

APPRAISAL REPORT
OF



2311 Beverwil Dr
Los Angeles, CA 90034

PREPARED FOR

KENNETH CATANZARITE
Aegis-Beverwil Holdings Lp
2331 W Lincoln Ave
Anaheim, CA 92801

AS OF

05/26/2019

PREPARED BY

MICHAEL E. DODSON REAL ESTATE RESEARCH
28697 Del Monte Drive
Sun City, CA 92586

Borrower Aegis-Beverwil Holdings Lp				
Property Address 2311 Beverwil Dr				
City Los Angeles	County	LOS ANGELES	State CA	Zip Code 90034
Lender/Client Aegis-Beverwil Holdings Lp		Address 2331 W Lincoln Ave, Anaheim, CA 92801		



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

Michael E. Dodson

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 015767

Effective Date: May 1, 2019
 Date Expires: April 30, 2021

3045691

David S. Martin
 David S. Martin, Bureau Chief, BREA

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

Borrower Aegis-Beverwil Holdings Lp					
Property Address 2311 Beverwil Dr					
City Los Angeles	County	LOS ANGELES	State	CA	Zip Code 90034
Lender/Client Aegis-Beverwil Holdings Lp		Address 2331 W Lincoln Ave, Anaheim, CA 92801			



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP3366444-18**

Renewal of: **RAP3366444-17**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
75 Second Ave Suite 410 Needham, MA 02494-2876

Item 1. **Named Insured:** **Michael E. Dodson**

Item 2. **Address:** **28697 Del Monte Drive**
City, State, Zip Code: Sun City, CA 92586

Item 3. **Policy Period:** From **06/16/2018** To **06/16/2019**
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**

- A. \$ **500,000** **Damages** Limit of Liability – Each Claim
- B. \$ **500,000** **Claim Expenses** Limit of Liability – Each Claim
- C. \$ **1,000,000** **Damages** Limit of Liability – Policy Aggregate
- D. \$ **1,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible (Inclusive of Claim Expenses):**

- A. \$ **500** Each Claim
- B. \$ **1,000** Aggregate

Item 6. **Premium:** \$ **835.00**

Item 7. **Retroactive Date (if applicable):** **06/16/1995**

Item 8. **Forms, Notices and Endorsements attached:**

D42100 (03/15) D42300 CA (10/13) IL7324 (08/12)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)

Kelsey A. Magnuson
Authorized Representative

Borrower Aegis-Beverwil Holdings Lp
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 City Los Angeles County LOS ANGELES State CA Zip Code 90034
 Lender/Client Aegis-Beverwil Holdings Lp Address 2331 W Lincoln Ave, Anaheim, CA 92801

4/15/2019

Realist

Property Detail Report

Subject [Property](#)

**2311 Beverwil Dr
 Los Angeles, CA 90034-1035
 Los Angeles County**



Owner Info:

Owner Name : Aegis-Beverwil Holdings Lp	Recording Date : 06/11/1999
Tax Billing Address : 2331 W Lincoln Ave	Annual Tax : \$16,047
Tax Billing City & State : Anaheim CA	County Use Code : Single Family Resid
Tax Billing Zip : 92801	Universal Land Use : SFR
Tax Billing Zip+4 : 5103	

Location Info:

Zoning : Lar1	Census Tract : 2695.00
School District : Los Angeles	Carrier Route : C002

Tax Info:

Tax ID : 4309-002-018	Land Assessment : \$1,320,331
Alt APN : 4309-002-011	Total Assessment : \$1,320,331
Tax Year : 2018	Tax Area : 67
Annual Tax : \$16,047	Legal Description : Arnaz Property Ro Rincon De Los Bueyes For Desc See Assessor's Maps Por Lot 8
Assessment Year : 2018	Lot Number : 8

Characteristics:

Lot Frontage : 49	Lot Depth : 97
Heat Type : Heated	Lot Acres : .1431
Lot Sq Ft : 6,235	Lot Shape : IRREGULAR
Garage Type : Parking Avail	Garage Capacity : 2
Style : Conventional	Building Sq Ft : 2,070
Roof Material : Composition Shingle	Roof Shape : Gable
Stories : 1	Interior Wall : Plaster
Exterior : Stucco	Floor Cover : Hardwood
Total Units : 1	Foundation : Raised
Total Rooms : 6	Pool : Pool
Bedrooms : 4	Total Baths : 3
Year Built : 1951	Full Baths : 3
Effective Year Built : 1960	Topography : Rolling/Hilly
Other Impvs : Fence, Addition, Shed	Fireplaces : 1
Other Rooms : Utility Room	Equipment : Range Oven, Dishwasher
Price Per Sq Ft : \$265.22	Sewer : Type Unknown

Last Market Sale:

Recording Date : 06/11/1999	Deed Type : Grant Deed
Settle Date : 05/05/1999	Owner Name : Aegis-Beverwil Holdings Lp
Sale Price : \$549,000	Seller : Biren Richard & Paula
Document No : 1071989	

Sales History:

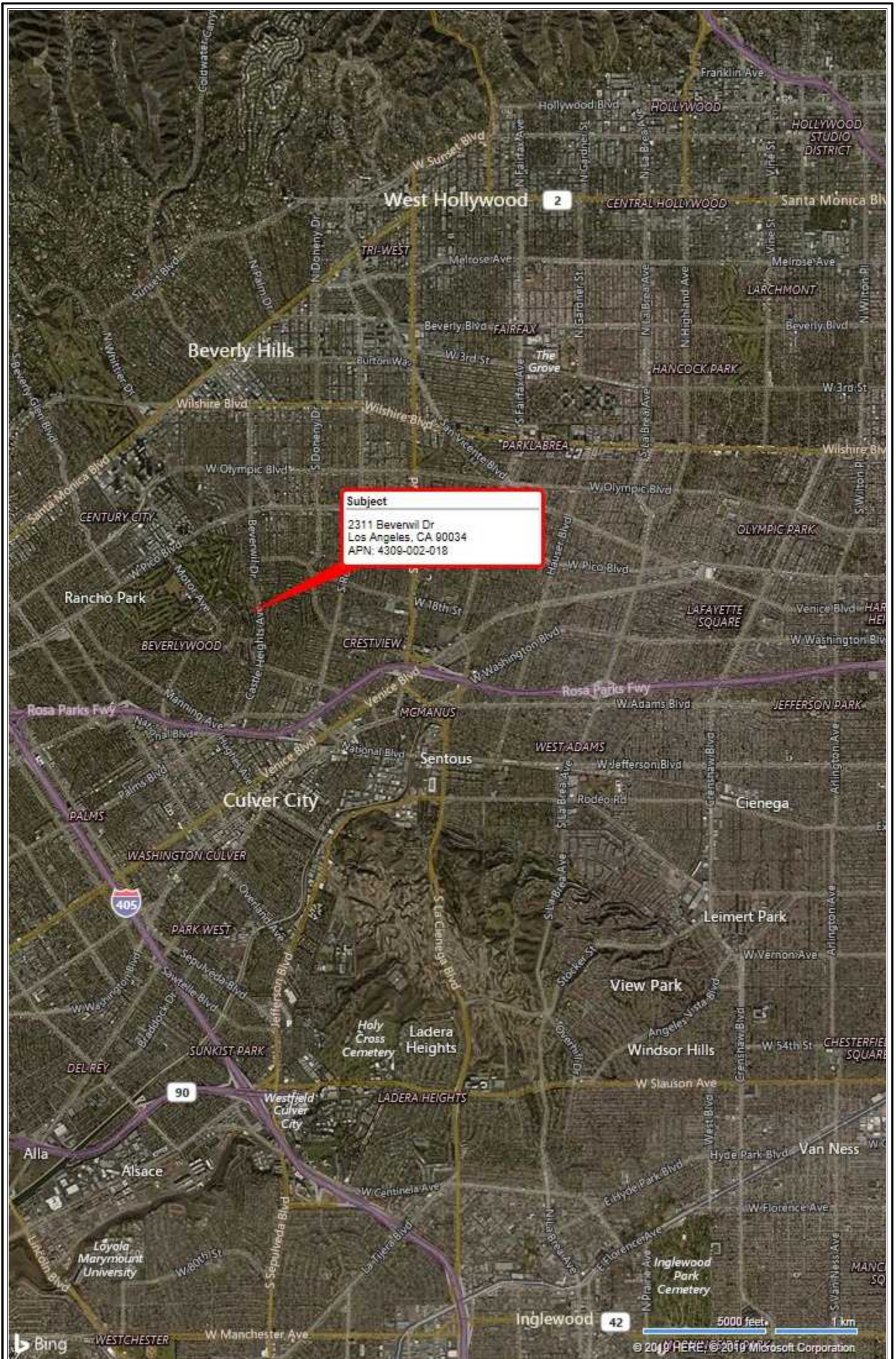
[More History](#)

Recording Date : 02/16/2017	03/25/2015	03/25/2014	10/28/2010
Sale Price :	\$750,000		

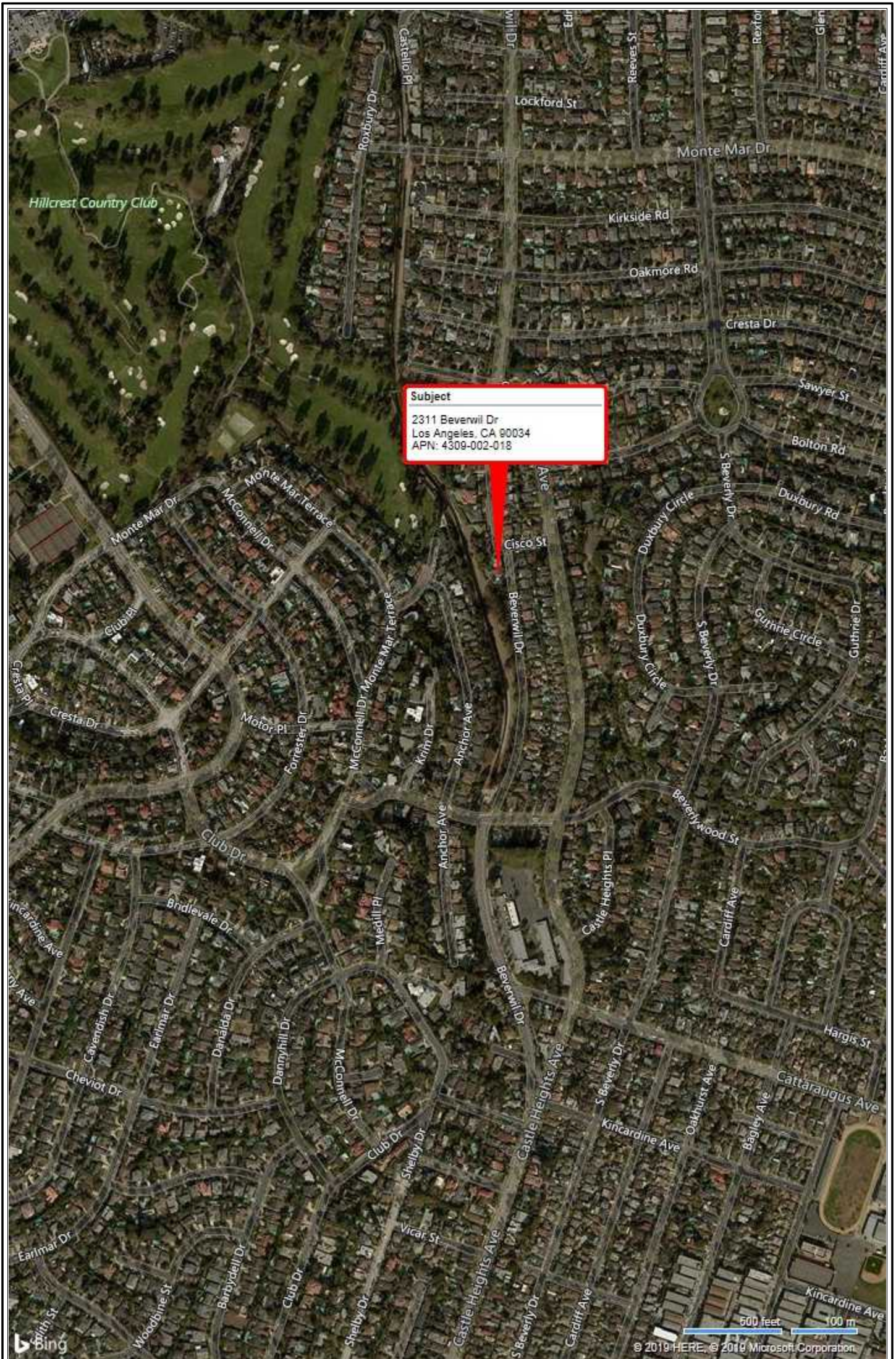
MICHAEL E. DODSON, CCREA
AERIAL MAP ADDENDUM

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

Borrower Aegis-Beverwil Holdings Lp
Property Address 2311 Beverwil Dr
City Los Angeles County LOS ANGELES State CA Zip Code 90034
Lender/Client Aegis-Beverwil Holdings Lp Address 2331 W Lincoln Ave, Anaheim, CA 92801



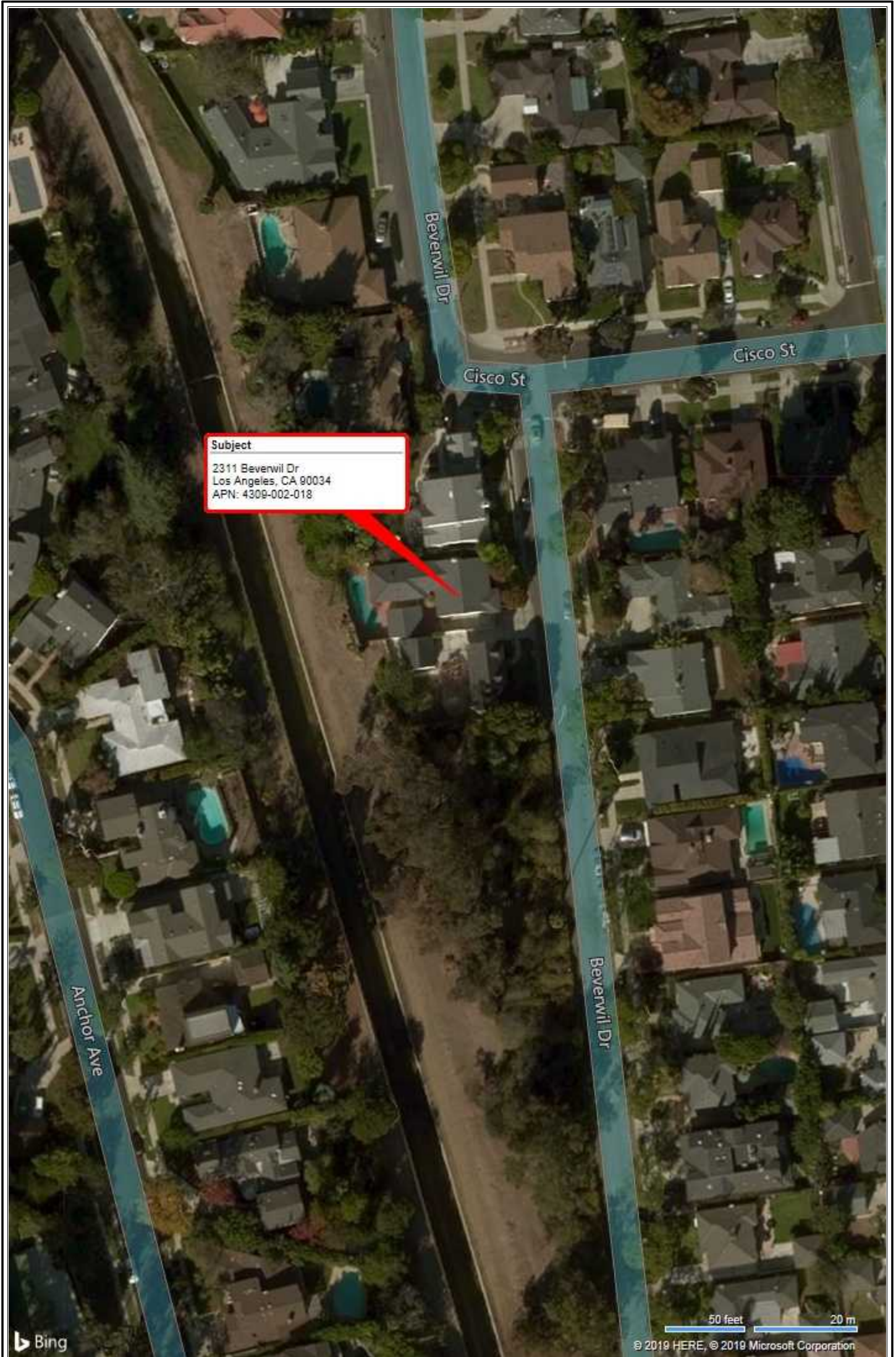
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MICHAEL E. DODSON, CCREA
LOCATION MAP ADDENDUM

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

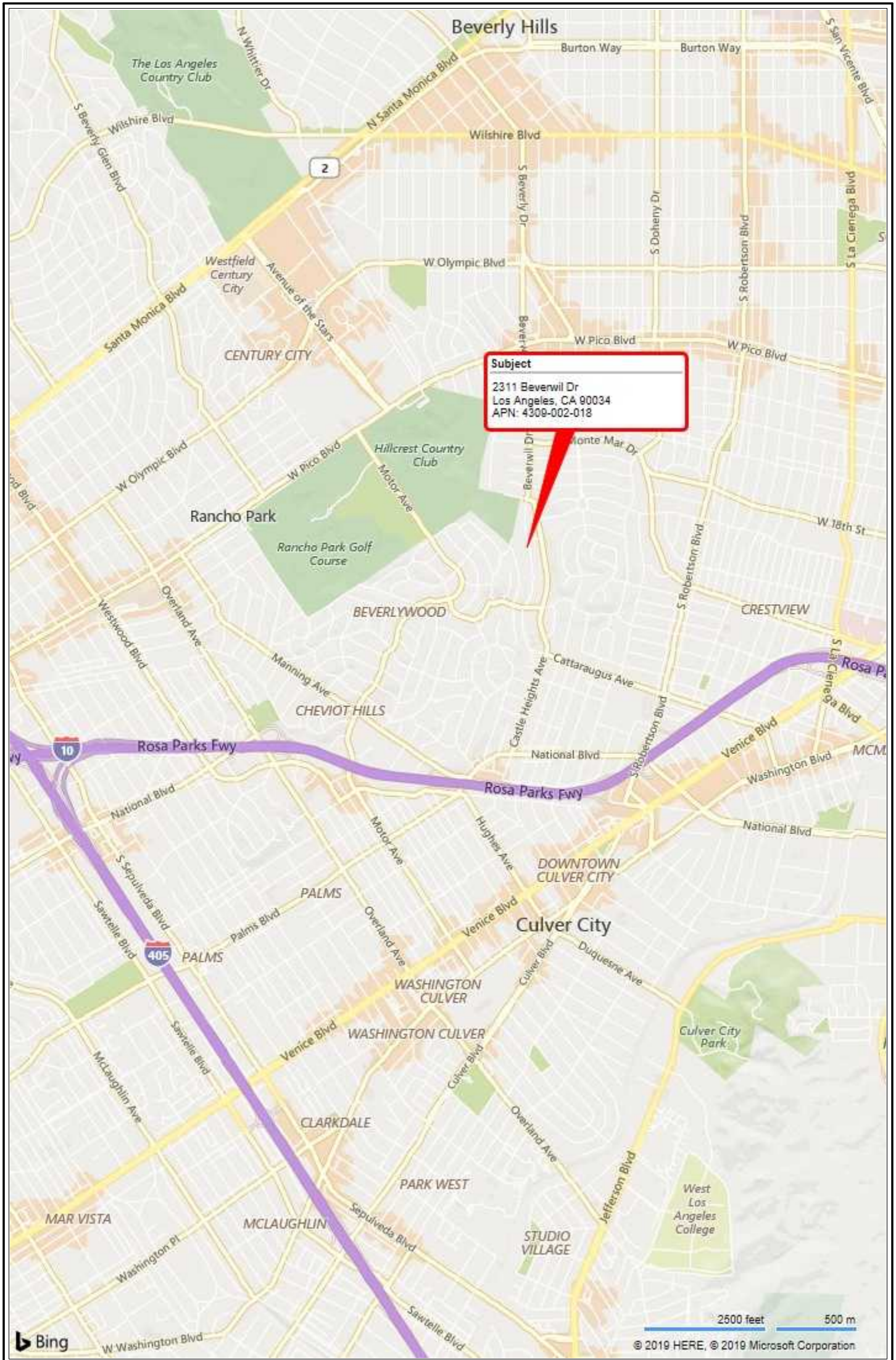
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SUMMARY OF SALIENT FEATURES

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

SUBJECT INFORMATION

Subject Address	2311 Beverwil Dr
Legal Description	ARNAZ PROPERTY RD RINCON DE LOS BUEYES FOR DESC SEE ASSESSOR'S MAPS POR LOT 8 (See T
City	Los Angeles
County	LOS ANGELES
State	CA
Zip Code	90034
Census Tract	2695.00
Map Reference	632G5

SALES PRICE

Sale Price	\$	
Date of Sale		N/A

CLIENT

Borrower	Aegis-Beverwil Holdings Lp
Lender/Client	Aegis-Beverwil Holdings Lp

DESCRIPTION OF IMPROVEMENT

Size (Square Feet)	4,891
Price per Square Foot	\$ 0.00
Location	B;Res;
Age	0
Condition	C1
Total Rooms	14
Bedrooms	7
Baths	6.2

APPRAISER

Appraiser	MICHAEL E. DODSON, CCREA
Date of Appraised Value	05/26/2019

VALUE

Final Opinion of Value \$	4,750,000
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Uniform Residential Appraisal Report

The purpose of this appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 2311 Beverwil Dr City Los Angeles State CA Zip Code 90034
Borrower Aegis-Beverwil Holdings Lp Owner of Public Record Agegis-Beverwil Holdings Lp County LOS ANGELES
Legal Description ARNAZ PROPERTY RD RINCON DE LOS BUEYES FOR DESC SEE ASSESSOR'S MAPS POR LOT 8 (See Title Report for full Legal
Assessor's Parcel # 4309-002-018 Tax Year 2018 R.E. Taxes \$ 16,047
Neighborhood Name Beverly Wood area Map Reference 632G5 Census Tract 2695.00
Occupant [] Owner [] Tenant [X] Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [] Purchase Transaction [] Refinance Transaction [X] Other (describe) Market value
Lender/Client Aegis-Beverwil Holdings Lp Address 2331 W Lincoln Ave, Anaheim, CA 92801
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [] Yes [X] No
Report data source(s) used, offerings price(s), and date(s). CRMLS/REALIST

CONTRACT

I [] did [] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ Date of Contract Is the property seller the owner of public record? [] Yes [] No Data Source(s) N/A
Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? [] Yes [] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics: Location [] Urban [X] Suburban [] Rural
One-Unit Housing Trends: Property Values [X] Increasing [] Stable [] Declining
One-Unit Housing: PRICE AGE One-Unit Present Land Use %
Neighborhood Description: The neighborhood consists of a mix of residential homes w/many on large lots. The area is in transition from semi-custom homes to High Value homes and estates which is spurred by the location close to West Los Angeles and Metropolitan Downtown Los Angeles as well as its proximity to Hillcrest & Los Angeles Country Clubs. The area continues to command significant market demand
Market Conditions (including support for the above conclusions) Current market appears to be stable with continued demand for custom and luxury homes. There is significant new construction of homes built on the sites where older smaller homes have been removed. The newer homes are typically large, luxury homes w/similar upgrades and amenities as the subject home

SITE

Dimensions 0.1431 Ac Area 6235 sf Shape RECTANGULAR View B;Res;CtySky
Specific Zoning Classification SRF Zoning Description Single Family Uses
Zoning Compliance [X] Legal [] Legal Nonconforming (Grandfathered Use) [] No Zoning [] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [] No If No, describe.
Utilities Public Other (describe) Public Other (describe) Off-site Improvements--Type Public Private
Electricity [X] [] [] Water [X] [] Street ASPHALTIC [X] []
Gas [X] [] [] Sanitary Sewer [X] [] Alley NONE [] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 06037C1595G FEMA Map Date 12/21/2018
Are the utilities and/or off-site improvements typical for the market area? [X] Yes [] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [] Yes [X] No If Yes, describe.
THERE WERE NO ADVERSE EASEMENTS OR ENCROACHMENTS NOTED DURING INSPECTION OR RESEARCH. THERE WERE NO SLIDE AREAS NOTED OR ILLEGAL OR NON-CONFORMING USES NOTED IN THE NEIGHBORHOOD.

IMPROVEMENTS

General Description Foundation Exterior Description materials/condition Interior materials/condition
Units [] One [X] One with Accessory Unit [X] Concrete Slab [] Crawl Space Foundation Walls CONCRETE/GD Floors WD/TILE/VGD
of Stories 2 [] Full Basement [] Partial Basement Exterior Walls STUCCO/VGD Walls paneled/VGD
Type [X] Det. [] Att. [] S-Det./End Unit Basement Area 0 sq. ft. Roof Surface TILE/VGD Trim/Finish WD/PAINT/VGD
[X] Existing [] Proposed [] Under Const. Basement Finish 0 % Gutters & Downspouts Metal/GD Bath Floor MRBL/TILE/VGE
Design (Style) Traditional [] Outside Entry/Exit [] Sump Pump Window Type CUST.THERMO VINYL/VGD Bath Wainscot MRBL TILE/VGD
Year Built 2019 Evidence of [] Infestation NONE Storm Sash/Insulated NoNE Car Storage [] None
Effective Age (Yrs) 0 [] Dampness [] Settlement Screens SCREENS/GD [X] Driveway # of Cars 2
Attic [] None Heating [X] FWA [] HWBB [] Radiant Amenities [] Woodstove(s) # Driveway Surface
[] Drop Stair [] Stairs [] Other Fuel GAS [X] Fireplace(s) # 1 [X] Fence REAR [X] Garage # of Cars 2
[] Floor [X] Scuttle Cooling [X] Central Air Conditioning [X] Patio/Deck [X] Porch ENTRY [] Carport # of Cars 0
[] Finished [] Heated [] Individual [] Other FANS [] Pool [X] Other BLCNY [] Att. [] Det. [X] Built-in
Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [] Washer/Dryer [] Other (describe)
Finished area above grade contains: 14 Rooms 7 Bedrooms 6.2 Bath(s) 4,891 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) SUBJECT IS A NEWER LUXURY, CUSTOM HOME W/3CAC SYSTEMS, 9.61 KW SOLAR SYSTEM, TANKLESS HOT WATER HEARTERS, THERMO WINDOWS, GOURMET KITCHEN & CUSTOM BATHS, WALK-IN CLOSETS, 9'-10" CEILINGS, GAME ROOM & CUSTOM INGROUND POOL/SPA.-
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C1;No updates in the prior 15 years;NO DEFERRED MAINTENANCE WAS NOTED DURING INSPECTION. UTILITIES WERE ON AT THE TIME OF INSPECTION W/ALL SYSTEMS APPEARING TO BE IN WORKING ORDER INCLUDING CAC SYSTEMS. NO FUNCTIONAL NOTED. INSTALLED SOLAR SYSTEM IS 9.61 KW CAPABLE OF GENERATING +-80% OF THE PROJECTED ELECTRICAL USES OF THE HOME & PROVIDE A SAVINGS OF +-\$4000 PER YEAR IN ELECTRICAL CONSUMPTION
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [] Yes [X] No If Yes, describe
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [] No If No, describe

Uniform Residential Appraisal Report

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 4,600,000 to \$ 6,200,000
There are 8 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 4,450,000 to \$ 6,250,000

Table with columns: FEATURE, SUBJECT, COMPARABLE SALE # 1, COMPARABLE SALE # 2, COMPARABLE SALE # 3. Rows include Address, Proximity to Subject, Sale Price, Data Source(s), Verification Source(s), VALUE ADJUSTMENTS, and various property details.

SALES COMPARISON ANALYSIS

I did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research 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) CRMLS, REALIST

My research did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) CMLS, REALIST

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

Table with columns: ITEM, SUBJECT, COMPARABLE SALE # 1, COMPARABLE SALE # 2, COMPARABLE SALE # 3. Rows include Date of Prior Sale/Transfer, Price of Prior Sale/Transfer, Data Source(s), and Effective Date of Data Source(s).

Analysis of prior sale or transfer history of the subject property and comparable sales Subject has not been transferred or listed in the past 36mos. Condition, Listing Date & Contract Dates of the comparables: Comp#1 "As Repaired" condition of slightly less quality in the subject's neighborhood - LD: 07/25/2018 - CD:09/07/2018; Comp#2: "As Repaired" condition in slightly inferior setting w/less quality renovations/construction - LD: 01/17/2019 - CD: 02/17/2019; Comp#3: "As Repaired" condition w/slightly less view - LD: 06/11/2018 - CD:09/07/201

Summary of Sales Comparison Approach ALL COMPARABLES ARE LOCATED WITHIN THE SUBJECT'S DELINEATED NEIGHBORHOOD. COMPARABLES ARE CONSIDERED TO BE COMPETING PROPERTIES IN THE MARKETPLACE. ALL COMPARABLES ARE WEIGHTED EQUALLY BASED ON THEIR SIMILARITIES TO THE SUBJECT.

Indicated Value by Sales Comparison Approach \$ 4,750,000

Indicated Value by: Sales Comparison Approach \$ 4,750,000 Cost Approach (if developed) \$ 4,763,295 Income Approach (if developed) \$ 0

THE SALES COMPARISON APPROACH WAS GIVEN THE MOST WEIGHT. THE COST APPROACH WAS CONSIDERED TO ESTIMATE THE SITE VALUE BUT IS NOT FULLY DEVELOPED IN THIS REPORT. THE INCOME APPROACH WAS NOT USED BECAUSE OF INSUFFICIENT RENTAL DATA AVAILABLE.

RECONCILIATION

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, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: NO SPECIAL CONDITIONS - APPRAISAL MADE "AS IS".

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 4,750,000, as of 05/26/2019, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

PRIOR SERVICES: THE APPRAISER HAS CONDUCTED A PRIOR APPRAISAL & VALUATION ON THE SUBJECT PROPERTY IN THE PAST 36MOS

MARKETING TIME: MARKETING TIME IN THIS AREA BASED ON THE APPRAISER'S INDEPENDENT RESEARCH EXPRESSED A RANGE OF DAYS APPEARS TO BE 1-3MOS W/FEW DISTRESS SALES

LOCATION: SUBJECT'S LOCATION IS IN AN AREA OF BEVERLEY WOODS CLOSE TO THE I-10 & I-405 FREEWAYS W/GOOD ACCESS TO MAJOR EMPLOYMENT CENTERS IN WEST LOS ANGELES & METROPOLITAN DOWNTOWN LOS ANGELES

ADDITIONAL FEATURES: SUBJECT IS A NEW TRADITIONAL SPANISH STYLED HOME DESIGNED BY THE AWARD WINNING ARCHITECT SAMIR HANNOUCHE WINNER OF NUMEROUS AWARDS INCLUDING SEVERAL GOLD NUGGET AWARDS FOR SKYE HOMES IN PALM SPRINGS. SUBJECT WAS BUILT IN 2019W/ OVER 4800SF OF LUXURY LIVING SPACE INCLUDING SUCH, CUSTOM FEATURES AS: 6-BEDROOMS, 6 FULL BATHS & 2 HALF BATHS, ELEVATOR SERVING ALL 3 FLOORS OF LIVING AREA, 9' AND 10' CEILINGS THROUGHOUT THE HOME, KOSHER KITCHEN W/GOURMET APPLIANCES, QUARTZ COUNTER TOPS, CUSTOM TILE BACKSPLASH DETAIL, WALK-IN PANTRY, WINE CELLER, WINE COOLER, SIT-DOWN WET BAR IN FAMILY/MEDIA ROOM, WALK-IN CLOSETS IN ALL 7-BEDROOMS, "SMART" HOME AUTOMATION FEATURES, HOUSE & GROUNDS SECURITY SYSTEM, SURROUND SOUND SYSTEM THROUGHOUT THE HOME AND POOL/SPA AREA, FIREPLACES IN THE MASTER BEDROOM & GREAT ROOM, FULL HOUSE & POOL SOLAR SYSTEM, TANKLESS HOT WATER HEATERS, CUSTOM ELECTRIC ROLL-OUT AWNINGS ON THE BACK PATIO, CUSTOM HEATED POOL/SPA W/PEBBLE BOTTOM & WATER FALL FEATURE, FULLY LANDSCAPED YARD W/CUSTOM VINYL FENCING AND AUTOMATION IRRIGATION SYSTEM. HOME HAS NO DEFERRED MAINTENANCE AND HAS NEVER BEEN LIVED IN. **HOME'S 9.61 KW SOLAR SYSTEM IS CAPABLE OF SUPPLING UP TO 80% OF PROJECTED ELECTRICAL CONSUMPTION

COMPARABLES USED: THE COMPARABLE SALES & LISTINGS AND SUBJECT ARE ALL NEWER HOMES BUILT ON LOTS WHERE OLDER HOMES WERE REMOVED & NEWER LARGER HOMES OF LUXURY QUALITY WERE BUILT W/I THE PAST 15 YEARS WHICH DEMONSTRATE THE CONTINUING DEMAND FOR HOMES IN THE

COMMENTS ON SALES COMPARABLES: ALL SALES COMPARABLES ARE FROM THEDELINEATED NORTHRIDGE NEIGHBORHOOD AND ARE LOCATED ON LARGE LOTS SIMILAR TO THE SUBJECT'S. ALL COMPARABLES ARE WEIGHTED EQUALLY BASED ON THEIR SIMILARITIES TO THE SUBJECT.

STANDARD GRID ADJUSTMENTS:

BEDROOMS: DIFFERENCES IN NUMBER OF BEDROOMS WERE COMPUTED AT \$5000 PER BEDROOM

BATHROOMS: DIFFERENCES IN NUMBER OF BATHROOMS WERE COMPUTED AT \$2500 FOR 1/2 BATHS AND \$2500 FOR FULL BATHS

SQ/FT: DIFFERENCES IN GROSS PERMITTED SQ/FT WERE COMPUTED AT \$125 PER SQ/FT FOR DIFFERENCES GREATER THAN 100 SQ/FT

ALL OTHER ADJUSTMENTS ARE CONSIDERED TO BE SELF EVIDENT

PHOTOS: APPRAISER HAS USED ORIGINAL PHOTOS WHENEVER POSSIBLE. MLS PHOTOS MAY HAVE BEEN USED WHEN THE APPRAISER COULD NOT GET A CLEAR SHOT OF THE PROPERTY

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae.)

Provide adequate information for the lender/client to replicate your cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) THE SITE VALUE IS ESTIMATED FOR ANALYSIS PURPOSES ONLY AND WAS DEVELOPED USING THE ABSTRACTION METHOD FROM MLS AND PUBLIC MARKET DATA FOR THE SUBJECT'S MARKET AREA

ESTIMATED <input checked="" type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	1,300,000
Source of cost data MARSHALL & SWIFT	Dwelling 4,891 Sq. Ft. @ \$ 645.00	= \$	3,154,695
Quality rating from cost service LUXURY Effective date of cost data 04/01/2019	Bsmt. Sq. Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Custom Pool/spa		80,000
THE COST APPROACH WAS CONSIDERED TO DEVELOP A REASONABLE SITE VALUE. SUBJECT IS A HIGH VALUE LUXURY HOME IN AREA OF SIMILAR HV HOMES -- MANY SUCH AS THE SUBJECT ON SITES WHERE OLDER HOMES WERE REMOVED. - FUNCTIONAL TAKEN FOF COSTS OF THE POOL NOT FULLY RECOVERABLE IN THE MARKET ***THE COST PER SF OF THE HOME INCLUDES THE ROOMS BELOW GRADE AS "LIVABLE" SF PER CITY OF LOS ANGELES & WAS INCLUDED IN TOTAL SF AT A SLIGHTLY LOWER COST PER SF	Garage/Carport 440 Sq. Ft. @ \$ 65.00	= \$	28,600
Estimated Remaining Economic Life (HUD and VA only) 75 Years	Total Estimate of Cost-new	= \$	3,263,295
	Less Physical 0 Functional 0 External		
	Depreciation 0	= \$ (0)
	Depreciated Cost of Improvements	= \$	3,263,295
	"As-is" Value of Site Improvements	= \$	200,000
	Indicated Value By Cost Approach	= \$	4,763,295

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent \$ X Gross Multiplier = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data source.

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowner's Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

MICHAEL E. DODSON, CCREA
EXTRA COMPARABLES 4-5-6

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

Borrower Aegis-Beverwil Holdings Lp

Property Address 2311 Beverwil Dr

City Los Angeles County LOS ANGELES State CA Zip Code 90034
Lender/Client Aegis-Beverwil Holdings Lp Address 2311 W Lincoln Ave, Anaheim, CA 92801

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address	2311 Beverwil Dr Los Angeles, CA 90034			9348 Cresta Dr Los Angeles, CA 90035			2401 S Beverly Dr Los Angeles, CA 90034								
Proximity to Subject				0.39 miles NE			0.24 miles SE								
Sale Price	\$			\$ 4,195,000			\$ 4,995,000			\$					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 979.68 sq. ft.			\$ 838.09 sq. ft.			\$ sq. ft.					
Data Source(s)				CRMLS#19418862;DOM 102			CRMLS#19422448;DOM 95								
Verification Source(s)				APN#4306-028-008			APN#4309-007-021								
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-)\$ Adjustment			DESCRIPTION			+(-)\$ Adjustment		
Sale or Financing				Listing						Listing					
Concessions				Conv;0						Conv;0					
Date of Sale/Time				Active			0			Active			0		
Location	B;Res;			B;HOA;			0			B;Res;					
Leasehold/Fee Simple	Fee			FEE						FEE					
Site	6235 sf			7012 sf			0			7812 sf			0		
View	B;Res;CtySky			N;Res;			+50,000			B;Res;CtySky			-50,000		
Design (Style)	DT2;Traditional			DT2;Traditional						DT2;Traditional					
Quality of Construction	Q1			Q1			+200,000			Q1					
Actual Age	0			1			0			1			0		
Condition	C1			C1						C1					
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	+10,000	Total	Bdrms.	Baths	+5,000	Total	Bdrms.	Baths	
Room Count	14	7	6.2	9	5	4.1	+7,500	12	6	6.2	-5,000				
Gross Living Area	4,891 sq. ft.			4,282 sq. ft.			+76,125			5,960 sq. ft.			-133,625		
Basement & Finished Rooms Below Grade	0sf			0sf						0sf					
Functional Utility	GOOD			GOOD						GOOD					
Heating/Cooling	2FAU/3CAC			2FAU/3CAC						2FAU/3CAC					
Energy Efficient Items	Solar/Thermo			Thermo win			+25,000			Solar/Thermo					
Garage/Carport	2gbi2dw			2gbi2dw						2gbi2dw					
Porch/Patio/Deck	1/1/1			1/1/1						1/1/1					
Fireplaces	3			2			+5,000			2			+5,000		
POOL/SPA	1/1			1/1						1/1					
DOC#	DOC#NA			MLS#19418862			0			MLS#19422448			0		
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 373,625			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -178,625		
Adjusted Sale Price of Comparables				Net Adj: 9%						Net Adj: -4%					
				Gross Adj: 9%			\$ 4,568,625			Gross Adj: 4%			\$ 4,816,375		
										Net Adj: 0%					
										Gross Adj: 0%					

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer	\$0	\$0	\$0	
Data Source(s)	CRMLS/REALIST	CRMLS/REALIST	CRMLS/REALIST	
Effective Date of Data Source(s)	05/26/2019	04/16/2019	04/16/2019	

Analysis of prior sale or transfer history of the subject property and comparable sales SUBJECT & COMPARABLES HAVE NOT BEEN TRANSFERRED W/I PAST 12MOS.
LISTING COMP#5 APPEARS TO BE LISTED BELOW PURCHASE PRICE IN 2007 BUT IS NOT A "SHORT-SALE" AT THIS TIME. LISTING PRICE APPEARS TO BE SLIGHTLY OVER THE LIKELY SALES PRICE. COMP#4:"AS REPAIRED" BUILT IN 2018 - LOCATED IN THE BEVERLYWOOD HOA AREA W/HOA FEES OF \$720-YEAR - LD:01/13/2019;
COMP#5: "AS REPAIRED" NEW CONDITION BUILT IN 2019 W/SUPERIOR VIEWS & MORE SQUARE FOOTAGE THAN THE SUBJECT W/SOLAR & POOL/SPA TO BE COMPLETED PRIOR TO COE - LD: 01/10/2019

Summary of Sales Comparison Approach

MICHAEL E. DODSON, CCREA
COMMENT ADDENDUM

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

Borrower Aegis-Beverwil Holdings Lp

Property Address 2311 Beverwil Dr

City Los Angeles County LOS ANGELES State CA Zip Code 90034

Lender/Client Aegis-Beverwil Holdings Lp Address 2331 W Lincoln Ave, Anaheim, CA 92801

MARKET EXPOSURE: BASED ON THE APPRAISER'S INDEPENDENT RESEARCH & EXPRESSED IN A RANGE OF DAYS PER USPAP GUIDELINES MARKET EXPOSURE FOR THE SUBJECT IS 90-145 DAYS

APPRAISER INDEPENDENCE CERTIFICATION: NO, EMPLOYEE, DIRECTOR, OFFICER OR AGENT OF THE LENDER, OR ANY OTHER THIRD PARTY ACTING AS A JOINT VENTURE PARTNER, INDEPENDENT CONTRACTOR, APPRAISAL MANAGEMENT COMPANY, OR PARTNER ON BEHALF OF THE LENDER HAS INFLUENCED OR ATTEMPTED TO INFLUENCE THE DEVELOPMENT, REPORTING, RESULT OR REVIEW OF THIS ASSIGNMENT THROUGH COERCION, EXTORTION, COLLUSION, COMPENSATION, INSTRUCTION, INDUCEMENT, INTIMIDATION, BRIBERY OR IN ANY OTHER MANNER. I HAVE NOT BEEN CONTACTED BY ANYONE OTHER THAN THE INTENDED USER (LENDER/CLIENT AS IDENTIFIED ON THE FIRST PAGE OF THE REPORT), BORROWER, OR DESIGNATED CONTACT TO MAKE AN APPOINTMENT TO ENTER THE PROPERTY. I AGREE TO IMMEDIATELY REPORT ANY UNAUTHORIZED CONTACTS EITHER PERSONALLY BY PHONE OR ELECTRONICALLY TO AEGIS DEVELOPMENT SERVICES

FIRREA CERTIFICATION STATEMENT: THE APPRAISER CERTIFIES AND AGREES THAT THIS APPRAISAL REPORT WAS PREPARED IN ACCORDANCE WITH TITLE XI OF THE FINANCIAL INSTITUTIONS, REFORM, RECOVERY, AND ENFORCEMENT ACT (FIRREA) OF 1989, AS AMENDED (12 U.S.C. 3331 ET SEQ.) AND ANY IMPLEMENTING REGULATIONS IN EFFECT AT THE TIME THE APPRAISER SIGNS THE APPRAISAL CERTIFICATION

Additional information included on 04/22/2019:

1) The solar system included in subject is a 9.61KW system which is projected generate 80% of the home's electrical consumption which is projected to provide +-\$4000 per year.

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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

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

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

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

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

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

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

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

Uniform Residential Appraisal Report**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

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

Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.


25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
 Name MICHAEL E. DODSON, CCREA
 Company Name MICHAEL E. DODSON, CCREA
 Company Address 28697 Del Monte Drive
Sun City, CA 92586
 Telephone Number 7604190100
 Email Address medodson1@yahoo.com
 Date of Signature and Report 05/28/2019
 Effective Date of Appraisal 05/26/2019
 State Certification # AR015767
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 04/30/2021

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED
2311 Beverwil Dr
Los Angeles, CA 90034

- SUBJECT PROPERTY**
- Did not inspect subject property
 - Did inspect exterior of subject property from street
Date of Inspection _____
 - Did inspect interior and exterior of subject property
Date of Inspection _____

APPRAISED VALUE OF SUBJECT PROPERTY \$ 4,750,000
LENDER/CLIENT
 Name KENNETH CATANZARITE
 Company Name Aegis-Beverwil Holdings Lp
 Company Address 2331 W Lincoln Ave
Anaheim, CA 92801
 Email Address kcatanzarite@catanzarite.com

- COMPARABLE SALES**
- Did not inspect exterior of comparable sales from street
 - Did inspect exterior of comparable sales from street
Date of Inspection _____

Borrower Aegis-Beverwil Holdings Lp

Property Address 2311 Beverwil Dr

City Los Angeles

County

LOS ANGELES

State

CA

Zip Code

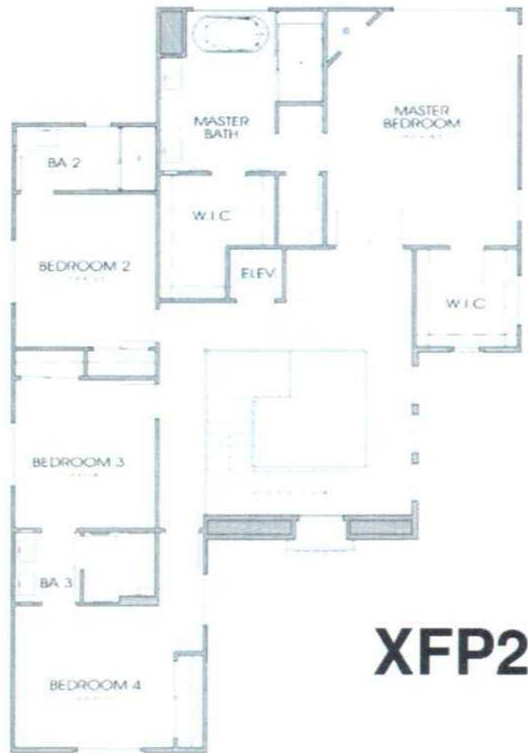
90034

Lender/Client Aegis-Beverwil Holdings Lp

Address 2331 W Lincoln Ave, Anaheim, CA 92801

4/15/2019

Aegis Builders Inc - Bringing Quality Home



2311beverwil.com/#down

4/7

Borrower Aegis-Beverwil Holdings Lp

Property Address 2311 Beverwil Dr

City Los Angeles

County

LOS ANGELES

State

CA

Zip Code

90034

Lender/Client Aegis-Beverwil Holdings Lp

Address 2331 W Lincoln Ave, Anaheim, CA 92801

4/15/2019

Aegis Builders Inc - Bringing Quality Home



XFPB

WANT MORE INFORMATION? PLEASE CONTACT US AT

(909) 825-8022

(tel:19098258022)

SEND US A MESSAGE

We want to hear from you. Send us a message so we can get you in your dream home now!



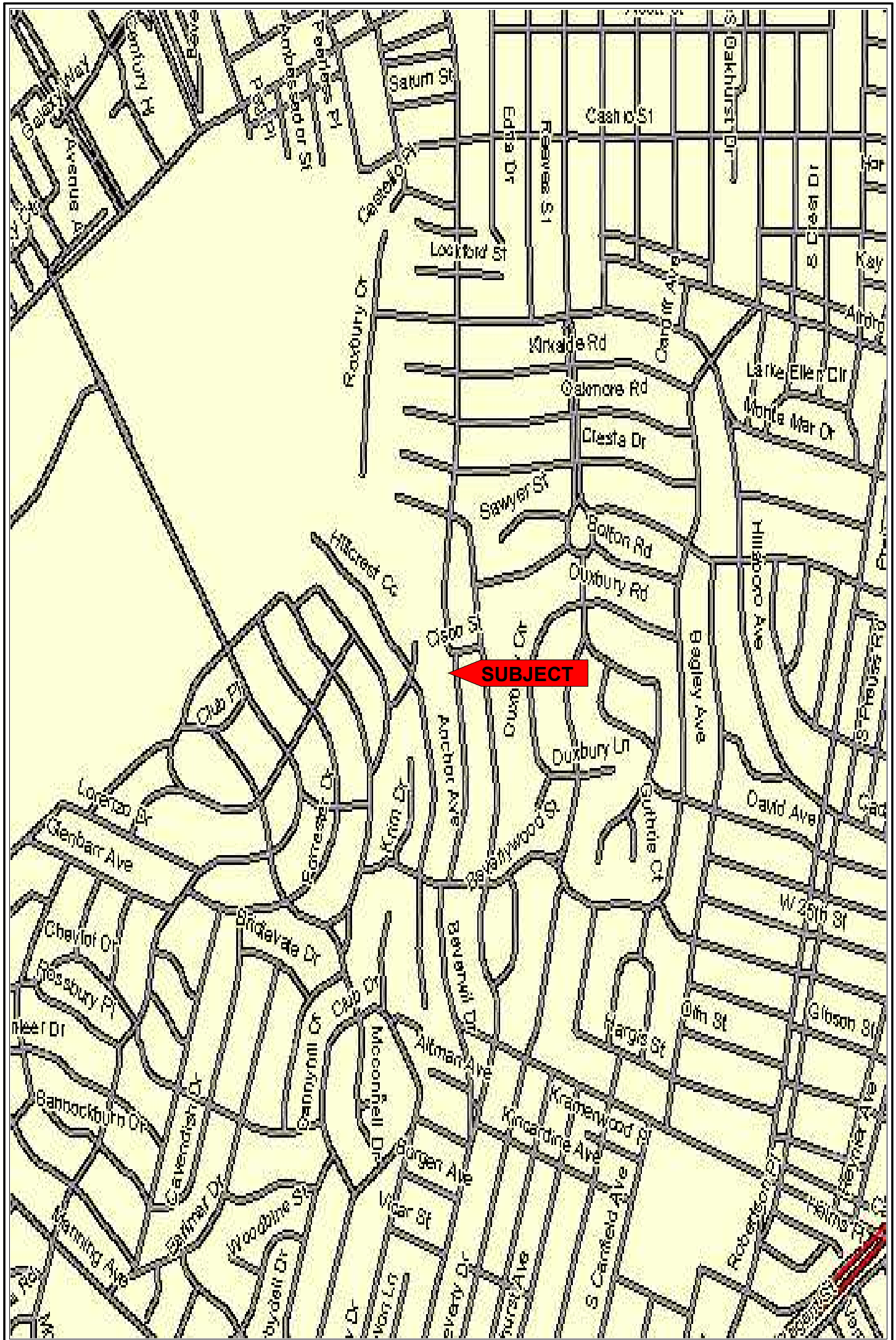
2311beverwil.com/#down

5/7

MICHAEL E. DODSON, CCREA
FLOOD MAP ADDENDUM

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

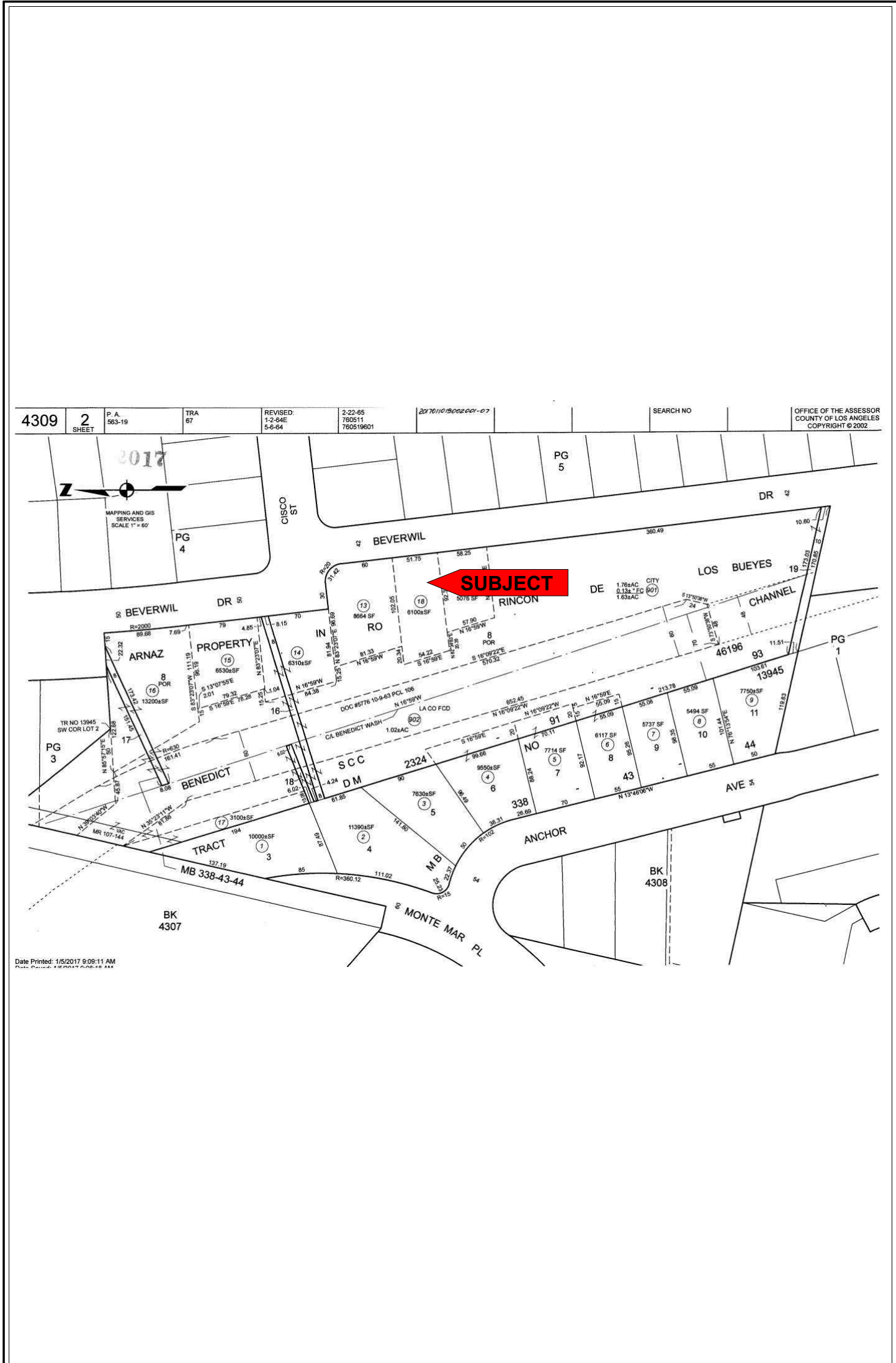
Borrower Aegis-Beverwil Holdings Lp
Property Address 2311 Beverwil Dr
City Los Angeles County LOS ANGELES State CA Zip Code 90034
Lender/Client Aegis-Beverwil Holdings Lp Address 2331 W Lincoln Ave, Anaheim, CA 92801



MICHAEL E. DODSON, CCREA
PLAT MAP

File No. LA632G5AEGIS2
 Case No. BEVERWIL.HOME

Borrower	Aegis-Beverwil Holdings Lp						
Property Address	2311 Beverwil Dr						
City	Los Angeles	County	LOS ANGELES	State	CA	Zip Code	90034
Lender/Client	Aegis-Beverwil Holdings Lp			Address	2331 W Lincoln Ave, Anaheim, CA 92801		



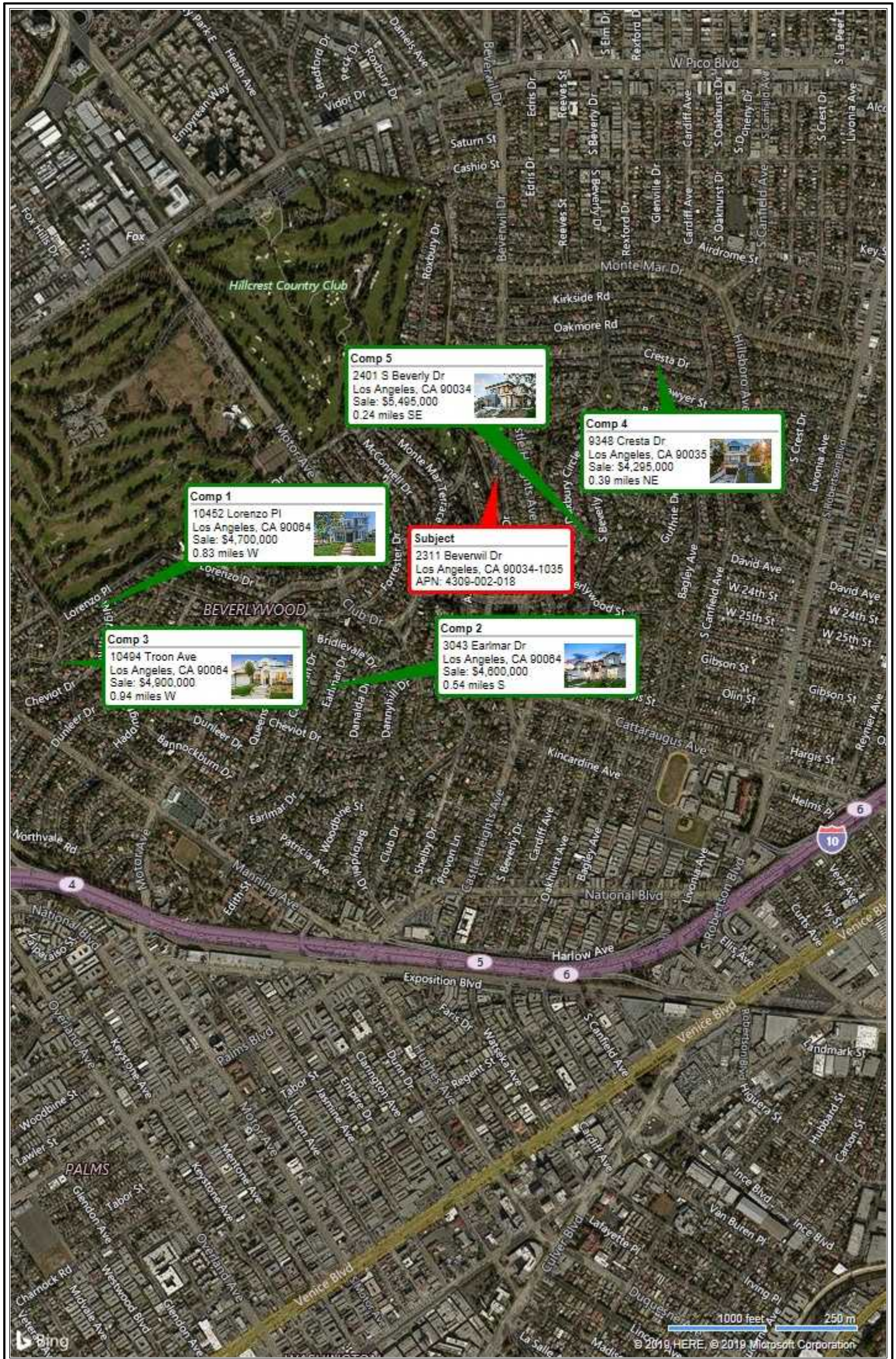
4309	2	P. A. 563-19	TRA 67	REVISED: 1-2-64E 5-6-64	2-22-65 760511 760519601	201701019062001-07	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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Date Printed: 1/5/2017 9:09:11 AM
 Date Plotted: 1/6/2017 9:09:11 AM

MICHAEL E. DODSON, CCREA
LOCATION MAP ADDENDUM

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

Borrower Aegis-Beverwil Holdings Lp
Property Address 2311 Beverwil Dr
City Los Angeles County LOS ANGELES State CA Zip Code 90034
Lender/Client Aegis-Beverwil Holdings Lp Address 2331 W Lincoln Ave, Anaheim, CA 92801



MICHAEL E. DODSON, CCREA
SUBJECT PHOTO ADDENDUM

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

Borrower	Aegis-Beverwil Holdings Lp						
Property Address	2311 Beverwil Dr						
City	Los Angeles	County	LOS ANGELES	State	CA	Zip Code	90034
Lender/Client	Aegis-Beverwil Holdings Lp		Address	2311 W Lincoln Ave, Anaheim, CA 92801			



**FRONT OF
SUBJECT PROPERTY**
2311 Beverwil Dr
Los Angeles, CA 90034



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

MICHAEL E. DODSON, CCREA
SUBJECT PHOTO ADDENDUM

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

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Lender/Client Aegis-Beverwil Holdings Lp Address 2331 W Lincoln Ave, Anaheim, CA 92801



FRONT DETAIL



FRONT DETAIL



FRONT ENTRY DETAIL

MICHAEL E. DODSON, CCREA
SUBJECT PHOTO ADDENDUM

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

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City	Los Angeles	County	LOS ANGELES	State	CA	Zip Code	90034
Lender/Client	Aegis-Beverwil Holdings Lp		Address	2331 W Lincoln Ave, Anaheim, CA 92801			



FORMAL FOYER DETAIL



CUSTOM WAINSCOTING & HARDWOOD FLOORING DETAIL IN ENTRY



FRONT DEN DETAIL

MICHAEL E. DODSON, CCREA
SUBJECT PHOTO ADDENDUM

File No. LA632G5AEGIS2
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City	Los Angeles	County	LOS ANGELES	State	CA	Zip Code	90034
Lender/Client	Aegis-Beverwil Holdings Lp		Address	2331 W Lincoln Ave, Anaheim, CA 92801			



DEN AREA - NOTE: POCKET DOORS



GREAT ROOM LIVING AREA W/
CUSTOM CEILING DETAIL



GREAT ROOM DETAIL

MICHAEL E. DODSON, CCREA
SUBJECT PHOTO ADDENDUM

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

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Lender/Client Aegis-Beverwil Holdings Lp Address 2331 W Lincoln Ave, Anaheim, CA 92801



CUSTOM MARBLE QUARTZ FIREPLACE



GREAT ROOM VIEW W/KITCHEN
IN REAL



GREAT ROOM DETAIL W/VIEWS OF
HILLSIDES & POOL/SPA

MICHAEL E. DODSON, CCREA
SUBJECT PHOTO ADDENDUM

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

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DINING AREA & KITCHEN DETAIL



GOURMET CUSTOM KITCHEN
DETAIL W/QUARTZ COUNTERS



KITCHEN DETAIL W/CUSTOM
BACKSPLASH & PANTRY

MICHAEL E. DODSON, CCREA
SUBJECT PHOTO ADDENDUM

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

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Lender/Client	Aegis-Beverwil Holdings Lp		Address	2331 W Lincoln Ave, Anaheim, CA 92801			



PANTRY DETAIL



CUSTOM APPLIANCE DETAIL



FULL BATH DETAIL

MICHAEL E. DODSON, CCREA
SUBJECT PHOTO ADDENDUM

File No. LA632G5AEGIS2
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MASTER BEDROOM DETAIL



MASTER BATH DETAIL W/VIEWS



MASTER BATH SHOWER DETAIL

MICHAEL E. DODSON, CCREA
SUBJECT PHOTO ADDENDUM

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

Borrower	Aegis-Beverwil Holdings Lp						
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Lender/Client	Aegis-Beverwil Holdings Lp		Address	2331 W Lincoln Ave, Anaheim, CA 92801			



MASTER WALK-IN CLOSET



UPSTAIRS HALLWAY DETAIL



"TYPICAL" BEDROOM DETAIL

MICHAEL E. DODSON, CCREA
SUBJECT PHOTO ADDENDUM

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

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Property Address	2311 Beverwil Dr						
City	Los Angeles	County	LOS ANGELES	State	CA	Zip Code	90034
Lender/Client	Aegis-Beverwil Holdings Lp		Address	2331 W Lincoln Ave, Anaheim, CA 92801			



"TYPICAL" BATH DETAIL



"TYPICAL" BEDROOM DETAIL



"TYPICAL" BATH DETAIL

MICHAEL E. DODSON, CCREA
SUBJECT PHOTO ADDENDUM

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

Borrower Aegis-Beverwil Holdings Lp

Property Address 2311 Beverwil Dr

City Los Angeles County LOS ANGELES State CA Zip Code 90034

Lender/Client Aegis-Beverwil Holdings Lp Address 2331 W Lincoln Ave, Anaheim, CA 92801



LOWER LEVEL STAIRCASE TO
FAMILY/MEDIA ROOM



FAMILY ROOM W/BAR & WINE
ROOM



LOWER LEVEL BEDROOM DETAIL

MICHAEL E. DODSON, CCREA
SUBJECT PHOTO ADDENDUM

File No. LA632G5AEGIS2
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LOWER LEVEL BEDROOM DETAIL
W/BATH



LAUNDRY ROOM DETAIL



LOWER LEVEL DEN DETAIL

MICHAEL E. DODSON, CCREA
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ELEVATOR DETAIL



CUSTOM TILE PATIO W/POOL/SPA
& AREA VEWIS



REAR DETAIL W/POOL/SPA & PATIO
- NOTE: AWNINGS ON HOME

MICHAEL E. DODSON, CCREA
SUBJECT PHOTO ADDENDUM

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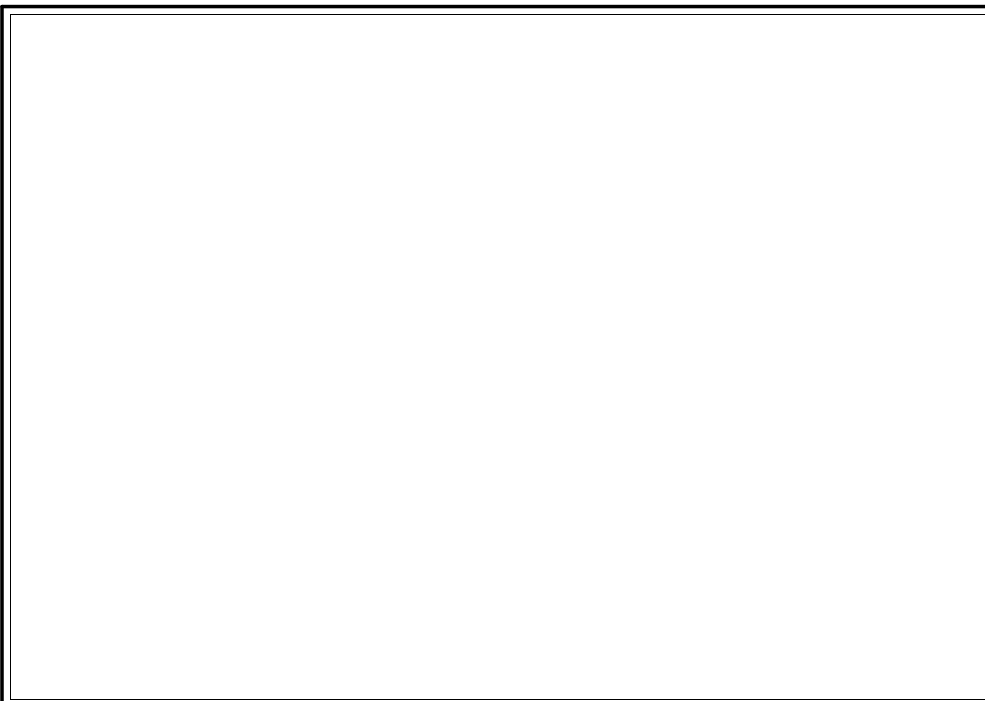
Lender/Client Aegis-Beverwil Holdings Lp Address 2331 W Lincoln Ave, Anaheim, CA 92801



REAR DETAIL W/CUSTOM FENCING



REAR YARD DETAIL W/POOL/SPA
& CUSTOM FENCING



MICHAEL E. DODSON, CCREA
SUBJECT PHOTO ADDENDUM

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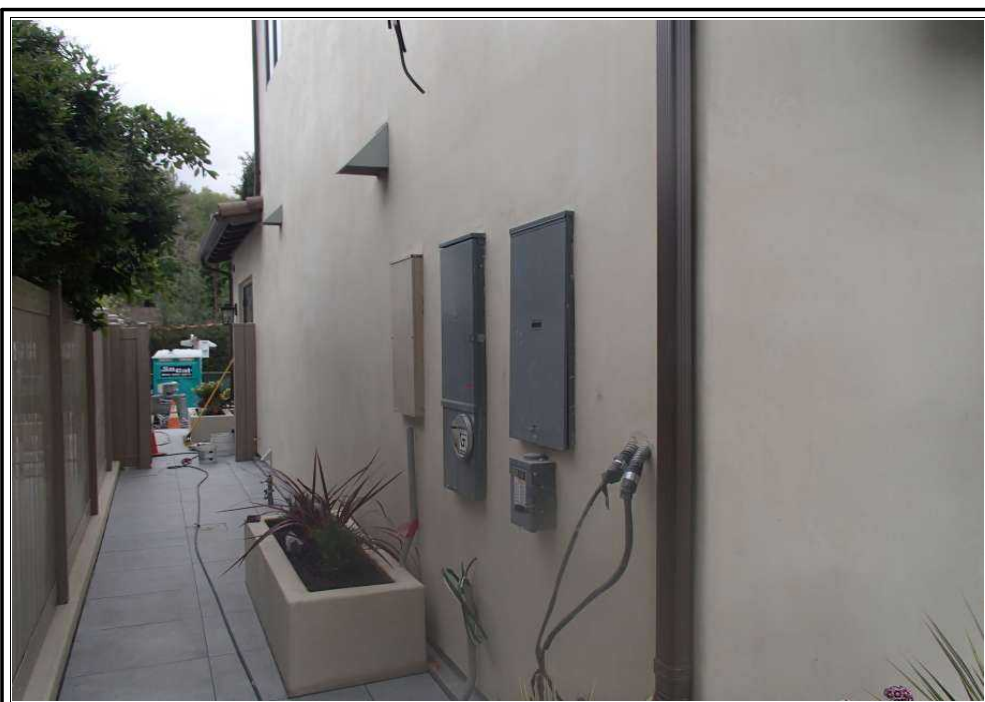
Borrower	Aegis-Beverwil Holdings Lp						
Property Address	2311 Beverwil Dr						
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Lender/Client	Aegis-Beverwil Holdings Lp		Address	2331 W Lincoln Ave, Anaheim, CA 92801			



NEIGHBORHOOD DETAIL



REAR DETAIL



SIDE DETAIL W/SOLAR PANELS

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City Los Angeles County LOS ANGELES State CA Zip Code 90034
Lender/Client Aegis-Beverwil Holdings Lp Address 2331 W Lincoln Ave, Anaheim, CA 92801



COMPARABLE SALE # 1
10452 Lorenzo Pl
Los Angeles, CA 90064



COMPARABLE SALE # 2
3043 Earlmor Dr
Los Angeles, CA 90064



COMPARABLE SALE # 3
10494 Troon Ave
Los Angeles, CA 90064

Borrower Aegis-Beverwil Holdings Lp

Property Address 2311 Beverwil Dr

City Los Angeles County LOS ANGELES State CA Zip Code 90034

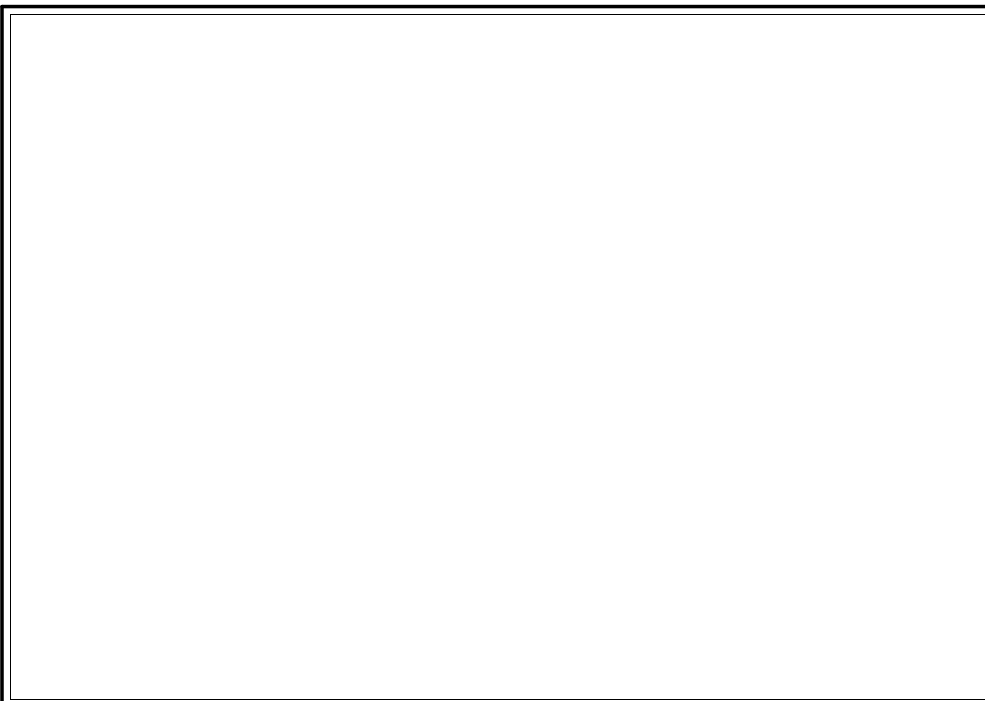
Lender/Client Aegis-Beverwil Holdings Lp Address 2331 W Lincoln Ave, Anaheim, CA 92801



COMPARABLE SALE # 4
9348 Cresta Dr
Los Angeles, CA 90035



COMPARABLE SALE # 5
2401 S Beverly Dr
Los Angeles, CA 90034



COMPARABLE SALE # 6
10494 Troon Ave
Los Angeles, CA 90064

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME**Requirements - Condition and Quality Ratings Usage**

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

Condition Ratings and Definitions**C1**

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

Note: *Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: *The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: *The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. It's estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: *The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5

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

Note: *Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: *Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

Quality Ratings and Definitions

Q1

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

Q2

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

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

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

Q6

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

Requirements - Definitions of Not Updated, Updated and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report

File No. LA632G5AEGIS2
Case No. BEVERWIL.HOME

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carpport	Garage/Carpport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carpport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carpport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carpport
ga	Attached Garage	Garage/Carpport
gbi	Built-In Garages	Garage/Carpport
gd	Detached Garage	Garage/Carpport
GlfCse	Golf Course	Location
Glfw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carpport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade