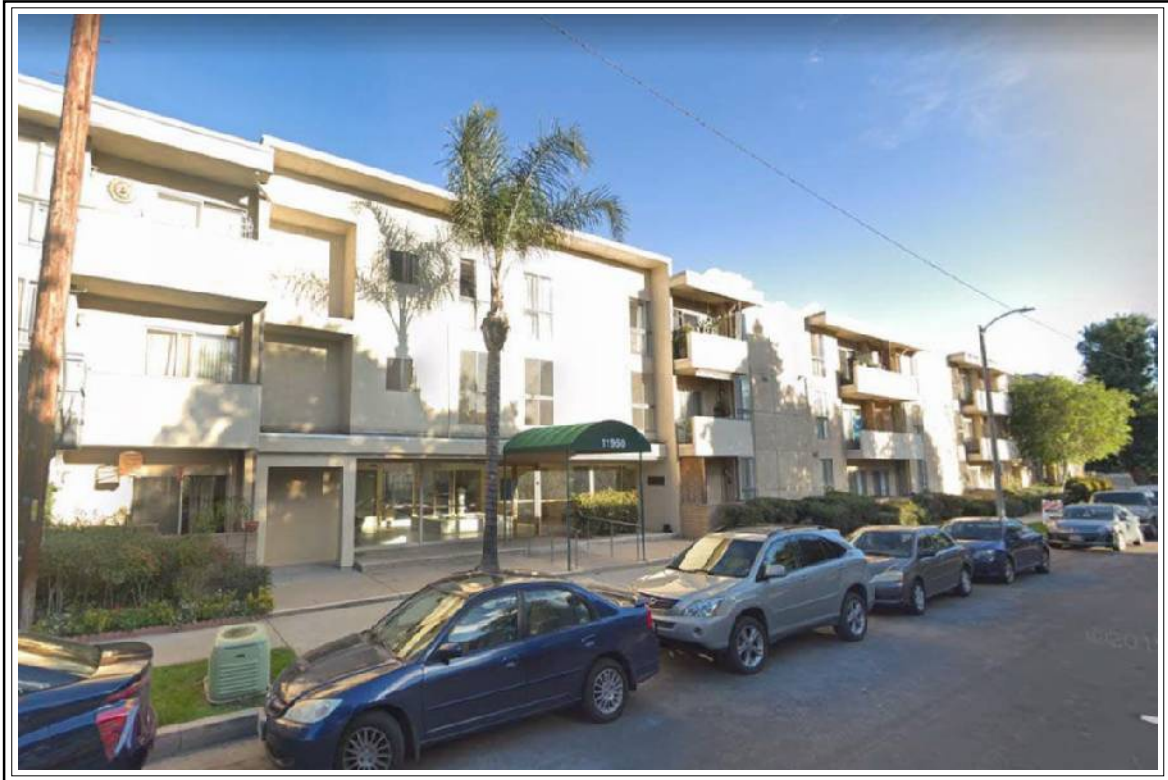




APPRAISAL OF



One 64 Unit Apartment Building Appraisal

LOCATED AT:

11950 Kling Street
Valley Village, CA 91607

FOR:

Appraisal is for portfolio purposes only

BORROWER:

Client is Benjamin Wisotsky

AS OF:

May 14, 2019

APPRAISED VALUE:

\$19,610,000

BY:

Robert Rey Walker - Marketplace Appraisal Services (310-999-3700) - Certified General Commercial Appraiser # AG018463
18411 Crenshaw Blvd. suite 212, Torrance, CA 90504 - Celebrating 34 years in real estate appraising

APPRAISAL REPORT - RESIDENTIAL INCOME PROPERTY

This Form may be used for appraisal of income producing properties provided the loan requested does not exceed \$750,000. 190506AP

TO BE COMPLETED BY LENDER

Borrower/Client Benjamin Wisotsky		File No. 190506AP
Property Address 11950 Kling Street		Map Reference 562-G4
City Valley Village County Los Angeles State CA Zip Code 91607	Census Tract 1433.00	
Legal Description Lot 26 Tract 10902 of maps as recorded in the county assessor's office.		
APN: 2355-015-010		
Current Sale Price (if applicable) \$ Portfolio Purposes Date of Sale Portfolio purposes only Loan Requested \$ Not for lending purposes		
Terms of Sale N/A		
Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold (attach completed Lease Analysis FHLMC Form 461)		
Lender Appraisal is for portfolio purposes only Lender's Address Not for lending purposes		
<i>Instructions to Appraiser: The purpose of this Appraisal is to estimate the current Market Value of the Subject Property. The Definition of Market Value is as set forth in Certification And Statement Of Limiting Conditions (FHLMC 439)</i>		
Note: FHLMC/FNMA do not consider the racial composition of the neighborhood to be a relevant factor and it must not be considered in the appraisal.		
Other Information: This appraisal is for portfolio purposes only		
Appraisal requested from Benjamin Wisotsky Date May 2019 By: Benjamin Wisotsky		
Items 1, 2, 4, 5 & 6 are required. Attach additional items and check box if items are considered appropriate for this appraisal or are requested by Lender.		
1. <input checked="" type="checkbox"/> Descriptive photographs of subject property	7. <input checked="" type="checkbox"/> Map(s) Location and comparable sales maps	
2. <input checked="" type="checkbox"/> Descriptive photographs of street scene	8. <input checked="" type="checkbox"/> Plot plan or survey	
3. <input checked="" type="checkbox"/> Photographs of Rental Properties & Comparable Sales	9. <input type="checkbox"/> Qualifications of Appraiser	
4. <input type="checkbox"/> Sketch or floor plan of typical units	10. <input type="checkbox"/> Lease Analysis FHLMC Form 461 (required if leasehold interest appraised)	
5. <input checked="" type="checkbox"/> Owner's Current certified rent roll if existing, or pro forma if proposed or incomplete	11. <input type="checkbox"/> Summary of reciprocal agreements with other owners for use of parking, driveways, recreational facilities, private streets, (required if applicable)	
6. <input checked="" type="checkbox"/> Owner's income and expense statement _____, or pro forma income and expense statement	12. <input type="checkbox"/>	
	13. <input type="checkbox"/>	

NEIGHBORHOOD

Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th align="center" colspan="4">OVERALL RATING</th> </tr> <tr> <td>Employment Stability</td> <td>Good</td> <td>Avg</td> <td>Fair</td> <td>Poor</td> </tr> <tr> <td>Adequacy of Utilities</td> <td align="center">X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Convenience of Schools</td> <td align="center">X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Police and Fire Protection</td> <td align="center">X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Recreational Facilities</td> <td></td> <td align="center">X</td> <td></td> <td></td> </tr> <tr> <td>Property Compatibility</td> <td align="center">X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Protection from Detrimental Conditions</td> <td align="center">X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>General Appearance of Properties</td> <td align="center">X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appeal to Market</td> <td align="center">X</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Transportation</td> <td>Distance</td> <td colspan="3">Access or Convenience</td> </tr> <tr> <td>Employment Centers</td> <td>1 Block</td> <td align="center">X</td> <td></td> <td></td> </tr> <tr> <td>Shopping Facilities</td> <td>3-10 miles</td> <td></td> <td align="center">X</td> <td></td> </tr> <tr> <td>Grammar Schools</td> <td>1-3 Miles</td> <td></td> <td align="center">X</td> <td></td> </tr> <tr> <td>Freeway Access</td> <td>7 Blocks</td> <td></td> <td align="center">X</td> <td></td> </tr> <tr> <td></td> <td>2 Blks</td> <td align="center">X</td> <td></td> <td></td> </tr> </table>	OVERALL RATING				Employment Stability	Good	Avg	Fair	Poor	Adequacy of Utilities	X				Convenience of Schools	X				Police and Fire Protection	X				Recreational Facilities		X			Property Compatibility	X				Protection from Detrimental Conditions	X				General Appearance of Properties	X				Appeal to Market	X				Public Transportation	Distance	Access or Convenience			Employment Centers	1 Block	X			Shopping Facilities	3-10 miles		X		Grammar Schools	1-3 Miles		X		Freeway Access	7 Blocks		X			2 Blks	X		
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Built-up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%																																																																																
Present land use: 7% Condominiums 75% 1-Family 10% Apartments																																																																																
Change in present land use <input checked="" type="checkbox"/> 3% Commercial <input type="checkbox"/> 5% 2 - 4 units																																																																																
Change in present land use <input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely(*) <input type="checkbox"/> Taking Place(*)																																																																																
Property values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining																																																																																
Housing demand/supply <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Shortage <input type="checkbox"/> Oversupply																																																																																
Predominant occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant % Vacant																																																																																
Condominium: Price range \$ N/A to \$ N/A Predominant \$ N/A																																																																																
Age _____ yrs. to _____ yrs. Predominant _____ yrs.																																																																																
Single Family: Price range \$ _____ to \$ _____ Predominant \$ _____																																																																																
Age _____ yrs. to _____ yrs. Predominant _____ yrs.																																																																																
Typical apartment: Type Detached No. Stories 1- 2																																																																																
No. Units 8-20 Age 50 yrs. Condition Good																																																																																
Rent Levels: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining																																																																																
Estimated neighborhood apartment vacancy rate 3% <input type="checkbox"/> Decreasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Increasing. Rent Controls <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (comment on page 4 if yes)																																																																																
Describe any incompatible land uses and overall property appeal and maintenance level The subject property is located in an area of mixed architectural styles with construction quality that ranges from Average to Very Good. Overall care and maintenance levels throughout the general neighborhood appeared to range from Average to Very Good.																																																																																
Describe any oversupply of units in area by type and rental Some for rent signs are forecasted to observed throughout the area, and no concession banners are forecasted for the area for the comparable sales.																																																																																
Describe any shortage of units in area by type and rental The area appears to support various sizes of rental units with bedroom counts that range from bachelors to 3 bedroom units. 4 or more bedroom units are not numerous in the area.																																																																																
Describe potential for additional units in area considering land availability, zoning, utilities, etc. The area is fully developed and any further apartment projects would require plottage, assemblage, or the purchase of a larger developed site that is near the end of its useful economic life. The land zoning would of course be required to comply with multi-family zoning. The area would support further multi-family development.																																																																																
Is population of relevant market area of insufficient size, diversity and financial ability to support subject property and its amenities? _____ If yes, specify. The Valley Village area is of sufficient size and diversity with many robust commercial centers and corridors to provide an ample supply of renters for the area.																																																																																
Describe any probable changes in the economic base of neighborhood which would favorably or adversely affect apartment rentals (e.g. employment centers, zoning) The subject property is located within the incorporated city limits of the City of Los Angeles and is subject to rent controls. The overall economic base of the area appears to be stable.																																																																																
General comments including either favorable or unfavorable elements not mentioned (e.g. public parks, view, noise, parking congestion) In addition the close proximity of the many shopping facilities found throughout the Valley Village area, the Valley Plaza Mall, the many retail shops along Moorpark and Ventura Blvd., the CBS Studio Center in Studio City, the Burbank-Glendale-Pasadena International Airport, easy access to the 101 Fwy, the LA Valley College, as well as the proximity of many other commercial support facilities, offers good support for the area.																																																																																

SITE

Dimensions Rectangular with two radial corners Area 56258 SF Lot Sq.Ft. or Acres																														
Zoning (classification, uses and densities permitted) R3 Multi-Family residential.																														
Present improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations.																														
Highest and best use: <input type="checkbox"/> Present use <input type="checkbox"/> Other (specify) A detailed feasibility study for the highest and best use of the subject property is beyond the scope of this appraisal study.																														
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Electricity</td> <td>Public <input checked="" type="checkbox"/></td> <td>Comm. <input type="checkbox"/></td> <td>Individual <input type="checkbox"/></td> <td>Street <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private</td> </tr> <tr> <td>Gas</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Surface Asphalt</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/> Storm Sewer</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/> Sep. Tnk.</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/> Curb & Gutter</td> </tr> <tr> <td><input type="checkbox"/> Underground Electricity & Telephone</td> <td></td> <td></td> <td></td> <td><input checked="" type="checkbox"/> Sidewalk <input type="checkbox"/> Alley</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><input checked="" type="checkbox"/> Street Lights</td> </tr> </table>	Electricity	Public <input checked="" type="checkbox"/>	Comm. <input type="checkbox"/>	Individual <input type="checkbox"/>	Street <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Surface Asphalt	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Storm Sewer	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/> Sep. Tnk.	<input type="checkbox"/>	<input checked="" type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Underground Electricity & Telephone				<input checked="" type="checkbox"/> Sidewalk <input type="checkbox"/> Alley					<input checked="" type="checkbox"/> Street Lights
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<input type="checkbox"/> Underground Electricity & Telephone				<input checked="" type="checkbox"/> Sidewalk <input type="checkbox"/> Alley																										
				<input checked="" type="checkbox"/> Street Lights																										
Ingress and Egress (Adequacy) Good																														
Topography Level at street grade																														
View Amenity No View Amenity																														
Drainage and Flood Conditions Flood Panel 060137-1320F																														
Zone X dated 9/26/2008 not in a flood zone																														
Is the property located in a HUD identified Special Flood Hazard Area? _____																														
COMMENTS (including any easements or encroachments or any nonconforming use(s) of present improvements) For the purpose of this appraisal study it is assumed that there are no adverse easements, conditions, or encroachments impacting the subject property.																														

Existing Approx. Year Built 1964 Proposed Under Construction Elevator Walk-up No. of Stories 2 Row or Townhouse
No. of Bldgs. 1 No. of Units 64 No. of Rooms 239 No. of Baths 64 Parking Spaces: No. Type Tuck under & covered carports
Basic Structural System Class D Frame & Stucco Exterior Walls Stucco Roof Covering Composition & Clay tiles
Interior Walls Paint/Good - forecasted Floors Cpt-Vinyl-Forecasted Bath Floor and Walls Vinyl floors/Forecasted
Insulation Unknown Adequacy Adequate Adequacy of Soundproofing Unknown
Heating Central Individual Type WF Fuel Gas Condition Good
Air Conditioning Central Individual Describe None Adequacy and Condition
Elevator(s): Number One Automatic X Adequacy and Condition Stairs & elevator to second floor / typical and adequate

DESCRIPTION OF IMPROVEMENTS

Kitchen cabinets, drawers and counter space Adequate Inadequate
Range/Oven Fan/Hood Dishwasher Disposal
Refrigerator Washer Dryer
Hot Water Heater(s) Centralized
Plumbing Fixtures Good Quality Construction
Electrical Service Adequate
Recreational Facilities A common area pool and deck area
OVERALL PROPERTY RATING
General appearance of property. X
Quality of construction (materials and finish) X
Condition of improvements X
Rooms size and layout X
Closets and storage X
Plumbing-adequacy and condition X
Electrical-adequacy and condition X
Amenities and parking facilities X
Appeal to Market X

Effective Age 25 Yrs. Estimated Remaining Economic Life 30 Yrs.
COMMENTS: (Special features, functional or physical inadequacies, repairs needed, modernization, etc.) For the purposes of this assignment all units are herein forecasted as being in good overall condition.

LAND SALES (complete ONLY if appropriate for this appraisal) Zoning Area Sales Price Date Price per Sq. Ft. or per Unit

Table with 7 columns: Land Sales, Zoning, Area, Sales Price, Date, Price per Sq. Ft. or per Unit. Rows 1, 2, 3.

APARTMENT BUILDING(S)-ESTIMATED REPRODUCTION COST NEW

Table for Apartment Building reproduction cost with columns for quantity, sq. ft., stories, and cost.

OTHER IMPROVEMENTS

TOTAL ESTIMATED COST NEW OF IMPROVEMENTS

LESS DEPRECIATION

Table for depreciation and value adjustments including Depreciated Value of Improvements, Add-Estimated Land Value, etc.

COST APPROACH

Table with 4 columns: ITEM, COMPARABLE No. 1, COMPARABLE No. 2, COMPARABLE No. 3. Rows include Address, Proximity, Rental survey date, Brief description, Individual unit breakdown, Utilities, and Comparison to subject.

COMPARABLE RENTAL DATA

Utilities included in actual rents: Water Gas Heat Electric Air Conditioning Trash and sewer.
Utilities include in forecasted rents: Water Gas Heat Electric Air Conditioning Trash and sewer.

Table for Monthly Rent Schedule Subject with columns for Unit Rm Count, Total Rooms, Area, Units, Actual Rents (Unfurnished/Furnished), and Forecasted Rents (Unfurnished/Furnished).

ITEM	SUBJECT	COMPARABLE No. 1	COMPARABLE No. 2	COMPARABLE No. 3												
Address	11950 Kling Street Valley Village	1917 Rodney Drive Los Angeles	1026 Sanborn Avenue Los Angeles	7200 Hollywood Blvd Los Angeles												
Proximity to subject		6.88 miles SE	7.84 miles SE	4.59 miles SE												
Map code	562-G4	594-A3	594-B5	593-B4												
Lot size	56258 SF Lot	27928 SF Lot	25983 SF Lot	21000 SF Lot												
Brief Description of building improvements	No. Units: <u>64</u> No. Vac.: <u> </u> Year Built: <u>1964</u> Two story w/elevator	No. Units: <u>54</u> No. Vac.: <u> </u> Year Built: <u>1971</u> Four story w/elevator	No. Units: <u>67</u> No. Vac.: <u> </u> Year Built: <u>1928</u> Two story walk up	No. Units: <u>44</u> No. Vac.: <u> </u> Year Built: <u>1953</u> Two story walk up												
	Class "D" frame and stucco.	Class "D" frame and stucco.	Class "D" frame and stucco.	Class "D" frame and stucco.												
	Good design & appeal	Good design & appeal	Good design & appeal	Good design & appeal												
Quality	Good quality	Good quality	Good quality	Good quality												
Condition	Good	Good	Good	Good												
Recreational facilities	Pool and deck area	Pool, deck, Rec room	No common area amenities.	Pool and deck area												
	Average landscaping	Average landscaping	Average landscaping	Average landscaping												
Parking	Tuck under & covered Crpts	Ample Parking Spaces	Ample Parking Spaces	Ample Parking Spaces												
Tenant appeal	Good tenant appeal	Good tenant appeal	Good tenant appeal	Good tenant appeal												
Fireplaces	No Fireplaces	No Fireplaces	No Fireplaces	No Fireplaces												
Built-Ins	Partial Built-ins - forecasted	Partial Built-ins - forecasted	Partial Built-ins - forecasted	Partial Built-ins - forecasted												
Updates	Partial Updates -forecasted	Partial Updates - forecasted	Partial Updates - forecasted	Partial Updates - forecasted												
Unit breakdown	No. of Units	UNIT ROOM COUNT			No. of Units	UNIT ROOM COUNT			No. of Units	UNIT ROOM COUNT			No. of Units	UNIT ROOM COUNT		
		Tot.	BR	b		Tot.	BR	b		Tot.	BR	b		Tot.	BR	b
	1	2	0	1					59	2	0	1	29	2	0	1
	15	3	1	1	48	3	1	1	8	3	1	1	15	3	1	1
48	4	2	1	6	4	2	1									
Util. paid by owner	Water, trash, & sewer.	Water, trash, & sewer.	Water, trash, & sewer.	Water, trash, & sewer.												
Data source		MLS Doc # 18395180	MLS Doc # 18362086	MLS Doc # 18351042												
Price	\$ <u> </u> <input checked="" type="checkbox"/> Unf. <input type="checkbox"/> F	\$ 17,575,000 <input checked="" type="checkbox"/> Unf. <input type="checkbox"/> F	\$ 20,000,000 <input checked="" type="checkbox"/> Unf. <input type="checkbox"/> F	\$ 12,745,000 <input checked="" type="checkbox"/> Unf. <input type="checkbox"/> F												
Sale-Listing-Offer	Portfolio purposes only	Sale / Doc # 1281577	Sale / Doc # 1209102	Sale / Doc # 928785												
Date of sale		12/18/2018 COE	11/30/2018 COE	9/12/2018 COE												
Terms (Including conditions of sale and financing terms)		Conventional transaction	Conventional transaction	Conventional transaction												
		Cash down = 44%	Cash down = N/Available	Cash down = N/Available												
		New 1st TD = \$9,826,000	New 1st TD = N/Available	New 1st TD = N/Available												
		No other concurrent TD	No other concurrent TD	No other concurrent TD												
	Gross bldg size = 75953 SF	Gross bldg size = 53487 SF	Gross bldg size = 36900 SF	Gross bldg size = 23897 SF												
Complete as many of the following items as possible using data effective at time of sale																
Gross Annual Income	\$ <u>1,227,420</u>	\$ 1,126,740	\$ 1,126,740	\$ 1,310,991	\$ 1,310,991	\$ 781,286	\$ 781,286									
Gross Ann. Inc. Mult.(1)		15.60	15.60	15.26	15.26	16.31	16.31									
Net Annual Income	\$ <u>552,351</u>	\$ 667,408	\$ 507,033	\$ 797,462	\$ 629,276	\$ 438,797	\$ 390,643									
Expense Percentage (2)	% <u>55.00</u> %	% 40.77 %	% 55.00 %	% 39.17 %	% 52.00 %	% 43.84 %	% 50.00 %									
Overall Cap. Rate (3)	% <u>0.00</u> %	% 3.80 %	% 2.88 %	% 3.99 %	% 3.15 %	% 3.44 %	% 3.07 %									
Price per unit	\$ <u>0</u>	\$ 325,463	\$ 298,507	\$ 298,507	\$ 289,659	\$ 289,659	\$ 289,659									
Price per room	\$ <u>0</u>	\$ 104,613	\$ 140,845	\$ 140,845	\$ 123,738	\$ 123,738	\$ 123,738									
Price gross bldg. area	\$ <u>270</u> /sq. ft. bldg. area	\$ 329 /sq. ft. bldg. area	\$ 542 /sq. ft. bldg. area	\$ 542 /sq. ft. bldg. area	\$ 522 /sq. ft. bldg. area	\$ 522 /sq. ft. bldg. area	\$ 522 /sq. ft. bldg. area									

MARKET APPROACH

INCOME APPROACH

INDICATED VALUE BY MARKET APPROACH		\$ 20,500,000	
INCOME		ACTUAL	FORECASTED
Total Monthly Apartment Forecasted Rents	\$ <u>102,285</u>	\$ 29,390	\$ 195,000
Other Monthly Income (Itemize)		5,648	5,648
	\$ <u>102,285</u>	78,715	78,715
Total Gross Monthly Forecasted Income	\$ <u>102,285</u>		
Total Gross Annual Forecasted Income	\$ <u>1,227,420</u>		
Less Forecasted Vacancy and Collection Loss (5.00 %)	\$ <u>(61,371)</u>		
Effective Gross Annual Income	\$ <u>1,166,049</u>		
Less Forecasted Expenses & Replacement Reserves	\$ <u>(613,698)</u>		
Net Annual Income from Total Property	\$ <u>552,351</u>		
Less Return on and Recapture of Depreciated Value of Furnishings (\$ <u> </u> @ <u> </u> %)	\$ <u>()</u>		
Net Annual Income from Real Property	\$ <u>552,351</u>		
Capitalized as follows:			
The capitalization rates illustrated by the comparable sales reflect the following data points; 2.88, 3.15, 3.07, 3.09, & 3.08. 3.0% has been selected. \$552,351 ÷ .030% = \$18,718,355 rounds to \$18,720,000.			
*Real Estate Taxes <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Est. Tax Rate Per \$100	\$ <u>29,390</u>		
Total Assessed Value	\$ <u>29,390</u>		
Comments: The real estate property tax has been forecasted at \$195,000 to create a level playing field. All comparable sales are reflecting property taxes on the new sales price. Leaving the current taxes at their prop 13 low levels would only serve to artificially raise the NOI beyond current market levels.			
		REPLACEMENT RESERVES	
		Carpeting and drapes	
		Ranges and refrigerators	
		Dishwashers and disposals	
		Individual heating & AC units	
		Equipment & Appliances	8,378
		TOTAL EXPENSES & REPL. RES.	\$ 531,622
			\$ 613,698
INDICATED VALUE BY INCOME APPROACH		\$ 18,720,000	

General Comments (including comments on any items rated poor or fair) In the final analysis, the Market Data Approach to value as well as the Income Approach to value have been included herein for consideration. Equal weight has been given to both approaches to value in this particular study. The Income Approach to value in this study has utilized income streams and expenses that have been supplied by one or more of the following sources; The Greater SoCal Multiple Listing Service, AIR Commercial Real Estate MLS, and the appraiser's own personal files. Confirmation of the closed sales has been obtained through recorded documentation found in the county Assessor's public records. The replacement cost approach to value, when utilized, can offer only background support, since the actual cost figures are not available in public records and the cost figures estimated herein may or may not represent actual cost figures. The subject property as well as all comparable sale and rent survey properties were built prior to October of 1978, and are subject to the Los Angeles City Rent Stabilization Ordinance (rent control).

CONDITIONS AND REQUIREMENTS OF APPRAISAL (include required repairs, replacements, painting, termite inspections, etc.): All comparable sales utilized herein are closed and recorded in the public records of the county recorder's office, and are deemed to be the best available due to their recent closing dates, and close proximity to the subject property. This study assumes the subject property is free from any and all building code violations, that there no adverse easements, conditions, or encroachments impacting the subject property, and that the interior and exterior of the property is reflecting an good or better overall condition rating.

RECONCILIATION AND VALUE CONCLUSION

Indicated Value by the Cost Approach \$ Not Utilized
Indicated Value by the Market Approach \$ 20,500,000
Indicated Value by the Income Approach \$ 18,720,000

FINAL RECONCILIATION: In the final analysis, the Market Data Approach to value as well as the Income Approach to value have been included herein for consideration. All of the sales were selected for their similar geographic location within the city of Los Angeles, and all of the sales are similar rent controlled properties. The Income Approach to value in this study has utilized income streams and expenses that have been supplied by one or more of the following sources; The Greater SoCal Multiple Listing Service as well as the AIR Commercial Real Estate MLS. The replacement cost approach to value, when utilized, can offer only background support, since the actual cost figures are not available in public records and the cost figures estimated herein may or may not represent actual cost figures.

Final value conclusion is as follows; \$20,500,000 + \$18,720,000 = \$39,220,000 ÷ 2 = \$19,610,000 and needs no rounding.

I certify that to the best of my knowledge and belief, the statements made in this report are true and I have not knowingly withheld any significant information; that I have personally inspected subject property, both inside and outside, and have made an exterior inspection of all comparable sales listed herein; that I have no interest, present or contemplated, in subject property or the participants in the sale; that neither the employment nor compensation to make said appraisal is contingent upon any value estimate; and, that all contingent and limiting conditions are stated herein. [] Certification and Statement of Limiting Conditions (FHLMC Form 439) applies ([] On file with client [X] Attached).

As a result of my investigation and analysis, my estimate of Market Value of the subject property as of 5/14/2019 is

\$ 19,610,000

Date 5/14/2019

Appraiser

Robert Rey Walker 310-999-3700

If applicable, complete the following

Date Appraiser

Date [] Supervising or [] Review Appraiser

[] Did [] Did Not Physically Inspect Property

FOR LENDER'S USE ONLY (completion optional)

Loan Recommended: \$ @ % Term yrs. Principal & Interest \$ /mo. \$ /annually
Subject to:

Borrower's Cost or Purchase Price \$ Appraised Value \$ Loan to Appraised Value %

Loan: Per Unit \$ 0.00 Per Room \$ 0.00 Per Sq. Ft. of Building Area \$

Gross Annual Forecasted Income \$ Gross Annual Income Multiplier Overall Capitalization Rate %

Forecasted Annual Expenses and Replacement Reserves \$ (% of Gross Annual Forecasted Income)

Break-even Point (this loan) : (Annual Exp. & RR \$ + Annual P&I pymts \$) ÷ (Gross Annual Income \$) = %

(All financing) : (Annual Exp & RR \$ + Annual P&I pymts. for all financing \$) ÷ (Gross Annual Inc. \$) = %

Borrower's Return on Appraised Equity: (Net Annual Inc. \$ (-) Annual P&I pymts \$) = \$ (1)

(Appraised Value \$ (-) Loan Amt. \$) = \$ (2)

\$ (1) ÷ \$ (2) = %

Comments or Committee action

SUPPLEMENTAL COMPARABLE RENTAL DATA	ITEM	COMPARABLE No. 4				COMPARABLE No. 5				COMPARABLE No. 6						
	Address															
	Proximity to subj.															
	Rental survey date															
	Brief description of property improvements	No. Units	No. Vacant	Age	Yrs	No. Units	No. Vacant	Age	Yrs	No. Units	No. Vacant	Age	Yrs			
	Individual unit breakdown	Rm. Count	Size	Monthly Rent			Rm. Count	Size	Monthly Rent			Rm. Count	Size	Monthly Rent		
		Tot BR b	Sq. Ft.	\$	∅	Rm	Tot BR b	Sq. Ft.	\$	∅	Rm	Tot BR b	Sq. Ft.	\$	∅	Rm
	Utilities, furniture and amenities included in rent Comparison to subject including rental concessions, if any															

ITEM	SUBJECT	COMPARABLE No. 4				COMPARABLE No. 5				COMPARABLE No. 6						
Address	11950 Kling Street Valley Village	6251 Reseda Blvd Tarzana				4441 Vineland Avenue North Hollywood										
Proximity to subject		8.41 miles NW				1.34 miles SE										
Map code	562-G4	560-J2				563-A2										
Lot size	56258 SF Lot	58883 SF Lot				26273 SF Lot										
Brief Description of building improvements	No. Units: 64 No. Vac.: _____ Year Built: 1964	No. Units: 52 No. Vac.: _____ Year Built: 1960				No. Units: 40 No. Vac.: _____ Year Built: 1978				No. Units: _____ No. Vac.: _____ Year Built: _____						
	Two story w/elevator	Two story building				Two story walk up										
	Class "D" frame and stucco. Good design & appeal	Class "D" frame and stucco. Good design & appeal				Class "D" frame and stucco. Good design & appeal										
Quality	Good quality	Good quality				Good quality										
Condition	Good	Good				Good										
Recreational facilities	Pool and deck area	Pool and deck area				Pool and deck area										
	Average landscaping	Average landscaping				Average landscaping										
Parking	Tuck under & covered Crpts	Ample Parking Spaces				Ample Parking Spaces										
Tenant appeal	Good tenant appeal	Good tenant appeal				Good tenant appeal										
Fireplaces	No Fireplaces	No Fireplaces				No Fireplaces										
Built-Ins	Partial Built-ins - forecasted	Partial Built-ins - forecasted				Partial Built-ins - forecasted										
Updates	Partial Updates -forecasted	Partial Updates - forecasted				Partial Updates forecasted										
Unit breakdown	No. of Units	UNIT ROOM COUNT			No. of Units	UNIT ROOM COUNT			No. of Units	UNIT ROOM COUNT			No. of Units	UNIT ROOM COUNT		
		Tot.	BR	b		Tot.	BR	b		Tot.	BR	b		Tot.	BR	b
	1	2	0	1												
	15	3	1	1	28	3	1	1	31	3	1	1				
48	4	2	1	20	4	2	1	9	4	2	2					
				4	5	3	2									
Util. paid by owner	Water, trash, & sewer.	Water, trash, & sewer.				Water, trash, & sewer.										
Data source		MLS Doc # 17293470				MLS Doc # 17208858										
Price	\$ <input checked="" type="checkbox"/> Unf. <input type="checkbox"/> F	\$ 11,250,000 <input checked="" type="checkbox"/> Unf. <input type="checkbox"/> F				\$ 11,850,000 <input checked="" type="checkbox"/> Unf. <input type="checkbox"/> F				\$ <input type="checkbox"/> Unf. <input type="checkbox"/> F						
Sale-Listing-Offer	Portfolio purposes only	Sale / Doc # 358309				Sale / Doc # 758777										
Date of sale		4/13/2018 COE				7/7/2017 COE										
Terms (Including conditions of sale and financing terms)		Conventional transaction				Conventional transaction										
		Cash down = 40%				Cash down = 36%										
		New 1st TD = \$6,800,000				New 1st TD = \$7,585,000										
		No other concurrent TD				No other concurrent TD										
	Gross bldg size = 75953 SF				Gross bldg size = 41944 SF				Gross bldg size = 34547							
Complete as many of the following items as possible using data effective at time of sale																
Gross Annual Income	\$	\$ 1,227,420	\$ 772,925	\$ 772,925	\$ 729,595	\$ 729,595	\$	\$								
Gross Ann. Inc. Mult.(1)			14.56	14.56	16.24	16.24										
Net Annual Income	\$	\$ 552,351	\$ 43,462	\$ 347,816	\$ 458,577	\$ 364,798	\$	\$								
Expense Percentage (2)	%	55.00 %	94.38 %	55.00 %	37.15 %	50.00 %			0.00 %	0.00 %						
Overall Cap. Rate (3)	%	0.00 %	0.39 %	3.09 %	3.87 %	3.08 %										
Price per unit	\$	0	\$ 216,346	\$ 296,250	\$	\$										
Price per room	\$	0	\$ 61,141	\$ 91,860	\$	\$										
Price gross bldg. area	\$	270 /sq. ft. bldg. area	\$ 268 /sq. ft. bldg. area	\$ 344 /sq. ft. bldg. area	\$	\$										
(1) Sale Price ÷ Gross Annual Income (2) Total Annual Expenses ÷ Total Gross Annual Income (3) Net Annual Income ÷ Price																
Sale 4 has been included herein for additional support to the market data approach and income approach to value.																

ADDENDUM

Borrower: Benjamin Wisotsky

File No.: 190506AP

Property Address: 11950 Kling Street

Case No.:

City: Valley Village

State: CA

Zip: 91607

Lender: Appraisal is for portfolio purposes only

Extra Comments

Extra Comments

SCOPE OF THE ASSIGNMENT

The sales comparison approach as well as the income approach have been presented herein for consideration for valuing real estate based on its continued multi-family residential use. This appraisal valuation study is a brief recapitulation of the appraiser's data, analyses, and conclusions. Supporting documentation is retained in the appraiser's file.

In performing this appraisal valuation study, the appraiser:

*Performed the appraisal assignment as an appraisal study being prepared with the visual inspections of the subject property and sales provided by one or more of the following; satellite images, and street side images provided by bing.com and Google maps.com relying on Google aerial and street level visual images. The lot size and building size reflected in the assessor's records will be relied on in the appraisal documents.

*Performed the appraisal valuation study assignment with the visual inspections of the sales provided by one or more of the following; satellite images, and street side images provided by bing.com and Google maps.com relying on Google aerial and street level visual images of the subject neighborhood to ascertain and document the various environmental, social, governmental and economic factors that may influence value;

*Gathered and confirmed information on improved comparable multi-family residential sales in the area; and

*Considered the market data and income approaches to value in order to arrive at the stated values for the subject property.

*The replacement cost approach, and the highest and best use analysis are considered beyond the scope of work in this study.

The valuation process is a systematic set of procedures an appraiser follows to provide answers to a client's questions about real property value. There are three possible approaches that can be utilized in a valuation study and are interrelated. The appraiser derives separate indications of value for a property being appraised. The appraiser integrates the information derived from each approach to complete the valuation process and develop an opinion of value.

The sales comparison approach is a direct comparison of properties that are similar to the subject that have recently sold, are listed for sale, or are under contract. The market value of a property is related to the prices of comparable competitive properties. Various physical components of the comparable sales are analyzed and value estimates are either added to, or taken away, depending on whether a physical component is superior to, or inferior to the subject property. If a feature is inferior to the subject property then a plus calculation is applied, and conversely if a feature is superior to the subject a minus value is applied. An appraisal market grid attempts to have the sales match the subject property, instead of having the subject property matching the sales.

The income capitalization approach, when used, is a method of converting anticipated economic benefits of owning property into a value estimate through capitalization. In order to value the anticipated economic benefits of a particular property, potential income and expenses must be estimated and the most appropriate capitalization method must be selected. The subject property is a 64 unit multi-family commercial property. Due to the income approach to value the lease income stream, expenses, and the vacancy factor have been explored in this particular study. When utilizing the income approach a rent survey is normally conducted to forecast the rental income for the various properties when rental information is not made available, so the appropriate rent and the appropriate rate of return for converting lease income into a capital amount, or value, could be utilized.

The cost approach, when used, is an analysis of the property's physical value. The principle of substitution, the underlying rationale of this approach, holds that no prudent person will pay more for a property than the price of a site and the cost of constructing, without undue delay, an equally desirable and useful property. Market participants generally do not use the cost technique to ascertain an appropriate value or price. Since market participants do not utilize the technique it is beyond the scope of work for this appraisal assignment. The inclusion of the estimated cost approach (when utilized) is done primarily to demonstrate the division of value between land and improvements. Cost values have simply been estimated.

Expense Review (Extraordinary Assumption) - A review of the annual expenses for the previous year for maintenance and repairs are reflecting a very high dollar amount that does not appear to be a typical year. Due to this non typical year it is assumed to be a year in which a lot of previously deferred maintenance has been addressed. The line item expense figure has been reduced to reflect a more typical year of expenses.

Eventual Sales Price - The sales price for any property may or may not be the appraised value. The eventual sales price is going to depend on many things including the mortgage interest rates being offered at the time of sale, the motivation of the seller, the emotional attachment to the subject property on the part of the buyer, a particular buyer's utility needs for a specific property in order to suit a specific residential or commercial need, the negotiation skills of the Realtors involved, as well as the overall health of the economy in general.

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Subjective Adjustments - Most subjective adjustments contained in this appraisal study are calculated in incremental adjustments that range from None, Fair, Average, Good, Very Good, to Excellent.

Sales & Financing - All sales presented herein involved conventional type financing with no adjustments deemed necessary. All other sales were derived from an MLS listing or title company information and the condition of the property, the condition of the sale, and any other favorable or unfavorable aspect of the sale is unknown.

Electronic Signature - All electronic signatures on this report have a security feature maintained by individual passwords for each signing appraiser. This is a digitally signed signature and is protected by code. No person can alter the appraisal with the exception of the original signing appraiser/s.

LIMITING CONDITIONS RELEVANT TO THIS APPRAISAL

Canon 5 of the "Code of Professional Ethics and Standards of Professional Conduct" of the Appraisal Institute to "clearly and unequivocally set forth all facts, assumptions and conditions upon which the appraisal is based." In compliance therewith, and to assist the reader in interpreting this report, such Limiting Conditions are set forth as follows:

1) As defined by West's Encyclopedia of American Law, edition 2. Copyright 2008 The Gale Group, Inc. the term "Market Value" is:

The amount for which real property or Personal Property would be sold in a voluntary transaction between a buyer and seller, neither of whom is under any obligation to buy or sell. The customary test of fair market value in real estate transactions is the price that a buyer is willing, but is not under any duty, to pay for a particular property to an owner who is willing, but not obligated, to sell. Various factors can have an effect on the fair market value of real estate, including the uses to which the property has been adapted and the demand for similar property. Fair market value can also be referred to as fair cash value or fair value.

2. Acceptance of and/or use of this appraisal report by the client or any third party constitutes an acceptance of all limiting conditions. The appraiser's liability extends only to the stated client, not subsequent parties or users, and is limited to the amount of the fee received by the appraiser for the total of any awarded compensatory damages. Further, there is no accountability, obligation or liability to any third party. If the appraisal report is placed in the hands of anyone other than the client for whom it was prepared, the client shall make such party and/or parties aware of all limiting conditions and assumptions of this assignment and related discussions.

3. If the client or any third party brings legal action against Marketplace Appraisal Svcs. or the signer of this report and the appraiser prevails, the initiating party of such legal action shall reimburse Marketplace Appraisal and/or the appraiser for any and all costs of any nature, including attorneys' fees, incurred in their defense. The client or any party bringing legal action against this appraiser, hereby accepts and agrees to binding mediation, that shall take place in the city where the signing appraiser resides at the time any legal action is initiated by the client or subsequent users.

4. The date of value, to which the conclusions and opinions expressed in the report apply, is set forth in the letter of transmittal. Further, that the dollar amount of any value opinion herein rendered is based upon the purchasing power of the U. S. dollar existing on that date.

5. The appraiser assumes no responsibility for economic or physical factors which may affect the opinions herein stated occurring at some date after the date of value as stated in the letter transmitting this report as well as elsewhere in the report.

6. The appraiser reserves the right to make such adjustments to the valuation herein reported as may be required by consideration of additional data that may become available.

7. No opinion as to title is rendered. Data related to ownership and legal description was obtained from public records and is considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions except those specifically discussed in this report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.

8. No engineering study has been made by the appraiser. Except as specifically stated, data relative to size and area was taken from sources considered to be reliable, and no encroachment of real property improvements is considered to exist.

9. Maps, plats and exhibits included herein are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from reproduced or used apart from this report.

10. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, or whether the property is subject to surface entry for the exploration or removal of such materials except as is expressly stated.

11. No opinion is intended or expressed for matters that require legal expertise, or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.

12. The valuation contained in this report is the work product of the appraiser. I relied upon specialized professional studies relating to data collection utilized by the undersigned appraiser in the conclusions.

13. Because no title report was made available to the appraiser, I assume no responsibility for such items of

ADDENDUM

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record not disclosed by his customary investigation.

14. No detailed soil studies, except as noted, covering the subject property were available to the appraiser. Therefore, premises as to soil qualities employed in this report are not conclusive, but have been discussed with the client and considered consistent with information available to the appraiser.

15. Since earthquakes are not uncommon in the area, no responsibility is assumed due to their possible effect on individual properties unless detailed geologic reports are made available.

16. Testimony or attendance in a court or at any other hearing is not required by reason of rendering this appraisal, unless such arrangements are made a reasonable time in advance. No testimony will be given unless the appraisal fee has been paid and expert witness fees are paid.

17. The appraisal company has utilized satellite images, and street side images provided by bing.com and or Google maps.com, relying on Google aerial and street level visual images, and found no obvious evidence of structural deficiencies except as stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake or occupancy codes can be assumed without provision of specific professional or governmental inspections.

18. No termite inspection report was made available and any evidence of termite damage or infestation could be determined, however this appraisal assumes the subject property is not adversely impacted by termite damage, however there is no guarantee and the client should have the subject property inspected by a licensed termite company to uncover any damage that may exist.

19. No consideration has been given in this appraisal as to the value of the property considered by the appraiser to be personal, located on the premises, or the cost of moving, relocating such personal property; only the real estate has been considered.

20. Rental areas herein if discussed have been calculated in accordance with the standards developed by the American Standards Association as included in the "Real Estate Appraisal Technology" handbook sponsored by the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers.

21. Regarding environmental problems: The appraisers are not qualified to detect hazardous waste and/or toxic materials. Any comment made by the appraiser that might suggest the possibility of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such a determination would require investigation by a qualified expert in the field of environmental assessment.

The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

The subject property is appraised assuming that it is not adversely affected by the presence of potentially hazardous materials that may adversely affect its value, marketability, or utility.

22. It is the appraiser's intention that this report complies with all statutes, rules, and regulations prohibiting discrimination on the basis of race, color, religion, sex national origin and marital status.

23. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the property's market value. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in our market value estimates.

24. In accordance with the Fair Housing Amendments Act, it is illegal for an appraiser to discriminate against any person because of race, color, religion, sex, hardship, familial status, or national origin. This appraisal complies with all rules and regulations prohibiting discrimination on the basis of race, color, religion, sex, nation origin, and marital status.

PRIVACY NOTICE

Appraisers, along with all providers of personal financial services, are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client non-public personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of non-public personal information we collect

In the course of performing appraisals, we may collect what is known as "non-public personal information" about you. This information is used to facilitate the services that we provide to you and may include information

ADDENDUM

Borrower: Benjamin Wisotsky

File No.: 190506AP

Property Address: 11950 Kling Street

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provided to us by you directly or received by us from others with your authorization. Some examples of non-public personal information we might collect in the course of doing an appraisal are:

- b Phone numbers
- b Information about the real estate being appraised not available from public sources that might include photos - both interior and exterior, floor plans, and the condition of the real estate
- b The intended use of the appraisal
- b The income and expenses with the subject Your payment arrangements,
- b Any other information you provide to us.

Parties to whom we disclose information

We do not disclose any non-public personal information obtained in the course of our engagement with our clients to non-affiliated third parties except as necessary or required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence with the firm.

A disclosure required by law would be a disclosure that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and security

We will retain records relating to professional services that we have provided to you for a period of time in conformity with industry standards. In order to protect your non-public personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information. Please feel free to call us at any time if you have any questions about confidentiality of the information that you provide to us.

Opt out provision

From time to time real estate appraisers are asked to submit completed appraisal assignments in order to satisfy the requester that a particular appraiser is qualified to appraise various property types before actually assigning a particular appraisal request. In addition Marketplace Appraisal also from time to time posts various completed appraisals on its website (www.marketplacevalue.com) to be utilized as work samples for purposes as stated above.

On occasion, non-public information obtained in the course of performing an appraisal is used in other appraisals that we perform such as, but not limited to, rental income and related expenses. If you desire that this information not be reused, please contact us by phone at 310-999-3700.

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

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

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

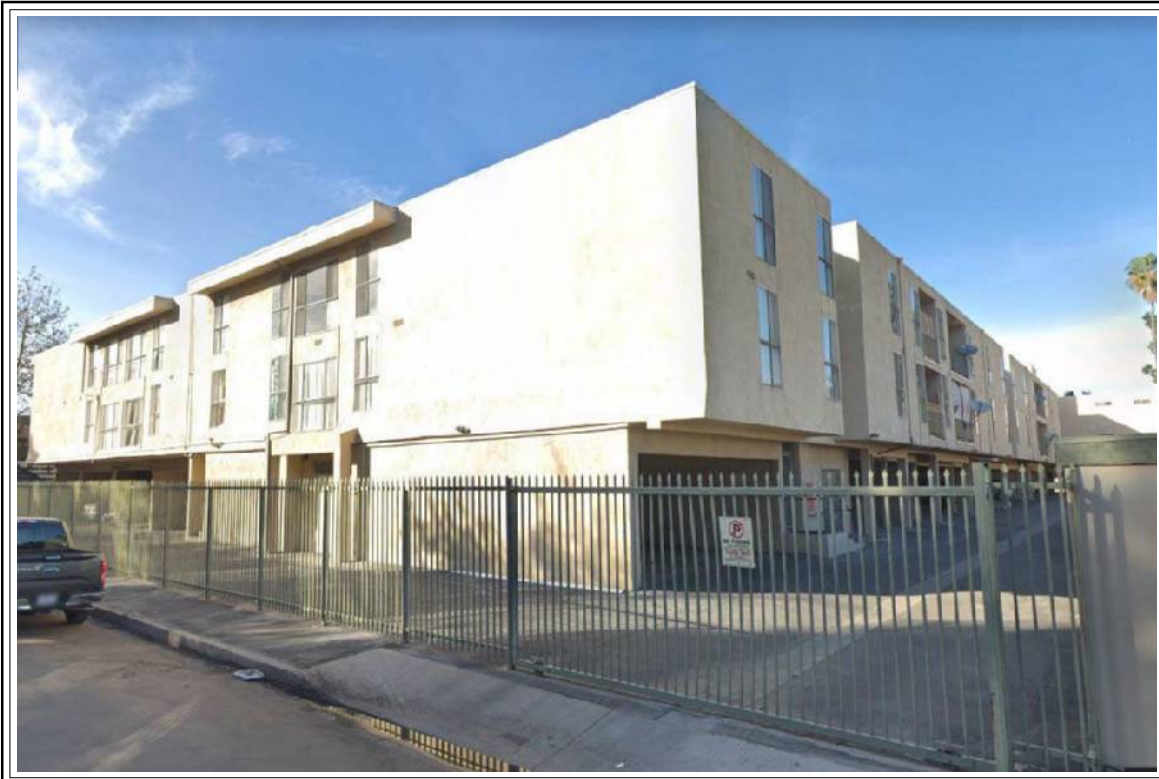
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Benjamin Wisotsky	File No.: 190506AP
Address: 11950 Kling Street	Case No.:
City: Valley Village St: CA	Zip: 91607 Lender: Appraisal is for portfolio purposes only



FRONT VIEW OF SUBJECT PROPERTY

Date: May 14, 2019
Appraised Value: \$ \$19,610,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE



Borrower: Benjamin Wisotsky
Address: 11950 Kling Street
City: Valley Village

St: CA

Zip: 91607

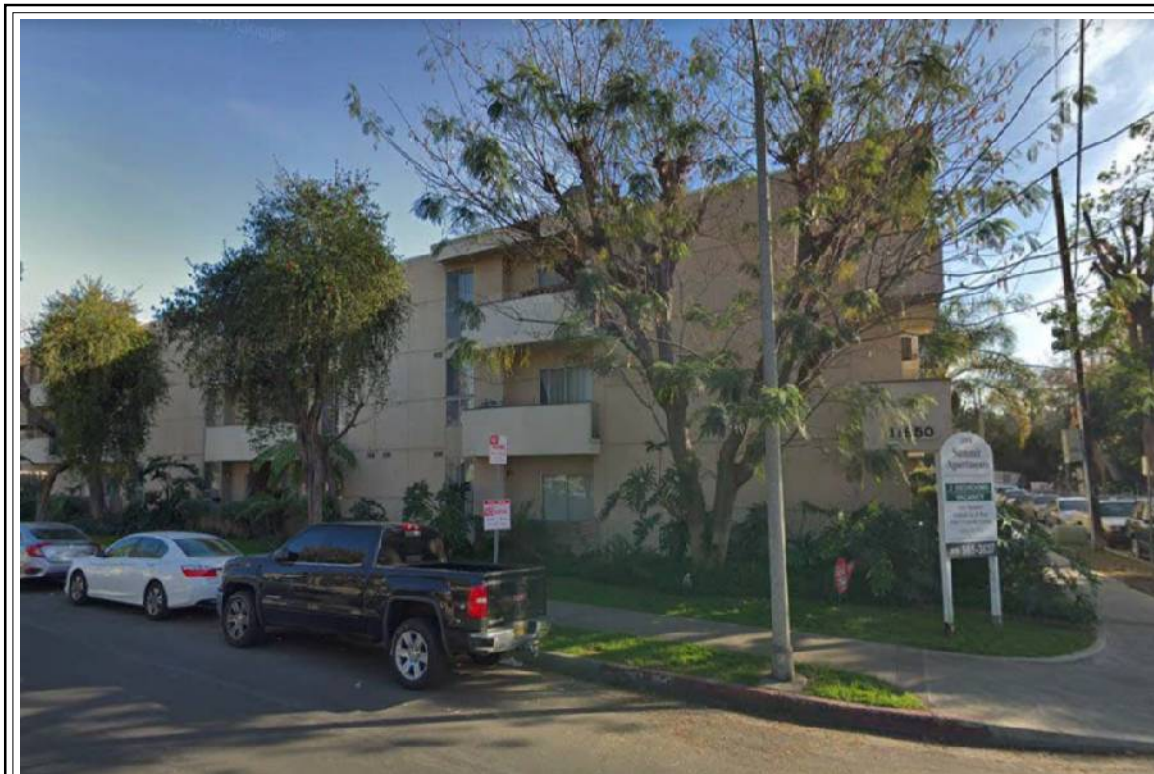
File No.: 190506AP

Case No.:

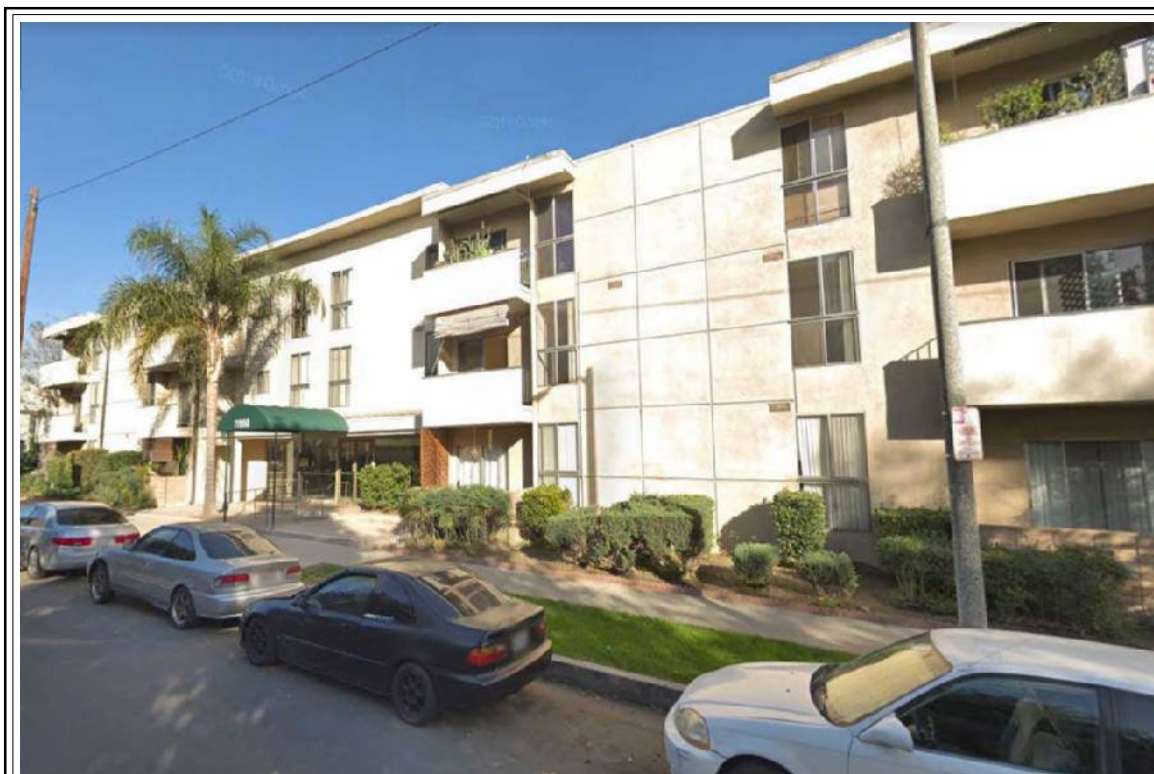
Lender: Appraisal is for portfolio purposes only



Ben Avenue street scene



Additional front corner view of the subject property



Front of the subject main entrance



Borrower: Benjamin Wisotsky
Address: 11950 Kling Street
City: Valley Village

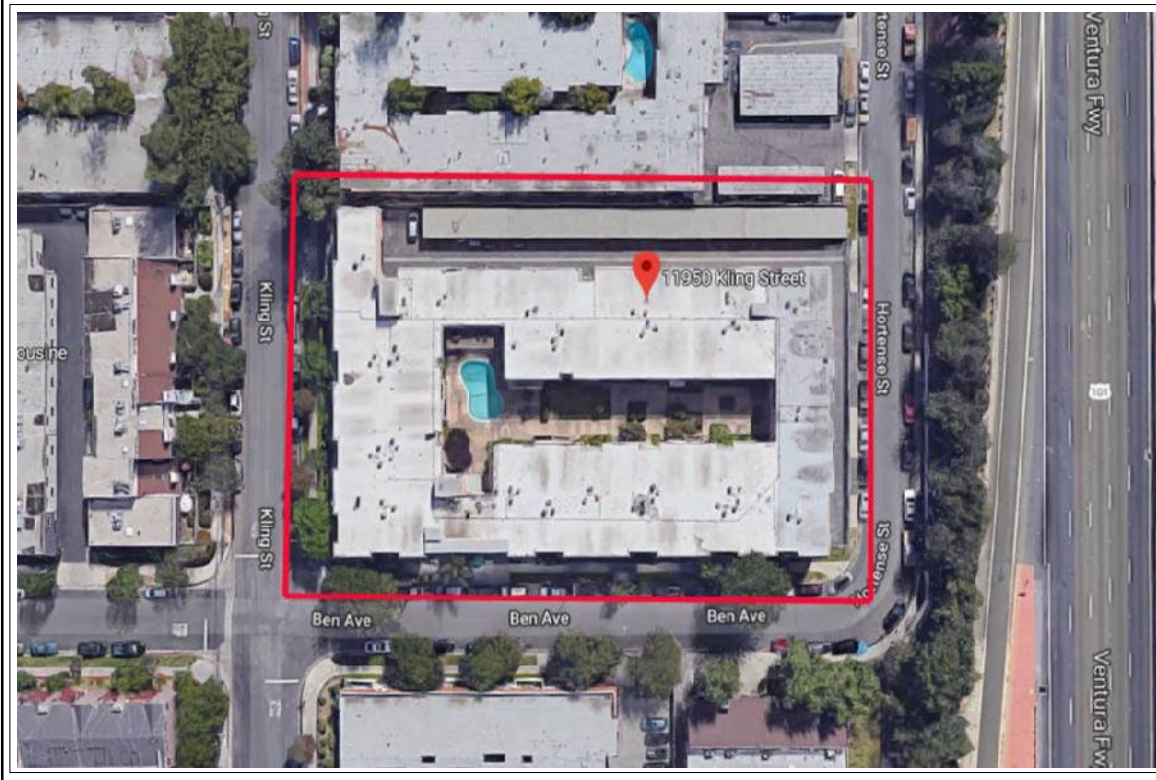
St: CA

Zip: 91607

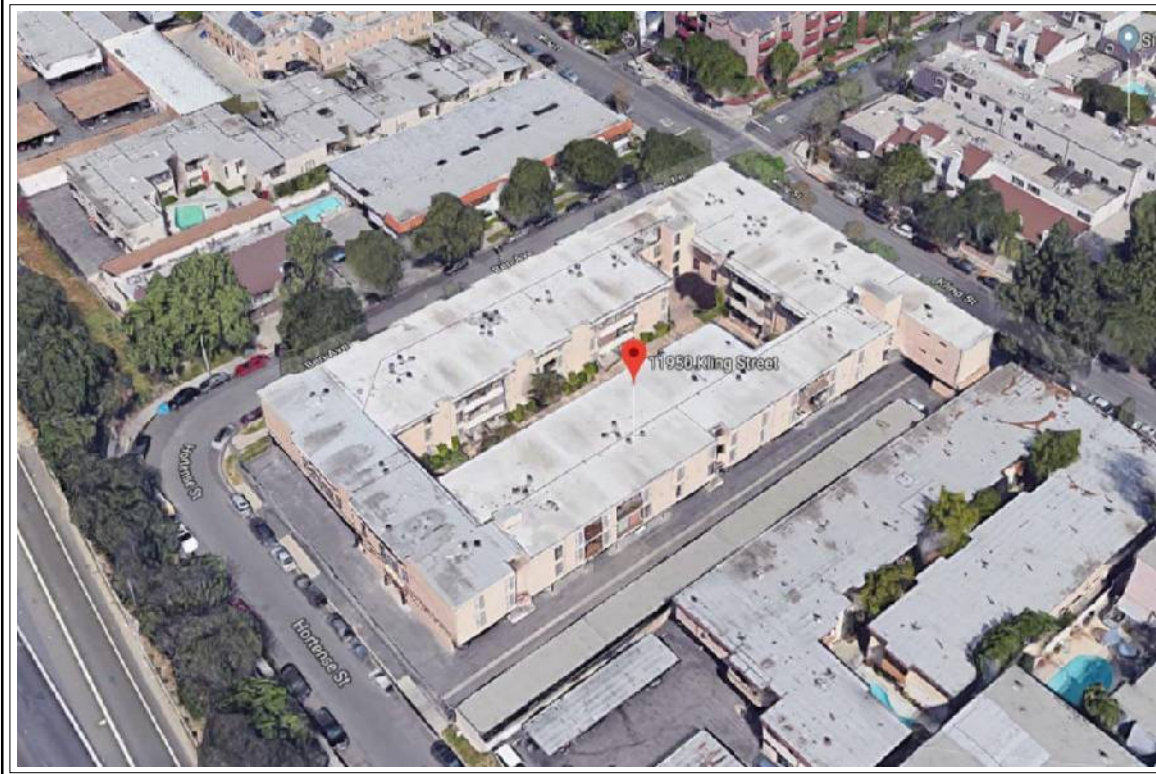
File No.: 190506AP

Case No.:

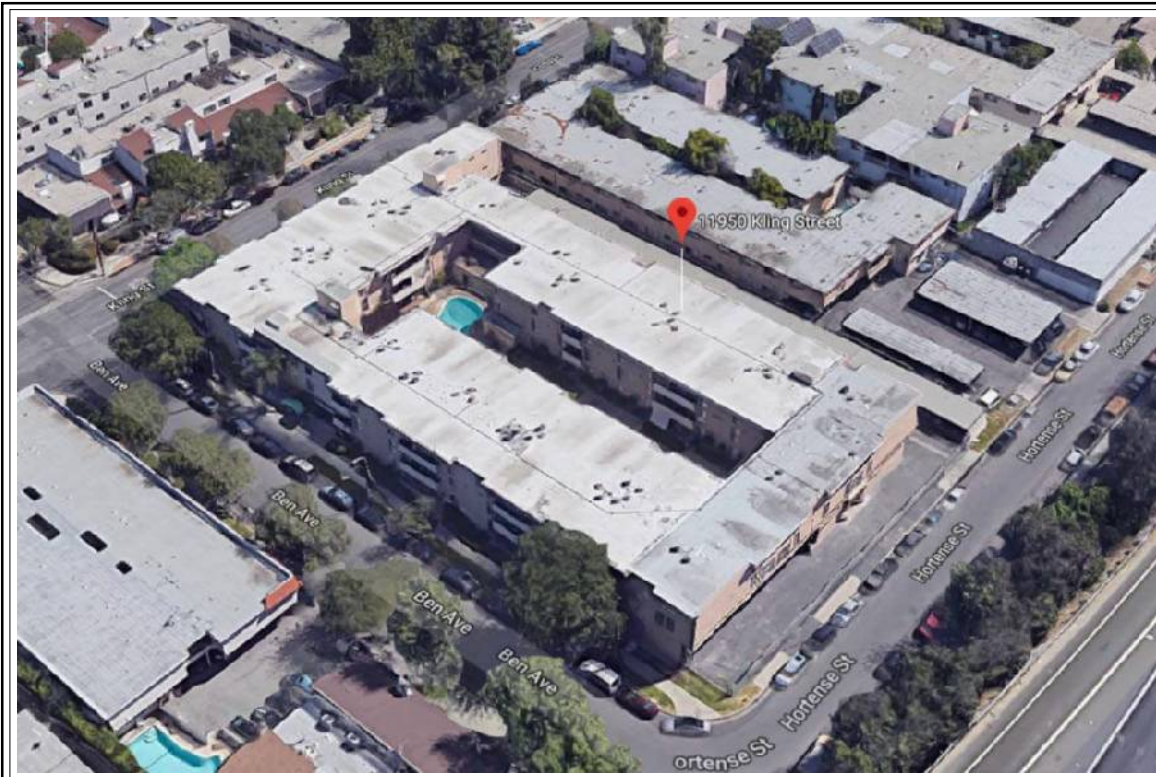
Lender: Appraisal is for portfolio purposes only



Subject property aerial



Subject property aerial



Subject aerial view



AERIAL VIEW OF THE SUBJECT PROPERTY AND NEIGHBORHOOD

Borrower: Benjamin Wisotsky

File No.: 190506AP

Property Address: 11950 Kling Street

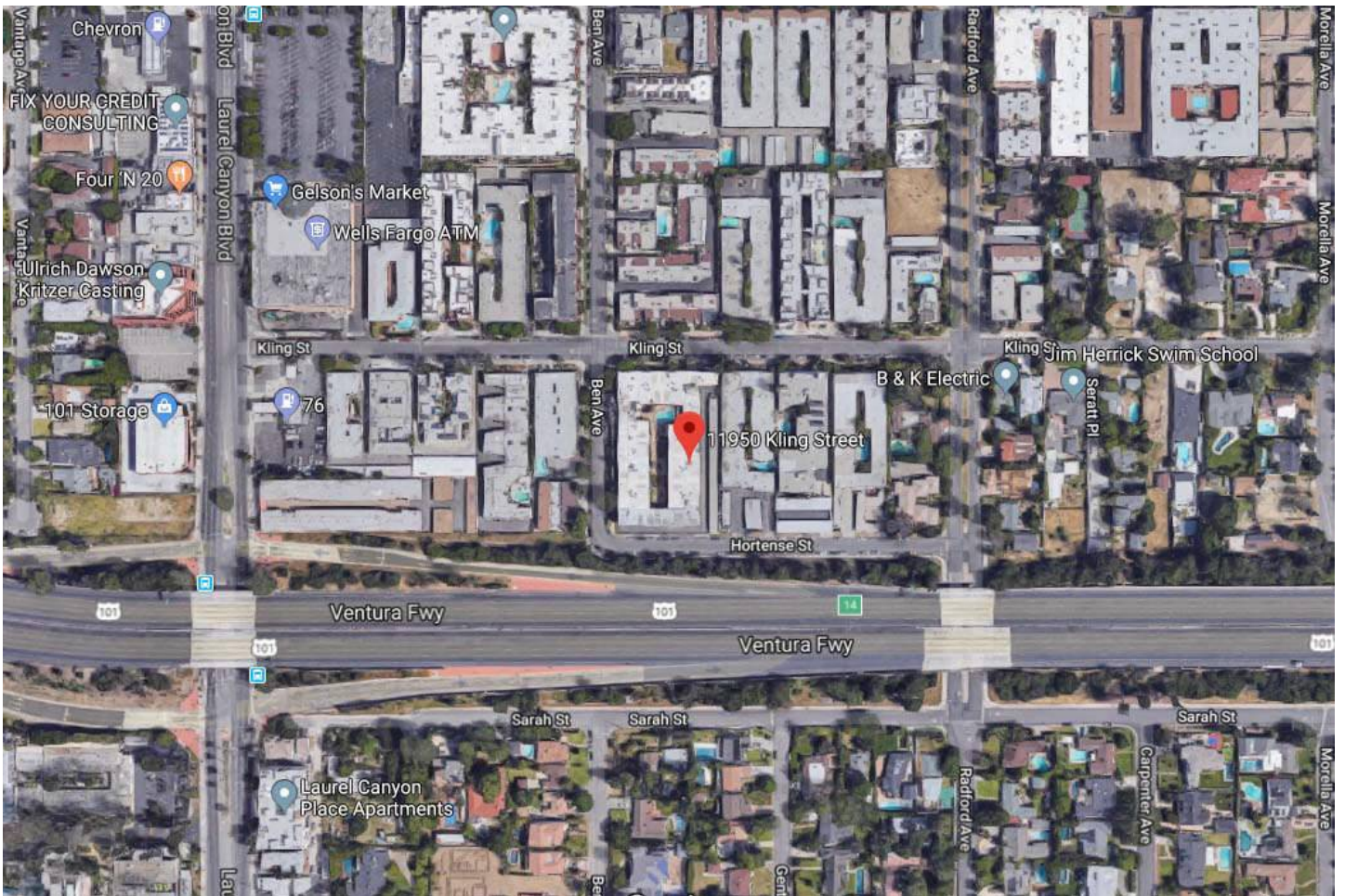
Case No.:

City: Valley Village

State: CA

Zip: 91607

Lender: Appraisal is for portfolio purposes only



COMPARABLE RENTALS PHOTO ADDENDUM

Borrower: Benjamin Wisotsky	File No.: 190506AP
Address: 11950 Kling Street	Case No.:
City: Valley Village St: CA Zip: 91607	Lender: Appraisal is for portfolio purposes only



COMPARABLE RENTAL #1

1917 Rodney Drive
Los Angeles 90027



COMPARABLE RENTAL #2

1026 Sanborn Avenue
Los Angeles 90029



COMPARABLE RENTAL #3

7200 Hollywood Blvd
Los Angeles 90046



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Benjamin Wisotsky	File No.: 190506AP		
Address: 11950 Kling Street	Case No.:		
City: Valley Village	St: CA	Zip: 91607	Lender: Appraisal is for portfolio purposes only



COMPARABLE SALE #1

1917 Rodney Drive
Los Angeles
Sale Date: 12/18/2018 COE
Sale Price: \$ 17,575,000



COMPARABLE SALE #2

1026 Sanborn Avenue
Los Angeles
Sale Date: 11/30/2018 COE
Sale Price: \$ 20,000,000



COMPARABLE SALE #3

7200 Hollywood Blvd
Los Angeles
Sale Date: 9/12/2018 COE
Sale Price: \$ 12,745,000



Borrower: Benjamin Wisotsky
Address: 11950 Kling Street
City: Valley Village

St: CA

Zip: 91607

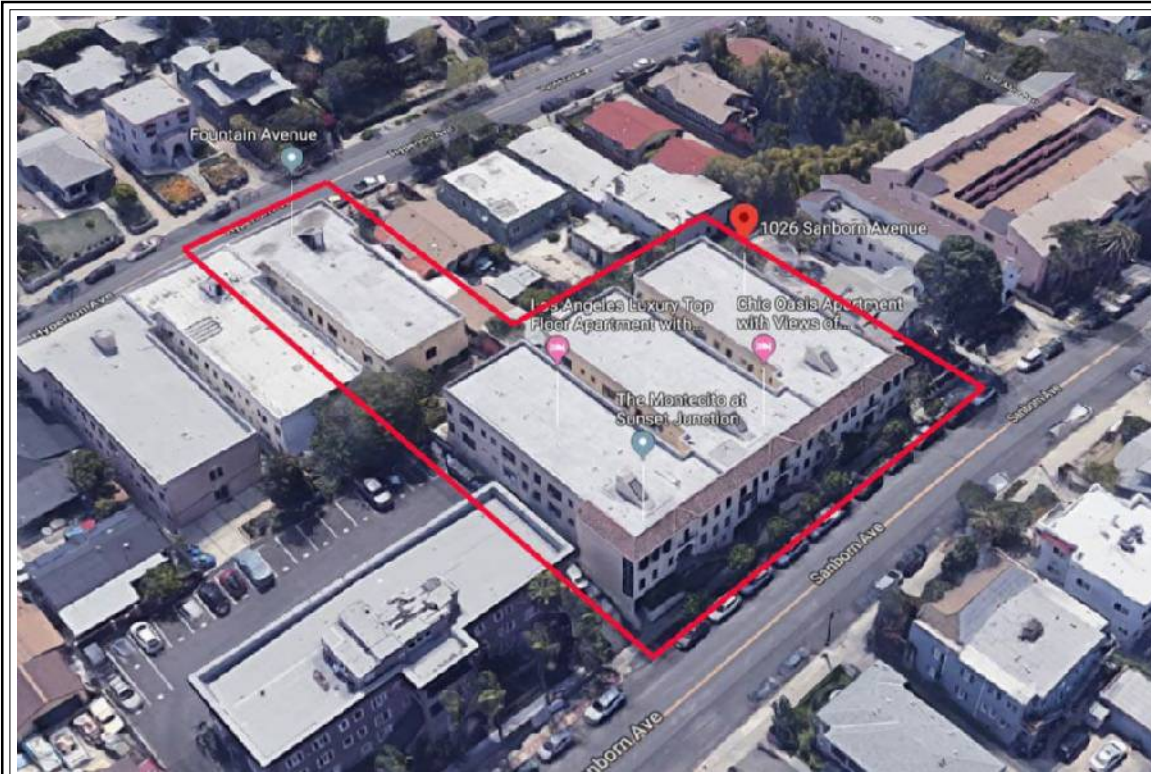
File No.: 190506AP

Case No.:

Lender: Appraisal is for portfolio purposes only



Sale #1 Aerial view
1917 Rodney Drive



Sale #2 Aerial View
1026 Sanborn Avenue

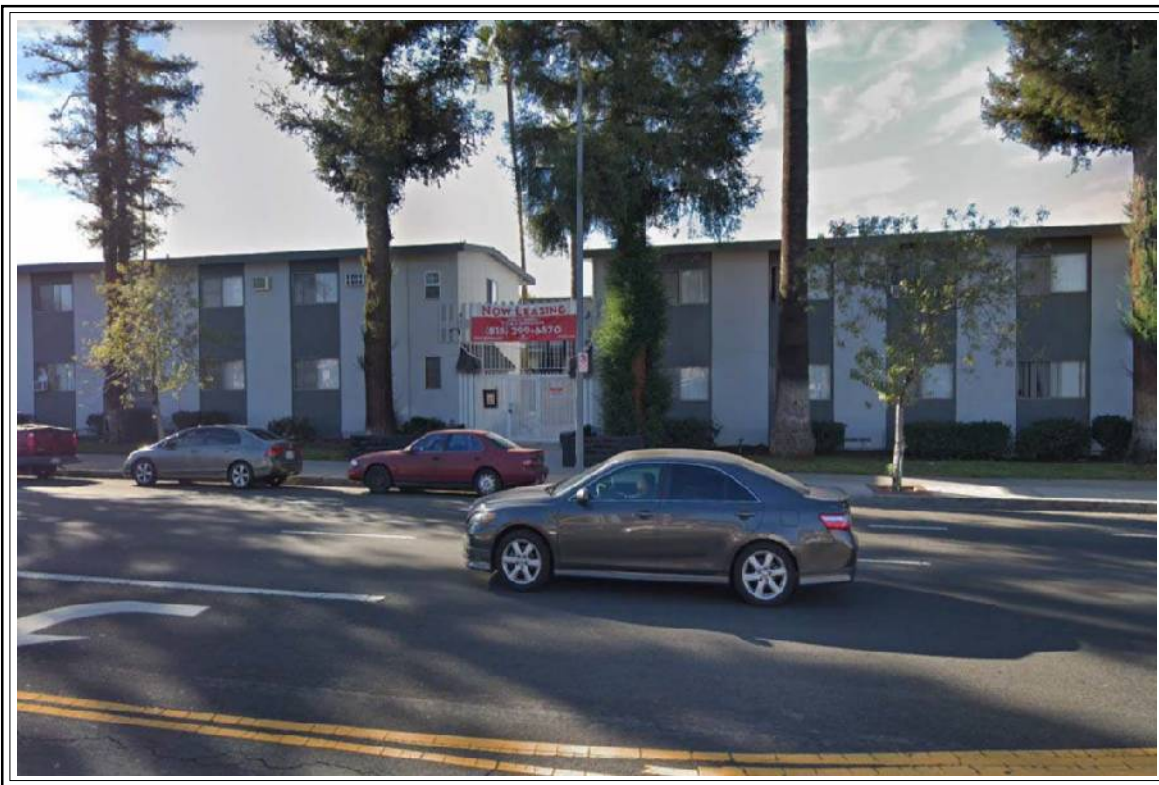


Sale #3 Aerial View
7200 Hollywood Blvd



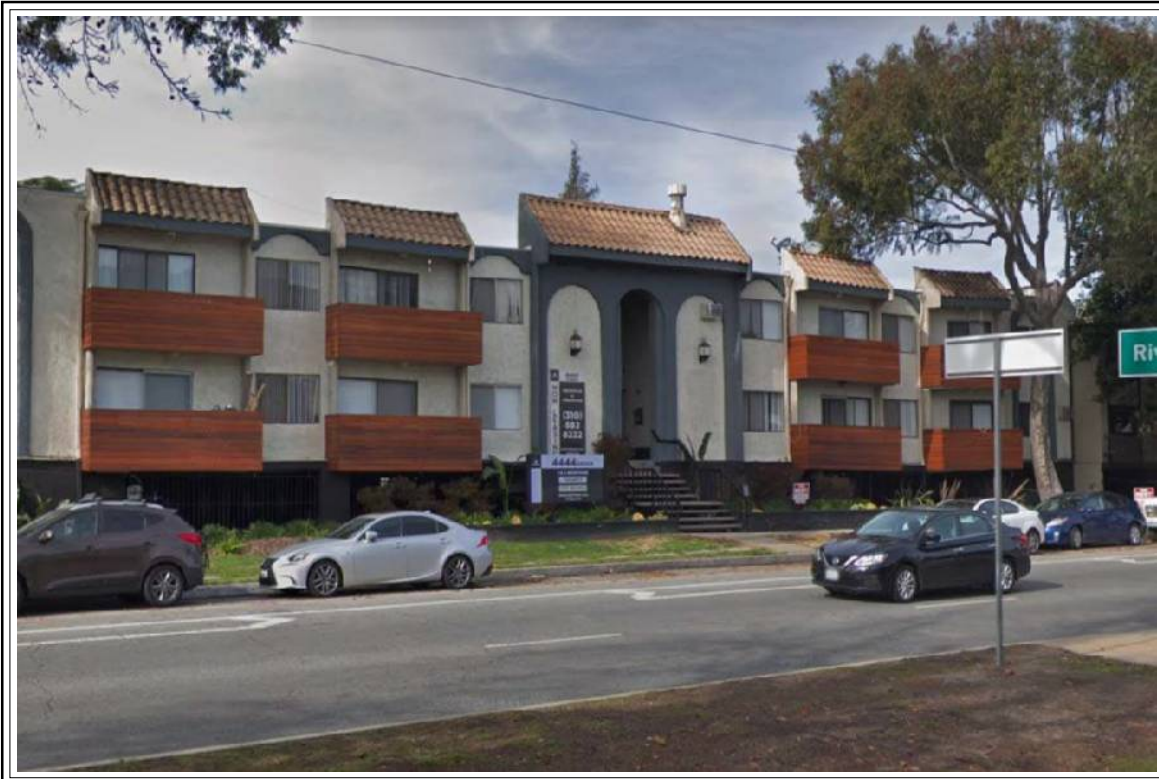
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Benjamin Wisotsky	File No.: 190506AP
Address: 11950 Kling Street	Case No.:
City: Valley Village St: CA Zip: 91607	Lender: Appraisal is for portfolio purposes only



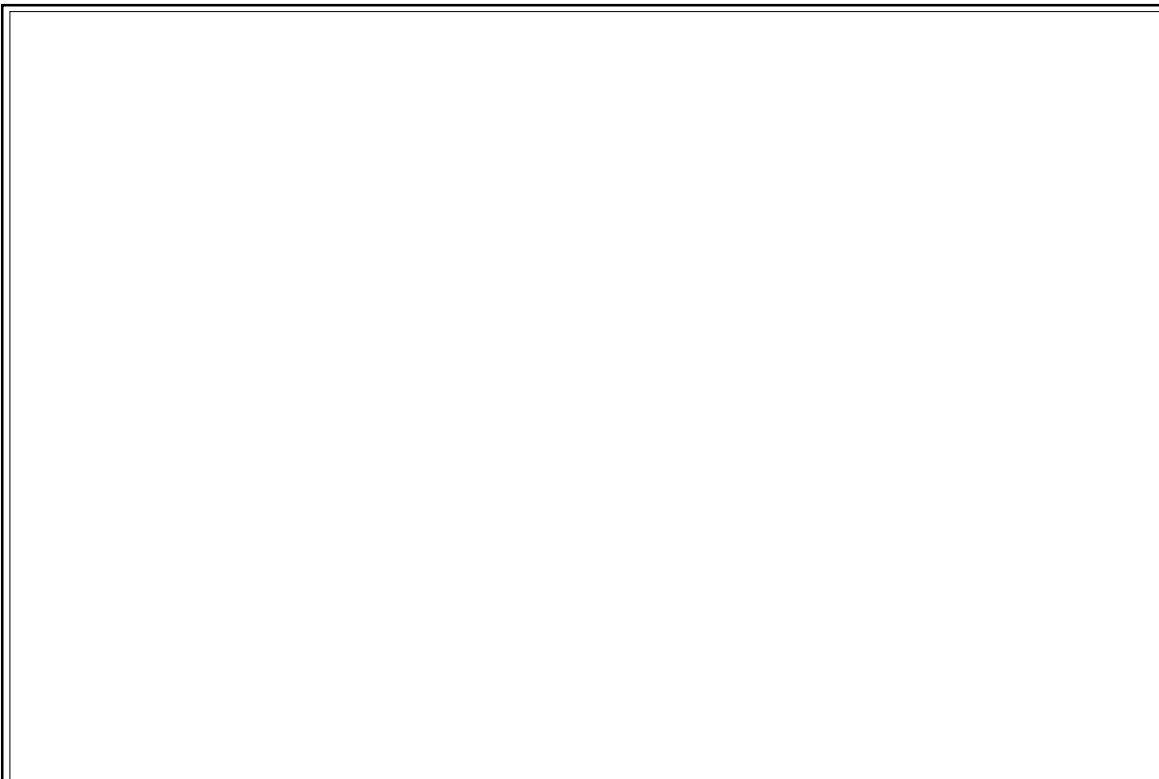
COMPARABLE SALE #4

6251 Reseda Blvd
Tarzana
Sale Date: 4/13/2018 COE
Sale Price: \$ 11,250,000



COMPARABLE SALE #5

4441 Vineland Avenue
North Hollywood
Sale Date: 7/7/2017 COE
Sale Price: \$ 11,850,000



COMPARABLE SALE #6

Sale Date:
Sale Price: \$



Borrower: Benjamin Wisotsky
Address: 11950 Kling Street
City: Valley Village

St: CA

Zip: 91607

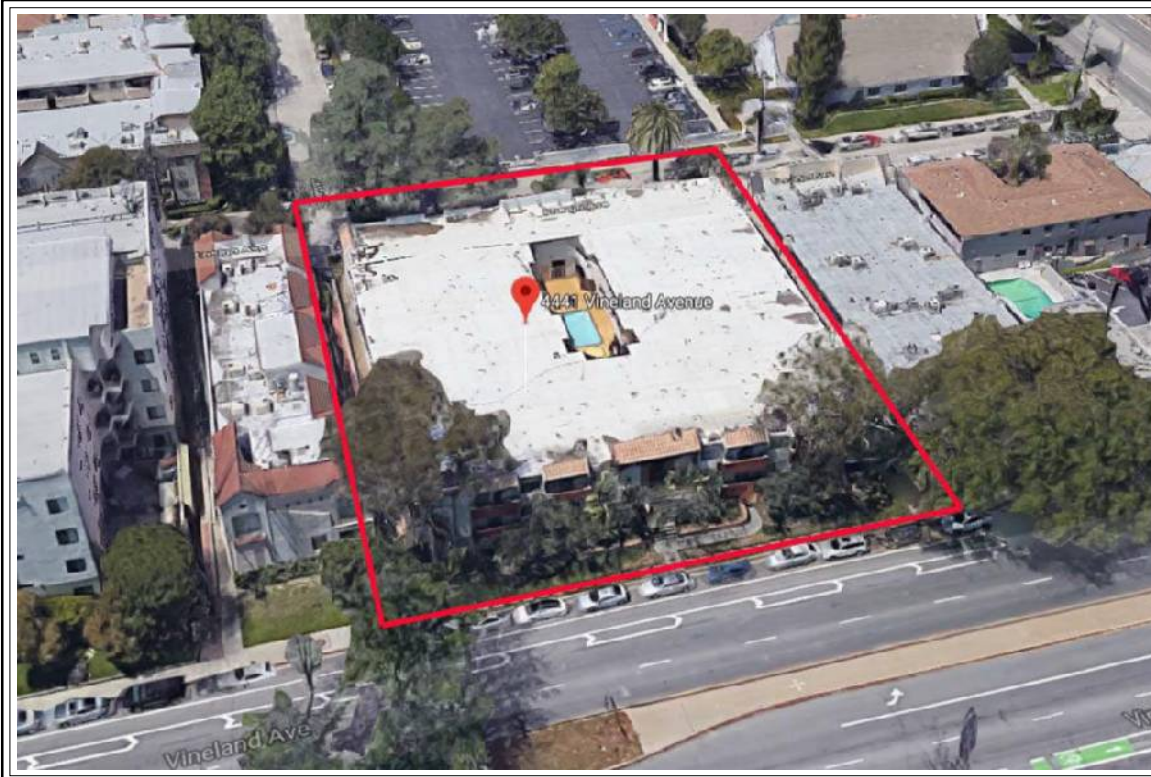
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Case No.:

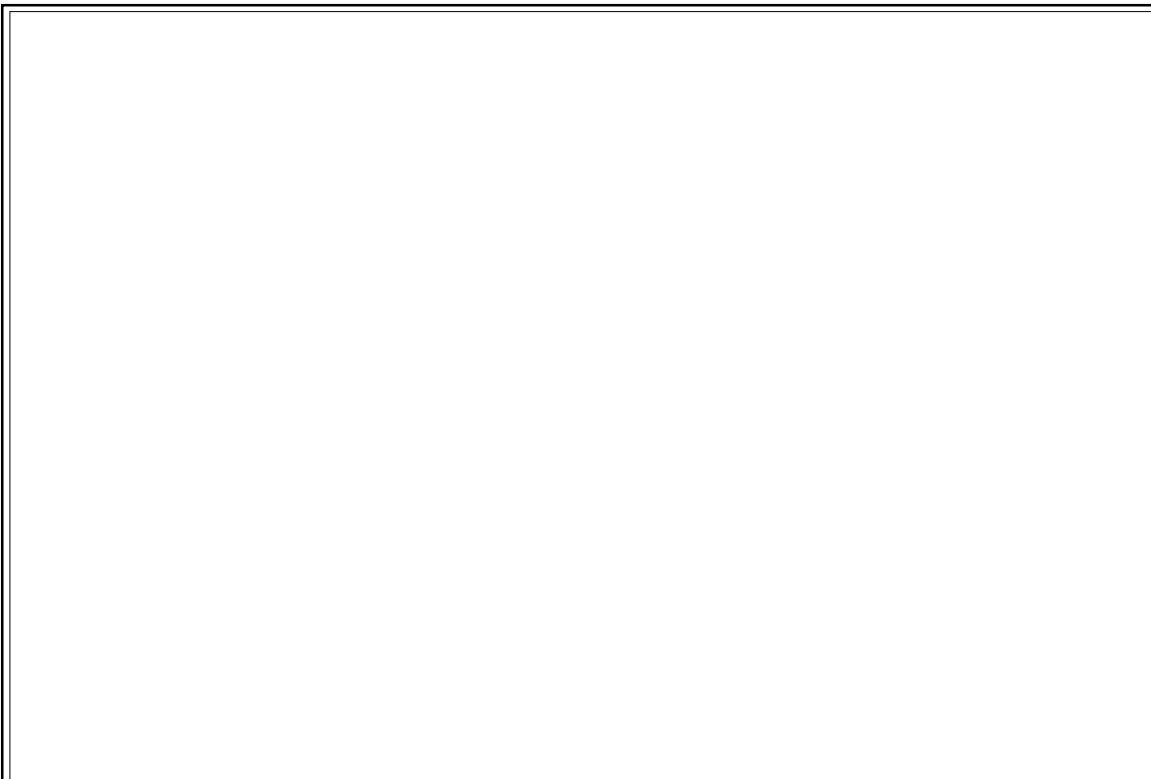
Lender: Appraisal is for portfolio purposes only



Sale #4 Aerial View
6251 Reseda Blvd



Sale #5 Aerial View
4441 Vineland Avenue



LOCATION MAP

Borrower: Benjamin Wisotsky

File No.: 190506AP

Property Address: 11950 Kling Street

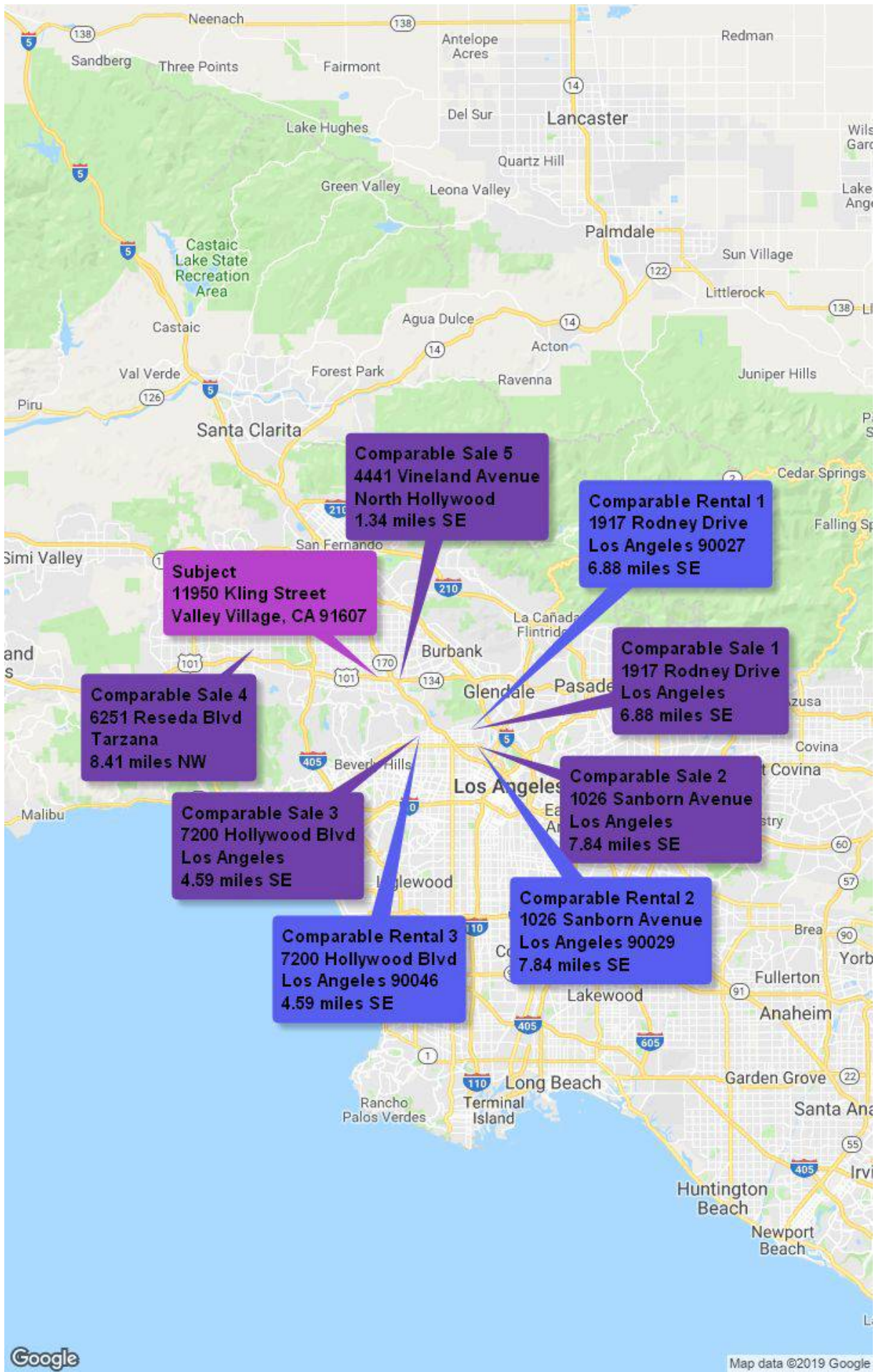
Case No.:

City: Valley Village

State: CA

Zip: 91607

Lender: Appraisal is for portfolio purposes only



Google

Map data ©2019 Google



Borrower: Benjamin Wisotsky

File No.: 190506AP

Property Address: 11950 Kling Street

Case No.:

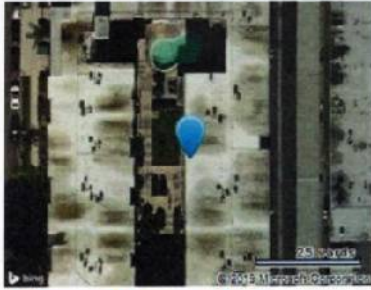
City: Valley Village

State: CA

Zip: 91607

Lender: Appraisal is for portfolio purposes only

11950 Kling St, Valley Village, CA 91607-4065, Los Angeles County



11	75,953	56,258	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
12	1964	APT	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Yellow Roses Summit Apartments	Tax Billing Zip:	91607
Mail Owner Name:	Yellow Roses Summit Apartments	Tax Billing Zip+4:	4065
Tax Billing Address:	11950 Kling St	Owner Occupied:	Yes
Tax Billing City & State:	Valley Village, CA		

Location Information

Zip Code:	91607	School District:	Los Angeles
Carrier Route:	C016	Comm College District Code:	Los Angeles City
Zoning:	LAR3	Census Tract:	1433.00
Tract Number:	10902	Topography:	Rolling/Hilly

Tax Information

APN :	2355-015-010	Lot:	26
% Improved:	81%	Water Tax Dist:	Southern California
Tax Area:	13		
Legal Description:	TRACT # 10902 EX OF ST LOT 26		

Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$1,853,131	\$1,816,796	\$1,781,173
Assessed Value - Land	\$359,835	\$352,780	\$345,863
Assessed Value - Improved	\$1,493,296	\$1,464,016	\$1,435,310
YOY Assessed Change (\$)	\$36,335	\$35,623	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$27,221		
2017	\$28,807	\$1,585	5.82%
2018	\$29,390	\$584	2.03%

Special Assessment	Tax Amount
Flood Control 62	\$501.14
Health Lic Fees 62	\$72.00
La Stormwater 21	\$399.52
County Park Dist83	\$258.64
Laco Vectr Cntri80	\$13.94
Lacity Park Dist21	\$678.60
City Lt Maint 21	\$287.62
Rposd Measure A 83	\$1,139.29
Trauma/Emerg Srv86	\$3,220.40
Total Of Special Assessments	\$7,226.15

Characteristics

County Land Use:	Apartment	Total Baths:	12
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Courtesy of Robert Walker, Marketplace Appraisal Service, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 04/30/2019

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Borrower: Benjamin Wisotsky

File No.: 190506AP

Property Address: 11950 Kling Street

Case No.:

City: Valley Village

State: CA

Zip: 91607

Lender: Appraisal is for portfolio purposes only

Universal Land Use:	Apartment	Full Baths:	12
Lot Acres:	1.2915	Cooling Type:	Central
Lot Area:	56,258	Pool:	Pool
Building Sq Ft:	75,953	Year Built:	1964
Gross Area:	75,953	Effective Year Built:	1964
Total Units:	64	Building Type:	Type Unknown
Bedrooms:	11	# of Buildings:	1

Estimated Value

Value As Of: **04/17/2019**

Last Market Sale & Sales History

Recording Date:	02/10/1977	Owner Name:	Yellow Roses Summit Apartments
Document Number:	148796	Seller:	Owner Record
Deed Type:	Deed (Reg)		

Recording Date	04/23/2018	04/23/2018	06/12/2015	02/10/1977	06/17/1968
Sale Date	12/26/2017	11/29/2017	06/05/2015		
Nominal	Y	Y	Y		
Buyer Name	Yellow Roses Summit Apartments	Chroman Linda W	Wisotsky Family Trust	Wisotsky Edward I & Tillie	
Seller Name	Chroman Linda W	Wisotsky Family Trust	Wisotsky Family Trust	Owner Record	
Document Number	389634	389633	695269	148796	
Document Type	Quit Claim Deed	Trustee's Deed(Transfer)	Quit Claim Deed	Deed (Reg)	Deed (Reg)

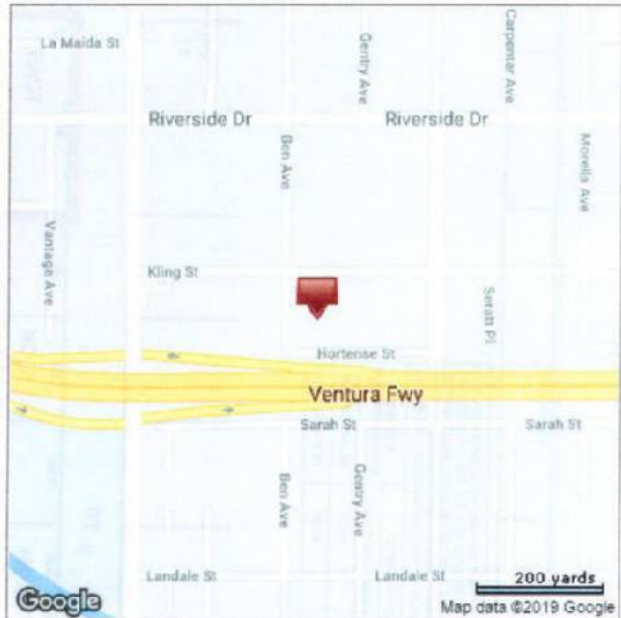
Mortgage History

Mortgage Date	04/23/2018	06/12/2015
Mortgage Amount	\$1,200,000	\$4,900,000
Mortgage Lender	Pinnacle Bk	Mufg Union Bk Na
Mortgage Code	Conventional	Conventional

Property Map



*Lot Dimensions are Estimated



Courtesy of Robert Walker, Marketplace Appraisal Service, California Regional MLS

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Property Detail

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