Guerra Group Valuation & Consulting Inc.
9120 SW 103 Avenue
Miami, FL 33176
(786) 208-4041

05/16/2024

Javier Avila
Javier Avila
1258 Obispo Avenue
Coral Gables, FL 33134

Re:	Property:	1258 Obispo Ave Coral Gables, FL 33134
	Borrower:	N/A
	File No.:	24-120

Opinion of Value: $ 1,610,000
Effective Date: 05/14/2024

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

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

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

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

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

Sincerely,

Ivan Guerra
License or Certification #: Cert. Gen. REA #RZ3359
State: FL Expires: 11/30/2024
guerragroupvc@gmail.com

APPRAISAL OF REAL PROPERTY

LOCATED AT

1258 Obispo Ave
Coral Gables, FL 33134
Lots 1 and 2 , Block 3, Coral Gables, Section E, PB 8-13

FOR

Javier Avila
1258 Obispo Avenue
Coral Gables, FL 33134

OPINION OF VALUE

1,610,000

AS OF

05/14/2024

BY

Ivan Guerra
Guerra Group Valuation & Consulting Inc.
9120 SW 103 Avenue
Miami, FL 33176
(786) 208-4041
guerragroupvc@gmail.com

LAND APPRAISAL REPORT

File No.: 24-120

SUBJECT

Property Address: 1258 Obispo Ave | City: Coral Gables | State: FL | Zip Code: 33134
County: Miami-Dade | Legal Description: Lots 1 and 2 , Block 3, Coral Gables, Section E, PB 8-13
Assessor's Parcel #: 03-4107-016-0260 | Tax Year: 2023 | R.E. Taxes: $ 25,271 | Special Assessments: $ N/A
Market Area Name: Coral Gables | Map Reference: 33124 | Census Tract: 0061.05
Current Owner of Record: Javier Avila & Jennifer Ruiz | Borrower (if applicable): N/A
Project Type (if applicable): [ ] PUD [ ] De Minimis PUD [ ] Other (describe) | HOA: $ [ ] per year [ ] per month
Are there any existing improvements to the property? [ ] No [X] Yes | If Yes, indicate current occupancy: [ ] Owner [ ] Tenant [X] Vacant [ ] Not habitable
If Yes, give a brief description: The subject improvements consist of a single family residence which was constructed in 1946 and has a total of 1,343 square feet of GLA on a 15,000 square foot lot. These improvements are considered to be in poor condition. In addition, the current improvements are considered to not contribute to the overall value of the subject site.

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: [X] Market Value (as defined), or [ ] other type of value (describe)
This report reflects the following value (if not Current, see comments): [X] Current (the Inspection Date is the Effective Date) [ ] Retrospective [ ] Prospective
Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee [ ] Other (describe)
Intended Use: The intended use of this appraisal report is to estimate a market value of the subject property and determine if the improvements contribute to the overall value of the property.
Intended User(s) (by name or type): Javier Avila and/or representatives assisting my client.
Client: Javier Avila | Address: 1258 Obispo Avenue, Coral Gables, FL 33134
Appraiser: Ivan Guerra | Address: 9120 SW 103 Avenue, Miami, FL 33176

MARKET AREA DESCRIPTION

Characteristics				Predominant Occupancy	One-Unit Housing PRICE $(000)		AGE (yrs)	Present Land Use		Change in Land Use
Location:	[ ] Urban	[X] Suburban	[ ] Rural	[X] Owner 75%	440	Low	1	One-Unit	85 %	[X] Not Likely
Built up:	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	[ ] Tenant 25%	7,000	High	102	2-4 Unit	0 %	[ ] Likely * [ ] In Process *
Growth rate:	[ ] Rapid	[X] Stable	[ ] Slow	[X] Vacant (0-5%)	1,680	Pred	72	Multi-Unit	0 %	* To:
Property values:	[ ] Increasing	[X] Stable	[ ] Declining	[ ] Vacant (>5%)				Comm'l	5 %	
Demand/supply:	[ ] Shortage	[X] In Balance	[ ] Over Supply					Other	10 %	
Marketing time:	[ ] Under 3 Mos.	[X] 3-6 Mos.	[ ] Over 6 Mos.						%	

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	X					Adequacy of Utilities		X			
Convenience to Employment	X					Property Compatibility	X				
Convenience to Shopping	X					Protection from Detrimental Conditions		X			
Convenience to Schools	X					Police and Fire Protection		X			
Adequacy of Public Transportation	X					General Appearance of Properties	X				
Recreational Facilities	X					Appeal to Market	X				

Market Area Comments: There appears to be balance between supply/demand of inventory in this area. Property values appear to be stable over the past 12 months. Typical marketing times are under 3 months. Mortgage funds are available from a variety of sources for qualified buyers and properties. The subject property is located in an established residential neighborhood within the incorporated city of Coral Gables, FL. Predominate land uses within the impact area are single family homes. All essential residential amenities are available locally including, employment centers, shopping, municipal services, etc. Overall market appeal for the neighborhood is considered to be good. The market area boundaries area SW 8th Street on the north, Bird Road on the south, SW 42nd Avenue on the east, and SW 57th Avenue on the west.

SITE DESCRIPTION

Dimensions: (0.34 acres) | Site Area: 15,000 Sq.Ft.
Zoning Classification: SFR | Description: Single Family Residential District
Do present improvements comply with existing zoning requirements? [X] Yes [ ] No [ ] No Improvements
Uses allowed under current zoning: The primary uses allowed within this zoning district include single family residence.
Are CC&Rs applicable? [ ] Yes [ ] No [X] Unknown | Have the documents been reviewed? [ ] Yes [X] No | Ground Rent (if applicable) $ /
Comments:
Highest & Best Use as improved: [ ] Present use, or [X] Other use (explain) The subject property is considered an under improvement for the site. In addition, there are structural issues affecting the livability of the property.
Actual Use as of Effective Date: Single Family | Use as appraised in this report: Vacant Land
Summary of Highest & Best Use: The highest and best use is as vacant is to improve the site with a luxury single family residence which would utilize the entire site to the maximum potential allowable per zoning codes. Current market conditions in this high end residential market would support a new construction.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private		
Electricity	X		FPL	Street	Paved Asphalt	X		Frontage	Unknown
Gas		X	None Noted	Width	Two-Lanes			Topography	Level to Grade
Water	X		Public	Surface	Paved Asphalt			Size	Typical for area
Sanitary Sewer	X		Public	Curb/Gutter	None Noted			Shape	Rectangular
Storm Sewer	X		Public	Sidewalk	Concrete	X		Drainage	Adequate
Telephone	X		Public	Street Lights	None Noted			View	Residential
Multimedia	X		Public	Alley	None Noted				

Other site elements: [ ] Inside Lot [X] Corner Lot [ ] Cul de Sac [X] Underground Utilities [ ] Other (describe)
FEMA Spec'l Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 12086C0293L | FEMA Map Date 09/11/2009
Site Comments: The subject site appears typical for the area. The improvements are constructed on a corner lot. The subject property does not have any site improvements other than landscaping.

LAND APPRAISAL REPORT

File No.: 24-120

TRANSFER HISTORY

My research ☒ did ☐ 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): Public Records

1st Prior Subject Sale/Transfer	
Date:	02/17/2022
Price:	$0
Source(s):	Public Records
2nd Prior Subject Sale/Transfer	
Date:	10/01/2021
Price:	$1,025,000
Source(s):	Public Records

Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject property reported Quit Claim Deeds dated 3/31/2022, 02/17/2022, and 12/10/2021. In addition, a Warranty Deed was reported and dated October 1, 2021 for a total consideration of $1,025,000. Please note that the subject property was purchased in October 2021 for land value with the intention to redevelop the site.

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	1258 Obispo Ave Coral Gables, FL 33134	1526 Trillo Ave Coral Gables, FL 33146		430 Fluvia Ave Coral Gables, FL 33134		5733 Maynada St Coral Gables, FL 33146	
Proximity to Subject		2.44 miles S		1.67 miles SE		2.75 miles S	
Sale Price	$		$ 1,550,000		$ 1,525,000		$ 1,680,000
Price/ Sq.Ft.	$	$ 147.62		$ 138.64		$ 152.73	
Data Source(s) Verification Source(s)	Public Records Owner/Inspection	SEF MLS#A11434727. DOM 84 34020-2603 O.R.		SEF MLS#A11449057. DOM 25 33992-3781 O.R.		SEF MLS#A11372642. DOM 109 33923-4533 O.R.	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing Concessions	N/A N/A	ArmLth Cash.;$0		ArmLth Cash.;$0		ArmLth Cash.;$0	
Date of Sale/Time		12/05/2023		11/17/2023		08/31/2023	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Residential	Residential		Residential		Residential	
Site Area (in Sq.Ft.)	15,000	10,500	+90,000	11,000	+80,000	11,000	+80,000
Improvements	1,343 SF - GLA	2,239 SF - GLA	0	1,484 SF - GLA	0	None Noted	0
Year Built	1946	1953	0	1950	0	N/A	0
Plans	Not Approved	Not Approved		Not Approved		Approved Plans	-150,000
Net Adjustment (Total, in $)		☒ + ☐ –	$ 90,000	☒ + ☐ –	$ 80,000	☐ + ☒ –	$ -70,000
Adjusted Sale Price (in $)			$ 1,640,000		$ 1,605,000		$ 1,610,000

Summary of Sales Comparison Approach: Please see addenda.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,610,000

Final Reconciliation: The sales comparison approach has been developed given the reliability and availability of market data and is the approach that typical buyers will rely on most heavily. The cost approach does not apply.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

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

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 1,610,000 , as of: 05/14/2024 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 24 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work

☒ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location Map(s) ☒ Flood Addendum ☐ Additional Sales

☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐ Hypothetical Conditions

SIGNATURES

Client Contact: Javier Avila Client Name: Javier Avila

E-Mail: javi@signatureimpactwindows.net Address: 1258 Obispo Avenue, Coral Gables, FL 33134

APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
Appraiser Name:	Ivan Guerra	Supervisory or Co-Appraiser Name:	
Company:	Guerra Group Valuation & Consulting Inc.	Company:	
Phone:	(786) 208-4041 Fax:	Phone:	Fax:
E-Mail:	guerragroupvc@gmail.com	E-Mail:	
Date of Report (Signature):	05/16/2024	Date of Report (Signature):	
License or Certification #:	Cert. Gen. REA #RZ3359 State: FL	License or Certification #:	State:
Designation:		Designation:	
Expiration Date of License or Certification:	11/30/2024	Expiration Date of License or Certification:	
Inspection of Subject:	☒ Did Inspect ☐ Did Not Inspect (Desktop)	Inspection of Subject:	☐ Did Inspect ☐ Did Not Inspect
Date of Inspection:	05/14/2024	Date of Inspection:	

Assumptions, Limiting Conditions & Scope of Work

File No.: 24-120

Property Address: 1258 Obispo Ave	City: Coral Gables	State: FL	Zip Code: 33134
Client: Javier Avila	Address: 1258 Obispo Avenue, Coral Gables, FL 33134		
Appraiser: Ivan Guerra	Address: 9120 SW 103 Avenue, Miami, FL 33176		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- 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.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, 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.
- 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.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, 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, but not limited to, 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.
- 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.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the
client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the
assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this
report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by
the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties
assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications & Definitions

File No.: 24-120

Property Address: 1258 Obispo Ave | City: Coral Gables | State: FL | Zip Code: 33134
Client: Javier Avila | Address: 1258 Obispo Avenue, Coral Gables, FL 33134
Appraiser: Ivan Guerra | Address: 9120 SW 103 Avenue, Miami, FL 33176

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

– The statements of fact contained in this report are true and correct.

– The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by
the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

– I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

– Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

– I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

– My engagement in this assignment was not contingent upon developing or reporting predetermined results.

– My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction
in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

– My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

– I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.

– Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

– Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

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. 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 acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

SIGNATURES

Client Contact: Javier Avila | Client Name: Javier Avila
E-Mail: javi@signatureimpactwindows.net | Address: 1258 Obispo Avenue, Coral Gables, FL 33134

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Ivan Guerra	Supervisory or Co-Appraiser Name:
Company: Guerra Group Valuation & Consulting Inc.	Company:
Phone: (786) 208-4041 Fax:	Phone: Fax:
E-Mail: guerragroupvc@gmail.com	E-Mail:
Date Report Signed: 05/16/2024	Date Report Signed:
License or Certification #: Cert. Gen. REA #RZ3359 State: FL	License or Certification #: State:
Designation:	Designation:
Expiration Date of License or Certification: 11/30/2024	Expiration Date of License or Certification:
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)	Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection: 05/14/2024	Date of Inspection:

ADDITIONAL COMPARABLE SALES

File No.: 24-120

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	1258 Obispo Ave Coral Gables, FL 33134	635 Escobar Ave Coral Gables, FL 33134		2015 Country Club Prado Coral Gables, FL 33134			
Proximity to Subject		1.43 miles SE		0.31 miles SW			
Sale Price	$		$ 1,500,000		$ 1,535,000		$
Price/ Sq.Ft.	$	$ 113.59		$ 147.60		$	
Data Source(s) Verification Source(s)	Public Records Owner/Inspection	SEF MLS#A11381550. DOM 7 33755-4130 O.R.		SEF MLS#F10384736. DOM 39 33838-0305 O.R.			
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing Concessions	N/A N/A	ArmLth Cash.;$0		ArmLth Cash.;$0			
Date of Sale/Time		06/09/2023		08/07/2023			
Rights Appraised	Fee Simple	Fee Simple		Fee Simple			
Location	Residential	Residential		Residential			
Site Area (in Sq.Ft.)	15,000	13,205	+35,900	10,400	+92,000		
Improvements	1,343 SF - GLA	2,152 SF - GLA	0	2,213 SF - GLA	0		
Year Built	1946	1953	0	1952	0		
Plans	Not Approved	Not Approved		Not Approved			
Net Adjustment (Total, in $)		☒ + ☐ –	$ 35,900	☒ + ☐ –	$ 92,000	☐ + ☐ –	$
Adjusted Sale Price (in $)			$ 1,535,900		$ 1,627,000		$

Summary of Sales Comparison Approach Please see addenda.

Assumptions, Limiting Conditions & Scope of Work

File No.: 24-120

Property Address: 1258 Obispo Ave	City: Coral Gables	State: FL	Zip Code: 33134
Client: Javier Avila	Address: 1258 Obispo Avenue, Coral Gables, FL 33134		
Appraiser: Ivan Guerra	Address: 9120 SW 103 Avenue, Miami, FL 33176		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- 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.

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch
is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, 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.

- 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.

- If the cost approach is included in this appraisal, 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. Unless otherwise specifically indicated, the cost approach value is not an insurance

value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, 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, but not limited to, 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.

- 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.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the

client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the
assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors
are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 24-120

Property Address: 1258 Obispo Ave	City: Coral Gables	State: FL	Zip Code: 33134
Client: Javier Avila	Address: 1258 Obispo Avenue, Coral Gables, FL 33134		
Appraiser: Ivan Guerra	Address: 9120 SW 103 Avenue, Miami, FL 33176		

APPRAISER'S CERTIFICATION
I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.

- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.

- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:
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. 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 acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

SIGNATURES

Client Contact: Javier Avila	Client Name: Javier Avila
E-Mail: javi@signatureimpactwindows.net	Address: 1258 Obispo Avenue, Coral Gables, FL 33134

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Ivan Guerra	Supervisory or Co-Appraiser Name:
Company: Guerra Group Valuation & Consulting Inc.	Company:
Phone: (786) 208-4041 Fax:	Phone: Fax:
E-Mail: guerragroupvc@gmail.com	E-Mail:
Date Report Signed: 05/16/2024	Date Report Signed:
License or Certification #: Cert. Gen. REA #RZ3359 State: FL	License or Certification #: State:
Designation:	Designation:
Expiration Date of License or Certification: 11/30/2024	Expiration Date of License or Certification:
Inspection of Subject: [X] Interior & Exterior [ ] Exterior Only [ ] None	Inspection of Subject: [ ] Interior & Exterior [ ] Exterior Only [ ] None
Date of Inspection: 05/14/2024	Date of Inspection:

Supplemental Addendum

File No. 24-120

Borrower	N/A						
Property Address	1258 Obispo Ave						
City	Coral Gables	County	Miami-Dade	State	FL	Zip Code	33134
Lender/Client	Javier Avila						

REPORT OPTION
This is an Appraisal Report as defined by USPAP, Standard 2-2A. The report content and level of information set forth herein has been determined in accordance with our client's intended use for this report and meets or exceeds the minimum standard for an Appraisal Report.

PURPOSE OF APPRAISAL
The purpose of this appraisal is to develop an opinion of the 'as is' market value of the subject property as of the effective date of this report. To develop the opinion of value, the appraisers performed an appraisal process, as defined by the Uniform Standards of Professional Appraisal Practice (USPAP).

INTENDED USER AND USE
The intended user of this appraisal report is the lender/client. No additional intended users are identified by the appraiser. This report contains sufficient information to enable the lender/client to understand the report. Any other party receiving a copy of this report for any reason is not an intended user; nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser.

The intended use of this appraisal report is to estimate a market value of the subject property and determine if the improvements contribute to the overall value of the property.

SCOPE OF TYPICAL APPRAISAL INSPECTION
The scope of the inspection by the appraiser includes a visual inspection depending on the form of the report (form: 1004, 2055 or 1073). During the course of inspection, the appraiser observes the general condition of the subject. Typically, the appraiser does not turn on appliances, move personal property, check mechanical/electrical systems and/or observe any covered or concealed areas. Any physical deficiencies, deferred maintenance, along with any functional or external depreciation that is obvious and readily visual to the appraiser, while performing the typical appraisal inspection, will be disclosed and treated accordingly.

The appraiser is not responsible for assessing or testing mechanical, electrical, heating ventilation and air-conditioning (HVAC) systems. No roof inspection was made by the appraisers and no entry to the attic or any concealed places were performed. The appraisal does not take the place of a "Property inspection," roof or termite inspections. If the client or intended user has any questions or concerns regarding the condition of the property, it is recommended they hire a licensed professional with competency to perform a thorough inspection which should include (but not be limited to) electrical, mechanical & HVAC systems, roof and termite inspections and any structural inspections, if necessary.

The appraiser is not an engineer and is not qualified to inspect for any structural problems that may be concealed in the foundation of the home, in its structure or its roof systems. The client or intended user should not rely on the appraisal to discover property defects. The undersigned do not guarantee that the subject property is free of deficiencies or environmental conditions which require an expert to identify.

SCOPE OF WORK
The Scope of Work for this appraisal encompasses the following steps performed within the framework of commonly accepted appraisal procedures;

1. Inspecting the property being appraised and surrounding market area.

2. Gathering and confirming comparable market data.

3. Formulating reasonable opinions and judgments based on supply and demand factors, as well as physical and functional considerations relative to the highest and best use of the property and its market value.

4. Analyzing the data to formulate sound valuation judgments within the framework and application of the appropriate approaches to value.

5. Disclosing the condition of the neighborhood and subject property.

6. Analyzing and discussing the subject and comparable sales providing a map of the area and the comparable sales.

7. Including a sketch of the perimeter walls, photographs of the subject's street scene, interior and exterior, and photographs of the exterior of the comparable sales.

8. An adjustment grid depicting quantitative adjustments for the comparables is included the comparable sales approach.

9. In accordance with our clients request a cost approach to value has been developed for illustrative purposes only.

10. The pertinent value indications are the reconciled into a final estimate of market value as of the effective date of this report.

EXTRAORDINARY ASSUMPTIONS
According to The Dictionary of Real Estate Appraisal, Fifth Edition, published by the Appraisal Institute, an Extraordinary Assumption is defined as:

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

This assignment is not subject to any extraordinary assumptions.

HYPOTHETICAL CONDITIONS
According to The Dictionary of Real Estate Appraisal, Fifth Edition, published by the Appraisal Institute, a Hypothetical Condition is defined as:

That which is contrary to what exists but is supposed for the purpose of the analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

This assignment is not subject to any hypothetical conditions.

PRIOR SERVICES
The undersigned appraiser has performed a previous appraisal involving the subject property with an effective date of March 20, 2023.

Supplemental Addendum

File No. 24-120

Borrower	N/A						
Property Address	1258 Obispo Ave						
City	Coral Gables	County	Miami-Dade	State	FL	Zip Code	33134
Lender/Client	Javier Avila						

HIGHEST AND BEST USE
Highest and Best Use* is defined as that reasonable and probable use that will support the highest present value, as defined, as of the effective date of analysis. Alternatively, it is that use, from reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in highest land value.

The definition immediately above applies specifically to the Highest and Best Use of land. It is to be recognized that in cases where a site has existing improvements on it, the Highest and Best Use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its Highest and Best Use exceeds the total value of the property in its existing use.

The subject zoning code is reported as SFR; Single Family Residential District, as verified by the city of Coral Gables. The subject as improved as a single family residence is a legally permissible use based on the current zoning. The lot size, shape, physical condition and land allow the present structure.

However, the current improvements do not indicate a good utilization of the site. Based upon the current market conditions, the present use as an under improved single family residence is not financially feasible or the maximally productive use of the subject 15,000 square foot lot.

The highest and best use of the subject site would be to demolish the current improvements and redevelop the subject site with improvements

After considering the physically possible, legally permissible, financially feasible, and maximally productive, the use of the site AS IMPROVED and AS THOUGH VACANT, I have concluded that its highest and best use is demolition of the current single family residence (given the unsafe structure) and development of a single family residence which would fully develop the subject site per allowable zoning codes. (See neighboring property located directly to the east of the subject in aerial photo provided).

COMMENTS ON NET/GROSS ADJUSTMENTS
All of the comparables were used for their similarities to the subject property in keeping with the elements of comparison deemed most relevant to the subject property type and market. Special attention was given to properties sharing similar site areas in comparison to the subject.

Adjustments for disparities such as GLA were made based on available market data and our experience with the subjects property type and market. Although every effort is made to use the most similar and recent comparable data to eliminate need for adjustment, this is not always possible due to the availability of data. Any use of Net adjustments exceeding 15%; (4) Gross adjustments exceed 25%; is due to the lack of sales fitting the criteria of the subject property. The appraisers are aware of the need to use comparables that fit within the criteria, when possible, but in their absence the appraisers feel the comparables reported are appropriate for the appraisal assignment.

COMMENTS ON SALES OVER 6 MONTHS
Any use of a sale more than six months old is due to the lack of sales fitting the criteria of the subject property. The appraisers are aware of the need to use comparables that fit within the criteria, when possible, but in their absence the appraisers feel the comparables reported are appropriate for the appraisal assignment.

SUMMARY OF SALES COMPARISON APPROACH:
All comparables reported are located within the subject's immediate market area and all share similar characteristics as the subject property. There were limited sales to choose from at the time of inspection which were considered similar to the subject in terms of age, size, condition, and appeal. As such, the comparable sales reported are among the most relevant sales available for comparison to the subject property at the time of inspection.

Although Comparables 1, 2, 3 and 4 are located over 1 mile away, there are all located within the Coral Gables market and would compete for the same buyer pool as the subject property. As such, an adjustment for differences in located are not warranted. The comparable sales reported would compete for the same potential buyers as the subject property. Notwithstanding, adjustments for differences in features in comparison to the subject are warranted and have been made as deemed warranted by the market. Differences in lot sizes were adjusted at $20.00 per square foot and rounded. Adjustments for differences in GLA were not considered warranted given that all comparables reported were listed and sold for land value with the intention of redevelopment. Comparable Sale 3 received a downward adjustment o $150,000 given that this property sold with approved plans and permits for redevelopment which would allow for immediate development of the site.

After making adjustments to the sales as illustrated in the adjustment grids provided herein, the comparables result in an adjusted price range from $1,535,900 to $1,640,000 and establish a median indication of $1,610,000. After reviewing the available data, I have concluded on an estimated market value of the subject property as of the effective date of this report to be $1,610,000 rounded. This estimate of market value is strongly supported by Comparable Sales 1, 2 and 3 which are the most recent sales reported. In addition the final value conclusion is also supported by Comparable Sale 5 which is the closest in proximity to the subject property.

Flood Map

Borrower	N/A						
Property Address	1258 Obispo Ave						
City	Coral Gables	County	Miami-Dade	State	FL	Zip Code	33134
Lender/Client	Javier Avila						

InterFlood by a la mode

Prepared for: Guerra Group Valuation & Consulting, Inc.
(786) 208-4041
1258 Obispo Ave
Coral Gables, FL 33134

Powered by CoreLogic®

MAP DATA

FEMA Special Flood Hazard Area: **No**
Map Number: **12086C0293L**
Zone: **X**
Map Date: **September 11, 2009**
FIPS: **12086**

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

Location Map

Borrower	N/A						
Property Address	1258 Obispo Ave						
City	Coral Gables	County	Miami-Dade	State	FL	Zip Code	33134
Lender/Client	Javier Avila						

Subject Aerial

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 05/16/2024

PROPERTY INFORMATION

Folio	03-4107-016-0260
Property Address	1258 OBISPO AVE CORAL GABLES, FL 33134-3510
Owner	JAVIER AVILA , JENNIFER RUIZ
Mailing Address	343 MAJORCA AVE 410 CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,343 Sq.Ft
Living Area	1,343 Sq.Ft
Adjusted Area	1,343 Sq.Ft
Lot Size	15,000 Sq.Ft
Year Built	1946

ASSESSMENT INFORMATION

Year	**2023**	**2022**	**2021**
Land Value	$1,350,000	$990,000	$795,000
Building Value	$20,427	$14,746	$17,985
Extra Feature Value	$6,117	$6,197	$6,277
Market Value	$1,376,544	$1,010,943	$819,262
Assessed Value	$1,376,544	$1,010,943	$819,262

BENEFITS INFORMATION

Benefit	**Type**	**2023**	**2022**	**2021**
Homestead	Exemption			$25,000
Second Homestead	Exemption			$25,000

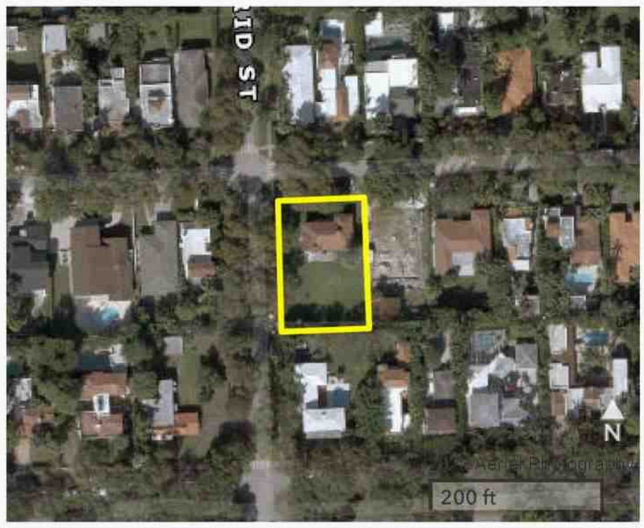
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

CORAL GABLES SEC E PB 8-13

LOTS 1 & 2 BLK 3

LOT SIZE 100 X 150



TAXABLE VALUE INFORMATION

Year	**2023**	**2022**	**2021**
COUNTY			
Exemption Value	$0	$0	$50,000
Taxable Value	$1,376,544	$1,010,943	$769,262
SCHOOL BOARD			
Exemption Value	$0	$0	$25,000
Taxable Value	$1,376,544	$1,010,943	$794,262
CITY			
Exemption Value	$0	$0	$50,000
Taxable Value	$1,376,544	$1,010,943	$769,262
REGIONAL			
Exemption Value	$0	$0	$50,000
Taxable Value	$1,376,544	$1,010,943	$769,262

SALES INFORMATION

Previous Sale	**Price**	**OR Book-Page**	**Qualification Description**
03/31/2022	$100	33102-1950	Unable to process sale due to deed errors
02/17/2022	$100	33041-0772	Corrective, tax or QCD; min consideration
12/10/2021	$100	32921-0078	Corrective, tax or QCD; min consideration
10/01/2021	$1,025,000	32796-0276	Qual by exam of deed

STRUCTURAL DESIGN
TC ENGINEERING, INC. CA LIC. No 30288
CONSULTING ENGINEERS
ANTONIO CANELAS, P.E. LIC. No. 74099
10544 NW 26 ST. SUITE E-204 DORAL, FL. 33172
PHONE: (305) 261-0321
tcstructuralengineering@gmail.com

STRUCTURAL INSPECTION IN A SINGLE FAMILY RESIDENCE.

Review Commenced
Date: **11.25.2021** Signature: ______________________

Review Completed: Print Name: Antonio Canelas P.E.

Date: **12.03.2021** Title: **Professional Engineer**

REFERENCE: Inspection about Structural Conditions
To: Mr. Javier Avila.
1258 Obispo Ave.
Coral Gables, FL 33134

Mr. Avila

As requested by you a structural field inspection of the property located at the above referenced address, was completed. The purpose of this inspection, was to assess the current state of the Residence. The structural evaluation and professional analysis are based on visual observation of the exposed shell elements. The structural components concealed behind the stucco or wood columns covers can't be observed or validated. The inspection completed by the engineer led to the conclusions presented below.

Observations.

- In general the structural shell of the house is in extremely poor conditions. Can be observed water intrusion damage in the majority of the roof areas. In many places had been necessary to remove portions of the ceilings.
- The house was infested by termites. It was observed in many places traces of termites. For example wood ceiling joists, wood joist or rafters, wood floors planks, wood floor joists, and windows and doors wood framings.
- As results of the termites infection, the water intrusion and the house aging, the stability and carrying capacity of some structural wood elements were affected and the deterioration can continue increasing.
- Some previous wood joists repairs were done and do not comply with the minimum code requirements. The windows must be replaced.
- The exterior windows are in very bad conditions. The metal frames are rusted and some glass panel broken. The windows must be replaced.
- The exterior CMU walls are not braced at ground floor and doesn't have any steel reinforcing.

1258 OBISPO AVE.

Structural Inspection Report

STRUCTURAL DESIGN
TC ENGINEERING, INC. CA LIC. No 30288
CONSULTING ENGINEERS
ANTONIO CANELAS, P.E. LIC. No. 74099
10544 NW 26 ST. SUITE E-204 DORAL, FL. 33172
PHONE: (305) 261-0321
tcstructuralengineering@gmail.com

Recommendations:

1-The roofing system and tiles, the roof plywood sheathing, and a big portion of the roof wood joists, the ceiling wood joists, must be removed and replaced. Also, we strongly recommend to cover the whole house with a tent and fumigate in order to eliminate any possibility of alive termites and avoid any future deterioration of the wood elements.

2-The wood floor and subfloor and maybe a significant portion of the wood joists at ground floor need to be replaced, also we recommend to brace the exterior CMU walls to the ground floor wood joists (above the crawl space) w/ some connectors, in order to reduce the wall slenderness for lateral wind suction.

3-All the exterior windows and doors must be replaced.

Note:

It is our professional opinion, that this residence has significant damage and should not be inhabited. If possible that necessary repairs to restore the structural integrity of the home would over exceed the cost of a new construction.

If you should have any questions regarding this matter, please do not hesitate to contact us.

"As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible".

Respectfully,

ANTONIO CANELAS LICENSE No. 74099 STATE OF FLORIDA PROFESSIONAL ENGINEER

Antonio Canelas

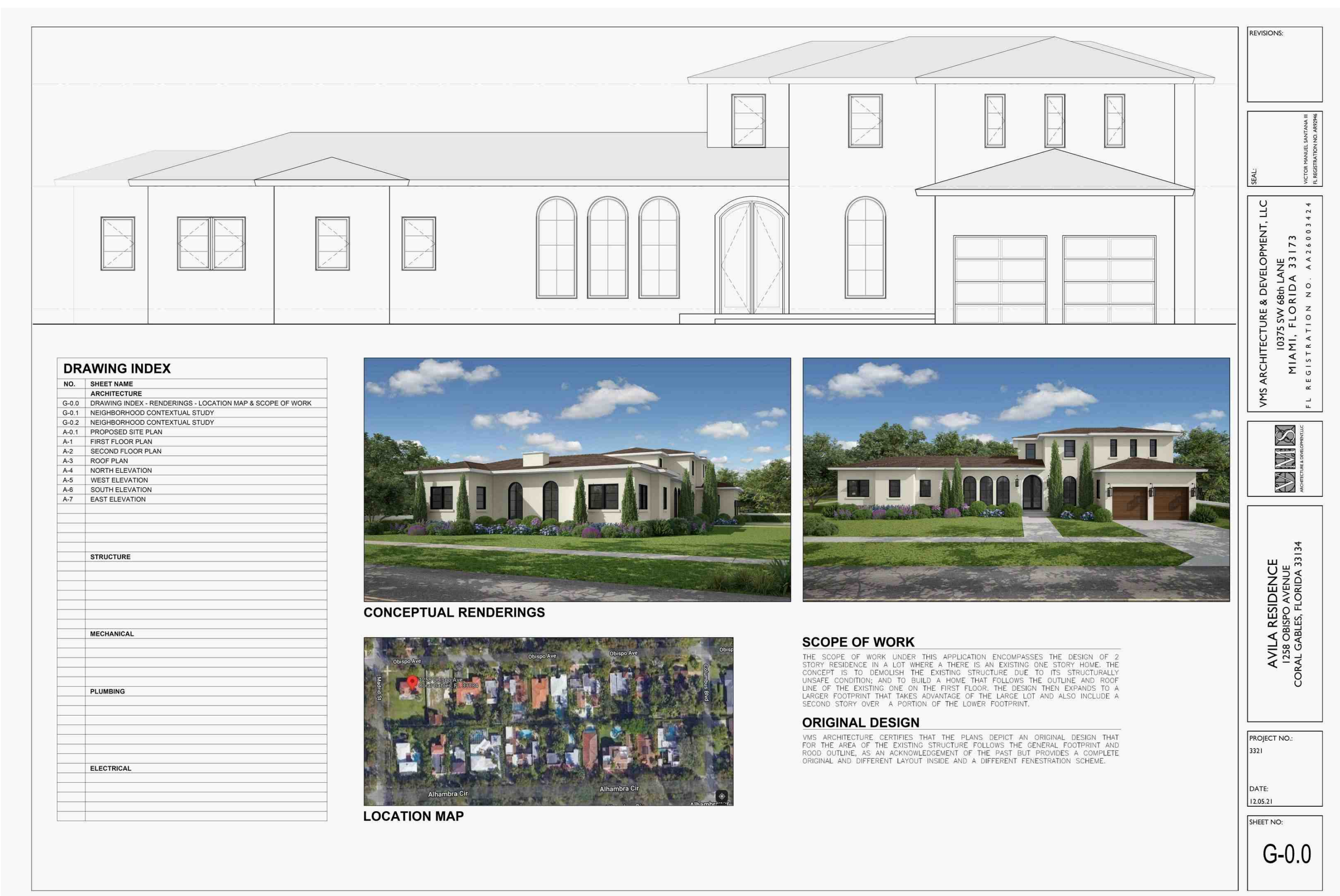
Digitally signed by Antonio Canelas
DN: c=US, o=TC ENGINEERING INC, ou=A01410D0000017199E86B3F000032F8, cn=Antonio Canelas
Date: 2023.02.24 19:21:00 -05'00'

Antonio Canelas, P.E.

See Attached some Pictures.

1258 OBISPO AVE.

Conceptual Drawings



Subject Photo Page

Borrower	N/A						
Property Address	1258 Obispo Ave						
City	Coral Gables	County	Miami-Dade	State	FL	Zip Code	33134
Lender/Client	Javier Avila						

Subject Front
1258 Obispo Ave

Subject Rear

Subject Street

Interior Photos

Borrower	N/A						
Property Address	1258 Obispo Ave						
City	Coral Gables	County	Miami-Dade	State	FL	Zip Code	33134
Lender/Client	Javier Avila						

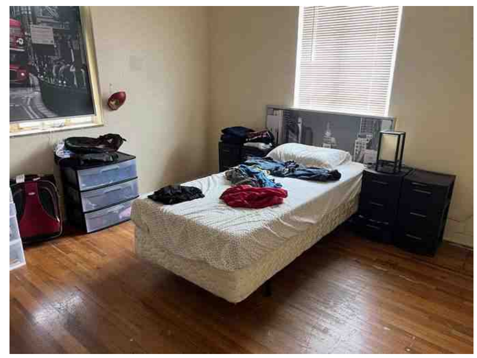
Living Room

Dining Room

Kitchen

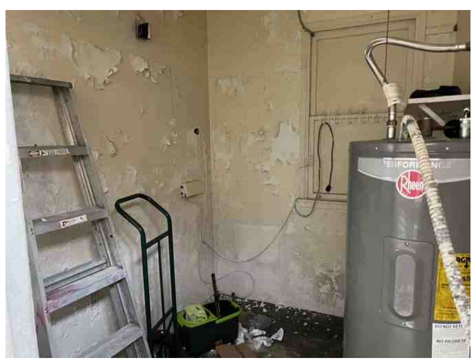
Family Room

Bedroom



Bedroom

Bathroom



Laundry Room

Electrical Panel

Interior Photos

Borrower	N/A						
Property Address	1258 Obispo Ave						
City	Coral Gables	County	Miami-Dade	State	FL	Zip Code	33134
Lender/Client	Javier Avila						

Wood Rot in Trusses

Wood Rot in Trusses

Wood Rot in Trusses

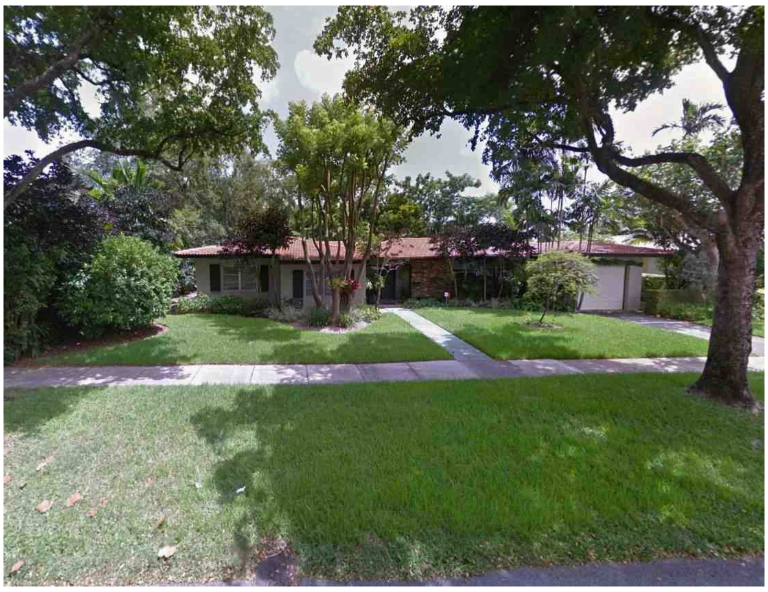
Termite Damage

Termite Damage

Exterior Damage

Comparable Photo Page

Borrower	N/A						
Property Address	1258 Obispo Ave						
City	Coral Gables	County	Miami-Dade	State	FL	Zip Code	33134
Lender/Client	Javier Avila						



Comparable 1

1526 Trillo Ave

Prox. to Subject	2.44 miles S
Sale Price	1,550,000
Gross Living Area	2,015
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	10,500
Quality	CBS/Avg
Age	51

Comparable 2

430 Fluvia Ave

Prox. to Subject	1.67 miles SE
Sale Price	1,525,000
Gross Living Area	2,197
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.1
Location	Residential
View	Residential
Site	11,000
Quality	CBS/Avg
Age	20

Comparable 3

5733 Maynada St

Prox. to Subject	2.75 miles S
Sale Price	1,680,000
Gross Living Area	2,264
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	11,000
Quality	CBS/Avg
Age	25

Comparable Photo Page

Borrower	N/A						
Property Address	1258 Obispo Ave						
City	Coral Gables	County	Miami-Dade	State	FL	Zip Code	33134
Lender/Client	Javier Avila						

Comparable 4

635 Escobar Ave

Prox. to Subject	1.43 miles SE
Sale Price	1,500,000
Gross Living Area	2,174
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	13,205
Quality	CBS/Avg
Age	41

Comparable 5

2015 Country Club Prado

Prox. to Subject	0.31 miles SW
Sale Price	1,535,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Residential
View	
Site	10,400
Quality	
Age	

Comparable 6

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

GUERRA, IVAN DE JESUS

9120 SW 103 AVENUE
MIAMI FL 33176

LICENSE NUMBER: RZ3359

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com

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