FOLLOWED POLICY; AND THE LIMIT OF LIABILITY IS REDUCED AND MAY BE EXHAUSTED BY PAYMENT OF DEFENSE COSTS OR CLAIMS FEES AND EXPENSES. PLEASE READ THE FOLLOWED POLICY AND THIS POLICY CAREFULLY.

ITEM 1. PROFESSIONAL SERVICES:

Real Estate Appraisers

ERRORS AND OMISSIONS LIABILITY INSURANCE

ITEM 2. LIMIT OF INSURANCE Each Claim Limit \$ 1,000,000 Aggregate Limit \$ 1,000,000

ITEM 3. DEDUCTIBLE Each Claim \$ 500 Aggregate \$ 1,000

ITEM 4. RETROACTIVE DATE 05/13/2004

ITEM 5. PREMIUM \$ 788.00

AppraiseNet Group, Inc.
3120 Juniper Street
San Diego, CA 92104
(619) 980-6436

10/10/2019

Fernando Sotelo / Cathy Uribe
Michael Pavco
701 B St
San Diego, CA 92101

Re: Property: 1250 Twining Ave
San Diego, CA 92154
Borrower: N/A
File No.: 1250 Twining Ave

Opinion of Value: \$ 455,000
Effective Date: 09/30/2019

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "DMorris". The initials "DM" are large and stylized, followed by "orris" in a cursive script.

David Morris
Certified Residential
License or Certification #: AR030158
State: CA Expires: 02/20/2021
info@appraisenet.com

APPRAISAL OF REAL PROPERTY



LOCATED AT

1250 Twining Ave
San Diego, CA 92154

Lot:922 City:San Diego Subd:Princess Del Sol Unit #11 Tr#:6584 Tr 6584 Lot 922 Map Ref:006584

FOR

Michael Pavco - San Diego Housing Commission
701 B St
San Diego, CA 92101

OPINION OF VALUE

455,000

AS OF

09/30/2019

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RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 1250 Twining Ave

Property Address: 1250 Twining Ave	City: San Diego	State: CA	Zip Code: 92154
County: San Diego	Legal Description: Lot:922 City:San Diego Subd:Princess Del Sol Unit #11 Tr#:6584 Tr 6584 Lot 922 Map		
Ref:006584	Assessor's Parcel #: 631-190-11-00		
Tax Year: 2019	R.E. Taxes: \$ Unk	Special Assessments: \$ 0	Borrower (if applicable): N/A
Current Owner of Record: San Diego Housing Commission		Occupant: <input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0	<input type="checkbox"/> per year <input type="checkbox"/> per month
Market Area Name: Princess Del Sol - Otay Mesa West		Map Reference: 1350F1	Census Tract: 0100.03

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date)	<input type="checkbox"/> Retrospective	<input type="checkbox"/> Prospective	
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: Market Value of the subject property as defined. Current Value effective date of 09/30/2019. See addendum page.			
Intended User(s) (by name or type): Michael Pavco - San Diego Housing Commission			
Client: Michael Pavco - San Diego Housing Commission		Address: 701 B St, San Diego, CA 92101	
Appraiser: David Morris		Address: 3120 Juniper Street, San Diego, CA 92104	

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.
Predominant Occupancy		One-Unit Housing		Present Land Use	
<input checked="" type="checkbox"/> Owner 75		PRICE \$ (000)	AGE (yrs)	One-Unit 75 %	<input checked="" type="checkbox"/> Not Likely
<input checked="" type="checkbox"/> Tenant 15		340 Low 31		2-4 Unit 5 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
<input checked="" type="checkbox"/> Vacant (0-5%)		562 High 64		Multi-Unit 10 %	* To: _____
<input type="checkbox"/> Vacant (>5%)		485 Pred 49		Comm'l 7 %	
				Vacant Land 3 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject property is bounded by Otay Valley Regional Park to the North, Freeway 805 to the East, Freeway 905 to the South and Beyer Blvd to the West. The subject is located approximately 15.9 miles South of downtown San Diego in the community of Otay Mesa West in the Princess Del Sol neighborhood. Single family residences predominate in the subject's vicinity. schools, shopping, public transportation, and most public services are convenient. Easy freeway access provides transportation routes to employment centers. Per the market conditions addendum property values in the subject's market area have had moderate price increases over the past 180 days. Supply is currently in balance with demand. Small financing concessions are prevalent. Average market time is estimated to be less than one month for properties that are marketed and priced appropriately. See Market Conditions Addendum page.

Dimensions: 66 X 137 X 70 X 141	Site Area: 9,800 sf		
Zoning Classification: RS-1-7	Description: Residential Requires minimum 5,000-square-foot lots.		
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning			
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Ground Rent (if applicable)	\$ /
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)			
Actual Use as of Effective Date: Residential		Use as appraised in this report: Residential	
Summary of Highest & Best Use: Based on the site and zoning classification the highest and best use of the subject property is as improved.			

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level Pad
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	9,800 sf
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Street Lights	Overhead	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 06073C2158G FEMA Map Date 5/16/2012

Site Comments: There are no adverse site conditions or external factors. The subject is located in an suburban area with typical suburban influences including, but not limited to, commercial properties, places of worship, and neighborhood parks. This is typical for the area with no adverse influence on value and marketability.

General Description	Exterior Description	Foundation	Basement	Heating
# of Units 1 <input type="checkbox"/> Acc. Unit	Foundation Concrete	Slab Concrete	Area Sq. Ft. 0.00	Type Forced Air Unit
# of Stories 1	Exterior Walls Stucco	Crawl Space	% Finished None	Fuel Natural Gas
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Shingle	Basement	Ceiling	
Design (Style) Post Modern	Gutters & Dwnspts. Overhang	Sump Pump <input type="checkbox"/>	Walls	Cooling None
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Aluminum	Dampness <input type="checkbox"/>	Floor	Central
Actual Age (Yrs.) Unk	Storm/Screens Mesh	Settlement	Outside Entry	Other
Effective Age (Yrs.) 30		Infestation		
Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
Floors Carpet/Wood/Tile/Avg	Refrigerator <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # 0	Garage # of cars (2 Tot.)
Walls Drywall / Avg	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Patio Slab Patio	Attach. 0
Trim/Finish Wood / Paint / Avg	Disposal <input checked="" type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Deck None	Detach. 1
Bath Floor Tile / Average	Dishwasher <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	Porch Covered Entry	Blt.-In 0
Bath Wainscot Tile / Average	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Fence Perimeter	Carport 0
Doors Raised Panel / Avg	Microwave <input checked="" type="checkbox"/>	Heated <input type="checkbox"/>	Pool None	Driveway 1
	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>		Surface Concrete

Finished area above grade contains: 8 Rooms 5 Bedrooms 2.0 Bath(s) 1,488 Square Feet of Gross Living Area Above Grade

Additional features: See below.

Describe the condition of the property (including physical, functional and external obsolescence): The subject exhibits typical physical depreciation for a house its age, although no significant deferred maintenance item was noted. No functional or economic obsolescence noted. Quality of construction is typical for the area. The subject property was in Average condition at the time of inspection. The year built for the subject was not found on public records. It is estimated the subject was built in 1969 -1970 similar to the other homes in the market area. The subject was conforming to the neighborhood and resembled the other homes on the street built at that time. 30 years effective date was utilized due to updating and refurbishing of the home over the years.



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 1250 Twining Ave

TRANSFER HISTORY	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): Sandicor MLS / CRS Tax	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Research of Public Records and MLS revealed that the subject property has not been sold or transferred in the past 36 months.
	Date: N/A	
	Price: 0	
	Source(s): Sandicor MLS / CRS Tax	
TRANSFER HISTORY	2nd Prior Subject Sale/Transfer	
	Date: N/A	
	Price: 0	
	Source(s): Sandicor MLS / CRS Tax	

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

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	1250 Twining Ave San Diego, CA 92154	4191 Ereno St San Diego, CA 92154			4076 Bateman Ave San Diego, CA 92154			1447 Peterlynn Dr San Diego, CA 92154		
Proximity to Subject		0.08 miles E			0.24 miles N			0.21 miles S		
Sale Price	\$	\$ 475,000			\$ 485,000			\$ 460,000		
Sale Price/GLA	\$ /sq.ft.	\$ 286.14 /sq.ft.			\$ 363.02 /sq.ft.			\$ 368.00 /sq.ft.		
Data Source(s)	Inspection	MLS #190018203;DOM 21			MLS #190026420;DOM 5			MLS #190042010;DOM 9		
Verification Source(s)	Public Record	Doc #206220/CRS Tax			Doc #242102/CRS Tax			Doc #401258/CRS Tax		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.			
Sales or Financing Concessions		Armlth Conv;9500	-4,500	Armlth FHA;3000		Armlth FHA;0				
Date of Sale/Time		s05/19;c04/19		s06/19;c05/19		s09/19;c08/19				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Location	Residential	Bcks Busy St	+10,000	Residential		Residential				
Site	9,800 sf	6100 sf	+9,250	5600 sf	+10,500	6200 sf	+9,000			
View	Residential	Residential		Residential		Residential				
Design (Style)	Post Modern	Post Modern		Post Modern		Post Modern				
Quality of Construction	Average	Average		Average		Average				
Age	30 Eff	48		50		49				
Condition	Average	Average		Good	-40,000	Good	-40,000			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	+10,000	Total Bdrms Baths	+10,000			
Room Count	8 5 2.0	8 5 3.0	-10,000	7 4 2.0	0	6 4 2.0	0			
Gross Living Area	1,488 sq.ft.	1,660 sq.ft.	-12,900	1,336 sq.ft.	+11,400	1,250 sq.ft.	+17,850			
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf				
Functional Utility	Adequate	Adequate		Adequate		Adequate				
Heating/Cooling	FWA/None	FWA/CAC	-5,000	FWA/CAC	-5,000	FWA/None				
Energy Efficient Items	None	None		None		None				
Garage/Carport	1ga1dw	1ga1dw		2ga2dw	-20,000	1ga1dw				
Porch/Patio/Deck	Porch, Patio	Porch, Patio		Porch, Patio		Porch, Patio				
Pool Features	None	None		None		None				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -13,150	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -33,100	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -3,150			
Adjusted Sale Price of Comparables		Net 2.8 % Gross 10.9 %	\$ 461,850	Net 6.8 % Gross 20.0 %	\$ 451,900	Net 0.7 % Gross 16.7 %	\$ 456,850			

Summary of Sales Comparison Approach All comparables utilized in the appraisal report were found to be arm's length transactions and were verified through Sandicor MLS and CRS Data Public Record files. A combination of methods were utilized based on both quantitative and qualitative analysis. Adjustments were determined through paired sales analysis and sensitivity analysis. The adjustments reflect the difference the typical buyer would pay for the added amenity or "Market Reaction" for such features. Discussions with local Realtors, office files, previous appraisals completed in the area, and the appraiser's working knowledge and experience were also implemented in arriving at the final adjustment set within the sales comparison grid.

The subject exhibits good comparability to the other properties in the neighborhood. Comparables #1, #2 and #3 were considered most similar to the subject due to bedroom count and proximity. Therefore, it was given the most weight in arriving at the final opinion of market value for the subject. Comparables #2, #3, #4 are located within the subject's immediate market area and were adjusted for smaller bedroom count and gross living area. Comparable #4 brackets the subjects Gross living area and was given weight. Comparables #2, #3, #4 showed as being recently updated and were adjusted for superior overall condition. Comparable #5 is a Active Listing located within the subject's immediate market area.

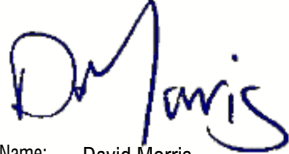
- SALES CONCESSIONS: Per the Market Conditions addendum, the median seller concession amount is \$5,000. Therefore, only sales concession amounts greater than the median warranted an adjustment.
- LOCATION: Location differentials were adjusted at \$10,000.
- SITE: The subject is located on a partially sloping rear lot and does not benefit from full lot utility of the 9,800 sqft lot. Lot size differentials were adjusted at \$2.50 per sf, if difference greater than 1,500 sf due to overall utility.
- AGE, QUALITY OF CONSTRUCTION AND CONDITION adjustments were determined through paired sale analysis with comparables #1, #2 and #3 accounting for actual age, effective age, renovations and remodeling.
- AGE: Differentials were less than 10 effective years and therefore no adjustments were considered warranted.
- CONDITION: Differentials were adjusted at \$40,000 per review MLS photographs and MLS comments.
- BEDROOM, BATHROOM AND GROSS LIVING AREA adjustments were determined through paired sale analysis with comparables #1, #2 and #3.
- ROOMS & BEDROOMS: Bedrooms were adjusted at \$10,000.
- FULL BATHS: Full baths were adjusted at \$10,000 each.
- GLA: Differentials were adjusted at \$75 per sf if difference greater than 100 sf.
- GARAGE/CARPOR: Differentials were adjusted at \$20,000 per garage parking space. Adjustment based on paired sale and sensitivity analysis with comparables #1, #2 and #3.
- All other adjustments were considered self explanatory and therefore no comment was considered warranted.

Indicated Value by Sales Comparison Approach \$ 455,000



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 1250 Twining Ave

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.				
	Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):				
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE _____ = \$		
	Source of cost data:		DWELLING Sq.Ft. @ \$ _____ = \$		
	Quality rating from cost service: _____ Effective date of cost data: _____		Sq.Ft. @ \$ _____ = \$		
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ _____ = \$		
			Sq.Ft. @ \$ _____ = \$		
			Sq.Ft. @ \$ _____ = \$		
			Sq.Ft. @ \$ _____ = \$		
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			Sq.Ft. @ \$ _____ = \$		
			Sq.Ft. @ \$ _____ = \$		
			Sq.Ft. @ \$ _____ = \$		
	Estimated Remaining Economic Life (if required): _____ Years		INDICATED VALUE BY COST APPROACH _____ = \$		
	INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.			
		Estimated Monthly Market Rent \$ _____		X Gross Rent Multiplier _____ = \$	
		Summary of Income Approach (including support for market rent and GRM):			
	PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.			
Legal Name of Project:					
Describe common elements and recreational facilities:					
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 455,000		Cost Approach (if developed) \$ _____	Income Approach (if developed) \$ _____	
	Final Reconciliation <u>Comparison of the most comparable, recent sales provided the best indicator of value.</u> The cost approach was analyzed and did tend to support the market data. The income approach was not utilized due to insufficient comparable rental data.				
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:				
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.				
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 455,000 , as of: 09/30/2019 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.				
	A true and complete copy of this report contains <u>20</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.				
	Attached Exhibits:				
	<input checked="" type="checkbox"/> Scope of Work	<input checked="" type="checkbox"/> Limiting Cond./Certifications	<input checked="" type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input checked="" type="checkbox"/> Sketch Addendum
<input checked="" type="checkbox"/> Map Addenda	<input checked="" type="checkbox"/> Additional Sales	<input type="checkbox"/> Cost Addendum	<input type="checkbox"/> Flood Addendum	<input type="checkbox"/> Manuf. House Addendum	
<input type="checkbox"/> Hypothetical Conditions	<input type="checkbox"/> Extraordinary Assumptions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SIGNATURES	Client Contact: Fernando Sotelo / Cathy Uribe		Client Name: Michael Pavco - San Diego Housing Commission		
	E-Mail: fsotelo@hdpnpartners.org / curibe@hdpnpartners.org		Address: 701 B St, San Diego, CA 92101		
	APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)		
					
	Appraiser Name: David Morris		Supervisory or Co-Appraiser Name: _____		
	Company: AppraiseNet Group, Inc.		Company: _____		
	Phone: (619) 980-6436 Fax: _____		Phone: _____ Fax: _____		
	E-Mail: info@appraisenet.com		E-Mail: _____		
	Date of Report (Signature): 10/10/2019		Date of Report (Signature): _____		
	License or Certification #: AR030158 State: CA		License or Certification #: _____ State: _____		
Designation: Certified Residential		Designation: _____			
Expiration Date of License or Certification: 02/20/2021		Expiration Date of License or Certification: _____			
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None			
Date of Inspection: 09/30/2019		Date of Inspection: _____			

ADDITIONAL COMPARABLE SALES

File No.: 1250 Twining Ave

FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6			
Address		1250 Twining Ave San Diego, CA 92154		4057 Marcwade Dr San Diego, CA 92154			3990 Debbyann Pl San Diego, CA 92154						
Proximity to Subject				0.13 miles SW			0.41 miles NW						
Sale Price		\$		\$ 484,000			\$ 465,000			\$			
Sale Price/GLA		\$/sq.ft.		\$ 330.60 /sq.ft.			\$ 348.05 /sq.ft.			\$/sq.ft.			
Data Source(s)		Inspection		MLS #190017827;DOM 12			MLS #190050113;DOM 24						
Verification Source(s)		Public Record		Doc #245542/CRS Tax			Active Listing						
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	
Sales or Financing Concessions				Armlth FHA;0			Listing						
Date of Sale/Time				s06/19;c04/19			Active						
Rights Appraised		Fee Simple		Fee Simple			Fee Simple						
Location		Residential		Residential			Residential						
Site		9,800 sf		5600 sf			+10,500	5000 sf		+12,000			
View		Residential		Residential			Residential						
Design (Style)		Post Modern		Post Modern			Post Modern						
Quality of Construction		Average		Average			Average						
Age		30 Eff		49			51						
Condition		Average		Good			-40,000	Average					
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Room Count		8	5	2.0	8	4	2.0	7	4	2.0			
Gross Living Area		1,488 sq.ft.		1,464 sq.ft.			1,336 sq.ft.			+11,400 sq.ft.			
Basement & Finished Rooms Below Grade		0sf		0sf			0sf						
Functional Utility		Adequate		Adequate			Adequate						
Heating/Cooling		FWA/None		FWA/CAC			-5,000	FWA/None					
Energy Efficient Items		None		None			None						
Garage/Carport		1ga1dw		1ga1dw			2ga2dw			-20,000			
Porch/Patio/Deck		Porch, Patio		Porch, Patio			Porch, Patio						
Pool Features		None		None			None						
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -24,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 13,400	<input type="checkbox"/> + <input type="checkbox"/> -		\$
Adjusted Sale Price of Comparables				Net			5.1 %	Net		2.9 %	Net		% \$
				Gross			13.5 %	Gross		11.5 %	Gross		% \$
Summary of Sales Comparison Approach													

SALES COMPARISON APPROACH

Supplemental Addendum

File No. 1250 Twining Ave

Borrower	N/A						
Property Address	1250 Twining Ave						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						

INTENDED USE:

The intended user of this appraisal report is Michael Pavco - San Diego Housing Commission. No additional Intended Users are identified by the appraiser.

The Intended Use is to determine an opinion of current market value the property, effective date of 09/30/2019, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal form, and definition of Market Value. This appraisal may not be utilized for any other purposes.

This appraisal report is NOT INTENDED FOR A MORTGAGE TRANSACTION.

SCOPE OF WORK:

Notes were taken as to the physical characteristics of the improvements including the yard area, lot topography/utility, and view amenity. Photographs were taken of the interior and exterior. A review of SANDICOR (SDMLS) and tax records was completed to find sold, pending, and active listings with a similar Highest and Best Use, current to the date of value. I made a sincere effort to itemize the features noted during my walk-through inspection on 09/30/2019. Prime consideration and emphasis was to utilize comparables that are close or similar to the same physical characteristics, effective age, amenities, that attributes to the subject property. All the pictures of the comparable sales are original and all of the comparable sales were previewed from the street.

As a clarification to the scope of this report & any use of the words "inspect" or "inspection" anywhere in this report - the intended inference is limited to what the appraiser has visually observed - those readily observable conditions (visually observable without probing, removing of panels or the like, observation of exterior components from ground level only, etc.). Furthermore, the appraiser is NOT a home inspector, and is NOT an expert in issues relating to drainage, structural integrity or adequacy, environmental hazards, and/or other matters pertaining to such other items that are not readily observable (i.e., insulation, electrical wiring, in-wall or in-ground plumbing, etc.).

My analyses, opinions, and conclusions were developed, and my Appraisal Report were prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP), as developed by the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

I have no present or prospective interest in the Property and I have no personal interest or bias with respect to the parties involved. My compensation is not contingent on any action or event resulting from the analysis, opinions, conclusions in, or the use of, my valuation or my review of any other appraisal.

HIGHEST AND BEST USE:

The Highest and Best Use of the subject "as improved" is the best use. The contribution of the subject property's 1,488 sqft home is significant to the overall value of this all usable 9,800 sqft site. Therefore, based on this analysis, the present use of all sites in the neighborhood, and the local area zoning, the highest and best use of the subject is determined to be single-unit residential as currently improved.

SUBJECT ZONING:

RS-1-7 - Residential Requires minimum 5,000-square-foot lots.

The purpose of the RS zones is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.

SUMMARY OF ADJUSTMENTS:

Adjustments to each of the data points are required for the significant differences among the data that affect value. I adhere to a sequence of adjustments in each sales comparison model. Using this sequence, I obtain intermediate price figures and apply succeeding adjustments to each previously adjusted price. The adjustments applied to the comparables reflect the property's superiority or inferiority concerning the conditions of sale, market conditions, locational and physical characteristics, site size, views, quality, condition, bedroom and bathroom count and gross living area differences.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification.

Definition of Market Value: Uniform Standards of Professional Appraisal Practice, Standards 1, 2 and 3.

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 advised, and each acting in what he/she 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)

Supplemental Addendum

File No. 1250 Twining Ave

Borrower	N/A						
Property Address	1250 Twining Ave						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						

the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions by anyone associated with the sale.

COMMENTS REGARDING CONDITION OF THE IMPROVEMENTS:

The routine observation of the subject property and any improvements is for the purpose of determining fair market value of the property. Attics and crawl space areas are typically not accessed. The property 'inspection' is really more of an 'observation.' It is not to be regarded as a full property inspection of the type intended to reveal defects in mechanical systems, structural integrity, roofing, siding or any other property components. The appraiser claims no special expertise in these areas, nor is the appraiser an expert regarding issues related to foundation settlement, basement moisture, wood destroying (or other) insects/pests, mold, mildew or lead based paint. Unless otherwise noted, the appraiser assumes the various elements that constitute the subject property are fundamentally sound and in working order. All observations referred to in this appraisal are subject to visual observations typical of a real estate appraisal. These observations were made of readily accessible areas. Minor defects are common in homes in the marketplace, often typical for the area and not an adversity to market value.

Statements regarding condition, particularly those heating and cooling systems are based on superficial observations only and testing of these items are not part of this appraisal process. The appraiser is not a home inspector and the appraisal report is not a home inspection report. The appraisal report should not be relied upon to disclose the condition of the subject property or the presence/absence of any defects. The client, buyers, borrowers are invited and encouraged to employ the qualified experts to inspect and address any concerns. If any negative conditions are discovered, the appraiser reserves the right to modify the opinion of market value.

Market Conditions Addendum to the Appraisal Report

File No. 1250 Twining Ave

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 1250 Twining Ave City San Diego State CA ZIP Code 92154

Borrower N/A

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	54	31	29	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	9.00	10.33	9.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	14	21	16	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.6	2.0	1.7	<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	\$468,000	\$495,000	\$462,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	18	13	11	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$477,000	\$475,500	\$506,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	18	20	41	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	99%	100%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail 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.). An analysis was performed on 114 competing sales over the past 12 months. For those sales, a total of 36.8% were reported to have seller concessions. This analysis shows a change of +0.2% per month. Those sales with seller concessions had a median seller contribution of \$5,000.

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).

An analysis was performed on 114 competing sales over the past 12 months. For those sales, a total of 1.8% were reported to be REO.

Cite data sources for above information. Information reported in the Sandicor system (using an effective date of 09/30/2019) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.

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.

Market parameters utilized: Single family homes, Zip Code 92154 and within the neighborhood boundaries described on Page #1 of this report. Analysis of active, pending, withdrawn, cancelled, expired and sold listings was performed within the previous 24 months. This included comparables within 1 (+ & -) bedroom count and gross living area differentials within 25% (+ & -).

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

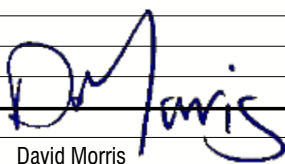
Project Name:

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



Signature

Appraiser Name David Morris

Supervisory Appraiser Name

Company Name AppraiseNet Group, Inc.

Company Name

Company Address 3120 Juniper Street, San Diego, CA 92104

Company Address

State License/Certification # AR030158 State CA

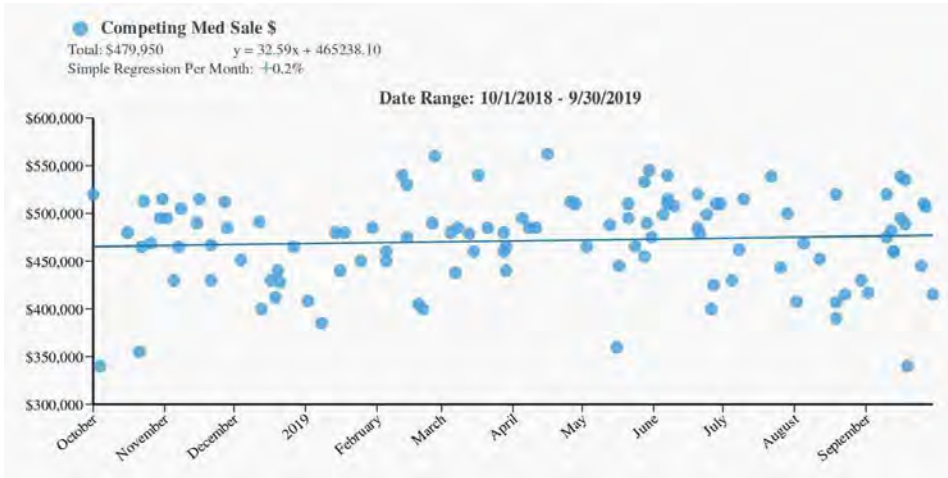
State License/Certification # State

Email Address info@appraisenet.com

Email Address

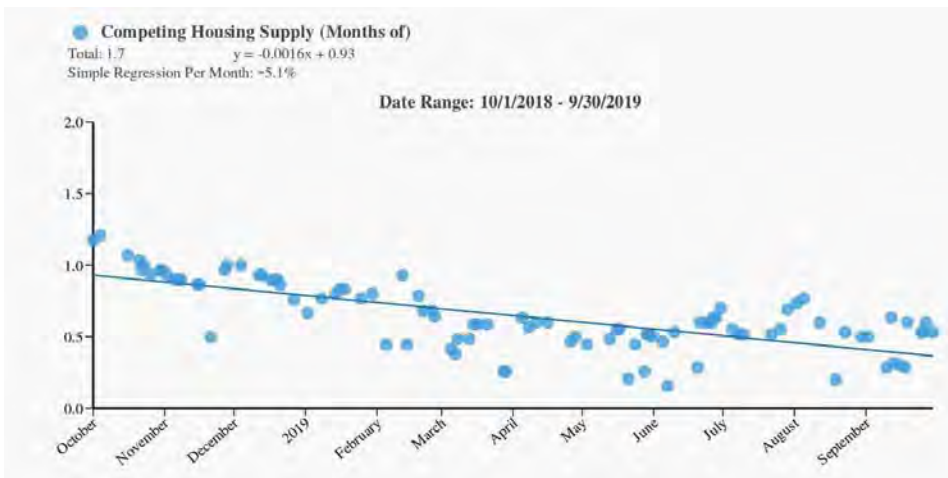
Market Conditions Charts - Page 1

Borrower	N/A				
Property Address	1250 Twining Ave				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco	Zip Code	92154		



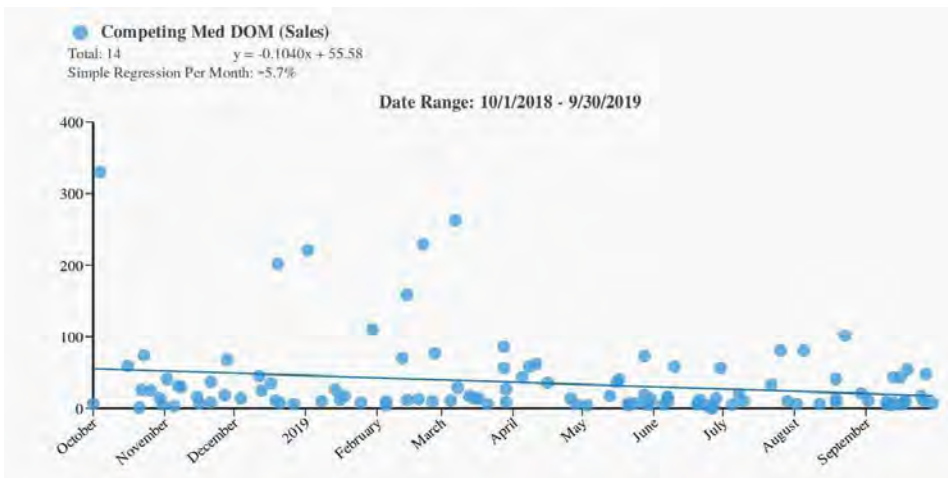
Median \$

An analysis was performed on 114 competing sales over the past 12 months. The sales within this group had a median sale price of \$479,950. This analysis shows a change of +0.2% per month.



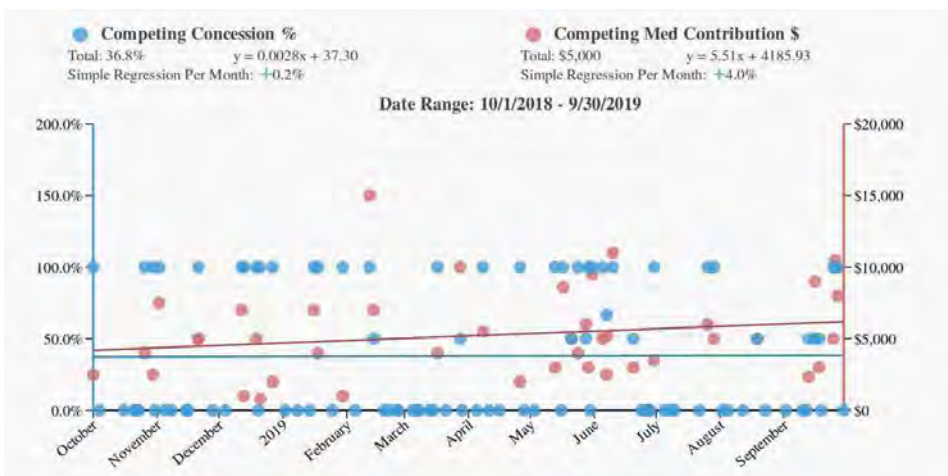
Housing Supply

Based on all sales in this same group, there is a 1.7 month supply. This analysis shows a change of -5.1% per month.



Sales DOM

These sales had a median DOM of 14. This analysis shows a change of -5.7% per month.



Concession %

An analysis was performed on 114 competing sales over the past 12 months. For those sales, a total of 36.8% were reported to have seller concessions. This analysis shows a change of +0.2% per month. Those sales with seller concessions had a median seller contribution of \$5,000.

Subject Photo Page

Borrower	N/A						
Property Address	1250 Twining Ave						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Subject Front

1250 Twining Ave
Sales Price
Gross Living Area 1,488
Total Rooms 8
Total Bedrooms 5
Total Bathrooms 2.0
Location Residential
View Residential
Site 9,800 sf
Quality Average
Age 30 Eff



Subject Rear



Subject Street

Photograph Addendum

Borrower	N/A						
Property Address	1250 Twining Ave						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Smoke Alarm



Carbon Monoxide Alarm



Water Heater



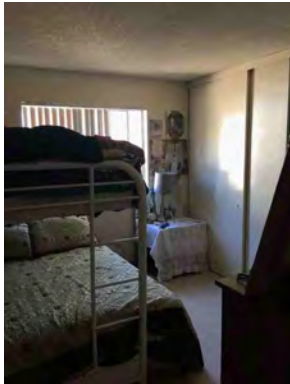
Living Room



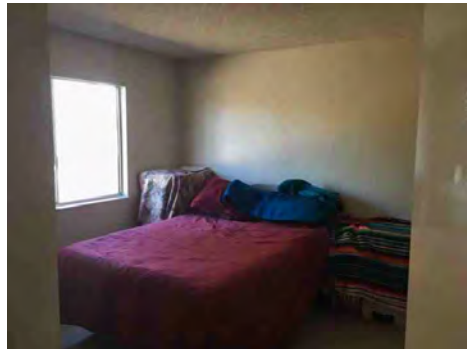
Dining Room



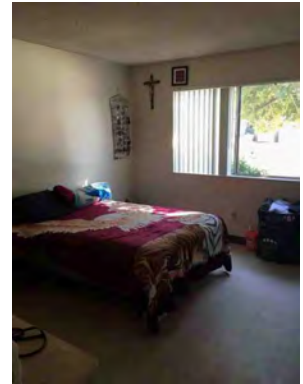
Kitchen



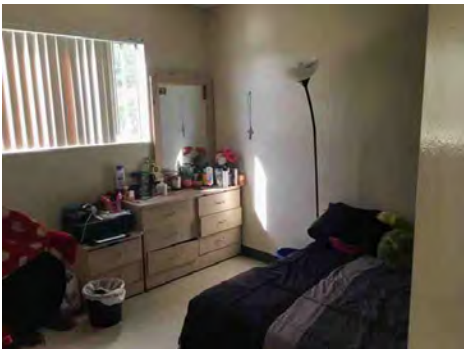
Bedroom 1



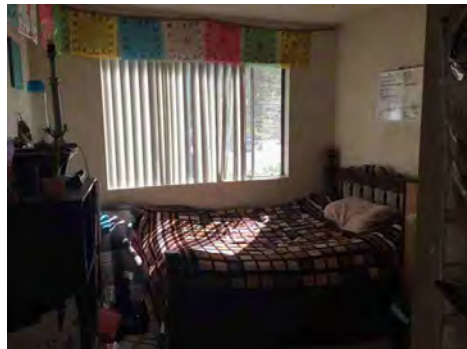
Bedroom 2



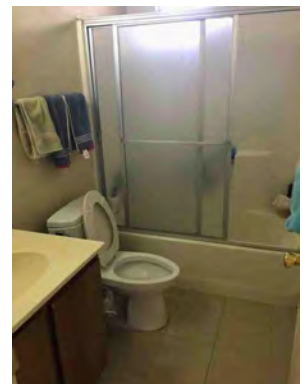
Bedroom 3



Bedroom 4



Bedroom 5



Bathroom 1



Bathroom 2



Laundry



Side View

Photograph Addendum

Borrower	N/A						
Property Address	1250 Twining Ave						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Side View



Front View (Alternate)



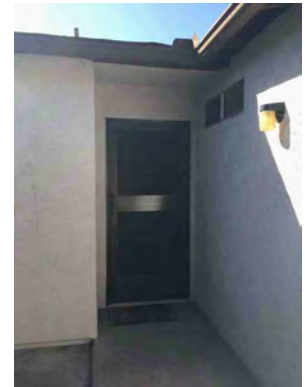
Rear View (Alternate)



Street View (Alternate)



Address Verification



Porch Area



Backyard



Backyard



Garage Exterior



Garage Interior

Comparable Photo Page

Borrower	N/A				
Property Address	1250 Twining Ave				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco			Zip Code	92154



Comparable 1

4191 Enero St	
Prox. to Subject	0.08 miles E
Sale Price	475,000
Gross Living Area	1,660
Total Rooms	8
Total Bedrooms	5
Total Bathrooms	3.0
Location	Bcks Busy St
View	Residential
Site	6100 sf
Quality	Average
Age	48



Comparable 2

4076 Bateman Ave	
Prox. to Subject	0.24 miles N
Sale Price	485,000
Gross Living Area	1,336
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	5600 sf
Quality	Average
Age	50



Comparable 3

1447 Peterlynn Dr	
Prox. to Subject	0.21 miles S
Sale Price	460,000
Gross Living Area	1,250
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	6200 sf
Quality	Average
Age	49

Comparable Photo Page

Borrower	N/A				
Property Address	1250 Twining Ave				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco			Zip Code	92154



Comparable 4

4057 Marcwade Dr
 Prox. to Subject 0.13 miles SW
 Sale Price 484,000
 Gross Living Area 1,464
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location Residential
 View Residential
 Site 5600 sf
 Quality Average
 Age 49



Comparable 5

3990 Debbyann Pl
 Prox. to Subject 0.41 miles NW
 Sale Price 465,000
 Gross Living Area 1,336
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location Residential
 View Residential
 Site 5000 sf
 Quality Average
 Age 51

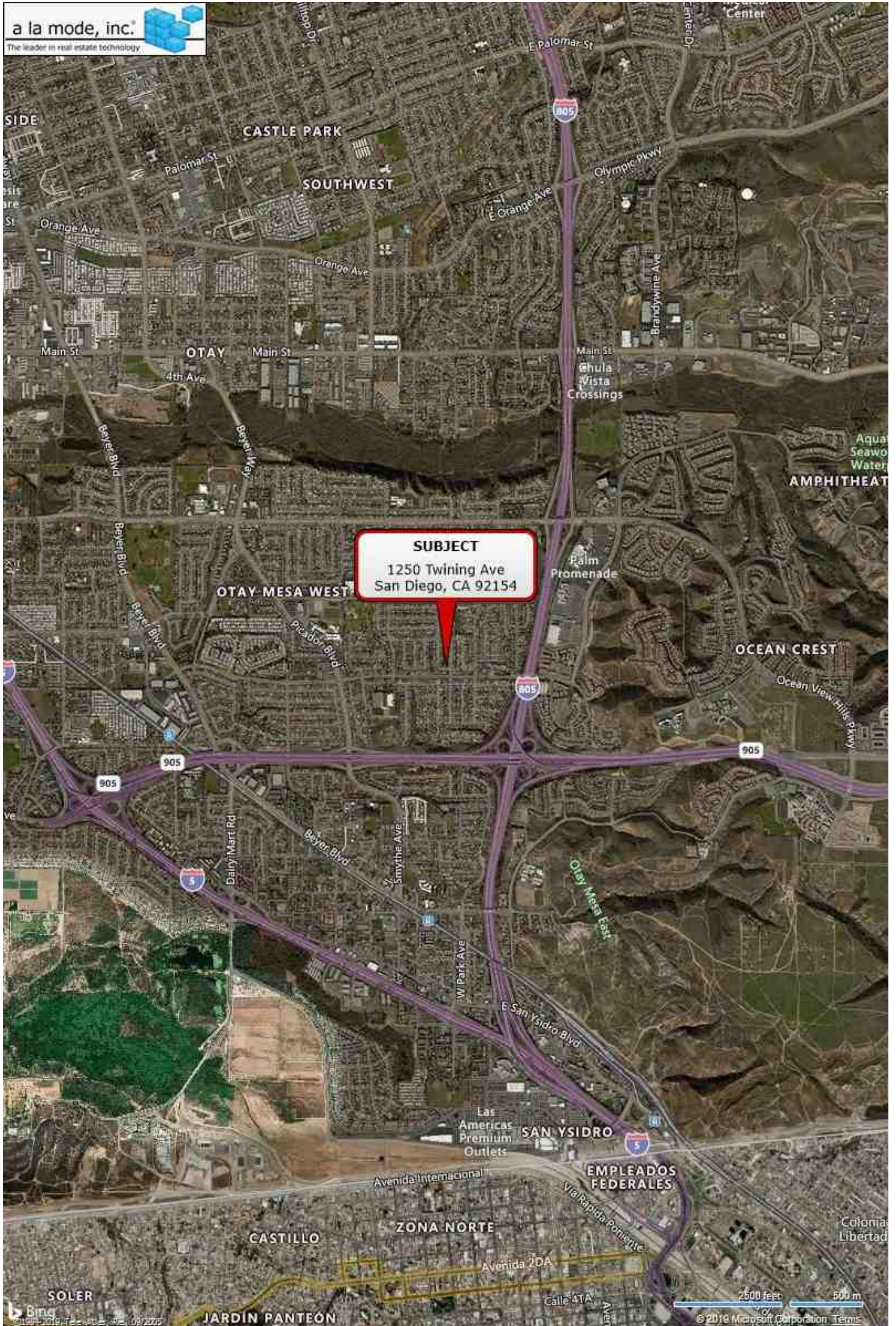
Location Map

Borrower	N/A			
Property Address	1250 Twining Ave			
City	San Diego	County San Diego	State CA	Zip Code 92154
Lender/Client	Michael Pavco			



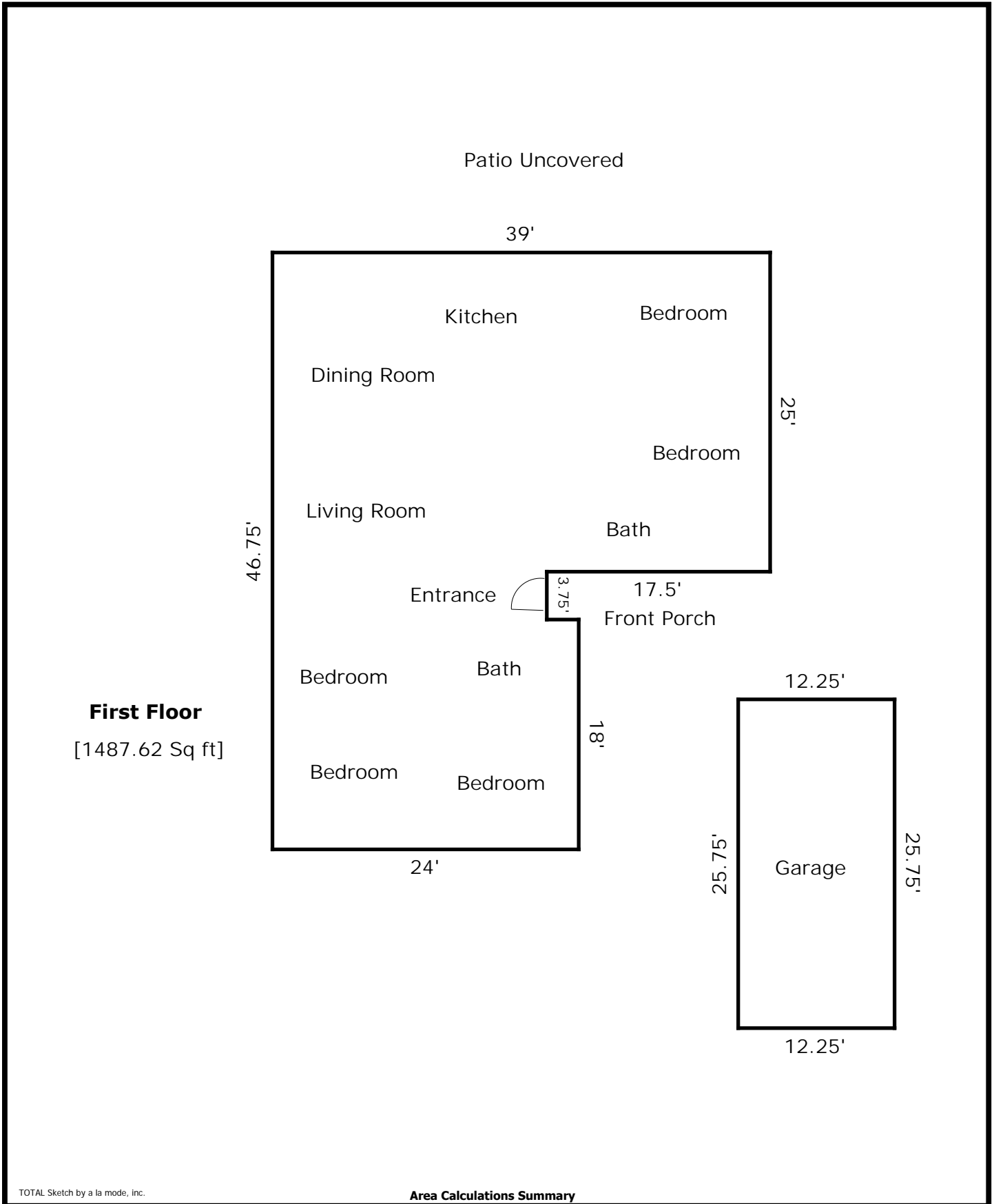
Aerial Map

Borrower	N/A						
Property Address	1250 Twining Ave						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Building Sketch

Borrower	N/A				
Property Address	1250 Twining Ave				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco			Zip Code	92154



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1487.63 Sq ft	$24 \times 18 = 432$ $28.75 \times 21.5 = 618.12$ $25 \times 17.5 = 437.5$
Total Living Area (Rounded):	1488 Sq ft	
Non-living Area		
1 Car Detached	315.44 Sq ft	$25.75 \times 12.25 = 315.44$

Appraiser License



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

David B. Morris

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 030158

Effective Date: February 21, 2019
Date Expires: February 20, 2021

Jimmy Martin
Jimmy Martin, Bureau Chief, BREAA

3044933

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

Appraiser Insurance

STOCK COMPANY

PRO GUARD PLATINUM POLICY DECLARATIONS

POLICY NUMBER: REO0000880

Prior Policy Number: NEW

WESTERN WORLD INSURANCE COMPANY TUDOR INSURANCE COMPANY STRATFORD INSURANCE COMPANY

Named Insured and Mailing Address:

David B Morris

Agent/Broker #33601

Premium: \$ 788.00

DBA AppraiseNet Group, Inc
3120 Juniper St

SAN DIEGO, CA 92104

Producer:

Professionals' Best
6760 University Ave
Suite #250
San Diego, CA 92115

Policy Period: (Mo./Day/Yr.)

From: 05/13/2019

To: 05/13/2020

12:01 AM, standard time at your mailing address shown above.

EXCEPT AS MAY OTHERWISE BE PROVIDED IN THE FOLLOWED POLICY, THIS POLICY MAY APPLY ONLY TO CLAIMS FIRST MADE IN ACCORDANCE WITH THE TERMS, CONDITIONS AND REQUIREMENTS OF THE FOLLOWED POLICY; AND THE LIMIT OF LIABILITY IS REDUCED AND MAY BE EXHAUSTED BY PAYMENT OF DEFENSE COSTS OR CLAIMS FEES AND EXPENSES. PLEASE READ THE FOLLOWED POLICY AND THIS POLICY CAREFULLY.

ITEM 1. PROFESSIONAL SERVICES:

Real Estate Appraisers

ERRORS AND OMISSIONS LIABILITY INSURANCE

ITEM 2. LIMIT OF INSURANCE Each Claim Limit \$ 1,000,000 Aggregate Limit \$ 1,000,000

ITEM 3. DEDUCTIBLE Each Claim \$ 500 Aggregate \$ 1,000

ITEM 4. RETROACTIVE DATE 05/13/2004

ITEM 5. PREMIUM \$ 788.00

AppraiseNet Group, Inc.
3120 Juniper Street
San Diego, CA 92104
(619) 980-6436

10/10/2019

Fernando Sotelo / Cathy Uribe
Michael Pavco
701 B St
San Diego, CA 92101

Re: Property: 1506 Peterlynn Dr
San Diego, CA 92154
Borrower: N/A
File No.: 1506 Peterlynn Dr

Opinion of Value: \$ 465,000
Effective Date: 09/30/2019

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "DMorris". The "D" is large and stylized, and the "Morris" is written in a cursive script.

David Morris
Certified Residential
License or Certification #: AR030158
State: CA Expires: 02/20/2021
info@appraisenet.com

APPRAISAL OF REAL PROPERTY



LOCATED AT

1506 Peterlynn Dr
San Diego, CA 92154

Lot:715 City:San Diego Subd:Princess Del Sol Unit #9 Tr#:6443 Tr 6443 Lot 715 Map Ref:006443

FOR

Michael Pavco - San Diego Housing Commission
701 B St
San Diego, CA 92101

OPINION OF VALUE

465,000

AS OF

09/30/2019

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RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 1506 Peterlynn Dr

Property Address: 1506 Peterlynn Dr	City: San Diego	State: CA	Zip Code: 92154
County: San Diego	Legal Description: Lot:715 City:San Diego Subd:Princess Del Sol Unit #9 Tr#:6443 Tr 6443 Lot 715 Map		
Ref:006443	Assessor's Parcel #: 631-154-16-00		
Tax Year: 2019	R.E. Taxes: \$ Unk	Special Assessments: \$ 0	Borrower (if applicable): N/A
Current Owner of Record: San Diego Housing Commission		Occupant: <input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0	<input type="checkbox"/> per year <input type="checkbox"/> per month
Market Area Name: Princess Del Sol - Otay Mesa West		Map Reference: 41740	Census Tract: 0100.04

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)	
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)	
Intended Use: Market Value of the subject property as defined. Current Value effective date of 09/30/2019. See addendum page.	
Intended User(s) (by name or type): Michael Pavco - San Diego Housing Commission	
Client: Michael Pavco - San Diego Housing Commission Address: 701 B St, San Diego, CA 92101	
Appraiser: David Morris Address: 3120 Juniper Street, San Diego, CA 92104	

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.
Predominant Occupancy		One-Unit Housing		Present Land Use	
<input checked="" type="checkbox"/> Owner 75		PRICE (\$000)	AGE (yrs)	One-Unit 75 %	<input checked="" type="checkbox"/> Not Likely
<input checked="" type="checkbox"/> Tenant 15		340 Low 31		2-4 Unit 5 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
<input checked="" type="checkbox"/> Vacant (0-5%)		562 High 64		Multi-Unit 10 %	* To: _____
<input type="checkbox"/> Vacant (>5%)		485 Pred 49		Comm'l 7 %	
				Vacant Land 3 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject property is bounded by Otay Valley Regional Park to the North, Freeway 805 to the East, Freeway 905 to the South and Beyer Blvd to the West. The subject is located approximately 15.9 miles South of downtown San Diego in the community of Otay Mesa West in the Princess Del Sol neighborhood. Single family residences predominate in the subject's vicinity. schools, shopping, public transportation, and most public services are convenient. Easy freeway access provides transportation routes to employment centers. Per the market conditions addendum property values in the subject's market area have had moderate price increases over the past 180 days. Supply is currently in balance with demand. Small financing concessions are prevalent. Average market time is estimated to be less than one month for properties that are marketed and priced appropriately. See Market Conditions Addendum page.

Dimensions: 66 X 114 X 70 X 110	Site Area: 8,000 sf
Zoning Classification: RS-1-7	Description: Residential Requires minimum 5,000-square-foot lots.
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Ground Rent (if applicable) \$ /	
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	
Actual Use as of Effective Date: Residential Use as appraised in this report: Residential	
Summary of Highest & Best Use: Based on the site and zoning classification the highest and best use of the subject property is as improved.	

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level Pad
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	8,000
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Street Lights	Overhead	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		
Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)									
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 06073C2158G FEMA Map Date 05/16/2012									

Site Comments: There are no adverse site conditions or external factors. The subject is located in an suburban area with typical suburban influences including, but not limited to, commercial properties, places of worship, and neighborhood parks. This is typical for the area with no adverse influence on value and marketability.

General Description	Exterior Description	Foundation	Basement	Heating
# of Units 1 <input type="checkbox"/> Acc. Unit	Foundation Concrete	Slab Concrete	Area Sq. Ft. 0.00	Type Forced Air Unit
# of Stories 1	Exterior Walls Stucco	Crawl Space	% Finished None	Fuel Natural Gas
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Shingle	Basement	Ceiling	
Design (Style) Post Modern	Gutters & Dwnspts. Overhang	Sump Pump <input type="checkbox"/>	Walls	Cooling None
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Aluminum	Dampness <input type="checkbox"/>	Floor	Central
Actual Age (Yrs.) Unk	Storm/Screens Mesh	Settlement	Outside Entry	Other
Effective Age (Yrs.) 30		Infestation		
Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
Floors Carpet/Wood/Tile/Avg	Refrigerator <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # 0	Garage # of cars (2 Tot.)
Walls Drywall / Avg	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Patio Slab Patio	Attach. 0
Trim/Finish Wood / Paint / Avg	Disposal <input checked="" type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Deck None	Detach. 1
Bath Floor Tile / Average	Dishwasher <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	Porch Covered Entry	Blt.-In 0
Bath Wainscot Tile / Average	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Fence Perimeter	Carport 0
Doors Raised Panel / Avg	Microwave <input checked="" type="checkbox"/>	Heated <input type="checkbox"/>	Pool None	Driveway 1
	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>		Surface Concrete
Finished area above grade contains: 8 Rooms 5 Bedrooms 2.0 Bath(s) 1,590 Square Feet of Gross Living Area Above Grade				
Additional features: See below.				

Describe the condition of the property (including physical, functional and external obsolescence): The subject exhibits typical physical depreciation for a house its age, although no significant deferred maintenance item was noted. No functional or economic obsolescence noted. Quality of construction is typical for the area. The subject property was in Average condition at the time of inspection. The year built for the subject was not found on public records. It is estimated the subject was built in 1969 -1970 similar to the other homes in the market area. The subject was conforming to the neighborhood and resembled the other homes on the street built at that time. 30 years effective date was utilized due to updating and refurbishing of the home over the years.



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 1506 Peterlynn Dr

TRANSFER HISTORY	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): Sandicor MLS / CRS Tax	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Research of Public Records and MLS revealed that the subject property has not been sold or transferred in the past 36 months.
	Date: N/A	
	Price: 0	
	Source(s): Sandicor MLS / CRS Tax	
TRANSFER HISTORY	2nd Prior Subject Sale/Transfer	
	Date: N/A	
	Price: 0	
	Source(s): Sandicor MLS / CRS Tax	

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

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	1506 Peterlynn Dr San Diego, CA 92154	4191 Ereno St San Diego, CA 92154			1447 Peterlynn Dr San Diego, CA 92154			4057 Marcwade Dr San Diego, CA 92154		
Proximity to Subject		0.27 miles NE			0.07 miles NE			0.17 miles N		
Sale Price	\$	\$ 475,000			\$ 460,000			\$ 484,000		
Sale Price/GLA	\$ /sq.ft.	\$ 286.14 /sq.ft.			\$ 368.00 /sq.ft.			\$ 330.60 /sq.ft.		
Data Source(s)	Inspection	MLS #190018203;DOM 21			MLS #190042010;DOM 9			MLS #190017827;DOM 12		
Verification Source(s)	Public Record	Doc #206220/CRS Tax			Doc #401258/CRS Tax			Doc #245542/CRS Tax		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.			
Sales or Financing Concessions		Armlth Conv;9500	-4,500	Armlth FHA;0		Armlth FHA;0				
Date of Sale/Time		s05/19;c04/19		s09/19;c08/19		s06/19;c04/19				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Location	Residential	Bcks Busy St	+10,000	Residential		Residential				
Site	8,000 sf	6100 sf	+4,750	6200 sf	+4,500	5600 sf	+6,000			
View	Residential	Residential		Residential		Residential				
Design (Style)	Post Modern	Post Modern		Post Modern		Post Modern				
Quality of Construction	Average	Average		Average		Average				
Age	30 Eff	48		49		49				
Condition	Average	Average		Good	-40,000	Good	-40,000			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	+10,000	Total Bdrms Baths	+10,000			
Room Count	8 5 2.0	8 5 3.0	-10,000	6 4 2.0	0	8 4 2.0	0			
Gross Living Area	1,590 sq.ft.	1,660 sq.ft.	-5,250	1,250 sq.ft.	+25,500	1,464 sq.ft.	+9,450			
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf				
Functional Utility	Adequate	Adequate		Adequate		Adequate				
Heating/Cooling	FWA/None	FWA/CAC	-5,000	FWA/None		FWA/CAC	-5,000			
Energy Efficient Items	None	None		None		None				
Garage/Carport	1ga1dw	1ga1dw		1ga1dw		1ga1dw				
Porch/Patio/Deck	Porch, Patio	Porch, Patio		Porch, Patio		Porch, Patio				
Pool Features	None	None		None		None				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -10,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -19,550			
Adjusted Sale Price of Comparables		Net 2.1 %		Net 0.0 %		Net 4.0 %				
		Gross 8.3 %	\$ 465,000	Gross 17.4 %	\$ 460,000	Gross 14.6 %	\$ 464,450			

Summary of Sales Comparison Approach All comparables utilized in the appraisal report were found to be arm's length transactions and were verified through Sandicor MLS and CRS Data Public Record files. A combination of methods were utilized based on both quantitative and qualitative analysis. Adjustments were determined through paired sales analysis and sensitivity analysis. The adjustments reflect the difference the typical buyer would pay for the added amenity or "Market Reaction" for such features. Discussions with local Realtors, office files, previous appraisals completed in the area, and the appraiser's working knowledge and experience were also implemented in arriving at the final adjustment set within the sales comparison grid.

The subject exhibits good comparability to the other properties in the neighborhood. Comparables #1, #2 and #3 were considered most similar to the subject due to bedroom count and proximity. Therefore, it was given the most weight in arriving at the final opinion of market value for the subject. Comparables #2, #3, #4 are located within the subject's immediate market area and were adjusted for smaller bedroom count and gross living area. Comparables #2, #3, #4 showed as being recently updated and were adjusted for superior overall condition. Comparable #5 is a Active Listing located within the subject's immediate market area.

- SALES CONCESSIONS: Per the Market Conditions addendum, the median seller concession amount is \$5,000. Therefore, only sales concession amounts greater than the median warranted an adjustment.
- LOCATION: Location differentials were adjusted at \$10,000.
- SITE: Lot size differentials were adjusted at \$2.50 per sf, if difference greater than 1,500 sf due to overall utility.
- AGE, QUALITY OF CONSTRUCTION AND CONDITION adjustments were determined through paired sale analysis with comparables #1, #2 and #3 accounting for actual age, effective age, renovations and remodeling.
- AGE: Differentials were less than 10 effective years and therefore no adjustments were considered warranted.
- CONDITION: Differentials were adjusted at \$40,000 per review MLS photographs and MLS comments.
- BEDROOM, BATHROOM AND GROSS LIVING AREA adjustments were determined through paired sale analysis with comparables #1, #2 and #3.
- ROOMS & BEDROOMS: Bedrooms were adjusted at \$10,000.
- FULL BATHS: Full baths were adjusted at \$10,000 each.
- GLA: Differentials were adjusted at \$75 per sf if difference greater than 100 sf.
- GARAGE/CARPORT: Differentials were adjusted at \$20,000 per garage parking space. Adjustment based on paired sale and sensitivity analysis with comparables #1, #2 and #3.
- All other adjustments were considered self explanatory and therefore no comment was considered warranted.

Indicated Value by Sales Comparison Approach \$ 465,000



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 1506 Peterlynn Dr

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.			
	Provide adequate information for replication of the following cost figures and calculations.			
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):			
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE _____ = \$	
	Source of cost data:		DWELLING Sq.Ft. @ \$ _____ = \$	
	Quality rating from cost service: Effective date of cost data:		Sq.Ft. @ \$ _____ = \$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ _____ = \$	
			Sq.Ft. @ \$ _____ = \$	
			Sq.Ft. @ \$ _____ = \$	
			Sq.Ft. @ \$ _____ = \$	
Estimated Remaining Economic Life (if required): _____ Years		INDICATED VALUE BY COST APPROACH _____ = \$		

INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.		
	Estimated Monthly Market Rent \$ _____	X Gross Rent Multiplier _____ = \$ _____	Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM):		

PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.		
	Legal Name of Project:		
	Describe common elements and recreational facilities:		

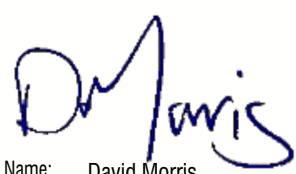
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 465,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____
	Final Reconciliation <u>Comparison of the most comparable, recent sales provided the best indicator of value. The cost approach was analyzed and did tend to support the market data. The income approach was not utilized due to insufficient comparable rental data.</u>

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 465,000, as of: 09/30/2019, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS	A true and complete copy of this report contains <u>22</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.				
	Attached Exhibits:				
	<input checked="" type="checkbox"/> Scope of Work	<input checked="" type="checkbox"/> Limiting Cond./Certifications	<input checked="" type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input checked="" type="checkbox"/> Sketch Addendum
<input checked="" type="checkbox"/> Map Addenda	<input checked="" type="checkbox"/> Additional Sales	<input type="checkbox"/> Cost Addendum	<input type="checkbox"/> Flood Addendum	<input type="checkbox"/> Manuf. House Addendum	
<input type="checkbox"/> Hypothetical Conditions	<input type="checkbox"/> Extraordinary Assumptions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SIGNATURES	Client Contact: <u>Fernando Sotelo / Cathy Uribe</u> Client Name: <u>Michael Pavco - San Diego Housing Commission</u>
	E-Mail: <u>fsotelo@hdpartners.org / curibe@hdpartners.org</u> Address: <u>701 B St, San Diego, CA 92101</u>
	APPRAISER
	
	Appraiser Name: <u>David Morris</u>
	Company: <u>AppraiseNet Group, Inc.</u>
	Phone: <u>(619) 980-6436</u> Fax: _____
	E-Mail: <u>info@appraisenet.com</u>
	Date of Report (Signature): <u>10/10/2019</u>
	License or Certification #: <u>AR030158</u> State: <u>CA</u>
Designation: <u>Certified Residential</u>	
Expiration Date of License or Certification: <u>02/20/2021</u>	
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: <u>09/30/2019</u>	
SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
Supervisory or Co-Appraiser Name: _____	
Company: _____	
Phone: _____ Fax: _____	
E-Mail: _____	
Date of Report (Signature): _____	
License or Certification #: _____ State: _____	
Designation: _____	
Expiration Date of License or Certification: _____	
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: _____	

ADDITIONAL COMPARABLE SALES

File No.: 1506 Peterlynn Dr

FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6			
Address		1506 Peterlynn Dr San Diego, CA 92154		4076 Bateman Ave San Diego, CA 92154			3990 Debbyann Pl San Diego, CA 92154						
Proximity to Subject				0.50 miles N			0.65 miles N						
Sale Price		\$		\$ 485,000			\$ 465,000			\$			
Sale Price/GLA		\$/sq.ft.		\$ 363.02 /sq.ft.			\$ 348.05 /sq.ft.			\$/sq.ft.			
Data Source(s)		Inspection		MLS #190026420;DOM 5			MLS #190050113;DOM 24						
Verification Source(s)		Public Record		Doc #242102/CRS Tax			Active Listing						
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	
Sales or Financing Concessions				Armlth FHA;3000			Listing						
Date of Sale/Time				s06/19;c05/19			Active						
Rights Appraised		Fee Simple		Fee Simple			Fee Simple						
Location		Residential		Residential			Residential						
Site		8,000 sf		5600 sf			+6,000	5000 sf		+7,500			
View		Residential		Residential			Residential						
Design (Style)		Post Modern		Post Modern			Post Modern						
Quality of Construction		Average		Average			Average						
Age		30 Eff		50			51						
Condition		Average		Good			-40,000	Average					
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Room Count		8	5	2.0	7	4	2.0	7	4	2.0	0		
Gross Living Area		1,590 sq.ft.		1,336 sq.ft.			+19,050	1,336 sq.ft.		+19,050	sq.ft.		
Basement & Finished Rooms Below Grade		0sf		0sf			0sf						
Functional Utility		Adequate		Adequate			Adequate						
Heating/Cooling		FWA/None		FWA/CAC			-5,000	FWA/None					
Energy Efficient Items		None		None			None						
Garage/Carport		1ga1dw		2ga2dw			-20,000	2ga2dw		-20,000			
Porch/Patio/Deck		Porch, Patio		Porch, Patio			Porch, Patio						
Pool Features		None		None			None						
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -29,950	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 16,550	<input type="checkbox"/> + <input type="checkbox"/> -		\$
Adjusted Sale Price of Comparables				Net			6.2 %	Net		3.6 %	Net		% \$
				Gross			20.6 %	Gross		12.2 %	Gross		% \$
Summary of Sales Comparison Approach													

SALES COMPARISON APPROACH

Supplemental Addendum

File No. 1506 Peterlynn Dr

Borrower	N/A						
Property Address	1506 Peterlynn Dr						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						

INTENDED USE:

The intended user of this appraisal report is Michael Pavco - San Diego Housing Commission. No additional Intended Users are identified by the appraiser.

The Intended Use is to determine an opinion of current market value the property, effective date of 09/30/2019, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal form, and definition of Market Value. This appraisal may not be utilized for any other purposes.

This appraisal report is NOT INTENDED FOR A MORTGAGE TRANSACTION.

SCOPE OF WORK:

Notes were taken as to the physical characteristics of the improvements including the yard area, lot topography/utility, and view amenity. Photographs were taken of the interior and exterior. A review of SANDICOR (SDMLS) and tax records was completed to find sold, pending, and active listings with a similar Highest and Best Use, current to the date of value. I made a sincere effort to itemize the features noted during my walk-through inspection on 09/30/2019. Prime consideration and emphasis was to utilize comparables that are close or similar to the same physical characteristics, effective age, amenities, that attributes to the subject property. All the pictures of the comparable sales are original and all of the comparable sales were previewed from the street.

As a clarification to the scope of this report & any use of the words "inspect" or "inspection" anywhere in this report - the intended inference is limited to what the appraiser has visually observed - those readily observable conditions (visually observable without probing, removing of panels or the like, observation of exterior components from ground level only, etc.). Furthermore, the appraiser is NOT a home inspector, and is NOT an expert in issues relating to drainage, structural integrity or adequacy, environmental hazards, and/or other matters pertaining to such other items that are not readily observable (i.e., insulation, electrical wiring, in-wall or in-ground plumbing, etc.).

My analyses, opinions, and conclusions were developed, and my Appraisal Report were prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP), as developed by the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

I have no present or prospective interest in the Property and I have no personal interest or bias with respect to the parties involved. My compensation is not contingent on any action or event resulting from the analysis, opinions, conclusions in, or the use of, my valuation or my review of any other appraisal.

HIGHEST AND BEST USE:

The Highest and Best Use of the subject "as improved" is the best use. The contribution of the subject property's 1,590 sqft home is significant to the overall value of this all usable 8,000 sqft site. Therefore, based on this analysis, the present use of all sites in the neighborhood, and the local area zoning, the highest and best use of the subject is determined to be single-unit residential as currently improved.

SUBJECT ZONING:

RS-1-7 - Residential Requires minimum 5,000-square-foot lots.

The purpose of the RS zones is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.

SUMMARY OF ADJUSTMENTS:

Adjustments to each of the data points are required for the significant differences among the data that affect value. I adhere to a sequence of adjustments in each sales comparison model. Using this sequence, I obtain intermediate price figures and apply succeeding adjustments to each previously adjusted price. The adjustments applied to the comparables reflect the property's superiority or inferiority concerning the conditions of sale, market conditions, locational and physical characteristics, site size, views, quality, condition, bedroom and bathroom count and gross living area differences.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification.

Definition of Market Value: Uniform Standards of Professional Appraisal Practice, Standards 1, 2 and 3.

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 advised, and each acting in what he/she 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)

Supplemental Addendum

File No. 1506 Peterlynn Dr

Borrower	N/A						
Property Address	1506 Peterlynn Dr						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						

the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions by anyone associated with the sale.

COMMENTS REGARDING CONDITION OF THE IMPROVEMENTS:

The routine observation of the subject property and any improvements is for the purpose of determining fair market value of the property. Attics and crawl space areas are typically not accessed. The property 'inspection' is really more of an 'observation.' It is not to be regarded as a full property inspection of the type intended to reveal defects in mechanical systems, structural integrity, roofing, siding or any other property components. The appraiser claims no special expertise in these areas, nor is the appraiser an expert regarding issues related to foundation settlement, basement moisture, wood destroying (or other) insects/pests, mold, mildew or lead based paint. Unless otherwise noted, the appraiser assumes the various elements that constitute the subject property are fundamentally sound and in working order. All observations referred to in this appraisal are subject to visual observations typical of a real estate appraisal. These observations were made of readily accessible areas. Minor defects are common in homes in the marketplace, often typical for the area and not an adversity to market value.

Statements regarding condition, particularly those heating and cooling systems are based on superficial observations only and testing of these items are not part of this appraisal process. The appraiser is not a home inspector and the appraisal report is not a home inspection report. The appraisal report should not be relied upon to disclose the condition of the subject property or the presence/absence of any defects. The client, buyers, borrowers are invited and encouraged to employ the qualified experts to inspect and address any concerns. If any negative conditions are discovered, the appraiser reserves the right to modify the opinion of market value.

Market Conditions Addendum to the Appraisal Report

File No. 1506 Peterlynn Dr

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 1506 Peterlynn Dr City San Diego State CA ZIP Code 92154

Borrower N/A

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	54	31	29	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	9.00	10.33	9.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	14	21	16	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.6	2.0	1.7	<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	\$468,000	\$495,000	\$462,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	18	13	11	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$477,000	\$475,500	\$506,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	18	20	41	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	99%	100%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail 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.). An analysis was performed on 114 competing sales over the past 12 months. For those sales, a total of 36.8% were reported to have seller concessions. This analysis shows a change of +0.2% per month. Those sales with seller concessions had a median seller contribution of \$5,000.

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).

An analysis was performed on 114 competing sales over the past 12 months. For those sales, a total of 1.8% were reported to be REO.

Cite data sources for above information. Information reported in the Sandicor system (using an effective date of 09/30/2019) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.

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.

Market parameters utilized: Single family homes, Zip Code 92154 and within the neighborhood boundaries described on Page #1 of this report. Analysis of active, pending, withdrawn, cancelled, expired and sold listings was performed within the previous 24 months. This included comparables within 1 (+ & -) bedroom count and gross living area differentials within 25% (+ & -).

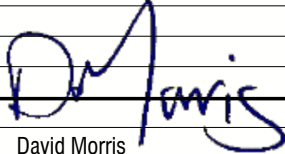
If the subject is a unit in a condominium or cooperative project, complete the following:

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 	Signature
Appraiser Name David Morris	Supervisory Appraiser Name
Company Name AppraiseNet Group, Inc.	Company Name
Company Address 3120 Juniper Street, San Diego, CA 92104	Company Address
State License/Certification # AR030158 State CA	State License/Certification # State
Email Address info@appraisenet.com	Email Address

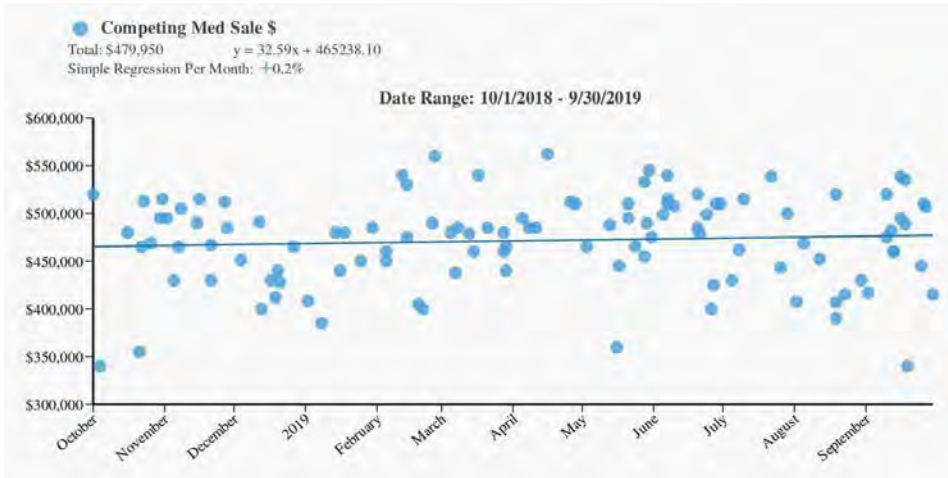
MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

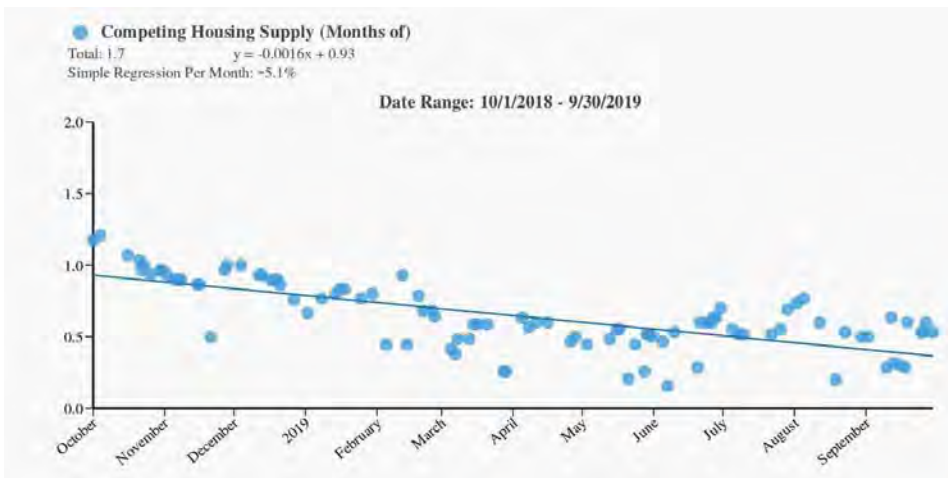
Market Conditions Charts - Page 1

Borrower	N/A				
Property Address	1506 Peterlynn Dr				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco	Zip Code	92154		



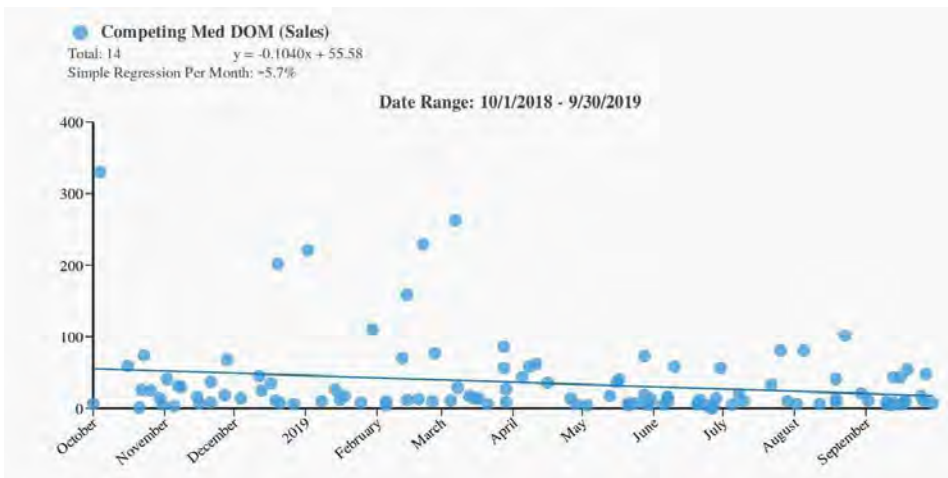
Median \$

An analysis was performed on 114 competing sales over the past 12 months. The sales within this group had a median sale price of \$479,950. This analysis shows a change of +0.2% per month.



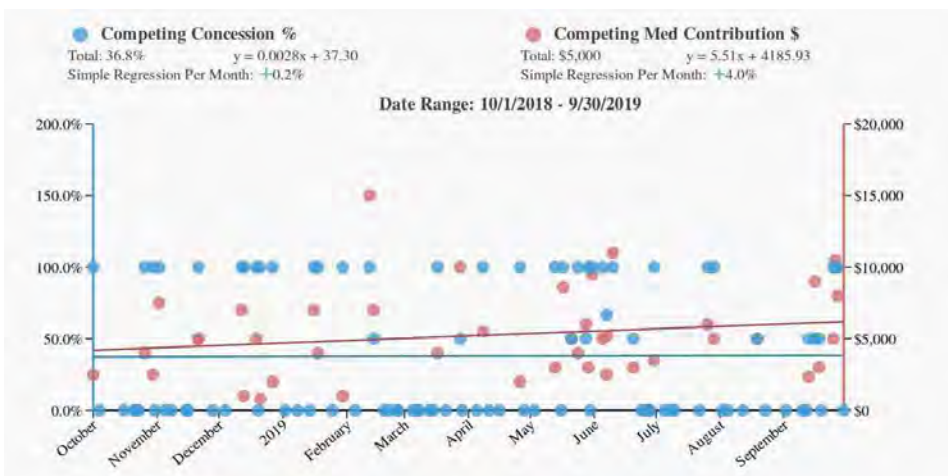
Housing Supply

Based on all sales in this same group, there is a 1.7 month supply. This analysis shows a change of -5.1% per month.



Sales DOM

These sales had a median DOM of 14. This analysis shows a change of -5.7% per month.



Concession %

An analysis was performed on 114 competing sales over the past 12 months. For those sales, a total of 36.8% were reported to have seller concessions. This analysis shows a change of +0.2% per month. Those sales with seller concessions had a median seller contribution of \$5,000.

Subject Photo Page

Borrower	N/A						
Property Address	1506 Peterlynn Dr						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Subject Front

1506 Peterlynn Dr
Sales Price
Gross Living Area 1,590
Total Rooms 8
Total Bedrooms 5
Total Bathrooms 2.0
Location Residential
View Residential
Site 8,000 sf
Quality Average
Age 30 Eff



Subject Rear



Subject Street

Photograph Addendum

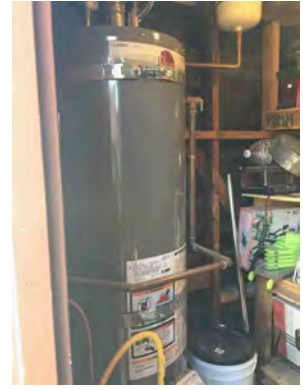
Borrower	N/A				
Property Address	1506 Peterlynn Dr				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco			Zip Code	92154



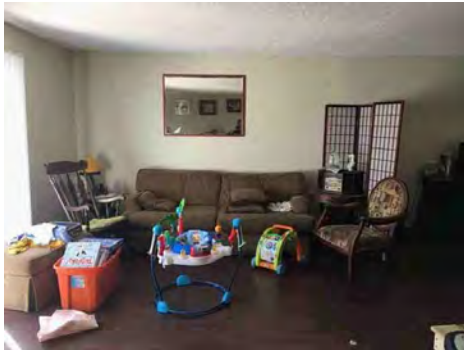
Smoke Alarm



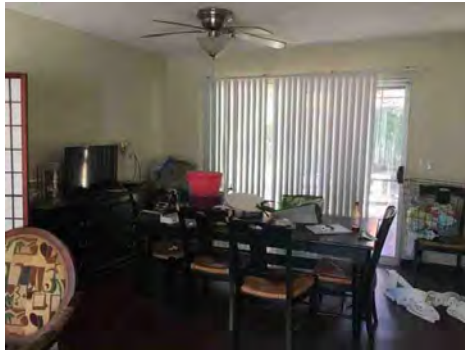
Carbon Monoxide Alarm



Water Heater



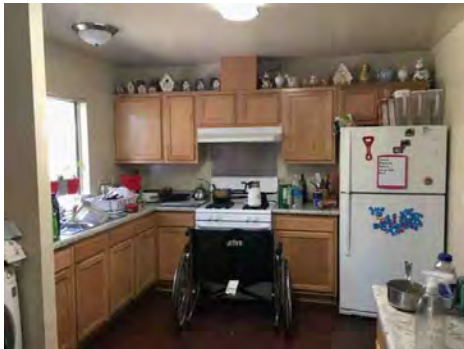
Living Room



Dining Room



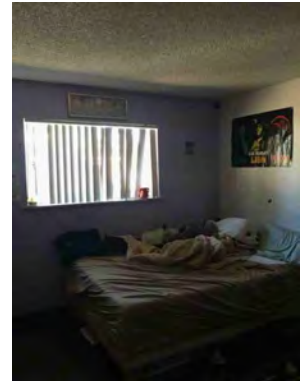
Kitchen



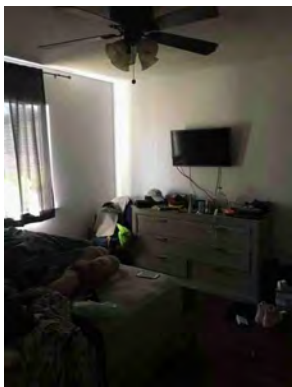
Kitchen



Bedroom 1



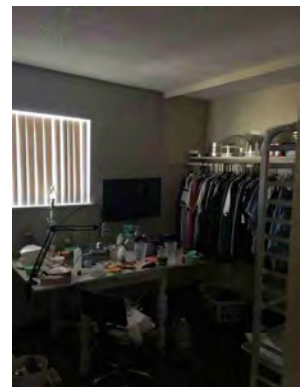
Bedroom 2



Bedroom 3



Bedroom 4



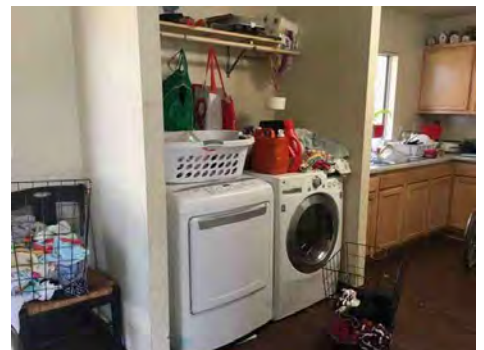
Bedroom 5



Bathroom 1



Bathroom 2



Laundry

Photograph Addendum

Borrower	N/A						
Property Address	1506 Peterlynn Dr						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Side View



Front View



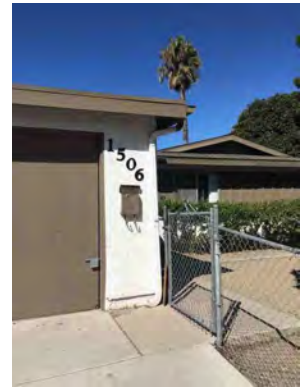
Front View (Alternate)



Rear View (Alternate)



Street View (Alternate)



Address Verification



Porch Area



Back Yard



Garage Exterior



Garage Interior

Comparable Photo Page

Borrower	N/A				
Property Address	1506 Peterlynn Dr				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco			Zip Code	92154



Comparable 1

4191 Enero St	
Prox. to Subject	0.27 miles NE
Sale Price	475,000
Gross Living Area	1,660
Total Rooms	8
Total Bedrooms	5
Total Bathrooms	3.0
Location	Bcks Busy St
View	Residential
Site	6100 sf
Quality	Average
Age	48



Comparable 2

1447 Peterlynn Dr	
Prox. to Subject	0.07 miles NE
Sale Price	460,000
Gross Living Area	1,250
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	6200 sf
Quality	Average
Age	49



Comparable 3

4057 Marcwade Dr	
Prox. to Subject	0.17 miles N
Sale Price	484,000
Gross Living Area	1,464
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	5600 sf
Quality	Average
Age	49

Comparable Photo Page

Borrower	N/A				
Property Address	1506 Peterlynn Dr				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco			Zip Code	92154



Comparable 4

4076 Bateman Ave
 Prox. to Subject 0.50 miles N
 Sale Price 485,000
 Gross Living Area 1,336
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location Residential
 View Residential
 Site 5600 sf
 Quality Average
 Age 50



Comparable 5

3990 Debbyann Pl
 Prox. to Subject 0.65 miles N
 Sale Price 465,000
 Gross Living Area 1,336
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location Residential
 View Residential
 Site 5000 sf
 Quality Average
 Age 51

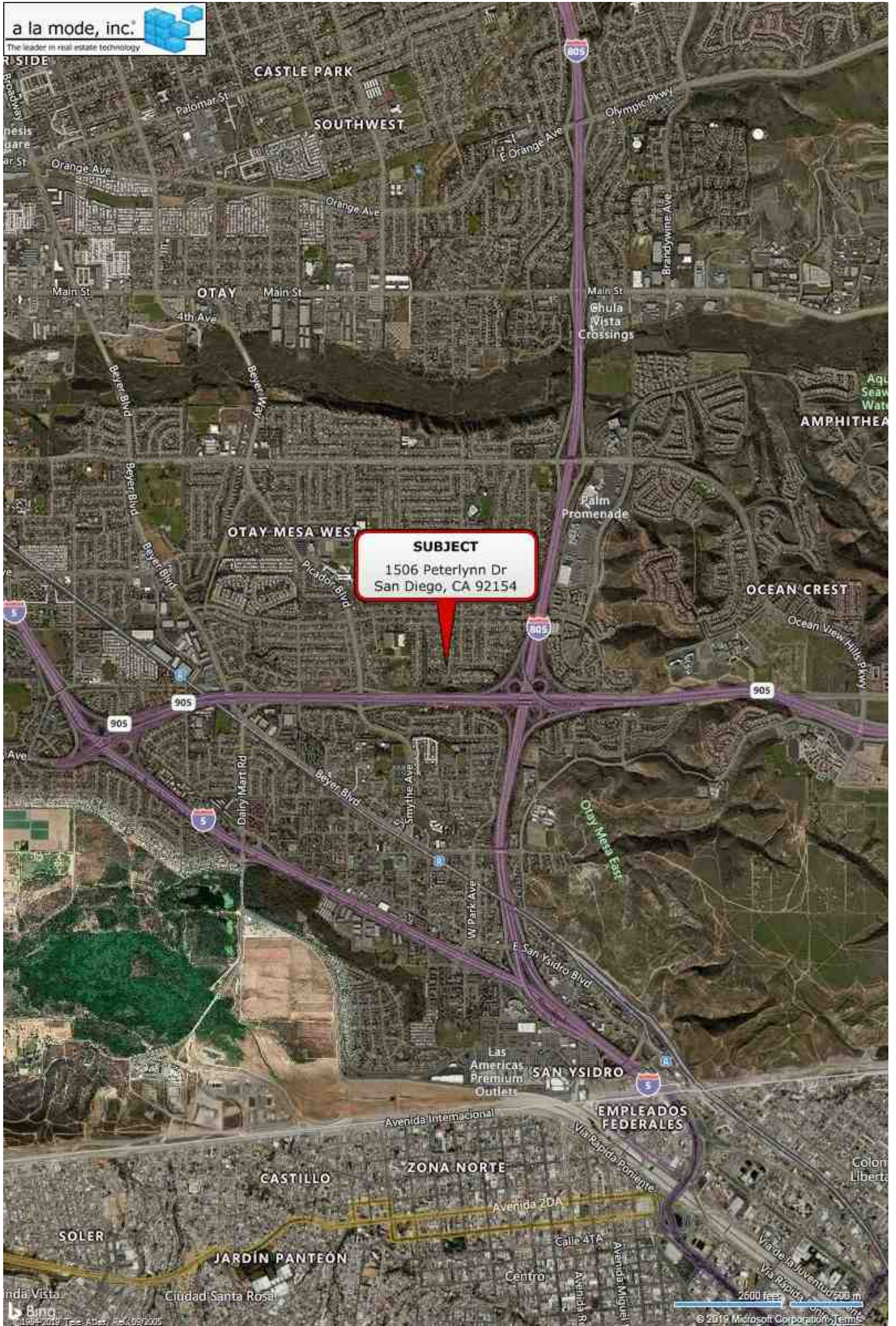
Location Map

Borrower	N/A			
Property Address	1506 Peterlynn Dr			
City	San Diego	County San Diego	State CA	Zip Code 92154
Lender/Client	Michael Pavco			



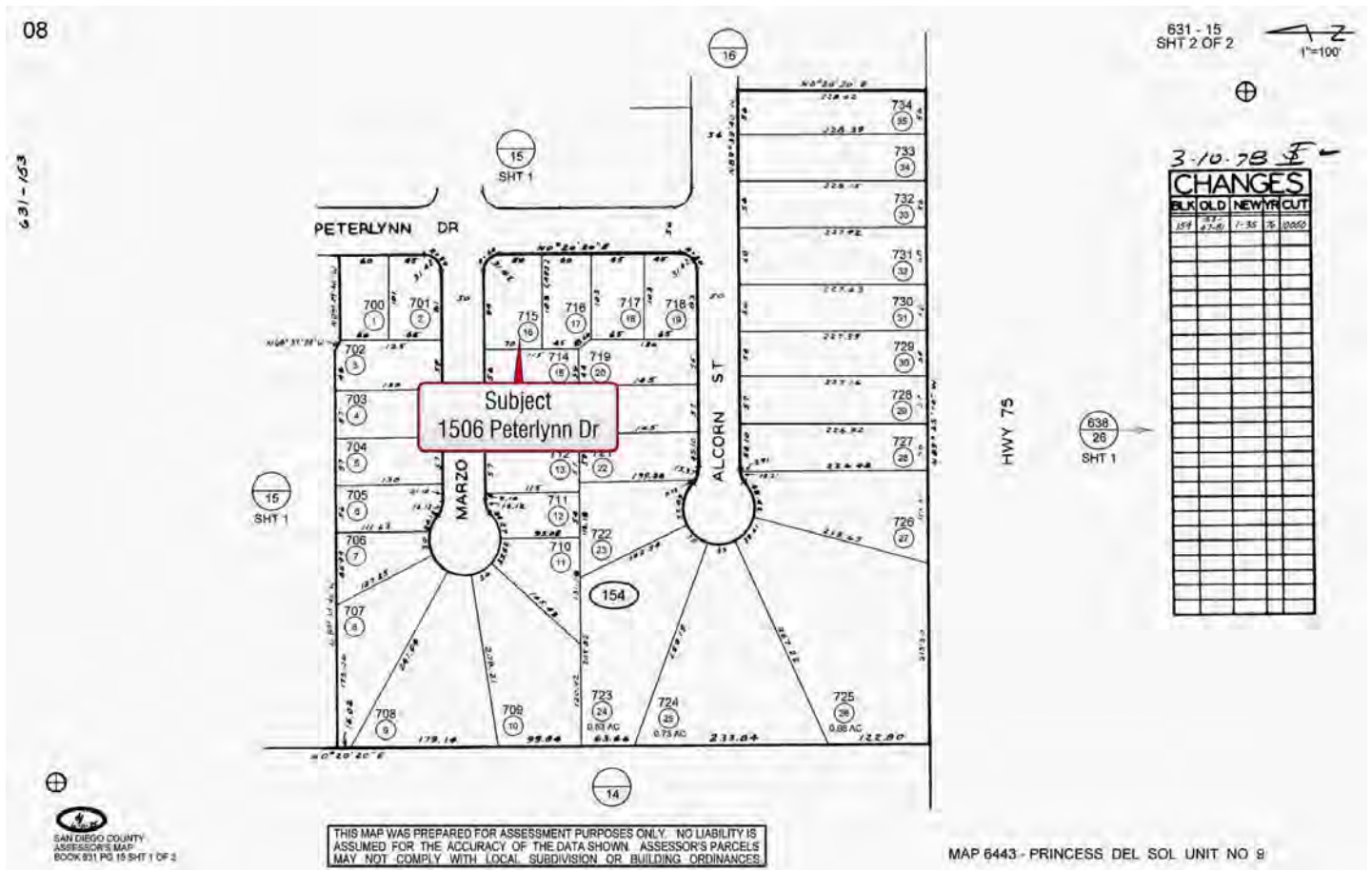
Aerial Map

Borrower	N/A						
Property Address	1506 Peterlynn Dr						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



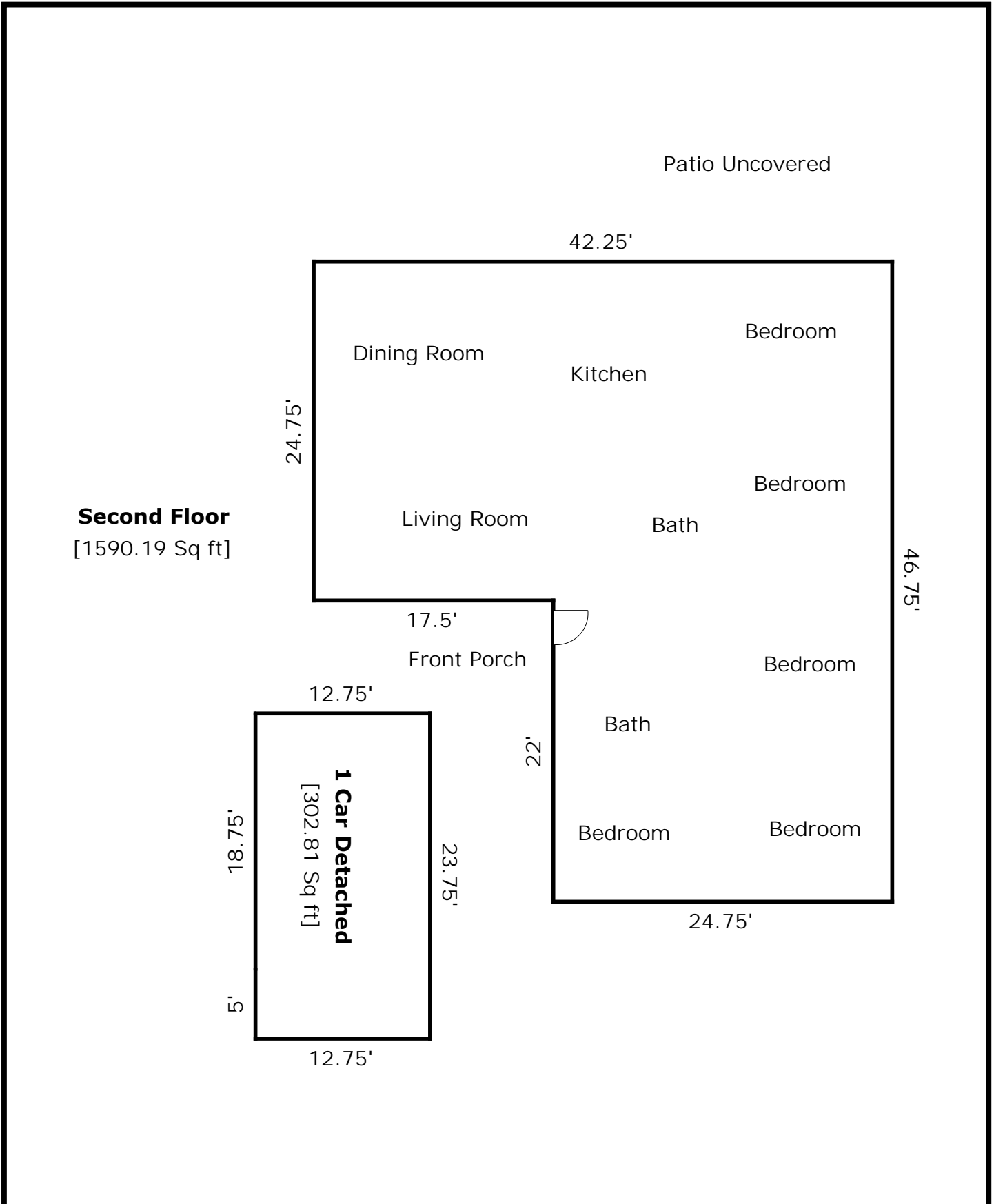
Plat Map

Borrower	N/A						
Property Address	1506 Peterlynn Dr						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Building Sketch

Borrower	N/A				
Property Address	1506 Peterlynn Dr				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco			Zip Code	92154



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
Second Floor	1590.19 Sq ft	$24.75 \times 22 = 544.5$ $24.75 \times 42.25 = 1045.69$
Total Living Area (Rounded):	1590 Sq ft	
Non-living Area	Area	Calculation Details
1 Car Detached	302.81 Sq ft	$23.75 \times 12.75 = 302.81$

Appraiser Insurance

STOCK COMPANY

PRO GUARD PLATINUM POLICY DECLARATIONS

POLICY NUMBER: REO0000880

Prior Policy Number: NEW

WESTERN WORLD INSURANCE COMPANY TUDOR INSURANCE COMPANY STRATFORD INSURANCE COMPANY

Named Insured and Mailing Address:

David B Morris

Agent/Broker #33601

Premium: \$ 788.00

DBA AppraiseNet Group, Inc
3120 Juniper St

SAN DIEGO, CA 92104

Producer:

Professionals' Best
6760 University Ave
Suite #250
San Diego, CA 92115

Policy Period: (Mo./Day/Yr.)

From: 05/13/2019

To: 05/13/2020

12:01 AM, standard time at your mailing address shown above.

EXCEPT AS MAY OTHERWISE BE PROVIDED IN THE FOLLOWED POLICY, THIS POLICY MAY APPLY ONLY TO CLAIMS FIRST MADE IN ACCORDANCE WITH THE TERMS, CONDITIONS AND REQUIREMENTS OF THE FOLLOWED POLICY; AND THE LIMIT OF LIABILITY IS REDUCED AND MAY BE EXHAUSTED BY PAYMENT OF DEFENSE COSTS OR CLAIMS FEES AND EXPENSES. PLEASE READ THE FOLLOWED POLICY AND THIS POLICY CAREFULLY.

ITEM 1. PROFESSIONAL SERVICES:

Real Estate Appraisers

ERRORS AND OMISSIONS LIABILITY INSURANCE

ITEM 2. LIMIT OF INSURANCE Each Claim Limit \$ 1,000,000 Aggregate Limit \$ 1,000,000

ITEM 3. DEDUCTIBLE Each Claim \$ 500 Aggregate \$ 1,000

ITEM 4. RETROACTIVE DATE 05/13/2004

ITEM 5. PREMIUM \$ 788.00

Appraiser License



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

David B. Morris

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 030158

Effective Date: February 21, 2019
Date Expires: February 20, 2021

Jimmy Martin
Jimmy Martin, Bureau Chief, BREA

3044933

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

AppraiseNet Group, Inc.
3120 Juniper Street
San Diego, CA 92104
(619) 980-6436

10/10/2019

Fernando Sotelo / Cathy Uribe
Michael Pavco
701 B St
San Diego, CA 92101

Re: Property: 4233 Stu Ct
San Diego, CA 92154
Borrower: N/A
File No.: 4233 Stu Ct

Opinion of Value: \$ 460,000
Effective Date: 09/30/2019

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "DMorris". The initials "DM" are large and stylized, followed by "Morris" in a cursive script.

David Morris
Certified Residential
License or Certification #: AR030158
State: CA Expires: 02/20/2021
info@appraisenet.com

APPRAISAL OF REAL PROPERTY



LOCATED AT

4233 Stu Ct

San Diego, CA 92154

Lot:990 City:San Diego Subd:Princess Del Sol Unit #11 Tr#:6584 Tr 6584 Lot 990 Map Ref:006584

FOR

Michael Pavco - San Diego Housing Commission

701 B St

San Diego, CA 92101

OPINION OF VALUE

460,000

AS OF

09/30/2019

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RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 4233 Stu Ct

Property Address: 4233 Stu Ct	City: San Diego	State: CA	Zip Code: 92154
County: San Diego	Legal Description: Lot:990 City:San Diego Subd:Princess Del Sol Unit #11 Tr#:6584 Tr 6584 Lot 990 Map		
Ref:006584	Assessor's Parcel #: 631-180-57-00		
Tax Year: 2019	R.E. Taxes: \$ Unk	Special Assessments: \$ 0	Borrower (if applicable): N/A
Current Owner of Record: San Diego Housing Commission	Occupant: <input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Vacant
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)	HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month		
Market Area Name: Princess Del Sol - Otay Mesa West	Map Reference: 1350G1	Census Tract: 0100.03	

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)
Intended Use: Market Value of the subject property as defined. Current Value effective date of 09/30/2019. See addendum page.
Intended User(s) (by name or type): Michael Pavco - San Diego Housing Commission
Client: Michael Pavco - San Diego Housing Commission Address: 701 B St, San Diego, CA 92101
Appraiser: David Morris Address: 3120 Juniper Street, San Diego, CA 92104

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner 75	PRICE (\$000)	One-Unit 75 %	<input checked="" type="checkbox"/> Not Likely
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Tenant 15	AGE (yrs)	2-4 Unit 5 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	340 Low 31	Multi-Unit 10 %	* To: _____
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	562 High 64	Comm'l 7 %	
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		485 Pred 49	Vacant Land 3 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject property is bounded by Otay Valley Regional Park to the North, Freeway 805 to the East, Freeway 905 to the South and Beyer Blvd to the West. The subject is located approximately 15.9 miles South of downtown San Diego in the community of Otay Mesa West in the Princess Del Sol neighborhood. Single family residences predominate in the subject's vicinity. schools, shopping, public transportation, and most public services are convenient. Easy freeway access provides transportation routes to employment centers. Per the market conditions addendum property values in the subject's market area have had moderate price increases over the past 180 days. Supply is currently in balance with demand. Small financing concessions are prevalent. Average market time is estimated to be less than one month for properties that are marketed and priced appropriately. See Market Conditions Addendum page.

Dimensions: 65 X 16 X 95 X 60 X 115	Site Area: 7,300 sf
Zoning Classification: RS-1-7	Description: Residential Requires minimum 5,000-square-foot lots.
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	Ground Rent (if applicable) \$ /
Actual Use as of Effective Date: Residential	Use as appraised in this report: Residential
Summary of Highest & Best Use: Based on the site and zoning classification the highest and best use of the subject property is as improved.	

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level Pad
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	7,300 sf
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Street Lights	Overhead	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City/Underground	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		
Other site elements:	<input type="checkbox"/> Inside Lot	<input checked="" type="checkbox"/> Corner Lot	<input type="checkbox"/> Cul de Sac	<input type="checkbox"/> Underground Utilities	<input type="checkbox"/> Other (describe)				

FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 06073C2158G	FEMA Map Date 05/16/2012
Site Comments: There are no adverse site conditions or external factors. The subject is located in an suburban area with typical suburban influences including, but not limited to, commercial properties, places of worship, and neighborhood parks. This is typical for the area with no adverse influence on value and marketability.			

General Description	Exterior Description	Foundation	Basement	Heating
# of Units 1 <input type="checkbox"/> Acc. Unit	Foundation Concrete	Slab Concrete	Area Sq. Ft. 0.00	FWA
# of Stories 1	Exterior Walls Stucco	Crawl Space	% Finished None	Type Forced Air Unit
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Shingle	Basement	Ceiling	Fuel Natural Gas
Design (Style) Post Modern	Gutters & Dwnspts. Overhang	Sump Pump <input type="checkbox"/>	Walls	Cooling None
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Aluminum	Dampness <input type="checkbox"/>	Floor	Central
Actual Age (Yrs.) Unk	Storm/Screens Mesh	Settlement	Outside Entry	Other
Effective Age (Yrs.) 30		Infestation		
Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
Floors Carpet/Wood/Tile/Avg	Refrigerator <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # 0	Garage # of cars (2 Tot.)
Walls Drywall / Avg	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Woodstove(s) # 0	Attach. 0
Trim/Finish Wood / Paint / Avg	Disposal <input checked="" type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Slab Patio	Detach. 1
Bath Floor Tile / Average	Dishwasher <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	None	Blt.-In 0
Bath Wainscot Tile / Average	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Covered Entry	Carport 0
Doors Raised Panel / Avg	Microwave <input checked="" type="checkbox"/>	Fence <input type="checkbox"/>	Perimeter	Driveway 1
	Washer/Dryer <input type="checkbox"/>	Heated <input type="checkbox"/>	None	Surface Concrete
		Finished <input type="checkbox"/>		
Finished area above grade contains: 8 Rooms	5 Bedrooms	2.0 Bath(s)	1,488 Square Feet of Gross Living Area Above Grade	
Additional features: See below.				

Describe the condition of the property (including physical, functional and external obsolescence): The subject exhibits typical physical depreciation for a house its age, although no significant deferred maintenance item was noted. No functional or economic obsolescence noted. Quality of construction is typical for the area. The subject property was in average condition at the time of inspection and benefits from updated kitchen and bathrooms, newer flooring, baseboards and fresh interior paint. The year built for the subject was not found on public records. It is estimated the subject was built in 1969 -1970 similar to the other homes in the market area. The subject was conforming to the neighborhood and resembled the other homes on the street built at that time. 30 years effective date was utilized due to updating and refurbishing of the home over the years.



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 4233 Stu Ct

TRANSFER HISTORY	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): Sandicor MLS / CRS Tax	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Research of Public Records and MLS revealed that the subject property has not been sold or transferred in the past 36 months.
	Date: N/A	
	Price: 0	
	Source(s): Sandicor MLS / CRS Tax	
TRANSFER HISTORY	2nd Prior Subject Sale/Transfer	
	Date: N/A	
	Price: 0	
	Source(s): Sandicor MLS / CRS Tax	

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

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	4233 Stu Ct San Diego, CA 92154	4191 Ereno St San Diego, CA 92154			4076 Bateman Ave San Diego, CA 92154			1447 Peterlynn Dr San Diego, CA 92154		
Proximity to Subject		0.25 miles S			0.17 miles W			0.45 miles S		
Sale Price	\$	\$ 475,000			\$ 485,000			\$ 460,000		
Sale Price/GLA	\$ /sq.ft.	\$ 286.14 /sq.ft.			\$ 363.02 /sq.ft.			\$ 368.00 /sq.ft.		
Data Source(s)	Inspection	MLS #190018203;DOM 21			MLS #190026420;DOM 5			MLS #190042010;DOM 9		
Verification Source(s)	Public Record	Doc #206220/CRS Tax			Doc #242102/CRS Tax			Doc #401258/CRS Tax		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.			
Sales or Financing Concessions		Armlth Conv;9500	-4,500	Armlth FHA;3000		Armlth FHA;0				
Date of Sale/Time		s05/19;c04/19		s06/19;c05/19		s09/19;c08/19				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Location	Residential	Bcks Busy St	+10,000	Residential		Residential				
Site	7,300 sf	6100 sf		5600 sf	+4,250	6200 sf				
View	Residential	Residential		Residential		Residential				
Design (Style)	Post Modern	Post Modern		Post Modern		Post Modern				
Quality of Construction	Average	Average		Average		Average				
Age	30 Eff	48		50		49				
Condition	Average +	Average	+10,000	Good	-30,000	Good	-30,000			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	+10,000	Total Bdrms Baths	+10,000			
Room Count	8 5 2.0	8 5 3.0	-10,000	7 4 2.0	0	6 4 2.0	0			
Gross Living Area	1,488 sq.ft.	1,660 sq.ft.	-12,900	1,336 sq.ft.	+11,400	1,250 sq.ft.	+17,850			
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf				
Functional Utility	Adequate	Adequate		Adequate		Adequate				
Heating/Cooling	FWA/None	FWA/CAC	-5,000	FWA/CAC	-5,000	FWA/None				
Energy Efficient Items	None	None		None		None				
Garage/Carport	1ga1dw	1ga1dw		2ga2dw	-20,000	1ga1dw				
Porch/Patio/Deck	Porch, Patio	Porch, Patio		Porch, Patio		Porch, Patio				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -12,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -29,350	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -2,150			
Adjusted Sale Price of Comparables		Net 2.6 %	\$ 462,600	Net 6.1 %	\$ 455,650	Net 0.5 %	\$ 457,850			
		Gross 11.0 %		Gross 16.6 %		Gross 12.6 %				

Summary of Sales Comparison Approach All comparables utilized in the appraisal report were found to be arm's length transactions and were verified through Sandicor MLS and CRS Data Public Record files. A combination of methods were utilized based on both quantitative and qualitative analysis. Adjustments were determined through paired sales analysis and sensitivity analysis. The adjustments reflect the difference the typical buyer would pay for the added amenity or "Market Reaction" for such features. Discussions with local Realtors, office files, previous appraisals completed in the area, and the appraiser's working knowledge and experience were also implemented in arriving at the final adjustment set within the sales comparison grid.

The subject exhibits good comparability to the other properties in the neighborhood. Comparables #1, #2 and #3 were considered most similar to the subject due to bedroom count and proximity. Therefore, it was given the most weight in arriving at the final opinion of market value for the subject. Comparables #2, #3, #4 are located within the subject's immediate market area and were adjusted for smaller bedroom count and gross living area. Comparable #4 brackets the subjects Gross living area and was given weight. Comparables #2, #3, #4 showed as being recently updated and were adjusted for superior overall condition. Comparable #5 is a Active Listing located within the subject's immediate market area.

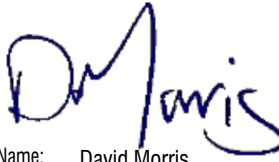
SALES CONCESSIONS: Per the Market Conditions addendum, the median seller concession amount is \$5,000. Therefore, only sales concession amounts greater than the median warranted an adjustment.
 LOCATION: Location differentials were adjusted at \$10,000.
 SITE: Lot size differentials were adjusted at \$2.50 per sf, if difference greater than 1,500 sf due to overall utility.
 AGE, QUALITY OF CONSTRUCTION AND CONDITION adjustments were determined through paired sale analysis with comparables #1, #2 and #3 accounting for actual age, effective age, renovations and remodeling.
 AGE: Differentials were less than 10 effective years and therefore no adjustments were considered warranted.
 CONDITION: Differentials were adjusted at \$10,000 and \$30,000 per review MLS photographs and MLS comments.
 BEDROOM, BATHROOM AND GROSS LIVING AREA adjustments were determined through paired sale analysis with comparables #1, #2 and #3.
 ROOMS & BEDROOMS: Bedrooms were adjusted at \$10,000.
 FULL BATHS: Full baths were adjusted at \$10,000 each.
 GLA: Differentials were adjusted at \$75 per sf if difference greater than 100 sf.
 GARAGE/CARPORT: Differentials were adjusted at \$20,000 per garage parking space. Adjustment based on paired sale and sensitivity analysis with comparables #1, #2 and #3.
 All other adjustments were considered self explanatory and therefore no comment was considered warranted.

Indicated Value by Sales Comparison Approach \$ 460,000



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 4233 Stu Ct

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$
	Source of cost data:	DWELLING Sq.Ft. @ \$ = \$
	Quality rating from cost service: Effective date of cost data:	Sq.Ft. @ \$ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
	Garage/Carport Sq.Ft. @ \$ = \$	
	Total Estimate of Cost-New = \$	
	Less Physical Functional External	
	Depreciation = \$()	
	Depreciated Cost of Improvements = \$	
	"As-is" Value of Site Improvements = \$	
 = \$	
 = \$	
	Estimated Remaining Economic Life (if required): Years INDICATED VALUE BY COST APPROACH = \$	
INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$	Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM):	
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project:	
	Describe common elements and recreational facilities:	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 460,000 Cost Approach (if developed) \$ Income Approach (if developed) \$	
	Final Reconciliation Comparison of the most comparable, recent sales provided the best indicator of value. The cost approach was analyzed and did tend to support the market data. The income approach was not utilized due to insufficient comparable rental data.	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 460,000, as of: 09/30/2019, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
ATTACHMENTS	A true and complete copy of this report contains <u>20</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>	
SIGNATURES	Client Contact: <u>Fernando Sotelo / Cathy Uribe</u> Client Name: <u>Michael Pavco - San Diego Housing Commission</u>	
	E-Mail: <u>fsotelo@hdpnpartners.org / curibe@hdpnpartners.org</u> Address: <u>701 B St, San Diego, CA 92101</u>	
	APPRAISER 	
	Appraiser Name: <u>David Morris</u> Company: <u>AppraiseNet Group, Inc.</u> Phone: <u>(619) 980-6436</u> Fax: _____ E-Mail: <u>info@appraisenet.com</u> Date of Report (Signature): <u>10/10/2019</u> License or Certification #: <u>AR030158</u> State: <u>CA</u> Designation: <u>Certified Residential</u> Expiration Date of License or Certification: <u>02/20/2021</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>09/30/2019</u>	
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____	

ADDITIONAL COMPARABLE SALES

File No.: 4233 Stu Ct

FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6			
Address 4233 Stu Ct San Diego, CA 92154				4057 Marcwade Dr San Diego, CA 92154			3990 Debbyann Pl San Diego, CA 92154						
Proximity to Subject				0.37 miles SW			0.31 miles NW						
Sale Price		\$		\$ 484,000			\$ 465,000			\$			
Sale Price/GLA		\$/sq.ft.		\$ 330.60 /sq.ft.			\$ 348.05 /sq.ft.			\$/sq.ft.			
Data Source(s)		Inspection		MLS #190017827;DOM 12			MLS #190050113;DOM 24						
Verification Source(s)		Public Record		Doc #245542/CRS Tax			Active Listing						
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	
Sales or Financing Concessions				Armlth FHA;0			Listing						
Date of Sale/Time				s06/19;c04/19			Active						
Rights Appraised		Fee Simple		Fee Simple			Fee Simple						
Location		Residential		Residential			Residential						
Site		7,300 sf		5600 sf			+4,250	5000 sf		+5,750			
View		Residential		Residential			Residential						
Design (Style)		Post Modern		Post Modern			Post Modern						
Quality of Construction		Average		Average			Average						
Age		30 Eff		49			51						
Condition		Average +		Good			-30,000	Average		+10,000			
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Room Count		8	5	2.0	8	4	2.0	7	4	2.0	0		
Gross Living Area		1,488 sq.ft.		1,464 sq.ft.			1,336 sq.ft.			+11,400	sq.ft.		
Basement & Finished Rooms Below Grade		0sf		0sf			0sf						
Functional Utility		Adequate		Adequate			Adequate						
Heating/Cooling		FWA/None		FWA/CAC			-5,000	FWA/None					
Energy Efficient Items		None		None			None						
Garage/Carport		1ga1dw		1ga1dw			2ga2dw			-20,000			
Porch/Patio/Deck		Porch, Patio		Porch, Patio			Porch, Patio						
Net Adjustment (Total)				<input type="checkbox"/> +	<input checked="" type="checkbox"/> -	\$ -20,750	<input checked="" type="checkbox"/> +	<input type="checkbox"/> -	\$ 17,150	<input type="checkbox"/> +	<input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables				Net	4.3 %	\$ 463,250	Net	3.7 %	\$ 482,150	Net	%	\$	
				Gross	10.2 %	\$ 463,250	Gross	12.3 %	\$ 482,150	Gross	%	\$	

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach

Supplemental Addendum

File No. 4233 Stu Ct

Borrower	N/A						
Property Address	4233 Stu Ct						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						

INTENDED USE:

The intended user of this appraisal report is Michael Pavco - San Diego Housing Commission. No additional Intended Users are identified by the appraiser.

The Intended Use is to determine an opinion of current market value the property, effective date of 09/30/2019, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal form, and definition of Market Value. This appraisal may not be utilized for any other purposes.

This appraisal report is NOT INTENDED FOR A MORTGAGE TRANSACTION.

SCOPE OF WORK:

Notes were taken as to the physical characteristics of the improvements including the yard area, lot topography/utility, and view amenity. Photographs were taken of the interior and exterior. A review of SANDICOR (SDMLS) and tax records was completed to find sold, pending, and active listings with a similar Highest and Best Use, current to the date of value. I made a sincere effort to itemize the features noted during my walk-through inspection on 09/30/2019. Prime consideration and emphasis was to utilize comparables that are close or similar to the same physical characteristics, effective age, amenities, that attributes to the subject property. All the pictures of the comparable sales are original and all of the comparable sales were previewed from the street.

As a clarification to the scope of this report & any use of the words "inspect" or "inspection" anywhere in this report - the intended inference is limited to what the appraiser has visually observed - those readily observable conditions (visually observable without probing, removing of panels or the like, observation of exterior components from ground level only, etc.). Furthermore, the appraiser is NOT a home inspector, and is NOT an expert in issues relating to drainage, structural integrity or adequacy, environmental hazards, and/or other matters pertaining to such other items that are not readily observable (i.e., insulation, electrical wiring, in-wall or in-ground plumbing, etc.).

My analyses, opinions, and conclusions were developed, and my Appraisal Report were prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP), as developed by the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

I have no present or prospective interest in the Property and I have no personal interest or bias with respect to the parties involved. My compensation is not contingent on any action or event resulting from the analysis, opinions, conclusions in, or the use of, my valuation or my review of any other appraisal.

HIGHEST AND BEST USE:

The Highest and Best Use of the subject "as improved" is the best use. The contribution of the subject property's 1,488 sqft home is significant to the overall value of this all usable 7,300 sqft site. Therefore, based on this analysis, the present use of all sites in the neighborhood, and the local area zoning, the highest and best use of the subject is determined to be single-unit residential as currently improved.

SUBJECT ZONING:

RS-1-7 - Residential Requires minimum 5,000-square-foot lots.

The purpose of the RS zones is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.

SUMMARY OF ADJUSTMENTS:

Adjustments to each of the data points are required for the significant differences among the data that affect value. I adhere to a sequence of adjustments in each sales comparison model. Using this sequence, I obtain intermediate price figures and apply succeeding adjustments to each previously adjusted price. The adjustments applied to the comparables reflect the property's superiority or inferiority concerning the conditions of sale, market conditions, locational and physical characteristics, site size, views, quality, condition, bedroom and bathroom count and gross living area differences.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification.

Definition of Market Value: Uniform Standards of Professional Appraisal Practice, Standards 1, 2 and 3.

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 advised, and each acting in what he/she 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)

Supplemental Addendum

File No. 4233 Stu Ct

Borrower	N/A						
Property Address	4233 Stu Ct						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						

the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions by anyone associated with the sale.

COMMENTS REGARDING CONDITION OF THE IMPROVEMENTS:

The routine observation of the subject property and any improvements is for the purpose of determining fair market value of the property. Attics and crawl space areas are typically not accessed. The property 'inspection' is really more of an 'observation.' It is not to be regarded as a full property inspection of the type intended to reveal defects in mechanical systems, structural integrity, roofing, siding or any other property components. The appraiser claims no special expertise in these areas, nor is the appraiser an expert regarding issues related to foundation settlement, basement moisture, wood destroying (or other) insects/pests, mold, mildew or lead based paint. Unless otherwise noted, the appraiser assumes the various elements that constitute the subject property are fundamentally sound and in working order. All observations referred to in this appraisal are subject to visual observations typical of a real estate appraisal. These observations were made of readily accessible areas. Minor defects are common in homes in the marketplace, often typical for the area and not an adversity to market value.

Statements regarding condition, particularly those heating and cooling systems are based on superficial observations only and testing of these items are not part of this appraisal process. The appraiser is not a home inspector and the appraisal report is not a home inspection report. The appraisal report should not be relied upon to disclose the condition of the subject property or the presence/absence of any defects. The client, buyers, borrowers are invited and encouraged to employ the qualified experts to inspect and address any concerns. If any negative conditions are discovered, the appraiser reserves the right to modify the opinion of market value.

Market Conditions Addendum to the Appraisal Report

File No. 4233 Stu Ct

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 4233 Stu Ct City San Diego State CA ZIP Code 92154

Borrower N/A

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	54	31	29	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	9.00	10.33	9.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	14	21	16	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.6	2.0	1.7	<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	\$468,000	\$495,000	\$462,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	18	13	11	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$477,000	\$475,500	\$506,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	18	20	41	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	99%	100%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail 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.). An analysis was performed on 114 competing sales over the past 12 months. For those sales, a total of 36.8% were reported to have seller concessions. This analysis shows a change of +0.2% per month. Those sales with seller concessions had a median seller contribution of \$5,000.

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).

An analysis was performed on 114 competing sales over the past 12 months. For those sales, a total of 1.8% were reported to be REO.

Cite data sources for above information. Information reported in the Sandicor system (using an effective date of 09/30/2019) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.

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.

Market parameters utilized: Single family homes, Zip Code 92154 and within the neighborhood boundaries described on Page #1 of this report. Analysis of active, pending, withdrawn, cancelled, expired and sold listings was performed within the previous 24 months. This included comparables within 1 (+ & -) bedroom count and gross living area differentials within 25% (+ & -).

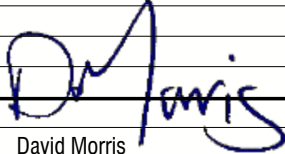
If the subject is a unit in a condominium or cooperative project, complete the following:

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 	Signature
Appraiser Name David Morris	Supervisory Appraiser Name
Company Name AppraiseNet Group, Inc.	Company Name
Company Address 3120 Juniper Street, San Diego, CA 92104	Company Address
State License/Certification # AR030158 State CA	State License/Certification # State
Email Address info@appraisenet.com	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Subject Photo Page

Borrower	N/A						
Property Address	4233 Stu Ct						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Subject Front

4233 Stu Ct
Sales Price
Gross Living Area 1,488
Total Rooms 8
Total Bedrooms 5
Total Bathrooms 2.0
Location Residential
View Residential
Site 7,300 sf
Quality Average
Age 30 Eff



Subject Rear



Subject Street

Photograph Addendum

Borrower	N/A						
Property Address	4233 Stu Ct						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Smoke Alarm



Carbon Monoxide Alarm



Water Heater



Living Room



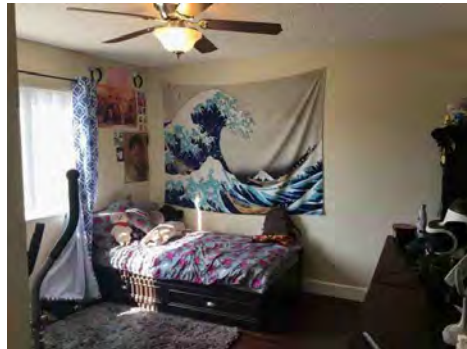
Dining Room



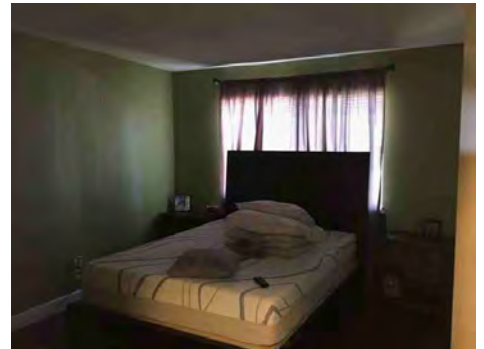
Kitchen



Kitchen



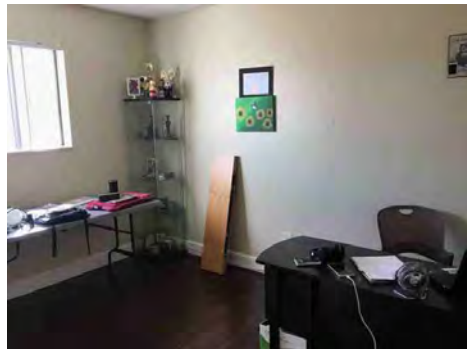
Bedroom 1



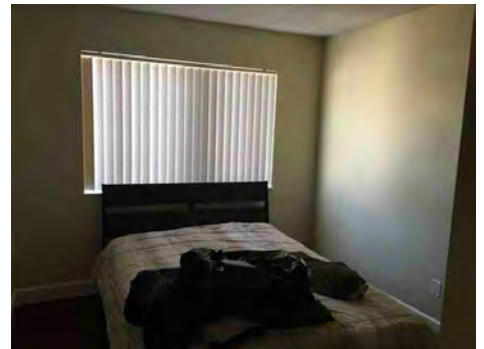
Bedroom 2



Bedroom 3



Bedroom 4



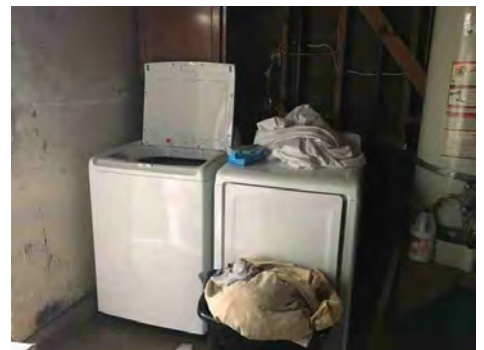
Bedroom 5



Bathroom 1



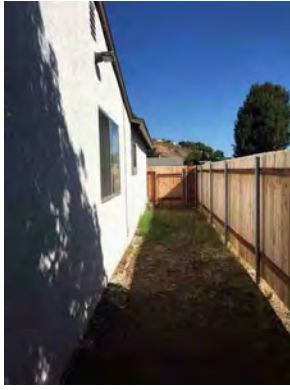
Bathroom 2



Laundry

Photograph Addendum

Borrower	N/A						
Property Address	4233 Stu Ct						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Side View



Rear Side View



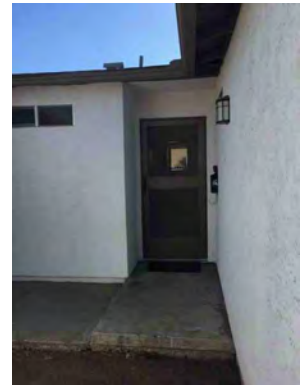
Front View (Alternate)



Rear View (Alternate)



Street (Alternate)



Front Porch



Back Yard



Garage Exterior



Garage Interior

Comparable Photo Page

Borrower	N/A				
Property Address	4233 Stu Ct				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco			Zip Code	92154



Comparable 1

4191 Enero St	
Prox. to Subject	0.25 miles S
Sale Price	475,000
Gross Living Area	1,660
Total Rooms	8
Total Bedrooms	5
Total Bathrooms	3.0
Location	Bcks Busy St
View	Residential
Site	6100 sf
Quality	Average
Age	48



Comparable 2

4076 Bateman Ave	
Prox. to Subject	0.17 miles W
Sale Price	485,000
Gross Living Area	1,336
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	5600 sf
Quality	Average
Age	50



Comparable 3

1447 Peterlynn Dr	
Prox. to Subject	0.45 miles S
Sale Price	460,000
Gross Living Area	1,250
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	6200 sf
Quality	Average
Age	49

Comparable Photo Page

Borrower	N/A				
Property Address	4233 Stu Ct				
City	San Diego	County	San Diego	State	CA
Lender/Client	Michael Pavco			Zip Code	92154



Comparable 4

4057 Marcwade Dr	
Prox. to Subject	0.37 miles SW
Sale Price	484,000
Gross Living Area	1,464
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	5600 sf
Quality	Average
Age	49

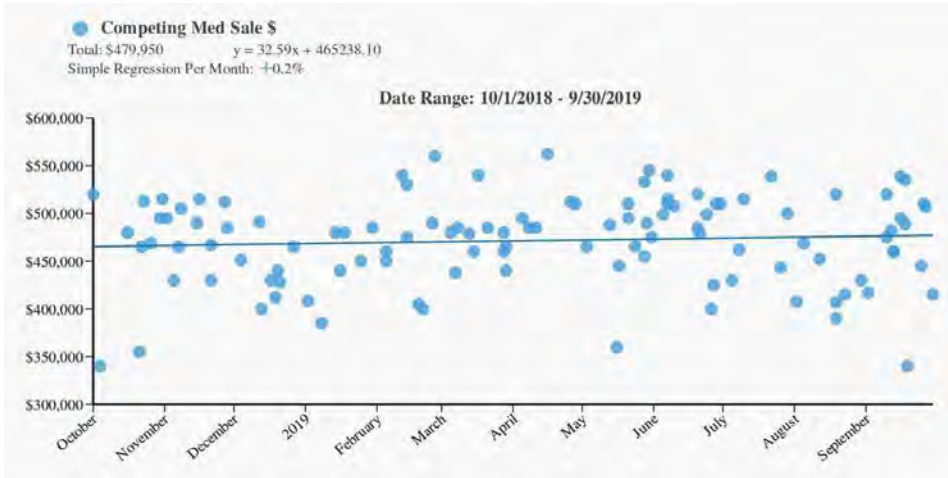


Comparable 5

3990 Debbyann Pl	
Prox. to Subject	0.31 miles NW
Sale Price	465,000
Gross Living Area	1,336
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	5000 sf
Quality	Average
Age	51

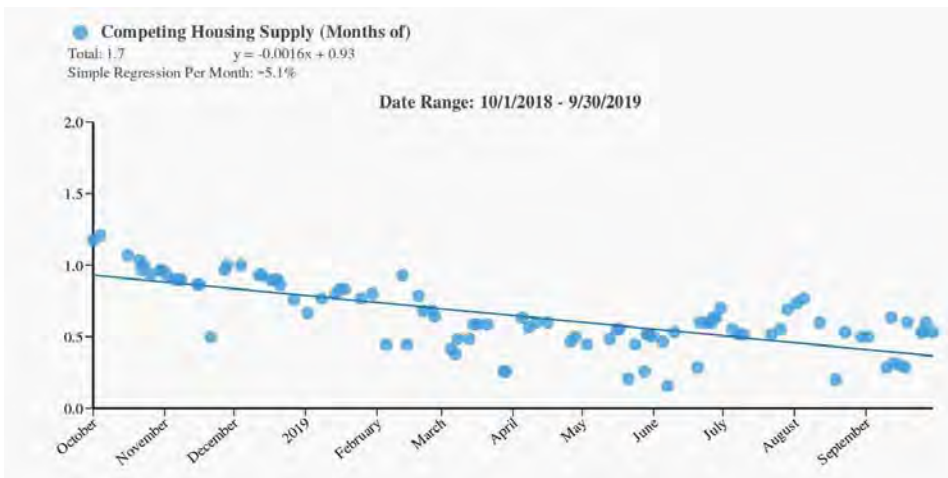
Market Conditions Charts - Page 1

Borrower	N/A				
Property Address	4233 Stu Ct				
City	San Diego	County	San Diego	State	CA
Lender/Cient	Michael Pavco	Zip Code	92154		



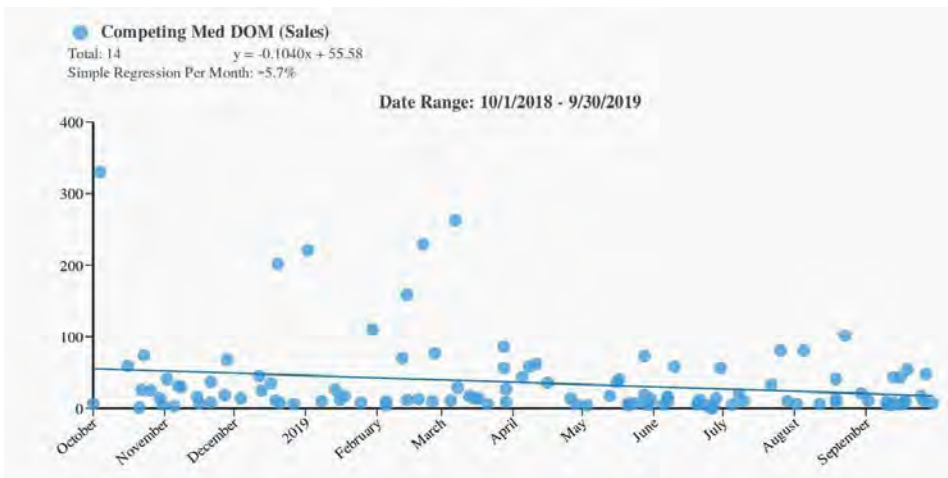
Median \$

An analysis was performed on 114 competing sales over the past 12 months. The sales within this group had a median sale price of \$479,950. This analysis shows a change of +0.2% per month.



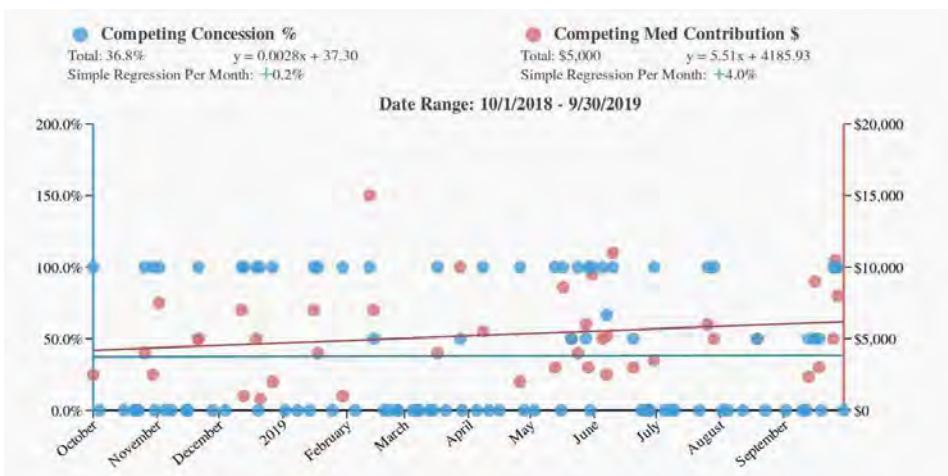
Housing Supply

Based on all sales in this same group, there is a 1.7 month supply. This analysis shows a change of -5.1% per month.



Sales DOM

These sales had a median DOM of 14. This analysis shows a change of -5.7% per month.



Concession %

An analysis was performed on 114 competing sales over the past 12 months. For those sales, a total of 36.8% were reported to have seller concessions. This analysis shows a change of +0.2% per month. Those sales with seller concessions had a median seller contribution of \$5,000.

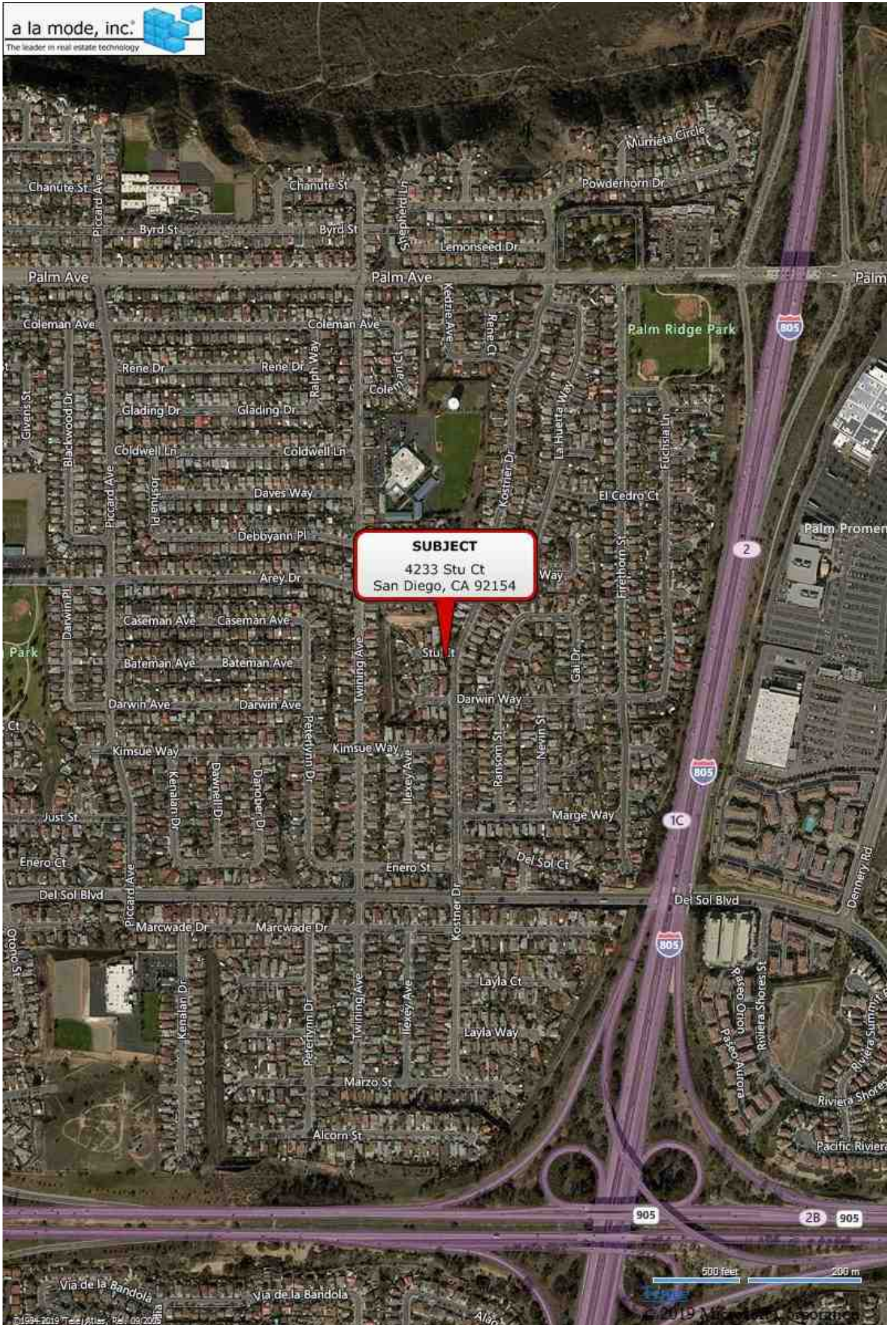
Location Map

Borrower	N/A			
Property Address	4233 Stu Ct			
City	San Diego	County San Diego	State CA	Zip Code 92154
Lender/Client	Michael Pavco			



Aerial Map

Borrower	N/A						
Property Address	4233 Stu Ct						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



Plat Map

Borrower	N/A			
Property Address	4233 Stu Ct			
City	San Diego	County	San Diego	State
Lender/Client	Michael Pavco			CA
				Zip Code
				92154



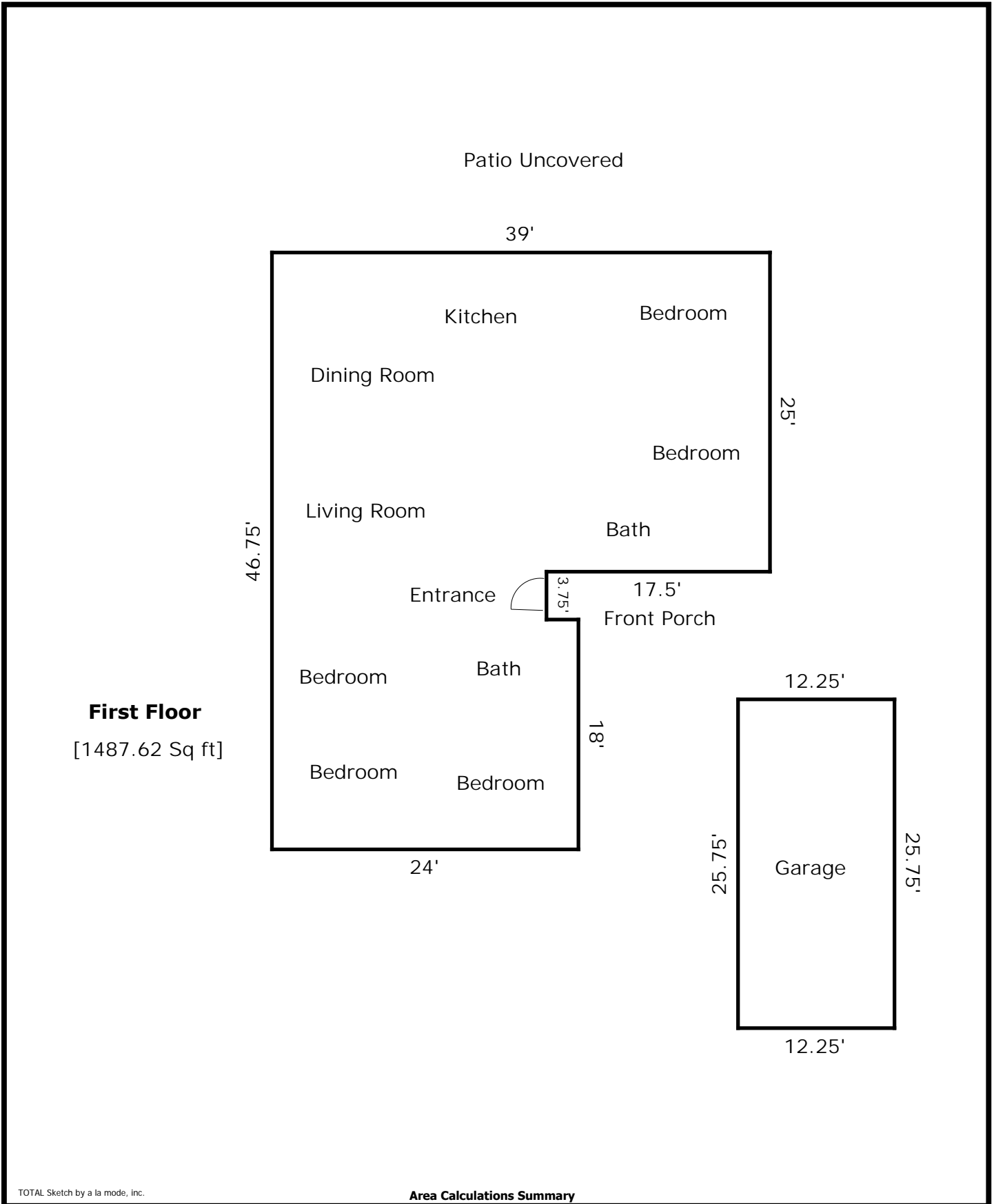
631-180
 THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY ERROR OF OMISSION OR COMMISSION. THE USER MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

5-27-22 *6/112*

CHANGES				
BLK	OLD	NEW	YR	CUT
275	1	70	20	2027

Building Sketch

Borrower	N/A						
Property Address	4233 Stu Ct						
City	San Diego	County	San Diego	State	CA	Zip Code	92154
Lender/Client	Michael Pavco						



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1487.63 Sq ft	$24 \times 18 = 432$ $28.75 \times 21.5 = 618.12$ $25 \times 17.5 = 437.5$
Total Living Area (Rounded):	1488 Sq ft	
Non-living Area		
1 Car Detached	315.44 Sq ft	$25.75 \times 12.25 = 315.44$

Appraiser License



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

David B. Morris

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 030158

Effective Date: February 21, 2019
Date Expires: February 20, 2021

Jimmy Martin
Jimmy Martin, Bureau Chief, BREA

3044933

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

Appraiser Insurance

STOCK COMPANY

PRO GUARD PLATINUM POLICY DECLARATIONS

POLICY NUMBER: REO0000880

Prior Policy Number: NEW

WESTERN WORLD INSURANCE COMPANY TUDOR INSURANCE COMPANY STRATFORD INSURANCE COMPANY

Named Insured and Mailing Address:

David B Morris

Agent/Broker #33601

Premium: \$ 788.00

DBA AppraiseNet Group, Inc
3120 Juniper St

SAN DIEGO, CA 92104

Producer:

Professionals' Best
6760 University Ave
Suite #250
San Diego, CA 92115

Policy Period: (Mo./Day/Yr.)

From: 05/13/2019

To: 05/13/2020

12:01 AM, standard time at your mailing address shown above.

EXCEPT AS MAY OTHERWISE BE PROVIDED IN THE FOLLOWED POLICY, THIS POLICY MAY APPLY ONLY TO CLAIMS FIRST MADE IN ACCORDANCE WITH THE TERMS, CONDITIONS AND REQUIREMENTS OF THE FOLLOWED POLICY; AND THE LIMIT OF LIABILITY IS REDUCED AND MAY BE EXHAUSTED BY PAYMENT OF DEFENSE COSTS OR CLAIMS FEES AND EXPENSES. PLEASE READ THE FOLLOWED POLICY AND THIS POLICY CAREFULLY.

ITEM 1. PROFESSIONAL SERVICES:

Real Estate Appraisers

ERRORS AND OMISSIONS LIABILITY INSURANCE

ITEM 2. LIMIT OF INSURANCE Each Claim Limit \$ 1,000,000 Aggregate Limit \$ 1,000,000

ITEM 3. DEDUCTIBLE Each Claim \$ 500 Aggregate \$ 1,000

ITEM 4. RETROACTIVE DATE 05/13/2004

ITEM 5. PREMIUM \$ 788.00



POLICY

EFFECTIVE DATE: December 15, 2016

NO: PO-RED-300.104

SUBJECT:

POLICY FOR SALE AND/OR DISPOSITION OF REAL ESTATE

Page 1 of 9

1 Purpose

To provide a comprehensive policy of the San Diego Housing Commission (“Housing Commission”) concerning the disposition and sale of Housing Commission-owned real estate, including without limitation multi-family projects, single-family homes, condominium units, land and/or public housing.

2 Definitions

Terms or words used within this policy are defined within the policy itself or by reference to other applicable references in which the words and or terms are defined. The word “disposition” includes all forms of transfer of real estate, including by grant deed, quitclaim deed, warranty deed, ground lease, sublease, assignments, transfers, and any and all other legally permissible methods of transferring real estate and/or interests in real estate to another person and or entity.

3 Policy

3.1 Implementation of Sale or Disposition of Housing Commission-owned single-family homes and/or condominium units:

3.1.1 In order to allow for expeditious sale and disposition of single-family homes and/or condominium units, without approval by the Board of Commissioners of the Housing Commission (“Board of Commissioners”) or the Housing Authority of the City of San Diego (“Housing Authority”), the Housing Authority and the City Council of the City of San Diego hereby delegates to the President and Chief Executive Officer of the Housing Commission (“CEO”), or designee, the power to sell and dispose of single-family homes and/or condominium units without further approval by either the Housing Authority or the Board of Commissioners in the following instances:

- (a) When the sale and/or disposition of the single-family homes or condominium units are determined by the CEO to be necessary to comply with any program in an effort to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities, i.e. programs like the former Neighborhood Stabilization Program (“NSP”) that are hereafter created by state, federal and/or local law, and the sale is to a



POLICY

EFFECTIVE DATE: December 15, 2016

NO: PO-RED-300.104

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POLICY FOR SALE AND/OR DISPOSITION OF REAL ESTATE

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low income or moderate income buyer;

- (b) When single-family homes or condominium units have been acquired by foreclosure (Real Estate Owned, "REO") and have been determined to be surplus, within the meaning of Health and Safety Code Section 34315.7, and not needed by the Housing Commission for its housing stock; or
- (c) When it is determined by the CEO that the sale meets the requirements of Health & Safety Code Section 34312 et seq., including without limitation Section 34312.3, including scheduling a public hearing at the Housing Commission Board level, when required by any applicable law, including without limitation, Health & Safety Code Section 34312.3;
- (d) When single-family homes or condominium units have been acquired by foreclosure or through a deed in lieu of foreclosure on an affordable for-sale restricted unit and the homes or units are sold to an eligible buyer subject to affordable restrictions recorded against the property; or
- (e) In any other situation where the sale of the single-family homes or condominiums is determined by the CEO upon the advice of counsel, to comply with applicable federal, state and local law and the sale of the single-family homes or condominiums advances the mission of the Commission.

3.2 Conditions for Sale or Disposition by the CEO or designee of Single-Family Homes/Condominium Units:

- 3.2.1 All sales of condominium units or single-family homes acquired by the Housing Commission or the Housing Authority under any government stimulus program for sale to subsequent low or moderate income buyers must be sold within the parameters of a Housing Authority approved program. The CEO is given and delegated the full authority and power to make expenditures within his or her procurement authority, as referenced within the Housing Authority approved procurement policy, to repair and rehabilitate such homes and/or condominiums, if determined necessary or advisable by the CEO, before such resale, or, in the



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POLICY FOR SALE AND/OR DISPOSITON OF REAL ESTATE

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alternative, to sell such homes or condominiums in an “as-is where-is” condition without repair or rehabilitation. In such cases of no repair or rehabilitation, the CEO is delegated the authority and power to make rehabilitation loans to the homebuyer in sufficient amounts to allow the homebuyer to repair and rehabilitate the homes or condominiums, so that the homes and/or condominiums are safe, decent and sanitary.

- 3.2.2 All sales of condominium units or single-family homes acquired as REOs, under the terms of the Housing Commission’s foreclosure policy or otherwise, shall also be sold and disposed of by the CEO in accordance with applicable state, federal and local law, with preference being given to low and moderate income families and/or households, to the extent feasible and to the extent required by applicable law.
- 3.2.3 All sales of affordable for-sale restricted condominium units or single-family homes acquired by foreclosure or deed in lieu of foreclosure shall be sold by the CEO in accordance with the terms of any applicable restrictions recorded against the property.
- 3.2.4 Any action taken by the CEO to sell or dispose of any single-family home or condominium unit, with the exception of the affordable for-sale restricted units, shall be preceded by a seven (7) day written notice to each of the Members of the Board of Commissioners and a hand-delivered written notice to each of the Members of the Housing Authority with a signed and dated receipt of delivery. Within seven (7) days of the receipt of such written notice, any two (2) Members of the Board of Commissioners or any two (2) Members of the Housing Authority may elect to have the entire Board of Commissioners, or the entire Housing Authority, respectively, review a proposed sale or disposition. Such review shall be pursuant to the provisions of San Diego Municipal Code in the case of the review by the Housing Authority of the City of San Diego. If any Member of the Housing Authority or the Board of Commissioners elects to hear the matter, the sale or disposition shall not proceed until such hearing occurs before the full Board of the body seeking the review. In the event that the Board of Commissioners elects to hear a matter, the Board of Commissioners shall give seven (7) days written notice of its action to each Member of the Housing Authority, via hand-delivered written notice with signed and dated receipt of delivery, and any action of the Board of Commissioners shall not become final until seven (7) days have elapsed from the written notice to the Housing Authority



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POLICY FOR SALE AND/OR DISPOSITION OF REAL ESTATE

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Members, without any Member of the Housing Authority seeking review of the decision. If a review is sought of a decision of the Board of Commissioners, by any Member of the Housing Authority, any action of the Board of Commissioners shall not be final until it is reviewed by the Members of the Housing Authority.

- 3.2.5 Any action by the CEO to sell or dispose of any single-family home or condominium unit shall not become final until seven (7) days have elapsed, with no election by any Member of either the Board of Commissioners or the Members of the Housing Authority to hear the matter(s). Whenever a public hearing is required under applicable law, including without limitation, Health & Safety Code Section 34312.3, the CEO shall ensure that such hearing is scheduled before the Housing Commission Board.
- 3.2.6 The CEO is delegated the power and authority to acquire and/or provide such lending as is required to allow the property to be disposed of and/or sold.
- 3.2.7 The CEO shall comply with any and all relocation laws, if any, to the extent applicable, in connection with a sale or disposition of the single-family homes and/or condominium units.
- 3.2.8 The CEO shall acquire real estate appraisals of the single-family homes or condominium units, before sale or disposition and in compliance with the provisions of applicable law including without limitation Health and Safety Code Section 34315.7 and/or Health & Safety Code Sections 34312.3, if and as applicable.
- 3.3 Implementation of Sale or Disposition of Housing Commission-owned real estate other than single-family homes and condominiums:
 - 3.3.1 This policy allows for the sale and disposition of all other real estate, of every nature and kind, (except for the single-family homes and condominiums, which are dealt with in Section 3.2 of this policy), owned by the Housing Commission, including without limitation, multifamily housing and undeveloped land (which is defined as “*real estate*” for the purposes of this Section 3.3), with approval by the Board of Commissioners of the Housing Commission (“Board of Commissioners”) or the Housing Authority of the City of San Diego (“Housing Authority”), under the following conditions:



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POLICY FOR SALE AND/OR DISPOSITON OF REAL ESTATE

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-
- a) Any action to sell or dispose of any *real estate* shall be determined by the Board of Commissioners upon the recommendation of the CEO and shall be preceded by a seven (7) day written notice to each of the Members of the Housing Authority with a signed and dated receipt of delivery. Whenever a public hearing is required under applicable law, including without limitation, Health & Safety Code Section 34312.3, the CEO shall ensure that such hearing is scheduled before the Housing Commission Board. Within seven (7) days of the receipt of such written notice, any two (2) Members of the Housing Authority may elect to review any action of the Board of Commissioners. Such review shall be pursuant to the provisions of San Diego Municipal Code. If two Members of the Housing Authority elect to hear the matter, the sale or disposition shall not proceed until such hearing occurs before the Housing Authority. The Housing Commission shall give seven (7) days written notice of its action to each Member of the Housing Authority, via hand-delivered written notice with signed and dated receipt of delivery, and any action of the Board of Commissioners shall not become final until seven (7) days have elapsed from the written notice to the Housing Authority Members, without any two (2) Members of the Housing Authority seeking review of the decision. If a review is sought of a decision of the Board of Commissioners by two Members of the Housing Authority, any action of the Board of Commissioners shall not be final until it is reviewed by the Housing Authority.
 - b) When the sale and/or disposition of the *real estate* is determined by the Housing Commission Board to be necessary and the best option for redevelopment of properties that might otherwise become sources of abandonment and blight within their communities, or
 - c) When *real estate* has been acquired by the Commission through foreclosure or through a deed in lieu of foreclosure and has been determined to be surplus, within the meaning of Health and Safety Code Section 34315.7, and not needed by the Housing Commission for its housing stock; or,
 - d) When the Housing Commission Board determines that a greater public purpose can be achieved through the sale of underperforming *real*



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estate and the investment of sales proceeds into better performing assets and/or other affordable housing opportunities in the best interest of the public, the Housing Commission, and the City of San Diego.

3.3.2 Additional Conditions for the Sale or Disposition of Housing Commission-owned *real estate*:

- a) The CEO is authorized to review, approve and execute any and all documents and to perform such acts as are necessary and/or appropriate and/or convenient to effectuate the sales and dispositions referenced in this policy.
- b) The CEO is authorized to contract directly with brokers and/or cooperate with brokers to effectuate the sales and dispositions and to pay commissions as appropriate.
- c) The CEO shall adopt Administrative Regulations to implement this policy as necessary and appropriate.
- d) The CEO shall acquire real estate appraisals of the *real estate*, before sale or disposition, to ensure the Commission receives the fair market value of the property.
- e) The CEO shall report to the Board of Commissioners and the Housing Authority quarterly, concerning all sales and dispositions pursuant to this policy.

3.4 This policy is adopted pursuant to the provisions of Health and Safety Code Section 34320 affecting the disposition of *real estate*.

3.5 This delegation by the Housing Authority of the City of San Diego is made pursuant to the provisions of San Diego Municipal Code.

3.6 All sales and dispositions shall comply with any and all federal, state, local and Housing Commission conflict of interest provisions and shall preclude the sale of property to any person or entity that would have a conflict of interest under any applicable law. No sales shall be made to insiders at preferential rates and each sale shall be an arm's length bona fide transaction.



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EFFECTIVE DATE: December 15, 2016

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POLICY FOR SALE AND/OR DISPOSITION OF REAL ESTATE

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- 3.7 This policy does not authorize the sale or disposition of any multifamily federal *public housing* projects, as defined in the 1937 Act, without the approvals referenced within this Section 3.7. Under certain exceptional and extenuating circumstances, where the Commission deems it necessary to enhance its financial ability to increase very low-income housing opportunities, the Commission may consider the sale of public housing units if such a sale is determined to be in the best interest of the Commission and of low-income households in need of affordable housing opportunities, but only to the extent such sale or disposition complies with all applicable laws and regulations concerning the sale or disposition of public housing, including without limitation 24 CFR Part 970 and other applicable sections. In addition to the approval of the U.S. Department of Housing and Urban Development, any sale of public housing shall also require the approval of the CEO and the Housing Commission Board, subject to the right of the Housing Authority of the City of San Diego to review that decision within seven (7) days of its approval by the Housing Commission Board as provided in the Municipal Code.
- 3.8 Under the terms of this policy, the Commission may dispose (which meaning shall include, but not be limited to sell, transfer, convey and lease) of real estate owned by it to any of its affiliates, including Housing Development Partners, or to wholly owned Limited Liability Companies formed by the Commission, (collectively "Affiliates") for any and all business reasons, provided that the dispositions provide the Commission with full and adequate consideration, including covenants by the Affiliate or LLCs to construct, rehabilitate, renovate and operate affordable housing for households earning 80 percent or less of area median income "(AMI)", or in appropriate cases up to 120 percent of AMI, for workforce housing, for a term of years. In addition, the Commission may ground lease the real estate to the Affiliate or LLC, for a period of years, with a reversion of the fee title to the Commission at such time as the parties may agree. In addition, the Commission may otherwise dispose of real estate by grant deed or other conveyance method, provided that the Commission receives an option to reacquire the real estate, at a time agreed to by the parties. The terms of the option shall be drafted in such a way that the Commission's interest to reacquire the property during the option period is preserved, and shall minimize any substantially adverse financial burden to the Commission, to the extent possible. Any transaction between the Commission and an Affiliate shall be entered into only after appropriate analysis by attorneys, bond counsel, financial advisors and others necessary to ensure that the interests of the Commission are fully protected and to ensure that the real estate disposed of provides affordable housing for the contracted term. This policy is promulgated under the provisions of Health and Safety Code Section 34320 and shall be interpreted in view of that code section, which provides,



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in part:

- 3.8.1 It is the intent of this policy to set a procedure for disposition or sale of Commission real estate to an Affiliate in full compliance with the following provisions of said Section 34320, which provides: **No law concerning the acquisition, operation, or disposition of property by other public bodies is applicable to an authority unless the Legislature specifically so states.**
- 3.8.2 Any disposition of *real estate* to Housing Development Partners under the provisions of this Section 3.8 may be made upon the recommendation of the Executive Vice President and Chief of Staff of the Housing Commission, or designee, to the Housing Commission Board of Commissioners, after approval by the processes in place at the time, provided however, the approval by the Housing Authority shall not be required unless two (2) or more members of the Housing Authority seek to review such actions by the Commission within seven (7) days of notice of such approval by the Housing Commission Board as provided for under the terms of the San Diego Municipal Code.
- 3.8.3 Any disposition of any *real estate* to an Affiliate other than Housing Development Partners, pursuant to the provisions of this Section 3.8, may be made by the recommendation of the President and Chief Executive Officer, or designee, to the Housing Commission Board, following the same procedures set forth in Section 3.8.3, above.

Approved:

Jeff Davis
Executive Vice President & Chief of Staff

12-6-16

Date



SAN DIEGO
HOUSING
COMMISSION

POLICY

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History:

10/13/1988

Revision Date:

4/20/10

Legislative Authority:

Health & Safety Code Sections: 34312.3; 34320; 34315; 34312.5; 34315.7

San Diego Municipal Code: Section 98.0301(d) and (e)

24 CFR Part 970