

## **BORROWER-INITIATED RECONSIDERATION OF VALUE DISCLOSURE**

It is Paramount Residential Mortgage Group Inc.'s (PRMG) policy not to discriminate against any applicant on the basis of race, color, creed, religion, national origin, marital status, sex (including sexual orientation and gender identity), age, handicap, familial status, receipt of public assistance income, property location or good faith exercise of rights under the Consumer Credit Protection Act. This commitment to non-discrimination includes all aspects of a credit transaction and is intended to implement the spirit of the Equal Credit Opportunity Act and similar laws as adopted or thereafter amended.

**PRIOR TO LOAN CLOSING**, you have the right to ask PRMG to reconsider a home valuation that you believe to be unsupported, deficient due to unacceptable appraisal practice or reflects prohibited appraisal practices. This process is referred to as a "reconsideration of value", "ROV", or "Appraisal Appeal". You can point out, for example, factual errors or omissions in the appraisal report, unsupported or deficient areas of the appraisal report, additional data or information (including up to 5 potentially comparable sales to be submitted as alternative or additional properties for the appraiser to consider), or, provide evidence that the appraisal was adversely influenced on a prohibited basis or characteristic. **An ROV is not permitted after the loan is closed.**

In order to request an ROV or Appraisal Appeal, you must contact the PRMG Appraisal Department by email to [appraisals@prmg.net](mailto:appraisals@prmg.net). Please reference your loan number, property address and name.

Upon receipt of your request, the Appraisal Department will provide additional documentation, PRMG process requirements and expected timelines. At the end of the ROV process, you will receive a response to the ROV directly from the PRMG Appraisal Department.

### **ROV or Appraisal Appeal Conditions/Limitations:**

- The ROV or Appraisal Appeal process must be initiated by you and will be completed and prepared in accordance with PRMG ROV requirements.
- The ROV or Appraisal Appeal submission is subject to review for completeness and adherence to PRMG requirements before we submit to the appraiser - incomplete or non-compliant submissions will not be processed.
- Only one ROV is permitted when the loan product requires an appraisal.
- As a matter of regulation, the appraiser is only permitted to respond to PRMG on a ROV or Appraisal Appeal request. The appraiser will not have direct contact with you.
- Do not suggest values, past values, estimates of value or values of any kind.

Please note this disclosure is separate from the appraisal report. This disclosure is included with any version of the appraisal report that has been determined to be completed by PRMG and delivered to the applicant(s), and may include a version of the appraisal containing the results of a borrower-initiated ROV.

# **APPRAISAL REPORT**

**of**

2200 SW 42nd Ave

Fort Lauderdale, FL 33317

## **As Of:**

03/09/2026

## **Prepared For:**

A1 AMC

Paramount Residential Mortgage Group, Inc.

1265 Corona Pointe Court Suite 301

Corona, CA 92879

## **Prepared By:**

Michael Y. Ibrahim-Salama

ABSOLUTE VALUE LINK

7540 CORAL BLVD ,

MIRAMAR, FL 33023

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**Small Residential Income Property Appraisal Report**

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

Property Address 2200 SW 42nd Ave City Fort Lauderdale State FL Zip Code 33317  
 Borrower FRANCISCO ARMANDO MAYORQUIN Owner of Public Record SUNSHINE STATE PROPERTIES LLC County Broward  
 Legal Description FLORAL HEIGHTS 28-5 B LOT 12 BLK 7  
 Assessor's Parcel No. 50-41-13-03-1080 Tax Year 2024 R.E. Taxes \$ 5,693.92  
 Neighborhood Name FLORAL HEIGHTS 28-5 B Map Reference N/A Census Tract 611.00  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ 0  PUD HOA \$ 0  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)  
 Lender/Client Paramount Residential Mortgage Group, Inc. Address 1265 Corona Pointe Court Suite 301, Corona, CA 92879  
 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  No  
 Report data source(s) used, offerings price(s), and date(s). DOM 93;Subject property was offered for sale.;Latest Price \$579,999;Latest Date 02/20/2026;ORIGINAL PRICE \$579,999, ORIGINAL DATE 11/19/2025 GFLRMLS# A11917015.

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. Arms length sale ; I DID ANALYZE THE CONTRACT FOR SALE SUBJECT PURCHASE TRANSACTION.

Contract Price \$ 579,999 Date of Contract 02/20/2026 Is the property seller the owner of public record?  Yes  No Data Source(s) REALIST  
 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.

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics				2-4 Unit Housing Trends				2-4 Unit Housing		Present Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	55 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> OverSupply	\$ (000)	(yrs)	2-4 Unit	15 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over6mths	335	Low	1	Multi-Family	12 %
Neighborhood Boundaries NORTH BY W BROWARD BLVD; SOUTH BY FWY 595; WEST BY S UNIVERSITY DR; EAST BY FWY 95;								885	High	95	Commercial	8 %
Neighborhood Description THE SUBJECT PROPERTY IS LOCATED IN A WELL ESTABLISHED RESIDENTIAL NBRHD COMPRISED OF SIMILAR SIZED AND STYLE HOMES ON AVG WELL LANDSCAPED SITES. THIS AREA IS POPULAR DUE TO IT'S CLOSE PROX TO SEVERAL FREEWAY AS WELL AS LOCAL SHOPPING/SERVICE FACILITIES FOUND WITHIN A 1 MILE RADIUS.								610	Pred.	59	Other VAC/WTR	10 %

Market Conditions (including support for the above conclusions) CURRENT MARKET CONDITIONS ARE MOSTLY STABLE. TRENDS ARE OVERALL AVERAGE IN THE AREA DUE TO PENT UP DEMAND AND CURRENT READY AVAILABILITY OF LOW INTEREST RATE FINANCING. THERE IS AN AVERAGE SUPPLY OF HOMES WITH MOST REALISTICALLY PRICED PROPERTIES SELLING WITHIN 3-6 MONTHS.

Dimensions 20'X97'X59'X120'X52'X17' Area 8127 sf Shape Rectangular View Average  
 Specific Zoning Classification RD-10 Zoning Description Duplex  
 Zoning Compliance  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?  Yes  No If No, describe. THE HIGHEST AND BEST USE IS THE CURRENT USE. BECAUSE OF THE EXISTING USE AND ZONING, NO ALTERNATE USE IS LIKELY  
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements--Type Public Private  
 Electricity   Water   Street Asphalt    
 Gas   None Sanitary Sewer   Alley None    
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 12011C0554J FEMA Map Date 07/31/2024  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe.  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe.  
 THE SUBJECT PROPERTY HAS NO ADVERSE SITE CONDITIONS,EASEMENTS,ENCROACHMENTS. THE APPRAISER IS NOT AN ENVIRONMENTAL EXPERT AND NO ENVIRONMENTAL ISSUES WERE NOTED.

General Description			Foundation			Exterior Description materials/condition			Interior materials/condition		
Units	<input checked="" type="checkbox"/> Two	<input type="checkbox"/> Three <input type="checkbox"/> Four	<input checked="" type="checkbox"/> Concrete Slab	<input type="checkbox"/> Crawl Space	Foundation Walls CONCRETE/AVG			Floors HDWD,TILE/AVG			
<input type="checkbox"/> Accessory Unit (describe below)			<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls STUCCO/AVG			Walls DRY WALL/AVG			
# of Stories	1.0	# of bldgs. 1	Basement Area	0 sq. ft.	Roof Surface COMPOSITION/AVG			Trim/Finish PAINT/AVG			
Type	<input checked="" type="checkbox"/> Det.	<input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Finish	0 %	Gutters & Downspouts OVERHANG/AVG			Bath Floor TILE/AVG			
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.			<input checked="" type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type SLIDING/AVG			Bath Wainscot TILE/AVG			
Design (Style) Duplex			Evidence of <input type="checkbox"/> Infestation NO			Storm Sash/Insulated N/A			Car Storage		
Year Built 1967			<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens MESH/AVG			Car Storage <input checked="" type="checkbox"/> None			
Effective Age (Yrs) 30			Heating/Cooling			Amenities			<input type="checkbox"/> Driveway # of Cars		
Attic <input type="checkbox"/> None			<input checked="" type="checkbox"/> FWA	<input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> Woodstove(s)# 0	Driveway Surface Concrete				
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs			<input type="checkbox"/> Other Fuel Elec.			<input checked="" type="checkbox"/> Patio/Deck Crte	<input checked="" type="checkbox"/> Fence WOOD	<input type="checkbox"/> Garage # of Cars			
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle			Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool N/A	<input checked="" type="checkbox"/> Porch CVRD	<input type="checkbox"/> Carport # of Cars				
<input type="checkbox"/> Finished <input type="checkbox"/> Heated			<input type="checkbox"/> Individual	<input type="checkbox"/> Other None	Other NONE			<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in			
# of Appliances	Refrigerator	Range/Oven	Dishwasher	0	Disposal	Microwave	Washer/Dryer	Other (describe)			
Unit #1 contains:	5 Rooms	2 Bedroom(s)	1.0 Bath(s)	792	Square feet of Gross Living Area						
Unit #2 contains:	5 Rooms	2 Bedroom(s)	1.0 Bath(s)	816	Square feet of Gross Living Area						
Unit #3 contains:	0 Rooms	0 Bedroom(s)	0.0 Bath(s)	0	Square feet of Gross Living Area						
Unit #4 contains:	0 Rooms	0 Bedroom(s)	0.0 Bath(s)	0	Square feet of Gross Living Area						
Additional features (special energy efficient items, etc.) NONE NOTED											

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). THE SUBJECT HAS BEEN WELL MAINTAINED AND CURRENTLY IS IN AVERAGE CONDITION. KITCHEN AND BATHROOMS IN BOTH UNITS HAVE BEEN UPDATED IN PRIOR YEARS. INTERIORS WELL MAINTAINED. EXTERIOR IN AVERAGE CONDITION WITH COMMON WEAR AND TEAR NOTED FOR THE AGE.

**Small Residential Income Property Appraisal Report**

**IMPROVEMENTS**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe  
**NO SUCH CONDITIONS NOTED BY CASUAL OBSERVATION BY YOUR APPRAISER. IT SHOULD BE NOTED THAT YOUR APPRAISER IS NOT A HOME INSPECTOR AND HAS NO EXPERTISE IN STRUCTURAL SOUNDNESS.**

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe

Is the property subject to rent control?  Yes  No If Yes, describe

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3			
Address	2200 SW 42nd Ave Fort Lauderdale, FL 33317	4100 SW 18th Ct Fort Lauderdale, FL 33317			1801 SW 44th Ter Fort Lauderdale, FL 33317			1870 Gardenia Rd Plantation, FL 33317			
Proximity to subject		0.34 miles N			0.52 miles NW			0.25 miles N			
Current Monthly Rent	\$ 3,600	\$ 4,050			\$ 3,200			\$ 4,400			
Rent/Gross Bldg. Area	\$ 2.24 sq. ft.	\$ 2.15 sq. ft.			\$ 1.52 sq. ft.			\$ 3.28 sq. ft.			
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Data Source(s)	CLIENT	GFLR #A11863831;DOM 48			GFLR #F10464740;DOM 277			GFLR #A11932130;DOM 82			
Date of Lease(s)	ANNUAL	ANNUAL			ANNUAL			ANNUAL			
Location	Average	Average			Average			Average			
Actual Age	59	62			22			56			
Condition	C3	C3			C3			C3			
Gross Building Area	1,608	1,886			2,106			1,341			
Unit Breakdown	Rm Count	Size Sq. Ft.	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent
	Tot Br Ba		Tot Br Ba			Tot Br Ba			Tot Br Ba		
Unit #1	5 2 1.0	792	6 3 2.0	943	\$ 2,150	6 3 1.0	1,053	\$ 1,600	5 2 1.0	670	\$ 2,200
Unit #2	5 2 1.0	816	5 2 1.0	943	\$ 1,900	6 3 1.0	1,053	\$ 1,600	5 2 1.0	671	\$ 2,200
Unit #3	0 0 0.0	0	0 0 0.0	0	\$ 0	0 0 0.0	0	\$ 0	0 0 0.0	0	\$ 0
Unit #4	0 0 0.0	0	0 0 0.0	0	\$ 0	0 0 0.0	0	\$ 0	0 0 0.0	0	\$ 0
Utilities Included	TRASH/WATER/SEWER	TRASH/WATER/SEWER				TRASH/WATER/SEWER			TRASH/WATER/SEWER		

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) **RENTAL DATA DEEMED EXCELLENT AS IT REFLECTS RENT SURVEY FOR SIMILAR BUILDINGS LOCATED IN AND AROUND SUBJECT NEIGHBORHOOD. THE BUILDINGS HAVE SIMILAR SIZED UNITS, WITH SIMILAR AMENITIES AND APPEAL.**

**Rent Schedule:** The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit No.	Leases		Actual Rent		Total Rent	Opinion Of Market Rent		Total Rent
	Lease Date		Per Unit			Per Unit		
	Begin	End	Unfurnished	Furnished		Unfurnished	Furnished	
1	UNK	UNK	\$ 1,800	\$ 0	\$ 1,800	\$ 1,800	\$ 0	\$ 1,800
2	UNK	UNK	\$ 1,800	\$ 0	\$ 1,800	\$ 1,800	\$ 0	\$ 1,800
3	0	0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
4	0	0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Comment on lease data N/A			Total Actual Monthly Rent		\$ 3,600	Total Gross Monthly Rent		\$ 3,600
			Other Monthly Income (itemize)		\$ 0	Other Monthly Income (itemize)		\$ 0
			Total Actual Monthly Income		\$ 3,600	Total Estimated Monthly Income		\$ 3,600

Utilities included in estimated rents  Electric  Water  Sewer  Gas  Oil  Cable  Trash collection  Other

Comments on actual or estimated rents and other monthly income (including personal property) **NO PERSONAL PROPERTY WAS USED IN THE RENTAL SURVEY.**

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

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) Realist

My research  did  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) 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 4).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	PUBLIC RECORDS	PUBLIC RECORDS	PUBLIC RECORDS	PUBLIC RECORDS
Effective Date of Data Source(s)	03/09/2026	03/09/2026	03/09/2026	03/09/2026

Analysis of prior sale or transfer history of the subject property and comparable sales Per public records, the Subject has no known 36-month prior transfer history. 1600 SW 44th Ave transferred on 03/17/2025 for \$0 (Quit Claim Deed - Doc #120107979). It also transferred on 02/06/2025 for \$0 (Quit Claim Deed - Doc #120038503).

**Small Residential Income Property Appraisal Report**

There are 19 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 499,900 to \$ 780,000  
There are 26 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 435,000 to \$ 780,000

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	2200 SW 42nd Ave Fort Lauderdale, FL 33317	4100 SW 18th Ct Fort Lauderdale, FL 33317			1801 SW 44th Ter Fort Lauderdale, FL 33317			2673 SW 15th St Unit 1-2 Fort Lauderdale, FL 33312		
Proximity to Subject		0.34 miles N			0.52 miles NW			1.80 miles E		
Sale Price	\$ 579,999	\$ 585,000			\$ 575,000			\$ 675,000		
Sale Price/Gross Bldg. Area	\$ 360.70 sq. ft.	\$ 310.18 sq. ft.			\$ 273.03 sq. ft.			\$ 447.32 sq. ft.		
Gross Monthly Rent	\$ 3,600	\$ 4,050			\$ 3,200			\$ 3,800		
Gross Rent Multiplier	161.00	144.44			179.69			177.63		
Price Per Unit	\$ 579,999	\$ 292,500			\$ 287,500			\$ 337,500		
Price Per Room	\$ 116,000	\$ 53,182			\$ 47,917			\$ 75,000		
Price Per Bedroom	\$ 290,000	\$ 117,000			\$ 95,833			\$ 225,000		
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Data Source(s)	MLS/REALIST	GFLR #A11863831;DOM 48			GFLR #F10464740;DOM 277			GFLR #F10472426;DOM 73		
Verification Source(s)	INSPECTION	Doc #120526769/ 11/03/2025			Doc #120518884/ 10/29/2025			Doc #120301617/ 07/01/2025		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	
Sale or Financing		ArmLth			ArmLth			ArmLth		
Concessions		Conv;0			Conv;0			FHA;7500		
Date of Sale/Time		s11/25;c09/25			s10/25;c09/25			s07/25;c02/25		
Location	Average	Average			Average			Average		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	8,127 sf	6,694 sf			6,901 sf			7,736 sf		
View	Average	Average			Average			Average		
Design (Style)	Duplex	Duplex			Duplex			Duplex		
Quality of Construction	Average	Average			Average			Average		
Actual Age	59	62			22			73		
Condition	C3	C3			C3			C3		
Gross Building Area	1,608 sq. ft.	1,886 sq. ft.			2,106 sq. ft.			1,509 sq. ft.		
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Unit # 1	5 2 1.0	6 3 2.0	-18,000	6 3 1.0	-8,000	5 2 2.0	-10,000			
Unit # 2	5 2 1.0	5 2 1.0	0	6 3 1.0	-8,000	4 1 1.0	+8,000			
Unit # 3	0 0 0.0	0 0 0.0	0	0 0 0.0	0	0 0 0.0	0			
Unit # 4	0 0 0.0	0 0 0.0	0	0 0 0.0	0	0 0 0.0	0			
Basement Description	0sf	0sf			0sf			0sf		
Basement Finished Rooms	0	N/A			N/A			N/A		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA/CAC	FWA/NoAC			FWA/CAC			FWA/CAC		
Energy Efficient Items	NONE NOTED	NONE NOTED			NONE NOTED			NONE NOTED		
Parking On/Off Site	ON SITE	ON SITE			ON SITE			ON SITE		
Porch/Patio/Deck	PATIO/PORCH	PATIO/PORCH			PATIO/PORCH			PATIO/PORCH		
POOL	0	0			0			1		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -30,510			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,590			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -57,000		
Adjusted Sale Price of Comparables		Net Adj. : -5%			Net Adj. : 0%			Net Adj. : -8%		
		Gross Adj. : 5%			Gross Adj. : 14%			Gross Adj. : 11%		
Adj. Price Per Unit (Adj. SP Comp/# of Comp Units)	\$ 277,245				\$ 288,295			\$ 309,000		
Adj. Price Per Room (Adj. SP Comp/# of Comp Rooms)	\$ 50,408				\$ 48,049			\$ 68,667		
Adj. Price Per Bdrm. (Adj. SP Comp/# of Comp Bedrooms)	\$ 110,898				\$ 96,098			\$ 206,000		
Value Per Unit	\$ 290,000 X 2 Units = \$	580,000			Value Per GBA \$ 360 X 1,608 GBA = \$			578,880		
Value Per Rm.	\$ 58,000 X 10 Rooms = \$	580,000			Value Per Bdrms. \$ 145,000 X 4 Bdrms. = \$			580,000		

Summary of Sales Comparison Approach including reconciliation of the above indicators of value. VALUE PER UNIT,PER ROOM,PER GBA,PER BEDROOM,AND GRM WERE BRACKETED VIA THE CLOSED SALES AND OR LISTINGS.

1801 - LACKS PRIOR UPDATING AND IS INFERIOR TO SUBJECT CONDITION

2673 - HAS RECENT UPDATING SUPERIOR TO SUBJECT APPEAL AND/OR CONDITION

**Indicated Value by: Sales Comparison Analysis \$ 580,000**

Total gross monthly rent \$ 3,600 X gross rent multiplier (GRM) 161.00 = \$ 579,600 Indicated value by Income Approach  
Comments on income approach including reconciliation of the GRM THE GRM IS MOST MEANINGFUL UNIT OF MEASURE IN THE INCOME APPR. FOR THIS TYPE OF PROPERTY

**Indicated Value by: Sales Comparison Analysis \$ 580,000 Income Approach \$ 579,600 Cost Approach (if developed) \$ 579,440**  
BOTH THE COST AND MARKET DATA APPROACHES TO VALUE ARE MAIN INDICATORS OF VALUE BASED ON HISTORICAL INFORMATION, WERE AS THE INCOME APPROACH IS BASED MAINLY UPON FUTURE ANTICIPATIONS. PRIMARY CONSIDERATION IS GIVEN TO THE MARKET DATA APPROACH.

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:

**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 \$ 580,000, as of 03/09/2026, which is the date of inspection and the effective date of this appraisal.**

**Small Residential Income Property Appraisal Report**

SEE ADDENDUM

ADDITIONAL COMMENTS

**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) **DUE TO THE LACK OF LAND SALES IN THE SUBJECTS MARKET AREA THE LAND VALUE WAS DERIVED VIA ABSTRACTION.**

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$	240,000
Source of cost data MARSHAL SWIFT COST ESTIMATOR	Dwelling	1,608	Sq. Ft. @ \$ 300.00	= \$	482,400
Quality rating from cost service AVG Effective date of cost data 03/01/2026			Sq. Ft. @ \$	= \$	0
Comments on Cost Approach (gross living area calculations, depreciation, etc.) REPLACEMENT COSTS ARE TAKEN FROM MARSHAL & SWIFT EST.. LAND TO TOTAL VALUE RATIO IS TYPICAL OF SIMILAR PROPERTIES IN THE AREA. LAND VALUE IS DERIVED FROM ABSTRACTION. PHYSICAL DEPRECIATION IS BASED ON STRAIGHT LINE METHOD. IN THE AREA IT IS TYPICAL FOR THE LAND VALUE TO BE OVER 30%.	Garage/Carport	0	Sq. Ft. @ \$	= \$	
	Total Estimate of Cost-new			= \$	482,400
	Less Physical	40.0	Functional	External	
	Depreciation	192,960	0	0	= \$ ( 192,960 )
	Depreciated Cost of Improvements			= \$	289,440
	"As-is" Value of Site Improvements			= \$	50,000
Estimated Remaining Economic Life (HUD and VA only) 45 Years	Indicated Value By Cost Approach			= \$	579,440

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  
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.



ABSOLUTE VALUE & INVESTMENT INC  
EXTRA COMPARABLES 4-5-6

File No. 2018-49605  
Loan No. 4256203502

Borrower **FRACISCO ARMANDO MAYORQUIN**

Property Address **2200 SW 42nd Ave**

City **Fort Lauderdale** County **Broward** State **FL** Zip Code **33317**

Lender/Client **Paramount Residential Mortgage Group, Inc.** Address **1265 Corona Pointe Court Suite 301, Corona, CA 92879**

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	2200 SW 42nd Ave Fort Lauderdale, FL 33317	3133 SW 13th St Unit 1-2 Fort Lauderdale, FL 33312			4711-4715 SW 43rd Ter Dania Beach, FL 33314			1600 SW 44th Ave Fort Lauderdale, FL 33317		
Proximity to Subject		1.32 miles NE			2.00 miles S			0.60 miles N		
Sale Price	\$ 579,999	\$ 595,000			\$ 617,400			\$ 725,000		
Sale Price/Gross Bldg. Area	\$ 360.70	\$ 313.16			\$ 307.62			\$ 329.25		
Gross Monthly Rent	\$ 3,600				\$ 4,500			\$ 4,800		
Gross Rent Multiplier	161.00				137.20			151.04		
Price Per Unit	\$ 579,999	\$ 297,500			\$ 308,700			\$ 362,500		
Price Per Room	\$ 116,000	\$ 59,500			\$ 61,740			\$ 60,417		
Price Per Bedroom	\$ 290,000	\$ 148,750			\$ 154,350			\$ 120,833		
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Data Source(s)	MLS/REALIST	GFLR #A11728942;DOM 100			GFLR #A11734593;DOM 45			GFLR #A11967922;DOM 19		
Verification Source(s)	INSPECTION	Doc #120234004/ 05/22/2025			Doc #120151521/ 04/08/2025			REALQUEST; NDC DATA		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	
Sale or Financing		ArmLth		ArmLth		Listing		Listing		
Concessions		FHA;5000		Conv;0		ACTIVE		ACTIVE		
Date of Sale/Time		s05/25;c04/25		s04/25;c03/25		Active		Active		
Location	Average	Average		Average		Average		Average		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Site	8,127 sf	5,500 sf	+5,254	10800 sf	-5,346	7,702 sf	0	7,702 sf	0	
View	Average	Average		Average		Average		Average		
Design (Style)	Duplex	Duplex		Duplex		Duplex		Duplex		
Quality of Construction	Average	Average		Average		Average		Average		
Actual Age	59	54		55		21		21		
Condition	C3	C3		C3		C3		C3		
Gross Building Area	1,608 sq. ft.	1,900 sq. ft.	-13,140	2,007 sq. ft.	-17,955	2,202 sq. ft.	-26,730	2,202 sq. ft.	-26,730	
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Unit # 1	5 2 1.0	5 2 2.0	-10,000	5 2 2.0	-10,000	6 3 2.1	-19,000	6 3 2.1	-19,000	
Unit # 2	5 2 1.0	5 2 2.0	-10,000	5 2 1.0	0	6 3 2.1	-19,000	6 3 2.1	-19,000	
Unit # 3	0 0 0.0	0 0 0.0	0	0 0 0.0	0	0 0 0.0	0	0 0 0.0	0	
Unit # 4	0 0 0.0	0 0 0.0	0	0 0 0.0	0	0 0 0.0	0	0 0 0.0	0	
Basement Description	0sf	0sf		0sf		0sf		0sf		
Basement Finished Rooms	0	N/A		N/A		N/A		N/A		
Functional Utility	Average	Average		Average		Average		Average		
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC		FWA/CAC		
Energy Efficient Items	NONE NOTED	NONE NOTED		NONE NOTED		NONE NOTED		NONE NOTED		
Parking On/Off Site	ON SITE	ON SITE		ON SITE		ON SITE		ON SITE		
Porch/Patio/Deck	PATIO/PORCH	PATIO/PORCH		PATIO/PORCH		PATIO/PORCH		PATIO/PORCH		
POOL	0	0	0	0	0	0	0	0	0	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -27,886	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -33,301	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -64,730	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -64,730	
Adjusted Sale Price of Comparables		Net Adj. : -5%		Net Adj. : -5%		Net Adj. : -9%		Net Adj. : -9%		
		Gross Adj. : 6%	\$ 567,114	Gross Adj. : 5%	\$ 584,099	Gross Adj. : 9%	\$ 660,270	Gross Adj. : 9%	\$ 660,270	
Adj. Price Per Unit (Adj. SP Comp/# of Comp Units)		\$ 283,557		\$ 314,000		\$ 330,135		\$ 330,135		
Adj. Price Per Room (Adj. SP Comp/# of Comp Rooms)		\$ 56,711		\$ 69,778		\$ 55,023		\$ 55,023		
Adj. Price Per Bdrm. (Adj. SP Comp/# of Comp Bedrooms)		\$ 141,779		\$ 209,333		\$ 110,045		\$ 110,045		

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				03/17/2025
Price of Prior Sale/Transfer				0
Data Source(s)	PUBLIC RECORDS	PUBLIC RECORDS	PUBLIC RECORDS	PUBLIC RECORDS
Effective Date of Data Source(s)	03/09/2026	03/09/2026	03/09/2026	03/09/2026

Summary of Sales Comparison Approach including reconciliation of the above indicators of value. LISTINGS WERE ADJUSTED AT A RATE OF 0% BASED ON THE 1004MC.



ABSOLUTE VALUE & INVESTMENT INC  
EXTRA COMPARABLES 7-8-9

File No. 2018-49605  
Loan No. 4256203502

Borrower FRACISCO ARMANDO MAYORQUIN

Property Address 2200 SW 42nd Ave

City Fort Lauderdale County Broward State FL Zip Code 33317

Lender/Client Paramount Residential Mortgage Group, Inc. Address 1265 Corona Pointe Court Suite 301, Corona, CA 92879

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Address	2200 SW 42nd Ave Fort Lauderdale, FL 33317	1870 Gardenia Rd Plantation, FL 33317								
Proximity to Subject		0.25 miles N								
Sale Price	\$ 579,999	\$ 550,000								
Sale Price/Gross Bldg. Area	\$ 360.70	\$ 410.14								
Gross Monthly Rent	\$ 3,600	\$ 2,200								
Gross Rent Multiplier	161.00	250.00								
Price Per Unit	\$ 290,000	\$ 275,000								
Price Per Room	\$ 58,000	\$ 55,000								
Price Per Bedroom	\$ 145,000	\$ 137,500								
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Data Source(s)	MLS/REALIST	GFLR #A11932130;DOM 82								
Verification Source(s)	INSPECTION	REALQUEST; NDC DATA								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	
Sale or Financing		Listing								
Concessions		ACTIVE								
Date of Sale/Time		Active								
Location	Average	Average								
Leasehold/Fee Simple	Fee Simple	Fee Simple								
Site	8,127 sf	6,948 sf			0					
View	Average	Average								
Design (Style)	Duplex	Duplex								
Quality of Construction	Average	Average								
Actual Age	59	56								
Condition	C3	C3								
Gross Building Area	1,608 sq. ft.	1,341 sq. ft.			+12,015			sq. ft.		
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Unit # 1	5 2 1.0	5 2 1.0	0							
Unit # 2	5 2 1.0	5 2 1.0	0							
Unit # 3	0 0 0.0	0 0 0.0	0							
Unit # 4	0 0 0.0	0 0 0.0	0							
Basement Description	0sf	0sf								
Basement Finished Rooms	0	N/A								
Functional Utility	Average	Average								
Heating/Cooling	FWA/CAC	FWA/CAC								
Energy Efficient Items	NONE NOTED	NONE NOTED								
Parking On/Off Site	ON SITE	ON SITE								
Porch/Patio/Deck	PATIO/PORCH	PATIO/PORCH								
POOL	0	0			0					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 12,015			<input type="checkbox"/> + <input type="checkbox"/> - \$			<input type="checkbox"/> + <input type="checkbox"/> - \$		
Adjusted Sale Price of Comparables		Net Adj. : 2%			Net Adj. : 0%			Net Adj. : 0%		
		Gross Adj. : 2%			Gross Adj. : 0%			Gross Adj. : 0%		
Adj. Price Per Unit (Adj. SP Comp/# of Comp Units)	\$ 281,008									
Adj. Price Per Room (Adj. SP Comp/# of Comp Rooms)	\$ 56,202									
Adj. Price Per Bdrm. (Adj. SP Comp/# of Comp Bedrooms)	\$ 140,504									

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 # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	PUBLIC RECORDS	PUBLIC RECORDS		
Effective Date of Data Source(s)	03/09/2026	03/09/2026		

Summary of Sales Comparison Approach including reconciliation of the above indicators of value. NONE

**Small Residential Income Property Appraisal Report**

This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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, including each of the units. 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.

**Small Residential Income Property 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 and income approaches 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 approach to value but did not develop it, 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.

Small Residential Income Property 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

Signature [Handwritten Signature]
Name Michael Y. Ibrahim-Salama
Company Name ABSOLUTE VALUE & INVESTMENT INC
Company Address 7540 CORAL BLVD, MIRAMAR, FL 33023
Telephone Number 844-998-1800
Email Address michaelappraiser15@gmail.com
Date of Signature and Report 03/12/2026
Effective Date of Appraisal 03/09/2026
State Certification # RD8591
or State License #
or Other (describe) State #
State FL
Expiration Date of Certification or License 11/30/2026

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

2200 SW 42nd Ave
Fort Lauderdale, FL 33317

APPRAISED VALUE OF SUBJECT PROPERTY \$ 580,000

LENDER/CLIENT

Name A1 AMC
Company Name Paramount Residential Mortgage Group, Inc.
Company Address 1265 Corona Pointe Court Suite 301
Corona, CA 92879
Email Address

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

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
Did inspect exterior of comparable sales from street
Date of Inspection

**Market Conditions Addendum to the Appraisal Report**

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 2200 SW 42nd Ave City Fort Lauderdale State FL ZIP Code 33317

Borrower FRACISCO ARMANDO MAYORQUIN

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend						
Total # of Comparable Sales (Settled)	15	5	6	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Absorption Rate (Total Sales/Months)	2.50	1.67	2.00	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Total # of Comparable Active Listings	15	12	19	<input checked="" type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Months of Housing Supply (Total Listings/Ab. Rate)	6.00	7.20	9.50	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing	
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend						
Median Comparable Sales Price	\$600,000	\$675,000	\$521,000	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Median Comparable Sales Days on Market	40	89	93	<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing	
Median Comparable List Price	\$645,000	\$629,000	\$649,000	<input checked="" type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Median Comparable Listings Days on Market	52	129	56	<input checked="" type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Sale Price as % of List Price	97%	98%	87%	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

An analysis was performed on 26 competing sales over the past 12 months. For those sales, a total of 38.5% were reported to have seller concessions. This analysis shows a change of +2.9% per month.

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).

An analysis was performed on 26 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information.

Information reported in the BeachesMLS system (using an effective date of 03/09/2026) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

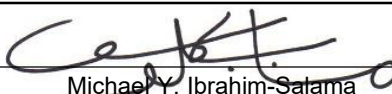
An analysis was performed on 26 competing sales over the past 12 months. The sales within this group had a median sale price of \$597,500. This analysis shows a change of +0.2% per month. Based on all sales in this same group, there is a 8.8 month supply. This analysis shows a change of +13.3% per month. These sales had a median DOM of 74. This analysis shows a change of +34.1% per month.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Total # of Comparable Sales (Settled)				<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Total # of Active Comparable Listings				<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Are foreclosures sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature   
Appraiser Name Michael Y. Ibrahim-Salama  
Company Name ABSOLUTE VALUE & INVESTMENT INC  
Company Address 7540 CORAL BLVD , , MIRAMAR, FL 33023  
State License/Certification # RD8591 State FL  
Email Address michaelappraiser15@gmail.com

Signature  
Supervisor Name  
Company Name  
Company Address  
State License/Certification #  
State  
Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

ABSOLUTE VALUE & INVESTMENT INC  
**COMMENT ADDENDUM**

File No. 2018-49605  
Loan No. 4256203502

Borrower FRACISCO ARMANDO MAYORQUIN

Property Address 2200 SW 42nd Ave

City Fort Lauderdale County Broward State FL Zip Code 33317

Lender/Client Paramount Residential Mortgage Group, Inc. Address 1265 Corona Pointe Court Suite 301, Corona, CA 92879

**DOLLAR ADJUSTMENTS:**

ADJUSTMENTS WERE NOT MADE FOR CONCESSIONS LESS THAN 3% AS THIS IS TYPICAL IN THE SUBJECT MARKET.

LOT ADJUSTMENTS WERE MADE AT \$2 PER SQ FT DIFFERENCE OF +/- 1500 SQ FT.

AT THE TIME OF INSPECTION THE SUBJECT AND COMPARABLES HAD SIMILAR EFFECTIVE AGE OR OTHERWISE WERE ADJUSTED FOR CONDITION THEREFORE NO AGE ADJUSTMENTS WERE MADE UNLESS OTHERWISE NOTED. ADJUSTMENTS WERE BASED ON PHOTOS AND REMARKS WITHIN MLS.

IT IS NOTED THAT COMPARABLES WITH SIMILAR "C" RATINGS TO THAT OF THE SUBJECT MAY HAVE BEEN ADJUSTED, THIS IS ATTRIBUTED TO DIFFERENCE IN LEVEL OF UPGRADES BASED ON INFORMATION FROM THE MLS.

BEDROOM ADJUSTMENTS WERE MADE AT \$8,000 EACH..

BATHROOM ADJUSTMENTS WERE MADE AT \$10,000 EACH.

GLA ADJUSTMENTS WERE MADE AT \$45 PER SQ FT, DIFFERENCE OF +/- 100 SQ FT.

GARAGE ADJUSTMENTS WERE MADE AT \$10,000 EACH.

POOL ADJUSTMENTS WERE MADE AT \$15,000 EACH.

ALL ADJUSTMENTS WERE MADE BASED ON PAIRED SALES ANALYSIS WHEN POSSIBLE OTHERWISE THE TYPICAL BUYERS REACTION TO THE AMENITY IN THE AREA.

THE APPRAISAL REPORT WAS COMPLETED FOLLOWING ANSI Z765-2021 WHEN MEASURING THE SUBJECT PROPERTY. MEASUREMENTS HAVE BEEN TAKEN AND REPORTED TO THE NEAREST INCH.

**SEARCH PARAMETERS**

SEARCH PARAMETERS WERE BASED ON THE SUBJECT CITY, 2 MILE RADIUS, 12 MONTHS BACK, AND A 30% GLA DIFFERENCE.

DUE TO THE LACK OF TURNOVER IN THE SUBJECT MARKET AREA COMPARABLES MAY HAVE BEEN USED THAT ARE OVER 1 MILE FROM THE SUBJECT AND MAY BE OVER 6 MONTHS OLD. THIS WAS UNAVOIDABLE BUT THE BEST AVAILABLE SALES WERE USED AT THE TIME OF INSPECTION.

**DISCLOSURES**

I HAVE PERFORMED NO OTHER 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.

BASED ON A MARKET ANALYSIS ATTACHED AS THE 1004 MC WAS USED. THE SUBJECT PROPERTY HAS AN EXPOSURE TIME OF UP TO 90 DAYS IF PRICED RIGHT WITH REALISTICALLY LOWER DOM BASED ON PRICE. PLEASE SEE 1004 MC FOR MARKET ANALYSIS.

**UTILITIES/KITCHEN APPLIANCES/SMOKE DETECTORS**

THE WATER AND ELECTRICITY WERE ON AND FUNCTIONING AT THE TIME OF INSPECTION. THE KITCHEN APPLIANCES WERE INSTALLED AND WERE FUNCTIONING, SMOKE DETECTORS WERE FOUND AT THE TIME OF INSPECTION .

**THE MONTHLY RENTS FOR THE SALES COM PARABLES MAY BE ESTIMATED AS MLS DID NOT ALWAYS PROVIDE THE INFORMATION.**

AT THE TIME OF INSPECTION THE SUBJECT PROPERTY HAD WORKING SAFETY RELEASE LATCHES AS SHOWN IN THE SUBJECT PHOTOS.



Borrower **FRACISCO ARMANDO MAYORQUIN**

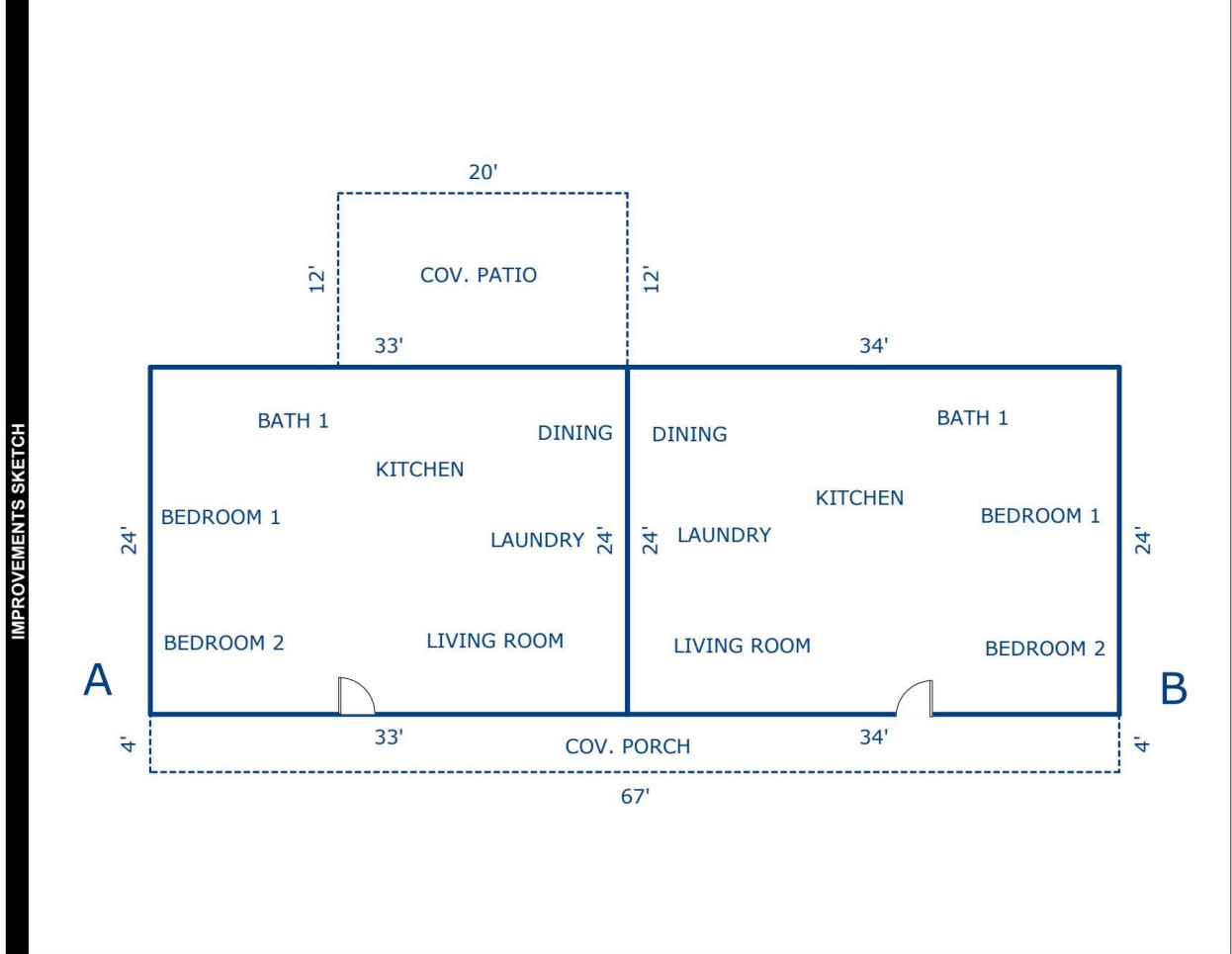
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City **Fort Lauderdale** County **Broward** State **FL** Zip Code **33317**

Lender/Client **Paramount Residential Mortgage Group, Inc.** Address **1265 Corona Pointe Court Suite 301, Corona, CA 92879**

**SKETCH/AREA TABLE ADDENDUM**

<b>SUBJECT</b>	Property Address <b>2200 SW 42ND AVE</b>
	City <b>FORT LAUDERDALE</b> State <b>FL</b> Zip <b>33317</b>
	Borrower
	Lender/Client
	Appraiser Name



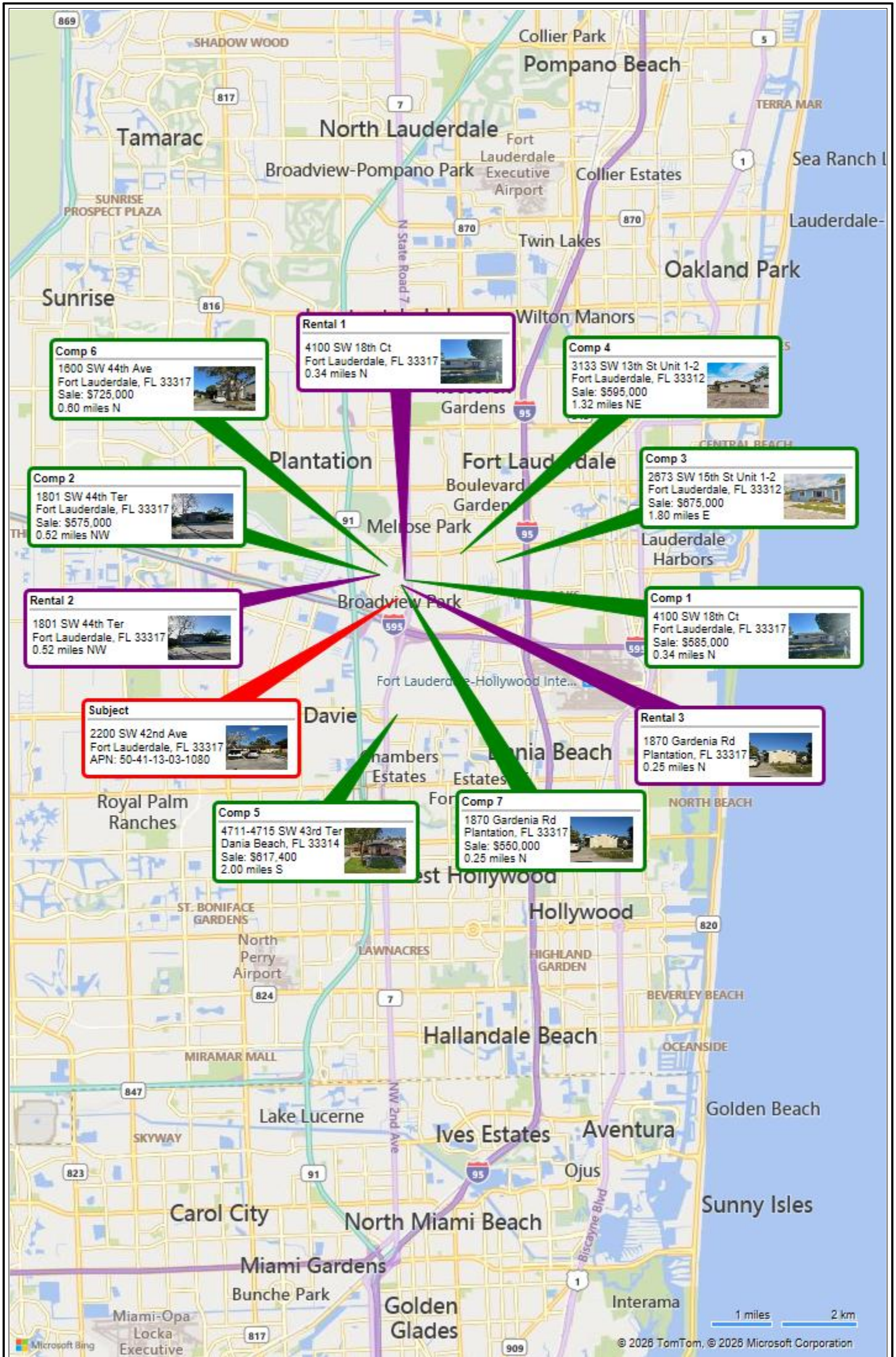
Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GLA1	UNIT A	792.00		UNIT A		
	UNIT B	816.00	1608.00	33.0 x 24.0		792.00
P/P	Covered Porch	268.00		UNIT B		
	Covered Patio	240.00	508.00	34.0 x 24.0		816.00
Net LIVABLE Area		(rounded)	1608	2 Items	(rounded)	1608

ABSOLUTE VALUE & INVESTMENT INC  
**LOCATION MAP ADDENDUM**

File No. 2018-49605  
 Loan No. 4256203502

Borrower **FRANCISCO ARMANDO MAYORQUIN**  
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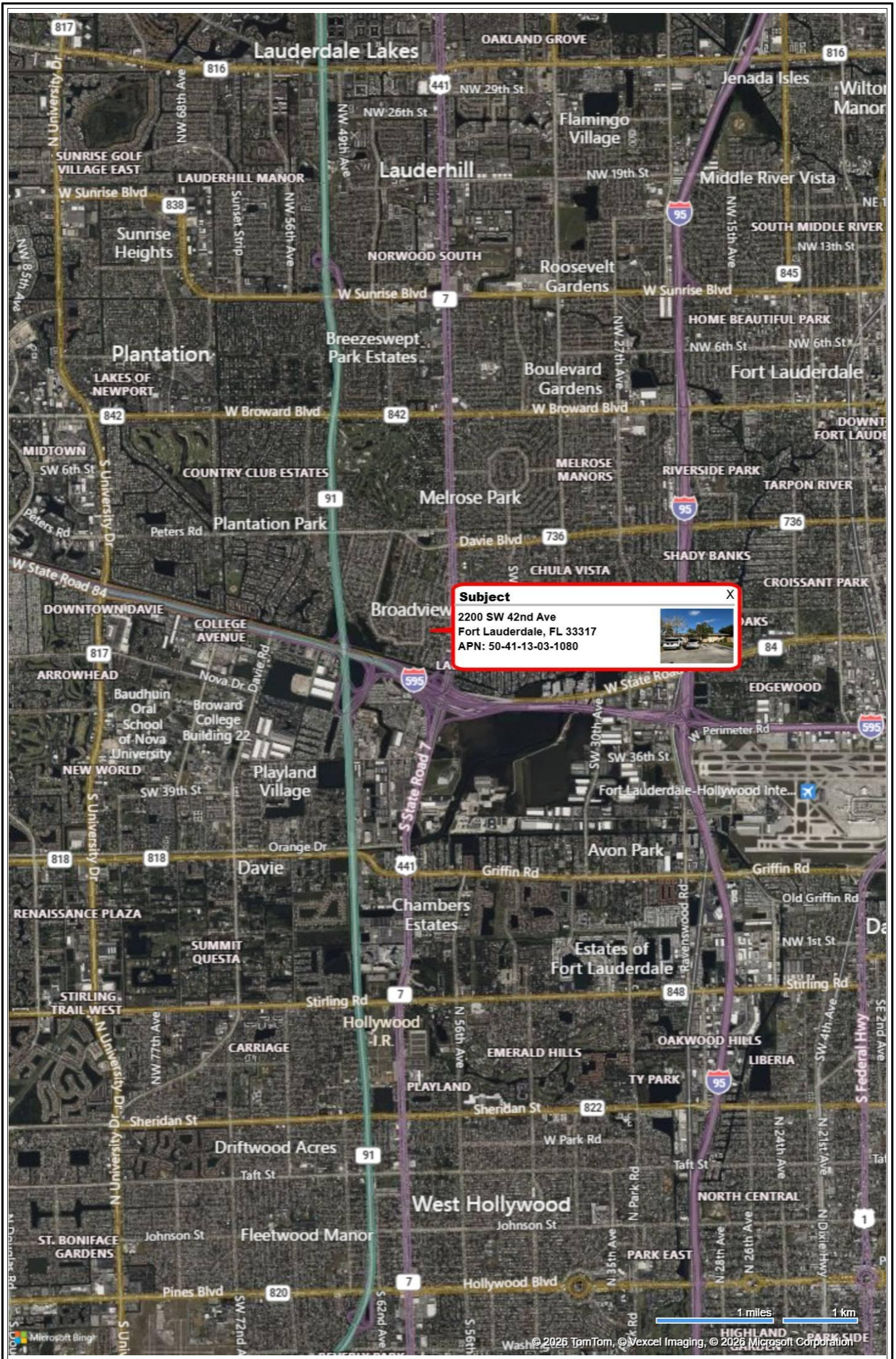




ABSOLUTE VALUE & INVESTMENT INC  
**AERIAL MAP ADDENDUM**

File No. 2018-49605  
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Borrower FRANCISCO ARMANDO MAYORQUIN  
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ABSOLUTE VALUE & INVESTMENT INC  
**PLAT MAP**

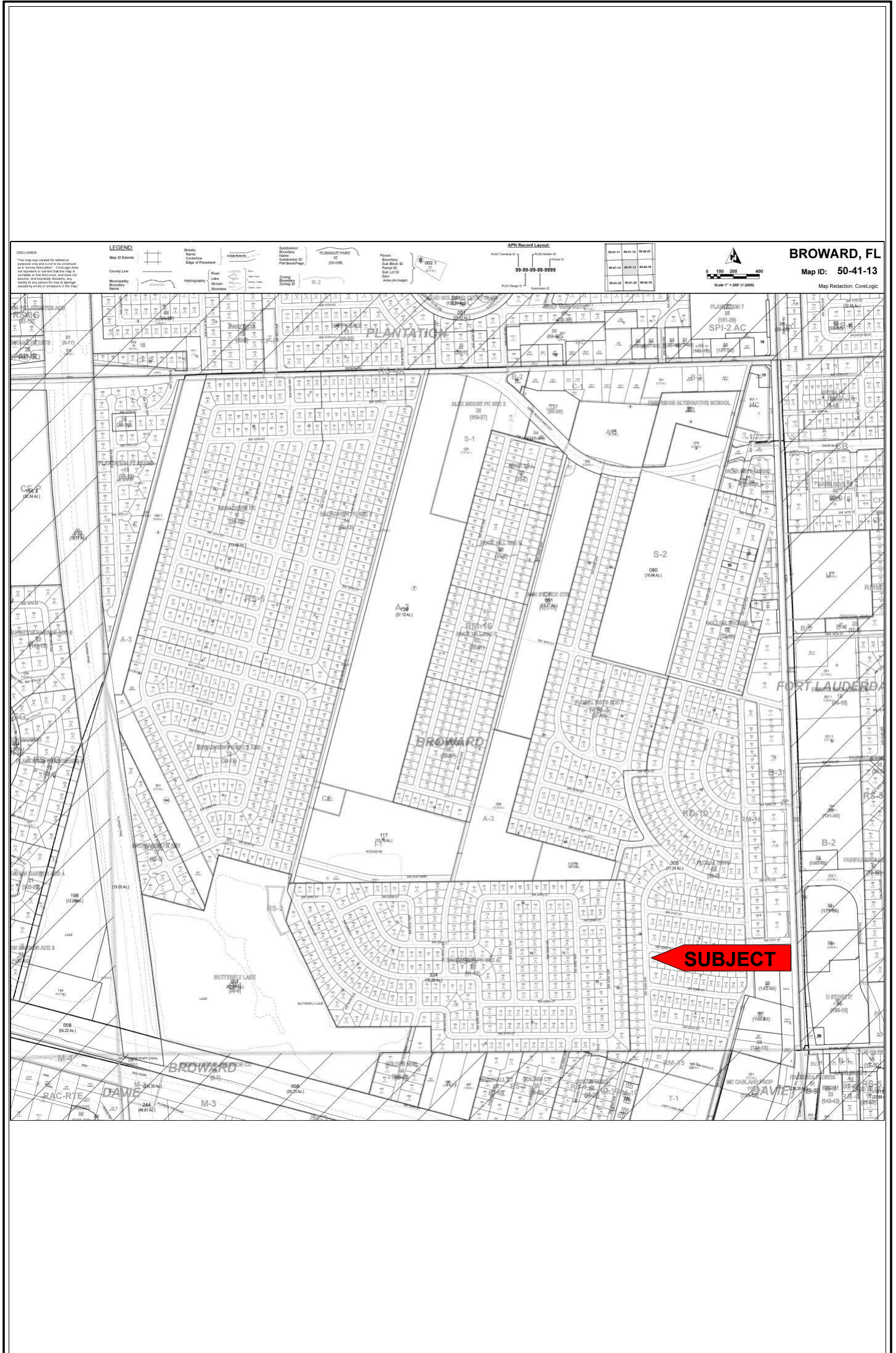
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**PARCELQUEST FLOOD REPORT**

**SUBJECT PROPERTY ADDRESS**

2200 SW 42ND AVE  
FORT LAUDERDALE, FL 33317

**FLOOD ANALYSIS PROVIDED BY**

**COMMUNITY INFORMATION**

Community Name: **BROWARD COUNTY**  
County: **BROWARD**  
Community Number: **125093**  
Panel Number / Date: **12011C0554J / 2024-07-31**

**FLOOD ANALYSIS INFORMATION**

Flood Analysis Date: **03/06/2026**  
Flood Zone: **X**  
Census Block: **120110611005**

**FLOOD HAZARD INFORMATION**

Is the subject property located within a Special Flood Hazard Area?\*: **NO**

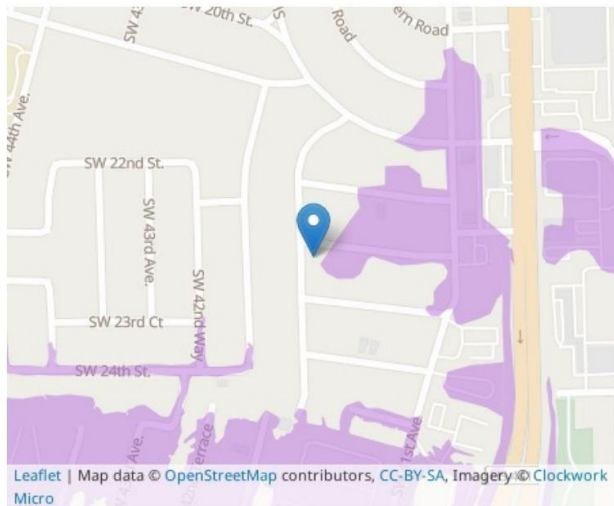
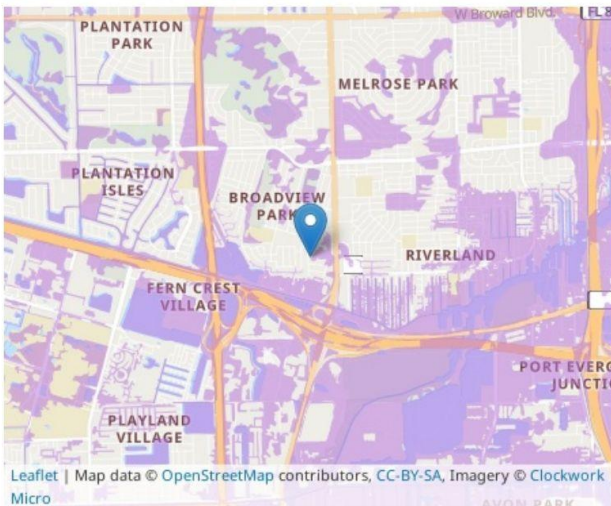
Community participation in the National Flood Insurance Program: **TRUE**

**LEGEND**

**Flood Zones**

- Zone A
- Zone B
- Zone D
- Zone V

Zones C and X are transparent





Borrower FRANCISCO ARMANDO MAYORQUIN

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County

Broward

State FL

Zip Code

33317

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## PARCELQUEST FLOOD REPORT

### UNDERSTANDING FLOOD HAZARD INFORMATION - THE FIRST STEP TO PROTECT YOUR HOME

Flooding is the most common natural disaster in the United States, experienced in all 50 states with causes ranging from hurricanes to snowmelt. Just a few inches of water in a home can cost thousands of dollars in damage, and most homeowners insurance policies do not cover acts of flooding.

Your Flood Analysis provides an aerial view of the subject property and the surrounding area, illustrating the potential flood risk to help facilitate the purchase decision. The analysis brings you property information and identifies whether or not the subject property is located within a Special Flood Hazard Area (SFHA) and whether or not the community participates in FEMA's National Flood Insurance Program (NFIP).

#### FAQs: \*

##### **What is a Special Flood Hazard Area (SFHA)?**

This area is identified by FEMA as having a high risk for flooding. Also called a floodplain, the area has a higher chance of experiencing floods, and homes are considered 26% more likely to suffer flood damage.

##### **How does the SFHA impact me?**

A property within a SFHA does not necessarily make the property less desirable. However, it's necessary for buyers to be aware of potential risks and take the appropriate measures to protect their home should flooding occur. Considering that the chance of suffering flood damage is higher during the term of a mortgage for properties within the SFHA, the mortgage lender will require the purchase of flood insurance for the secured property (mandatory purchase requirement).

##### **What is FEMA's National Flood Insurance Program (NFIP)?**

In 1968, Congress implemented the NFIP to help homeowners financially protect themselves. Flood insurance pays all covered claims, even if a federal disaster is not declared. Flood insurance can be purchased, provided that the property is located within a community that participates in the NFIP.

##### **Where can I find more information on the NFIP and flood insurance?**

More information can be found on the following websites: [www.Fema.gov](http://www.Fema.gov) and [www.FloodSmart.gov](http://www.FloodSmart.gov).

##### **What are flood zones?**

Flood zones are land areas identified by the Federal Emergency Management Agency (FEMA). Each flood zone describes that land area in terms of its risk of flooding. Everyone lives in a flood zone—it's just a question of whether you live in a low, moderate, or high risk area.

### HOW TO READ YOUR FLOOD ANALYSIS:

Step 1. **Review the Subject Property Address and Characteristics.**

Step 2. **Is the subject property located within a Special Flood Hazard Area (SFHA)?**

**YES:** The federal "mandatory purchase" of flood insurance is required on loans secured by this property if the building on the property lies within the SFHA. This requirement applies for the life of the loan, as long as the property remains within a SFHA.

**NO:** The federal "mandatory purchase" requirement of flood insurance does not apply. The lending institution makes the final determination on whether flood insurance is required, and flood insurance is available at a reduced rate for properties not within a SFHA.

**AREA NOT MAPPED:** FEMA has not completed an official flood study of this area and the flood risk is undetermined. Either the area is identified on the flood map as "Zone D" or FEMA has not issued a flood map. Flood insurance is available if the community participates in the NFIP.

Step 3. **Community participation in the National Flood Insurance Program (NFIP)?**

**TRUE:** The final phase of a community's participation in the National Flood Insurance Program. In this phase, a Flood Insurance Rate Map is in effect and full limits of coverage are available under the Act.

**FALSE:** A community for which the Mitigation Division Administrator has not authorized the sale of flood insurance under the NFIP. Typically political subdivisions (i.e., regional flood control districts or county governments).

Step 4. **Review the Flood Insurance Rate Map (FIRM) and legend to read the map.**



ABSOLUTE VALUE & INVESTMENT INC  
**SUBJECT PHOTO ADDENDUM**

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**FRONT OF  
SUBJECT PROPERTY**  
2200 SW 42nd Ave  
Fort Lauderdale, FL 33317



**REAR OF  
SUBJECT PROPERTY**



**STREET SCENE  
STREET RIGHT**



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STREET LEFT



HOUSE NUMBER



REAR 2



ABSOLUTE VALUE & INVESTMENT INC  
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RIGHT SIDE



LEFT SIDE



COVERED PORCH



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SEPERATE ELECTRIC



UNIT NUMBER  
UNIT A



LIVING ROOM  
UNIT A



ABSOLUTE VALUE & INVESTMENT INC  
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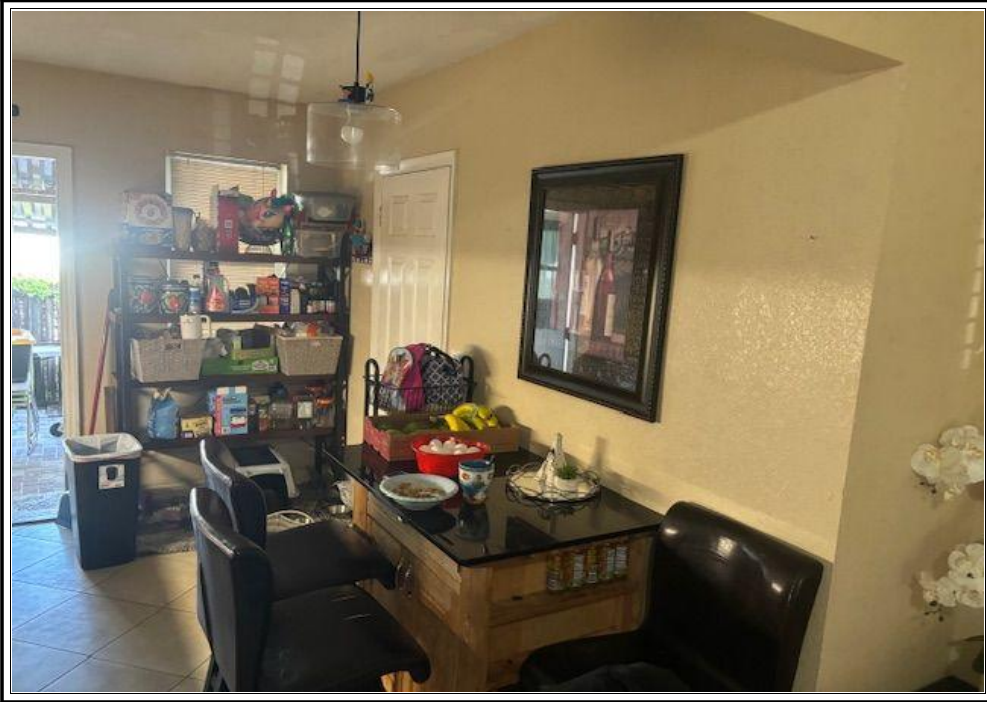
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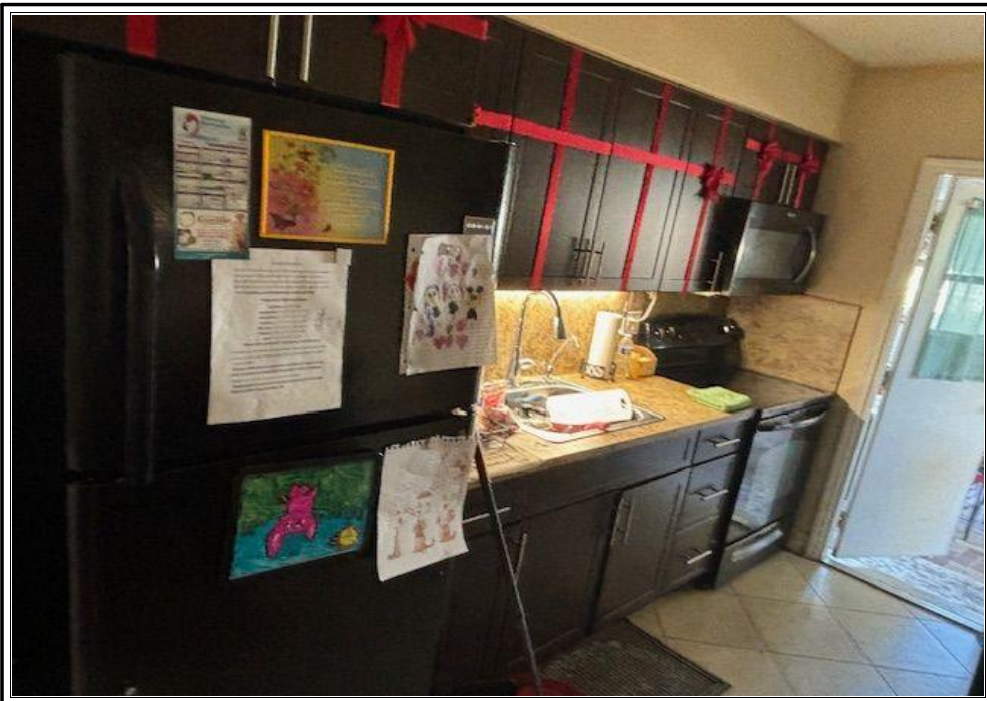
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DINING ROOM  
UNIT A



KITCHEN ANGLE 1  
UNIT A



KITCHEN ANGLE 2  
UNIT A



ABSOLUTE VALUE & INVESTMENT INC  
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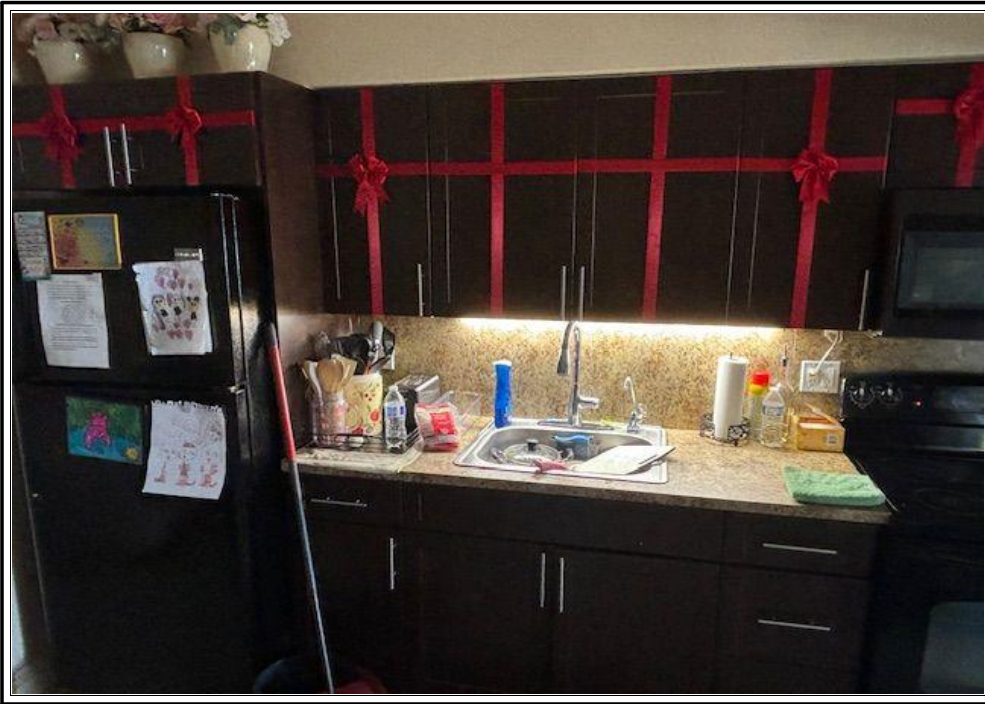
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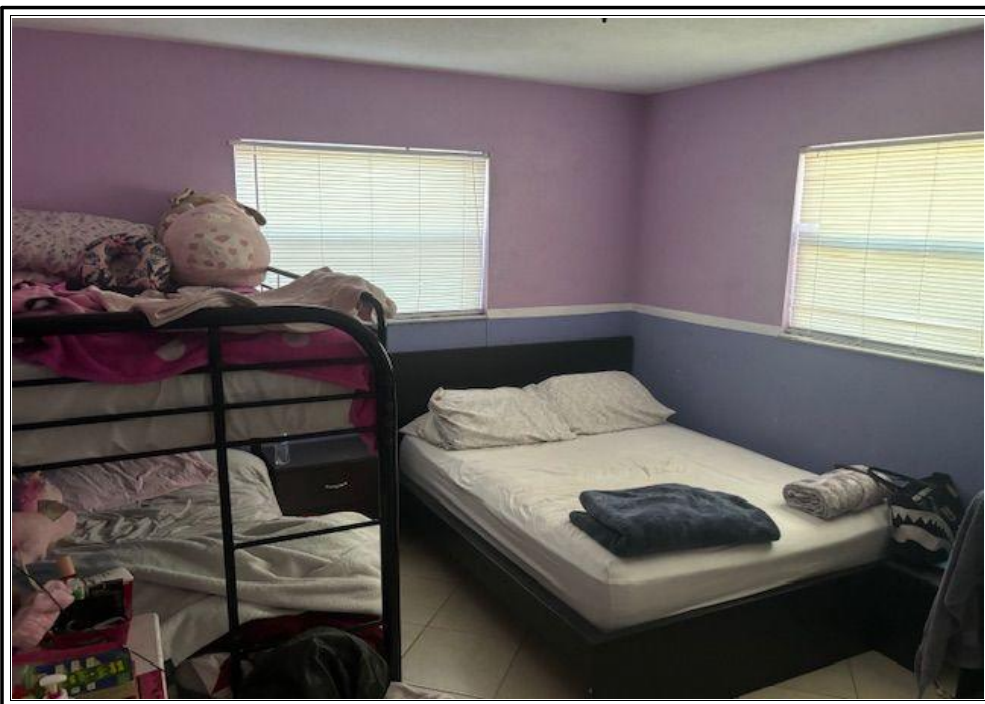
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KITCHEN ANGLE 3  
UNIT A



BEDROOM 1  
UNIT A



BEDROOM 2  
UNIT A



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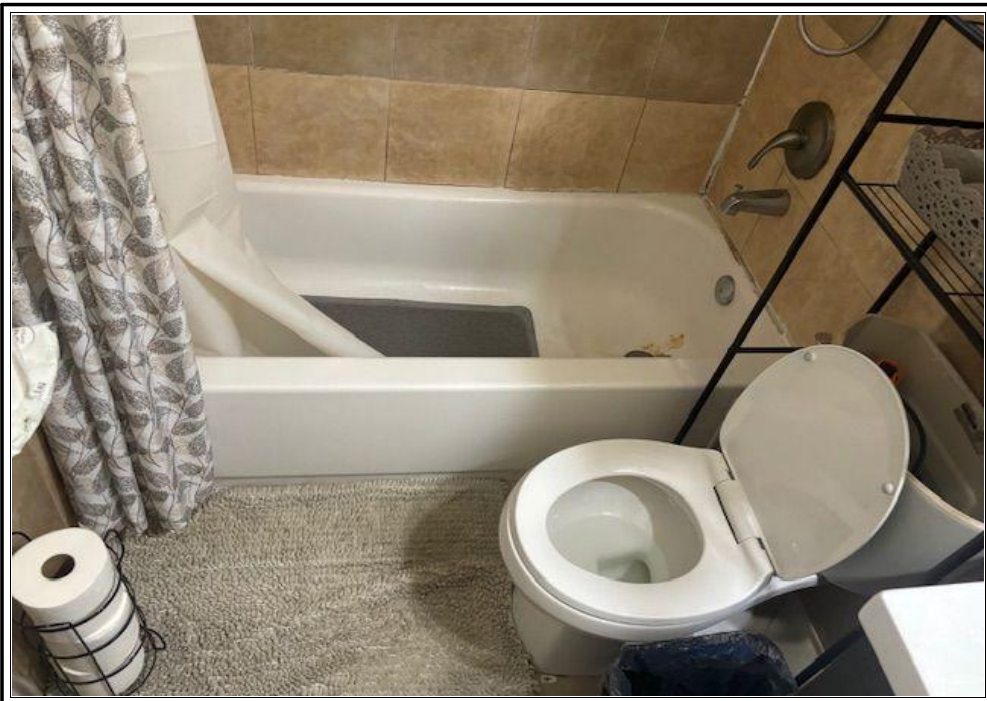
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BATHROOM ANGLE 1  
UNIT A



BATHROOM ANGLE 2  
UNIT A



LAUNDRY  
UNIT A



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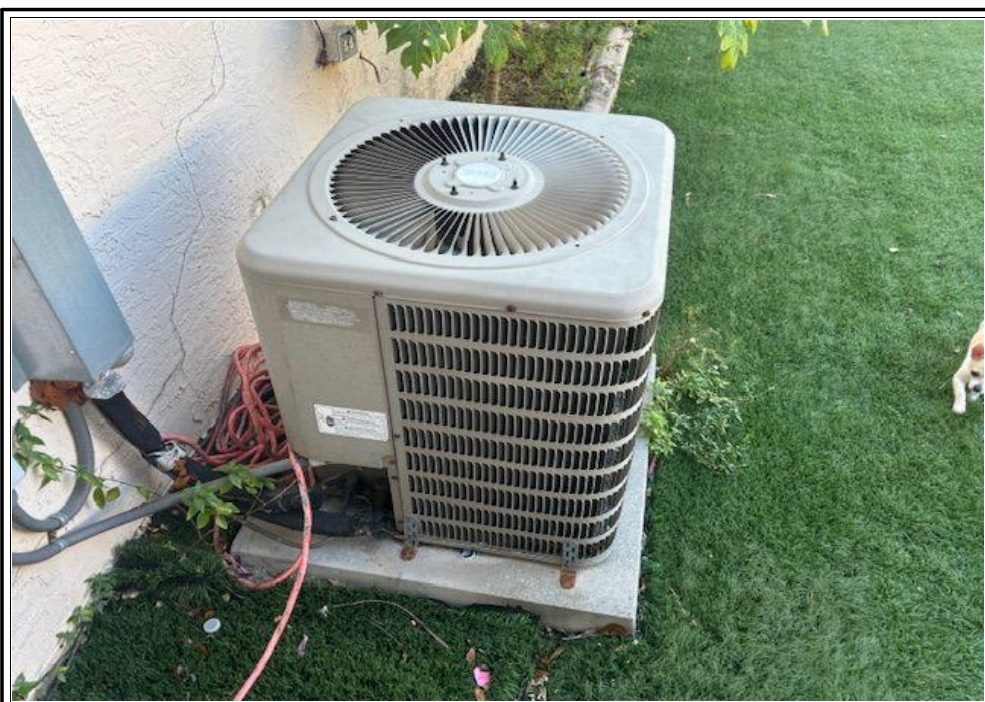
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SMOKE DETECTOR  
UNIT A



WATER HEATER  
UNIT A



A/C  
UNIT A



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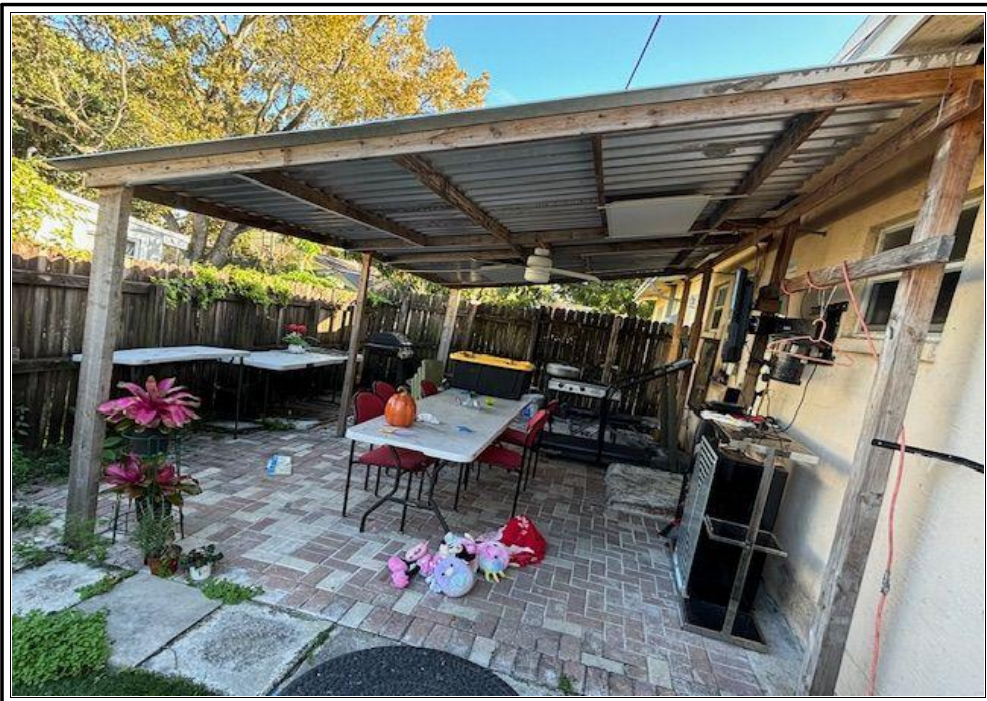
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A/C ON  
UNIT A



COVERD PORCH  
UNIT A



UNIT NUMBER  
UNIT B



ABSOLUTE VALUE & INVESTMENT INC  
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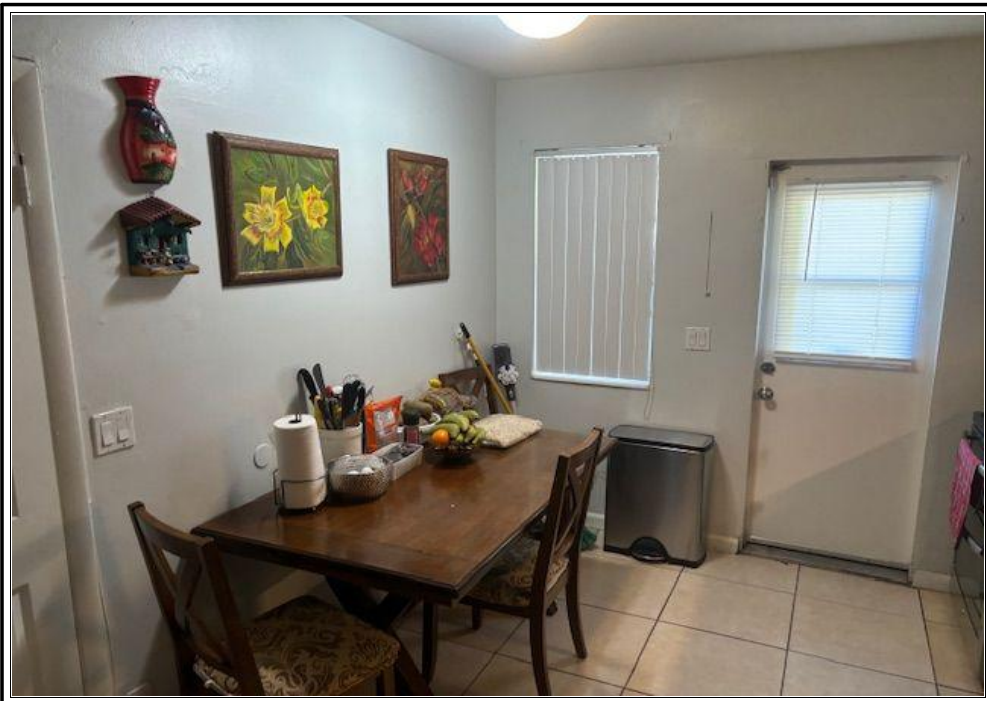
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LIVING ROOM  
UNIT B



DINING ROOM  
UNIT B



KITCHEN ANGLE 1  
UNIT B

ABSOLUTE VALUE & INVESTMENT INC  
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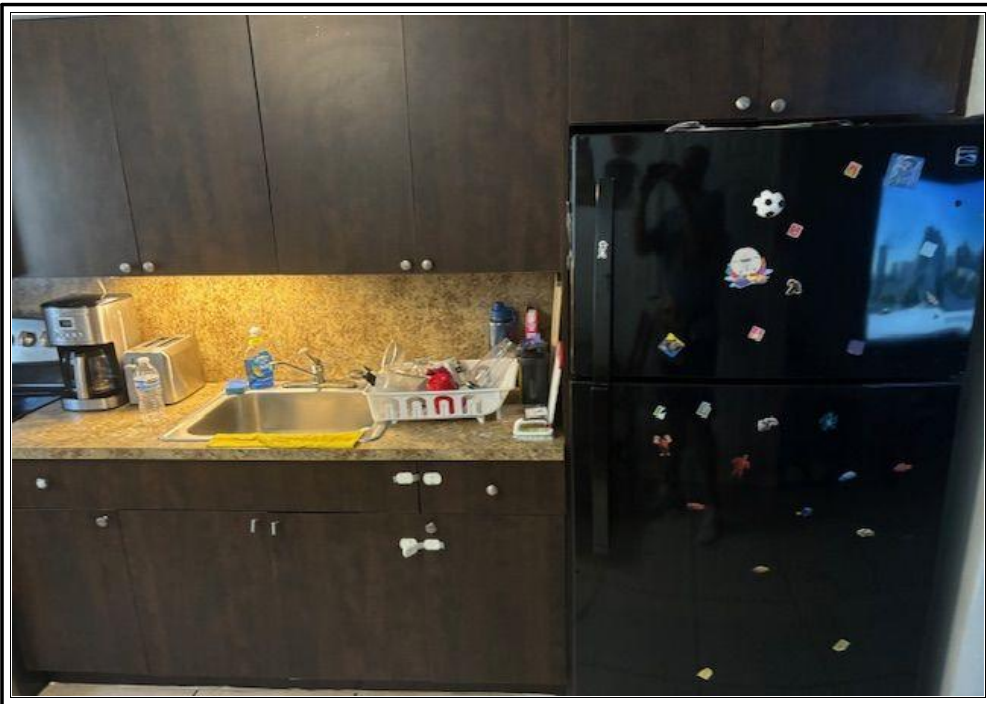
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KITCHEN ANGLE 2  
UNIT B



KITCHEN ANGLE 3  
UNIT B



BEDROOM 1  
UNIT B



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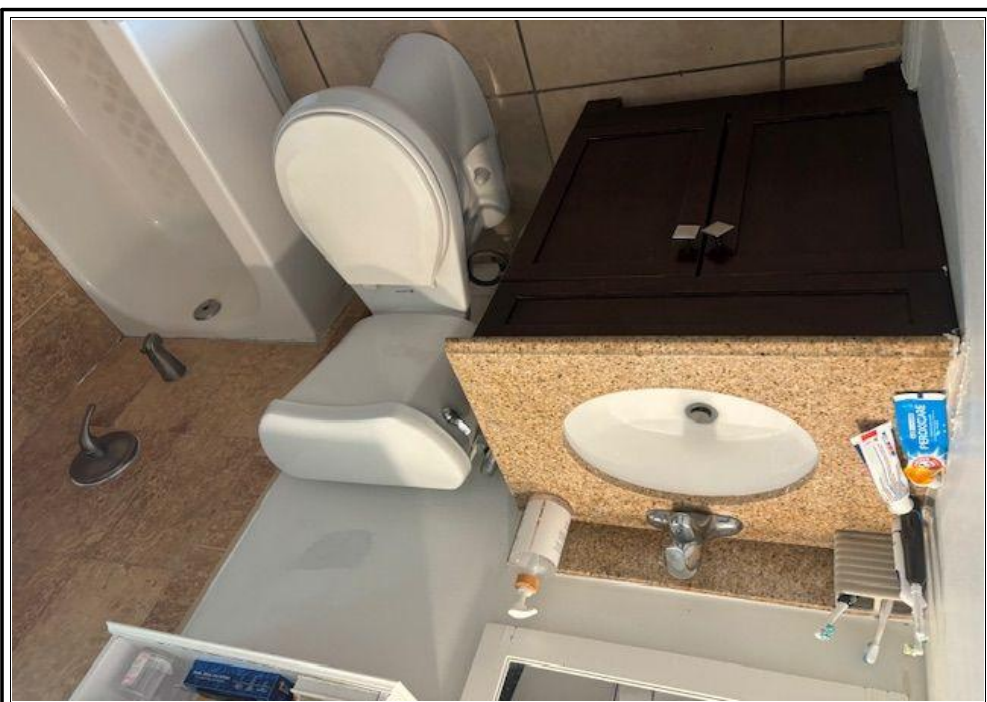
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BEDROOM 2  
UNIT B



BATHROOM ANGLE 1  
UNIT B



BATHROOM ANGLE 2  
UNIT B



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LAUNDRY  
UNIT B



SMOKE DETECTOR  
UNIT B



WATER HEATER  
UNIT B

ABSOLUTE VALUE & INVESTMENT INC  
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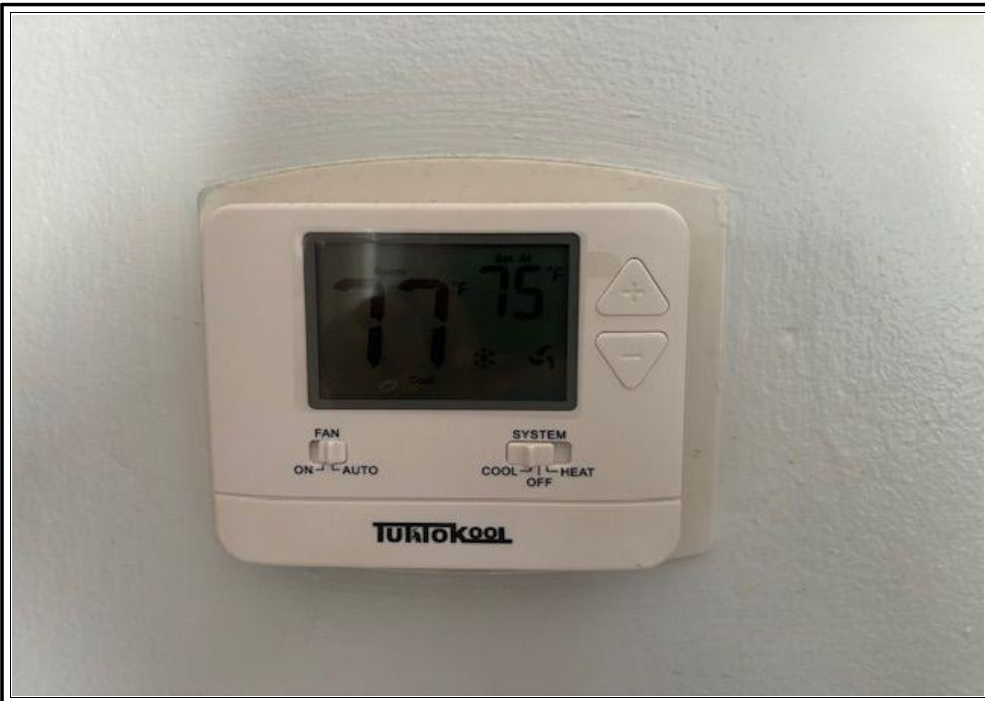
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City **Fort Lauderdale** County **Broward** State **FL** Zip Code **33317**

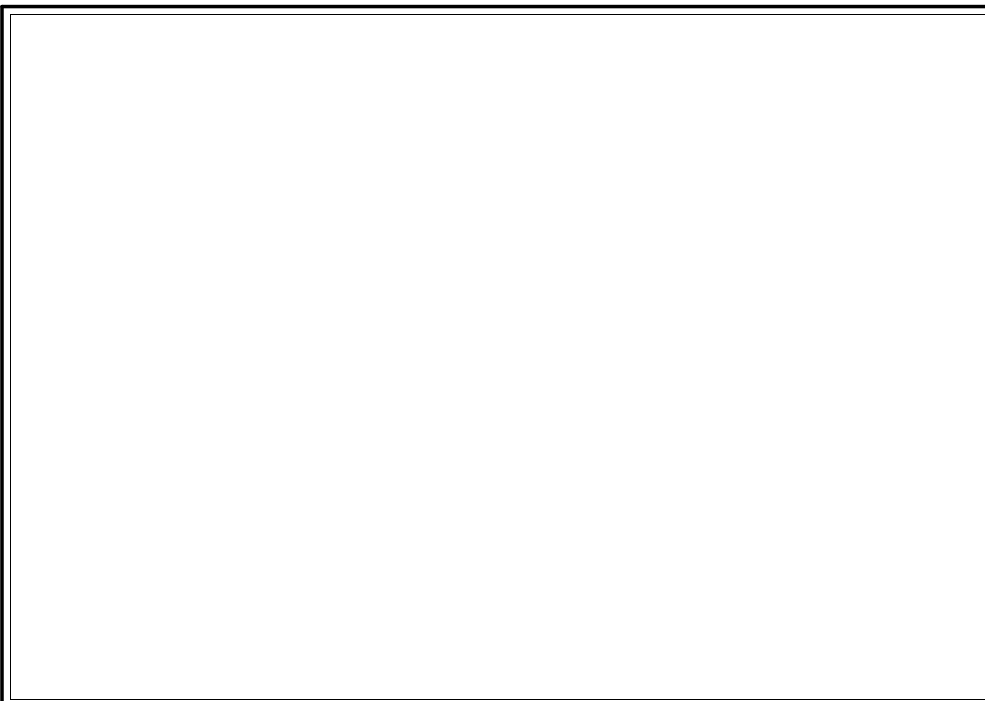
Lender/Client **Paramount Residential Mortgage Group, Inc.** Address **1265 Corona Pointe Court Suite 301, Corona, CA 92879**



A/C  
UNIT B



A/C ON  
UNIT B



BLANK



ABSOLUTE VALUE & INVESTMENT INC  
COMPARABLES 1-2-3

File No. 2018-49605  
Loan No. 4256203502

Borrower **FRACISCO ARMANDO MAYORQUIN**

Property Address **2200 SW 42nd Ave**

City **Fort Lauderdale** County **Broward** State **FL** Zip Code **33317**

Lender/Client **Paramount Residential Mortgage Group, Inc.** Address **1265 Corona Pointe Court Suite 301, Corona, CA 92879**



**COMPARABLE SALE # 1**  
4100 SW 18th Ct  
Fort Lauderdale, FL 33317



**COMPARABLE SALE # 2**  
1801 SW 44th Ter  
Fort Lauderdale, FL 33317



**COMPARABLE SALE # 3**  
2673 SW 15th St Unit 1-2  
Fort Lauderdale, FL 33312



Borrower **FRACISCO ARMANDO MAYORQUIN**

Property Address **2200 SW 42nd Ave**

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Lender/Client **Paramount Residential Mortgage Group, Inc.** Address **1265 Corona Pointe Court Suite 301, Corona, CA 92879**



**COMPARABLE SALE # 4**  
3133 SW 13th St Unit 1-2  
Fort Lauderdale, FL 33312



**COMPARABLE SALE # 5**  
4711-4715 SW 43rd Ter  
Dania Beach, FL 33314



**COMPARABLE SALE # 6**  
1600 SW 44th Ave  
Fort Lauderdale, FL 33317

ABSOLUTE VALUE & INVESTMENT INC  
COMPARABLES 7-8-9

File No. 2018-49605  
Loan No. 4256203502

Borrower FRACISCO ARMANDO MAYORQUIN

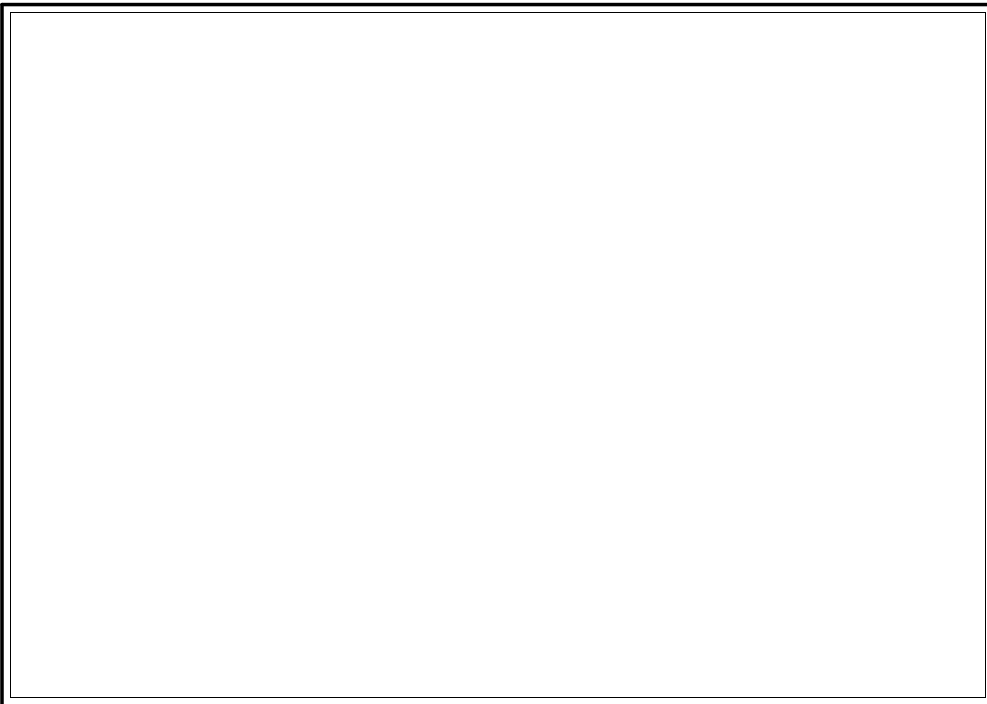
Property Address 2200 SW 42nd Ave

City Fort Lauderdale County Broward State FL Zip Code 33317

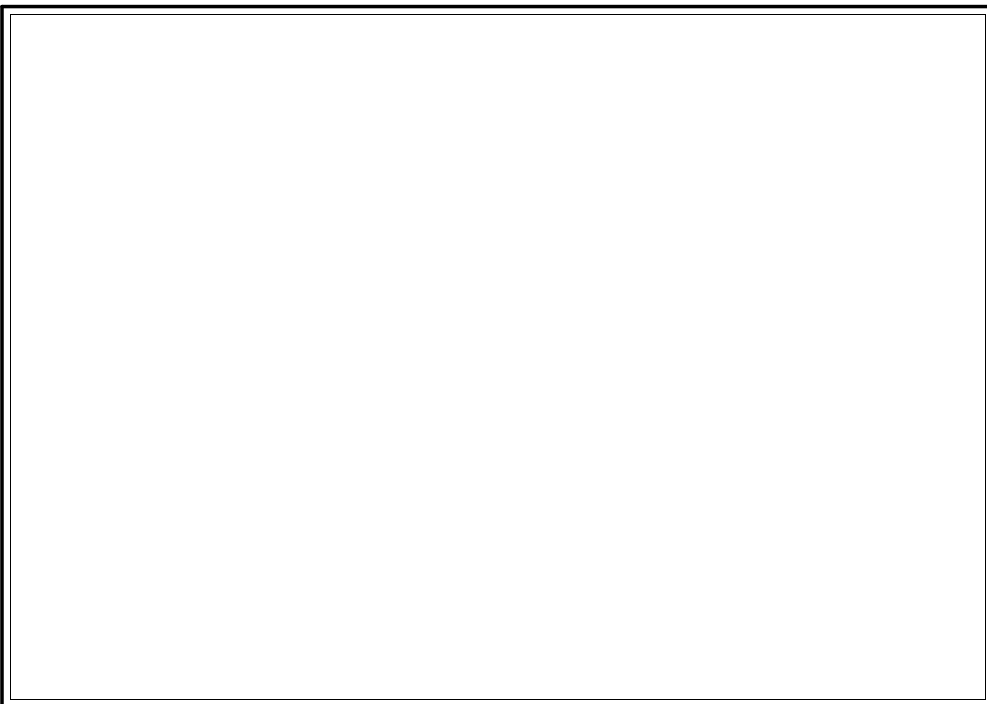
Lender/Client Paramount Residential Mortgage Group, Inc. Address 1265 Corona Pointe Court Suite 301, Corona, CA 92879



**COMPARABLE SALE #** 7  
1870 Gardenia Rd  
Plantation, FL 33317



**COMPARABLE SALE #** 8



**COMPARABLE SALE #** 9



ABSOLUTE VALUE & INVESTMENT INC  
RENTALS 1-2-3

File No. 2018-49605  
Loan No. 4256203502

Borrower **FRACISCO ARMANDO MAYORQUIN**

Property Address **2200 SW 42nd Ave**

City **Fort Lauderdale** County **Broward** State **FL** Zip Code **33317**

Lender/Client **Paramount Residential Mortgage Group, Inc.** Address **1265 Corona Pointe Court Suite 301, Corona, CA 92879**



**COMPARABLE RENTALS # 1**

4100 SW 18th Ct  
Fort Lauderdale, FL 33317



**COMPARABLE RENTALS # 2**

1801 SW 44th Ter  
Fort Lauderdale, FL 33317



**COMPARABLE RENTALS # 3**

1870 Gardenia Rd  
Plantation, FL 33317



Borrower FRANCISCO ARMANDO MAYORQUIN

Property Address 2200 SW 42nd Ave

City Fort Lauderdale County Broward State FL Zip Code 33317

Lender/Client Paramount Residential Mortgage Group, Inc. Address 1265 Corona Pointe Court Suite 301, Corona, CA 92879



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

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

**IBRAHIM, MICHAEL Y**

15402 PEPPERWOOD  
FONTANA CA 92336

LICENSE NUMBER: RD8591

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/12/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





Borrower **FRACISCO ARMANDO MAYORQUIN**

Property Address **2200 SW 42nd Ave**

City **Fort Lauderdale** County **Broward** State **FL** Zip Code **33317**

Lender/Client **Paramount Residential Mortgage Group, Inc.** Address **1265 Corona Pointe Court Suite 301, Corona, CA 92879**

**HUDSON INSURANCE COMPANY**  
100 William Street, 5<sup>th</sup> Floor  
New York, NY 10038



**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS**

**NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.**

**THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.**

**PLEASE READ THIS POLICY CAREFULLY.**

**Policy Number:** PRA-3AX-1000961 **Renewal of:** PRA-3AX-1000807

**1. Named Insured:** Michael Y. Ibrahim-Salama

**2. Address:** 7540 Coral Blvd  
Miramar, FL, 33023

**3. Policy Period:** **From:** 05/05/2025 **To:** 05/05/2026  
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above

**4. Limit of Liability** Each **Claim** Policy **Aggregate**  
**Damages** Limit of Liability **A. \$1,000,000** **B. \$1,000,000**

**Claims Expense** Limit of **C. \$1,000,000** **D. \$1,000,000**  
Liability

**5. Deductible (Inclusive of Claims Expenses):**  
**5A. \$ 500** Each **Claim** **5B. \$ 1,000** Aggregate

**6. Policy Premium:** \$691.00 **State Taxes/Surcharges:** \$6.91

**7. Retroactive Date:** 01/01/1901

**8. Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:  
Hudson Insurance Group 100 William  
Street, 5<sup>th</sup> Floor New York, NY 10038  
Fax: 646-216-3786  
Email: hudsonclaims300@hudsoninsgroup.com

**9. A. Program Administrator:** Riverton Insurance Agency Corp.

**B. Agent/Broker:** RCIM  
Phone: (707)934-4214

*IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York*

President

Secretary

Borrower FRACISCO ARMANDO MAYORQUIN

Property Address 2200 SW 42nd Ave

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Lender/Client Paramount Residential Mortgage Group, Inc. Address 1265 Corona Pointe Court Suite 301, Corona, CA 92879

Listing

**2200 SW 42nd Ave Fort Lauderdale, FL 33317**



**Residential Income**  
**List Price:** \$579,999  
**MLS #:** [A11917015](#)  
**Status:** Pending Sale **MLS Area:** 3700  
**List Broker:** [SEFBWNP01/BAWONS Properties, Inc](#)  
**Geog Area:** Ft Ldale SW (3470-3500;3570-3590)  
**Zoning:** RD-10  
**Type:** Duplex  
**County:** Broward  
**Subdivision:** FLORAL HEIGHTS  
**# Units:** **# Stories:** 1.0  
**Year Built:** 1967  
**Style:** I02-Duplex  
**Town/Range:** 50 **DOM:** 98  
**Section:** 13 **Parcel Num:** [504113031080](#)  
**Map Coord:**  
**Parcel:** 1080 **Munic Code:**

Recent: 02/25/2026 : PS Sale : A->PS

**Model Name:** **SqFt Liv Area:** 1,696 **SqFt Total:** 1,696

**Dev Name:** **Virtual Tour:** <https://www.propertypanorama.com/instaview/mia/A11917015>

**Branded Virt Tour:**  
**Legal Description:** FLORAL HEIGHTS 28-5 B LOT 12 BLK 7

**Remarks**

**Public Remarks:** Charming CBS Duplex on a Prime Corner Lot — Perfect for House Hackers & Owner-Occupant. A solid CBS-constructed duplex built in 1967, ideally situated on a highly desirable corner lot in unincorporated Broward County. Featuring two spacious 2-bedroom, 1-bathroom apartments, this property offers privacy, security, and curb appeal with a fully fenced backyard, providing residents with exceptional outdoor space and a peaceful retreat. Located in a very desirable neighborhood just south of Davie Blvd with easy access to 441, I-595, the Turnpike, and I-95. The priced to sell property is an outstanding opportunity for house hackers looking to achieve the American Dream using an FHA loan. Live in one unit while the other helps offset your mortgage—an ideal setup for building equity and long

**Driving Directions:**  
**Broker Confidential:** Submit all offers via MLS Offers: <https://www.mlsoffers.com/propertysearch.php?mls=>

**General Information**

<b>Range Price:</b>	<b>LLP:</b>	<b>REO:</b> No	<b>Short Sale:</b> No								
<b>Lender Apprv:</b>		<b>Auction:</b>									
<b>Builder Name:</b>	<b>How Paid:</b>	<b>Proj Comp Date</b>	<b>Build Lot/Unit</b>								
<b>Comm Dev Dist:</b>		<b>Amt Annually:</b>									
<b>Units</b>											
#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse End	Prkg	#Un
1	No	No	2	1	0	848	\$1,775		Month to Month	Space	2

**Rooms:** Laundry Room  
**Equipment:** Air Conditioning Unit

**Additional Information**

<b># Parking:</b> 4	<b>Apx Lot Size:</b>	<b>Wtrfrt Front:</b>
<b>Lot Desc:</b> Less Than 1/4 Acre Lot		
<b>Waterfront:</b> No		
<b>Water Access:</b>		
<b>Construction:</b> Cbs Construction		
<b>Roof Desc:</b> Comp Shingle Roof		<b># Ceiling Fan:</b>
<b>Window Treat:</b>		<b>Spa:</b>
<b>Private Pool:</b> No		
<b>Exterior:</b>		
<b>Floor:</b> Ceramic Floor, Concrete Floors		
<b>Heating:</b> Central Heat		
<b>Cooling:</b> Central Cooling		
<b>Water:</b>	<b>Sewer:</b> Municipal Sewer	
<b>Sprinkler:</b>		
<b>Rent Includes:</b> Water		
<b>Gas:</b>	<b>Sep Meters:</b> No	<b>Cable Avail:</b> Yes
		<b>Gated:</b>

**Financial Information**

<b>Terms:</b> Conventional, FHA	<b>Negotiable Seller Concessions:</b>	<b>Min % Down:</b>
<b>Assumable:</b>	<b>\$/SOH Value:</b>	<b>Assessed:</b>
<b>Total Mortg:</b>		
<b>Taxes:</b> \$5,694/2025	<b>Tax Info:</b> Tax Reflects City & County Tax	<b>Min Credit Scr:</b>
<b>Type Assoc:</b> None		
<b>Mbr Req/Fee:</b>	<b>Assoc Web:</b>	
<b>Assoc Phn:</b>		
<b>Special Info:</b>	<b>Net Op Inc:</b>	<b>Anl Tot Exp:</b>
<b>Gross Rnt Inc:</b>		
<b>Info Avail:</b> Rent Rolls		
<b>Possession:</b> Funding		

**Expenses Include**

<b>RE Tax:</b>	<b>Water/Sewer:</b>	<b>Insurance:</b>	<b>Mgmtnt:</b>
<b>Electric:</b>	<b>Trash:</b>	<b>PP Tax:</b>	<b>Acct/Legal:</b>
<b>Adv/Lic/Prm:</b>	<b>Janitor:</b>	<b>Pool Svc:</b>	<b>Lawn Maint:</b>



Borrower FRACISCO ARMANDO MAYORQUIN

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**Extermin:**  
**Supplies:**

**Maint/Repair:**  
**Miscellaneous:**

**Replace/Resrv:**

**Gas/Oil:**

**Agent/Office Information**

**List Office:** [SEFBWNP01 / BAWONS Properties, Inc](#)  
**List Agent:** [SEF3272185 / Wendy Pierre](#)  
**Agt Email:** [wendy.pierre@bawons.com](mailto:wendy.pierre@bawons.com)  
**Ofc Adrs:** 777 Brickell Avenue  
 Miami, FL 33131

**Agent Ph:** 305-509-8336  
**Agent Ph 2:** 305-509-8336  
**Agt License:** 3272185  
**Office Ph:** 305-509-8336  
**Office Fax:**  
**Board:** Miami Association of REALTO

**Attr Contact:**  
**Web Addrss:**

**CoAgt Email:**

**OLP:** \$600,000  
**ECD:** 03/27/2026

**Prev Pr:** \$600,000  
**Contingencies:**

**Pr Change Dt:** 02/09/2026

**Owner Name:**

**Own/Agent:** No

**List Date:** 11/19/2025

**Listing Type:** Exclusive Agency

**Internet:** Yes

**Delayed Mrkt:**

**Show Instruct:** See Broker Remarks, Call Listing Agent

**Active Date:**

**AVM:** Yes

**Owner Phone:**

**Occup Info:** Tenant Occupied

**Pending Date:** 02/25/2026

**Blogging:**

**Expire Date:**

**Any Bkr Adv:** No

**Addr on Inet:** Yes

**Pet on Prem:**

**Agent Full**

03/10/2026 3:15:42 PM

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