

PREFERRED APPRAISAL COMPANY
3558 WALLINGFORD DR
LAKE HAVASU CITY, AZ 86406
928-486-0664

08/14/2018

N/A

Re: Property: 1830 Cabana Dr
Lake Havasu City, AZ 86404
Borrower: Select Financial Group, LLC
File No.: 18-159

Opinion of Value: \$ 135,000
Effective Date: 08/08/2018

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,



JULIEANNE M LEAVERTON
Certified Residential Appraiser
License or Certification #: 22358
State: AZ Expires: 11/30/2018
JULIE@PREFERREDAPPRAISALCOMPANY.COM