



## REQUEST INFORMATION

**Client:** The Best Bank

**Request Date:** 04/17/2014

**Requested By:** Jane Doe

**Email Address:** Jdoe@bestbankever.com

**Telephone Number:** 818-555-1212

**Order Number:** 212120

**Property Contact:**

**Contact Permitted:** No

**Property Owner Name:** JEFFERSON CORE

**Contact Phone:**

**Transaction No:** Smith

## REPORT INFORMATION

This Commercial Evaluation Report (Report) is an evaluation report – it is NOT an appraisal. This Report is subject to the Terms and Conditions Section set forth below, which contains (a) important information as to the assumptions and methods (b) the limitations of liability of First American Professional Real Estate Services, Inc. (First American), and, (c) the “As Is” evaluation of real property collateral.

This Report is, to the best of First American’s knowledge, compliant with the reporting requirements for an evaluation as specified in the December 10, 2010 Interagency Appraisal and Evaluation Guidelines, namely, Sections XII (Evaluation Development) and, XIII (Evaluation Content). The intended user of this Report is limited to the Client set forth in the Request Information Section.

The **intended use** of this report is for Internal use only.

**Property Interest:** The real property interest analyzed is the fee simple estate.

**The Report effective date**, the date of the actual Inspection, is 04/28/2014

**Scope of Work:** This Report is not valid unless the subject property, as described in the Property Description Section below (“Property”), is commercial, retail, industrial, office, residential multi-family meaning greater than 4 units, or mixed use. The physical characteristics of the Property were verified with public records, when possible, or third party sources deemed to be reliable. The Property was inspected, photographed and the neighborhood analyzed by one of the First American network of independent Inspectors. Research of public and/or realtor records was made to collect comparable sales which were compared to the Property and analyzed using the sales comparison approach. The data analyzed was then reconciled to yield this evaluation of real property collateral.

**Extraordinary Assumptions:** Property was not personally inspected by the undersigned. The Inspection was performed by one of First American’s network of independent inspectors. This extraordinary assumption may have effected this evaluation. Unless otherwise specified, an exterior only Inspection was conducted.

**PROPERTY DESCRIPTION** (Source: Assessor's Records)**Property Address:** 25109 Jefferson Ave**State/Zip:** CA 92562**City:** Murrieta**County:** RIVERSIDE**Tax Parcel #'s:** 909024003**Property Type:** Office**Current Occupancy Use:** Office Condo**Exterior Construction Type:** Stucco**Zoning:** C1**Number of Stories:** 2**Current Assessor's Property Use:** Commercial**Highest and Best Use:** The existing use constitutes the highest and best use of the subject property.**Number of Structures:** 1**Active Listing Price:** 0.00**Condominium:** Yes**ANALYSIS OF RECENT SUBJECT SALES****Prior Sale Date (Within 3 years):****Prior Sale Price:** \$0.00**Prior Sale:** Per public records there were no sales of the subject during the past three years. The subject is currently not listed for sale.**Pending Sale Date:****Pending Sale Price:** \$0.00**ENVIRONMENTAL SECTION**

No environmental assessment was conducted for this report.

**MARKET AREA DATA****Surrounding Area:** Stable**Market Trend:** Stable**Overall Real Estate Values:** Stable**Neighborhood Vacancy:** 6-10%**Predominant Property Use:** Office**MARKET AREA COMMENTS****\*Market Area Comments:**(e. g. compatibility of adjacent land uses, proximity to major highways, overall condition of properties in market area).

The subject property is an office condominium property located at 25109 Jefferson Avenue in MURRIETA, CA, appears to be 100% occupied, on a heavily traveled thoroughfare with good drive-by visibility in a predominantly commercial area. The tenant is Oak Grove Equities and appears to be open. The property is not involved in a major construction project. There is not a public works project that impacts access to the property.

Interstates I-15 & I-215, Rancho Springs Medical Center, Azusa Pacific University- Murrieta Regional Center and The Golf Club at Rancho California are all within close proximity to the subject. Per the inspector the subject property is in good condition with no visible signs of repairs being needed.



## ANALYSIS

	Subject	Sale 1	Adj 1	Sale 2	Adj 2	Sale 3	Adj 3
<b>Address:</b>	25109 Jefferson Ave #110	25109 Jefferson Ave #320		24910 Las Brisas Rd. #105		24910 Las Brisas Rd. #108	
<b>City:</b>	Murrieta	Murrieta		Murrieta		Murrieta	
<b>State:</b>	CA	CA		CA		CA	
<b>Zip:</b>	92562	92562		92562		92562	
<b>County:</b>	RIVERSIDE	Riverside		Riverside		Riverside	
<b>Proximity to Subject:</b>	0	0.00		1.80		1.80	
<b>Assessed Land:</b>	\$33,588.00	\$55,141.00		\$84,000.00		\$58,000.00	
<b>Assessed Imp:</b>	\$161,121.00	\$144,615.00		\$191,300.00		\$124,300.00	
<b>Total Assessed:</b>	\$194,709.00	\$199,756.00		\$275,300.00		\$182,300.00	
<b>Assessed Year:</b>	2013	2013		2013		2013	
<b>Location (Cost of Living):</b>	115	115	0 %	115	0 %	115	0 %
<b>Sale Price:</b>	\$0.00	\$306,000.00		\$325,000.00		\$250,000.00	
<b>Price/Unit:</b>	\$0.00	\$175.56		\$182.89		\$212.59	
<b>Unit Description:</b>	0	Square Foot		Square Foot		Square Foot	
<b>Sale Date (Market Cond.):</b>		03/26/2014	0 %	07/25/2013	0 %	12/16/2013	0 %
<b>Site Area (SF):</b>	0	0		0		0	
<b>Land Value/SF:</b>	\$0.00	\$0.00		\$0.00		\$0.00	
<b>Building Area (SF):</b>	1,117	1,743	2 %	1,777	2 %	1,176	0 %
<b>LTB:</b>	0.00	0.00		0.00		0.00	
<b>Property Condition:</b>	Good	Good	0 %	Good	0 %	Good	0 %
<b>Construction Quality:</b>	Good	Good	0 %	Good	0 %	Good	0 %
<b>Year Built:</b>	2007	2007	0 %	2005	1 %	2005	1 %
<b>Effective Year Built:</b>			0 %	0	0 %		0 %
<b>Sub-Total Adj.:</b>			2 %		3 %		1 %
<b>Sub-Total Adj. Price/SF:</b>	\$0.00	\$179.07		\$188.38		\$214.72	
<b>Site Adj. \$/SF:</b>		\$0.00		\$0.00		\$0.00	
<b>Indicated Value/SF:</b>	0.00	\$179.07		\$188.38		\$214.72	
<b>Weighted Percentage:</b>	0 %	50 %		25 %		25 %	
<b>Weighted Average:</b>	\$0.00	\$89.54		\$47.10		\$53.68	
<b>Total Weighted Avg Adj:</b>	\$190.50						
<b>Total Value:</b>	\$212,788.50						
<b>Estimated Market Value:</b>	\$215,000.00						
<b>Data Source:</b>	Assessor/RQ	Assessor/CS/RQ		Assessor/CS/RQ		Assessor/CS/RQ	
<b>Prior Sale Date:</b>							
<b>Prior Sale Price:</b>	\$0.00	\$0.00		\$0.00		\$0.00	



## RECONCILIATION

If the additional comments or evaluation methods are appropriate to this assignment, the information is presented below.

The subject property is an office condominium currently used as an office condo and it is anticipated that there will be a continuation of this use into the foreseeable future. The following parcel number is associated with the subject property: 909024003. The subject property is considered to be in good condition and of good quality of construction. The subject improvements consist of a total of 1,117 square feet and were constructed in 2007. Per public records there were no sales of the subject during the past three years. The subject is currently not listed for sale. Three office property comparable sales in subject's market area were identified to analyze the subject property. These sales were sold from 7/25/2013 to 3/26/2014 and indicated a range in price per square foot from \$175.56 to \$212.59.

Comparable Number 1 improvements total 1,743 square feet and are considered to be in good condition, which is considered to be similar to the subject property. The quality of the property is considered to be good, which is considered similar to the subject property. The improvements were constructed in 2007. The location is considered similar to the subject and this property. The parcel numbers associated with this sale include:909024017.

Comparable Number 2 improvements total 1,777 square feet and are considered to be in good condition, which is considered to be similar to the subject property. The quality of the property is considered to be good, which is considered similar to the subject property. The improvements were constructed in 2005. The location is considered similar to the subject and this property. The parcel numbers associated with this sale include:948501018.

Comparable Number 3 improvements total 1,176 square feet and are considered to be in good condition, which is considered to be similar to the subject property. The quality of the property is considered to be good, which is considered similar to the subject property. The improvements were constructed in 2005. The location is considered similar to the subject and this property. The parcel numbers associated with this sale include:9485010214.

Adjustments, when necessary, have been made for location, year built, improvement size, condition and quality of improvements, sale dates and other characteristics which would require adjustments (which are noted if accomplished). Giving consideration to the dates of sale of the comparable sales and the foregoing adjustments, the estimate of market value is \$190.50 per square foot, for a final estimate of the "as is" market value of \$215,000.00 (rounded). Comparable #1 has been given the most weight in our analysis due to overall similarity to the subject.

**Estimated Market Value :** \$215,000.00

**Date Evaluation Completed:**

**Preparer Name:** Brad Wartell



## PHOTOS

**Date of Independent Inspection:** 04/28/2014

**Input Front View Photo:**



**Input Back View Photo:**



**Input Street View Photo:**





## INTERIOR INSPECTION PHOTOS





## COMMENTS





## TERMS AND CONDITIONS

**THIS IS AN EVALUATION AND SHOULD NOT BE CONSIDERED AN APPRAISAL.** This Report complies with the December 2010 Interagency Appraisal and Evaluation Guidelines Final Guidance prepared jointly by the Comptroller of the Currency, the Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, the Department of the Treasury Office of Thrift Supervision and the National Credit Union Administration ("Federal Guidelines").

### DEFINITIONS:

**Inspection:** First American independent network of contractors (Contractors) will conduct an exterior Inspection of the Property provided it can do so without violating any law. Contractors will only rely on conditions of the Property which are readily visible from the exterior unless Client has arranged with Contractors (for an additional fee) that it conduct an interior Inspection and has secured necessary permission for Contractors to enter the Property. Any interior Inspection will be reflected in the Photos provided in the Photos Section.

**Estimated Market Value:** Means 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 and knowledgeably, and assuming the price is not affected by undue stimulus.

### DISCLAIMERS:

This Report presents only brief discussions or statements of the data and analysis used to estimate the market value of Property. First American is not responsible for unauthorized use of this Report.

There may be governmental, public records, or independent third party sources other than the tax assessor's office with relevant information which were not known to, nor used by, First American unless specifically referenced in this Report.

First American has not obtained nor reviewed a survey, title report, engineering report, natural hazard report or other similar information regarding the Property.

Unless an interior is specifically arranged between the parties, First American will not consider any conditions effecting the Property which are not externally visible and apparent from the exterior of the Property. Accordingly, the Property may be effected by conditions or other physical hazards that are not known to or considered by First American.

Only the Client may use this Report. This Report cannot be relied upon (a) by any persons (including the Property owner) other than the Client, and (b) for any other real property. The price paid for the Report does not include any amounts for protection of any other parties. Neither all nor any part of this Report shall be disseminated to the general public by the use of advertising, public relations, sales, or other media for public communication without the prior written consent of First American.

A contract is formed with First American only upon receipt by First American of payment of the full price of the Report.

**THIS REPORT IS NOT AN INSURANCE POLICY AND DOES NOT PROVIDE THE SAME PROTECTIONS AS AN INSURANCE POLICY. THE PRICE OF THIS REPORT IS ESTABLISHED WITH THE UNDERSTANDING OF THE RESPONSIBILITIES OF FIRST AMERICAN AS SET FORTH IN THIS REPORT. THE PREMIUM FOR AN INSURANCE POLICY WOULD BE SIGNIFICANTLY GREATER THAN THE COST OF THE REPORT.**

First American is not obligated to give testimony or appearances in court or any other governmental hearing to provide reason or testimony of the analysis contained in this Report.





## **TERMS AND CONDITIONS (Continued)**

First American shall not:

- 1) Issue any opinion on legal, title, engineering or outside expertise.
- 2) Be responsible for any changes in either the Property and/or market conditions occurring after the Report Date.
- 3) Consider income and expenses of the Property.
- 4) Consider any personal property in the Property.
- 5) Be responsible for inaccurate address information provided for the Property.
- 6) Be responsible for any information known to the Client and not disclosed in writing to First American.

### **LIMITATIONS ON FIRST AMERICAN'S LIABILITY**

THE LIABILITY OF FIRST AMERICAN IS LIMITED SOLELY TO THE CLIENT AND TO THE AMOUNT OF FEE ACTUALLY RECEIVED FOR THIS REPORT. FIRST AMERICAN SHALL NOT BE LIABLE FOR DIRECT, INDIRECT, CONSEQUENTIAL, PERSONAL INJURY, PHYSICAL DAMAGE OR PUNITIVE DAMAGES (INCLUDING, BUT NOT LIMITED TO, EMOTIONAL DISTRESS OR PAIN AND SUFFERING).

### **OTHER AGREEMENTS**

This Report and the Master Evaluation Services Agreement, or equivalent written master agreement or statement of work between the parties, set forth the complete, integrated agreement between First American and the Client. Evidence of prior or contemporaneous statements, representations, promises or agreements shall not be admissible to vary the terms of this written agreement. Such written agreements may not be changed or amended except by a written document signed by an authorized representative of First American and the Client. If any dispute arises between First American and the Client relating to this Report or its subject matter, or any act or omission of First American, the prevailing party shall recover reasonable costs, including attorneys' fees, from the losing party.



**PREPARER'S SIGNATURE**

**Preparer Name:** Brad Wartell

**Contact Information:** [cer.clearcs@firstam.com](mailto:cer.clearcs@firstam.com)

**Preparer's Digital Signature**

**Report Date:**