

Subject Details

PROPERTY TYPE	GLA
SFR	4,928 Sq. Ft.
BEDS	BATHS
5	7.0
STYLE	YEAR BUILT
Mediterranean	2000
LOT SIZE	OWNERSHIP
32,840 Sq. Ft.	Fee Simple
GARAGE TYPE	GARAGE SIZE
Built-In Garage	3 Car(s)
HEATING	COOLING
Central	Central
COUNTY	APN
Los Angeles	2177045015

Analysis Of Subject

Provided by Appraiser

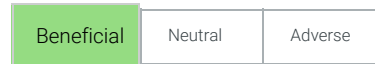
CONDITION RATING



The property is well maintained and feature limited repairs due to normal wear and tear.

VIEW

City Skyline



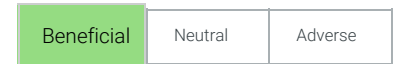
QUALITY RATING



High quality property built from individual or readily available designer plans in above-standard residential tract developments.

LOCATION

Residential







SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

Appraisal opinion of the property is limited. solely based on a review of public records. Very limited report identified as a inspection report, in particular this report offers no verified information on the subject home. No prior listings for sale were noted. Not clear where the inspectors photographs were obtained as t ... **(continued in Appraiser Commentary Summary)**









Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 <p>19323 Redbridge Ln Tarzana, CA 91356</p>	 <p>18883 Carmel Crest Dr Tarzana, CA 91356</p>	 <p>3743 Winford Drive Tarzana, CA 91356</p>	 <p>3763 Winford Drive Tarzana, CA 91356</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.59 miles	0.17 miles	0.06 miles
DATA/ VERIFICATION SOURCE	Public Records	MLS	MLS	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	05/14/2020	10/14/2019	09/30/2019
SALE PRICE/PPSF	--	\$2,400,000 \$411/Sq. Ft.	\$2,900,000 \$443/Sq. Ft.	\$2,645,000 \$413/Sq. Ft.
CONTRACT/ PENDING DATE	--	05/24/2020	03/24/2020	10/07/2019
SALE DATE	--	07/07/2020	05/01/2020	11/19/2019
DAYS ON MARKET	--	2	162	2
LOCATION	B; Res	B; Res	B; Res	B; Res
LOT SIZE	32,840 Sq. Ft.	24,747 Sq. Ft.	39,429 Sq. Ft.	17,841 Sq. Ft.
VIEW	B; CtySky	B; CtySky	N; Res \$50,000	B; CtySky
DESIGN (STYLE)	Mediterranean	Mediterranean	Mediterranean	Mediterranean
QUALITY OF CONSTRUCTION	Q3	Q3	Q3	Q3
ACTUAL AGE	20	19	22	22
CONDITION	C3	C3	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	10/5/7	10/5/5.1	11/6/8	10/5/6.1
GROSS LIVING AREA	4,928 Sq. Ft.	5,833 Sq. Ft. -\$136,000	6,549 Sq. Ft. -\$243,000	6,399 Sq. Ft. -\$221,000
BASEMENT	None	None	None	None
HEATING	Central	Central	Central	Central
COOLING	Central	Central	Central	Central
GARAGE	3 GBI	3 GA	4 GA -\$10,000	4 GA -\$10,000
OTHER	Pool	Pool / Sport court -\$5,000	Pool / Sport court -\$10,000	Pool
OTHER	Homeowners Dues	480.00	695.00	695.00
NET ADJUSTMENTS		-5.88% -\$141,000	-7.34% -\$213,000	-8.73% -\$231,000
GROSS ADJUSTMENTS		5.88% \$141,000	10.79% \$313,000	8.73% \$231,000
ADJUSTED PRICE		\$2,259,000	\$2,687,000	\$2,414,000

Sales Comparison (Continued)

Provided by
Appraiser

	 19323 Redbridge Ln Tarzana, CA 91356 	 19220 Briarfield Way Tarzana, CA 91356 	 3791 Winford Drive Tarzana, CA 91356 	 3711 Marfield Avenue Tarzana, CA 91356 
COMPARABLE TYPE	--	Sale	Sale	Listing
MILES TO SUBJECT	--	0.33 miles	0.15 miles	0.23 miles
DATA/ VERIFICATION SOURCE	Public Records	MLS	MLS	MLS
LIST PRICE	--	--	--	\$2,600,000
LIST DATE	--	07/10/2019	05/20/2019	06/12/2020
SALE PRICE/PPSF	--	\$2,750,000 \$420/Sq. Ft.	\$3,006,000 \$470/Sq. Ft.	-- \$0/Sq. Ft.
CONTRACT/ PENDING DATE	--	09/10/2019	06/16/2019	--
SALE DATE	--	10/18/2019	08/02/2019	
DAYS ON MARKET	--	62	27	13
LOCATION	B; Res	B; Res	B; Res	B; Res
LOT SIZE	32,840 Sq. Ft.	19,617 Sq. Ft.	25,193 Sq. Ft.	27,181 Sq. Ft.
VIEW	B; CtySky	B; Glfw -\$100,000	B; CtySky	B; CtySky
DESIGN (STYLE)	Mediterranean	Mediterranean	Mediterranean	Mediterranean
QUALITY OF CONSTRUCTION	Q3	Q3	Q3	Q3
ACTUAL AGE	20	22	25	20
CONDITION	C3	C3	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	10/5/7	11/7/7.1	11/7/7.1	9/4/5
GROSS LIVING AREA	4,928 Sq. Ft.	6,549 Sq. Ft. -\$243,000	6,399 Sq. Ft. -\$220,500	4,050 Sq. Ft. \$132,000
BASEMENT	None	None	None	None
HEATING	Central	Central	Central	Central
COOLING	Central	Central	Central	Central
GARAGE	3 GBI	4 GA -\$10,000	3 GBI	3 GA
OTHER	Pool	Pool	Pool	None \$40,000
OTHER	Homeowners Dues	695.00	695.000	695.00
NET ADJUSTMENTS		-12.84% -\$353,000	-7.34% -\$220,500	6.62% \$172,000
GROSS ADJUSTMENTS		12.84% \$353,000	7.34% \$220,500	6.62% \$172,000
ADJUSTED PRICE		\$2,397,000	\$2,785,500	\$2,772,000

Value Conclusion + Reconciliation



\$2,400,000
AS-IS VALUE

10-30 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

The subject home is believe to be located within a planned community with a guarded gate entrance known as Mulholland Park Estates. All comparable sales are believe to be located in similar planned communities. Located in the subjects community, and nearby competing communities. The homes vary greatly in size, room count, amenities, and total site areas. The improvement size was viewed as a measurable adjustments source. The actual room count, bathroom count at this level was not itemized, or considered as a adjustable feature, consideration was taken in the overall gross living area adjustments. Given the scope of this appraisal assignment the overall site area are viewed as equal as most community site are terraced, with either up or down slopes. The view adjustments were based solely on the comments in the MLS, and a view of the MLS photographs.

EXPLANATION OF ADJUSTMENTS

The homes vary greatly in size, room count, amenities, and total site areas. The improvement size was viewed as a measurable adjustments source. The actual room count, bathroom count at this level was not itemized, or considered as a adjustable feature, consideration was taken in the overall gross living area adjustments. Given the scope of this appraisal assignment the overall site area areas were viewed as equal as most community site are terraced, with either up or down slopes. The overall site utility appears to be basically equal, no site adjustments were warranted. The view adjustments were based solely on the comments in the MLS, and a view of the MLS photographs. Adjustments to the comparable sales are based on the market's reaction to specific property features, appraisers research, and general community experience. The current market activity is limited due to the COVID-19 virus outbreak adjustments to the comparable sales may exceed typical appraisal guidelines

ADDITIONAL COMMENTS (OPTIONAL)

Homogeneous community. Located at the higher elevation of community homes. The community is Primarily comprised of 20 year old residential homes. The newer homes are generally located in planned communities with guarded, and non guarded entrance gates. Centrally located to employment centers, recreation centers, entertainment, shopping, restaurants, public schools, and freeway system. The market was recently suppressed by the COVID-19 Virus outbreak, business shutdown. Significantly March through June 2020. The government restrictions are beginning to ease. Community businesses and social gathering restrictions are beginning ease as well. I believe the markets response will be positive as realtors are again allowed to show homes, with social distancing, and CDC sanitary guidelines. This report has 6 comparables. Comparable # 6 is the bracketing comparable.

Reconciliation Summary

Covid-19 / Corona Pandemic Virus Outbreak : March 2020 to Present The appraisal report was completed just over three months since the Covid-19 virus outbreak began. Community market activity was extremely limited due to the State ordered business shut down. The shutdown basically asked everyone but essential business workers to remain home, to limit the spread of the pandemic virus. Realtors are beginning to list & show homes as the restrictions are lifted. The economy in general is in questions as the country works through this Pandemic experience and attempts to return to normalcy. Future market predictions are not available as this Pandemic experience has not occurred in the past.

Appraiser Commentary Summary

Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

Appraisal opinion of the property is limited. solely based on a review of public records. Very limited report identified as a inspection report, in particular this report offers no verified information on the subject home. No prior listings for sale were noted. Not clear where the inspectors photographs were obtained as the inspector indicated they did not get inside the community. A variety of limited photographs were obtained on google. The aerial view, Thomas Guide map reference. Support a high elevation home, which most likely has a view. Confirmation of the view quality was not obtained. The depth of this appraisal report based on the limitations of this desk opinion of value, and data provided. Should any information be found to be false the appraiser reserves the right to analysis the corrections if needed, and offer a alternate opinion of value

Neighborhood and Market

From Page 7

Based on a analysis of the available market data (CRMLS). I believe the subject home is located in a planned community known as Mulholland Park Estates, with monthly homeowner dues of \$ \$ 695.00 specific community information was not found. Homogeneous mixed use community. Primarily residential interior streets surrounded by busy roadways, and commercial property use. Centrally located to employment centers, recreation centers, entertainment, shopping, restaurants, public schools, and freeway system. The market was recently suppressed by the COVID-19 Virus outbreak, business shutdown. Significantly March through June 2020. The government restrictions are beginning to ease. Community businesses and social gathering restrictions are beginning ease as well. I believe the markets response will be positive as realtors are again allowed to show homes, with social distancing, and CDC sanitary guidelines. Prior listings for sale of the subject home were not found. Improvement information based on public records, and the limited client provided inspection, not clear if the " inspector" actually viewed the exterior of the home or not. Conflicting comments were found in the insoection report

Analysis of Prior Sales & Listings

From Page 6

None sales or listing activity was noted in public records Realist, or the CRMLS..

Highest and Best Use Additional Comments

The property is located in a residential community. The home is surrounded by conforming tract built residential property use. Community homes are generally noted to be well maintained, updated and remodeled as needed. The opinion of highest and best use is based on physically possible, legally permissible, financially possible, and the most productive use. Originally tract built homes taking on individual personalities are the homeowners update, and remodel the homes.

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?	Event	Date	Price	Data Source
--	-------	------	-------	-------------

No

LISTING STATUS

Not Listed in Past Year

DATA SOURCE(S)

Public Records

EFFECTIVE DATE

07/07/2020

SALES AND LISTING HISTORY ANALYSIS

None sales or listing activity was noted in public records Realist, or the CRMLS..

Order Information

BORROWER	LOAN NUMBER
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Catamount Properties 2018, LLC	41051
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PROPERTY ID	ORDER ID
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28489480	6752017
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ORDER TRACKING ID	TRACKING ID 1
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20200624_ClearValLA	41051
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Legal

OWNER	ZONING DESC.
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STEELE,LILIA & NICOLAS TR	Residential
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ZONING CLASS	ZONING COMPLIANCE
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LARA	Legal
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LEGAL DESC.

TR=36503 LOT 115

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE

Yes

PHYSICALLY POSSIBLE?	FINANCIALLY FEASIBLE?
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✓

✓

LEGALLY PERMISSABLE?	MOST PRODUCTIVE USE?
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✓

✓

Economic

R.E. TAXES	HOA FEES	PROJECT TYPE
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\$29,854	\$695 Per Month	PUD
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FEMA FLOOD ZONE

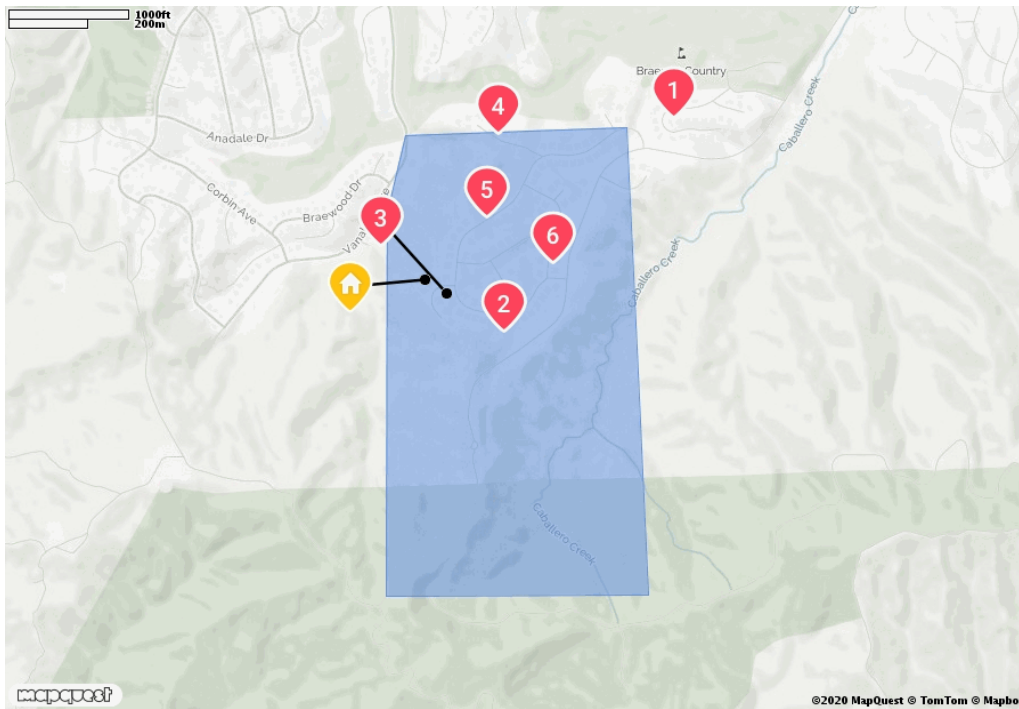
06037 C-1295-F

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

9

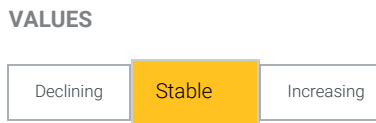
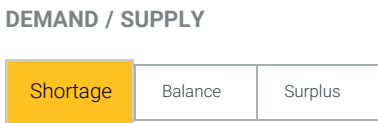
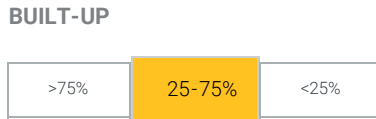
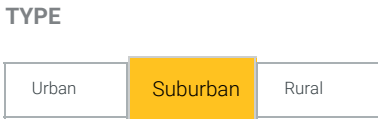
Months Supply

12.0

Avg Days Until Sale

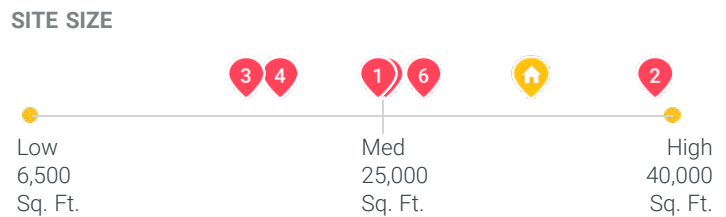
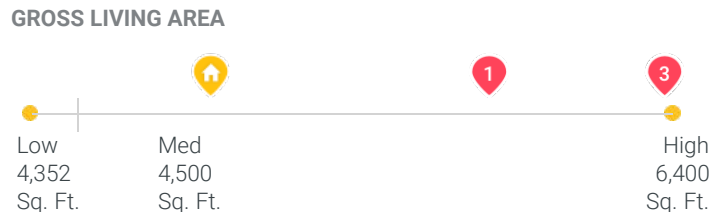
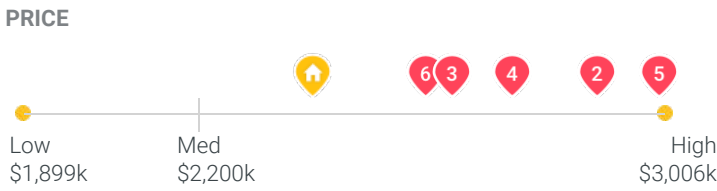
9

Subject Neighborhood as defined by the Appraiser



NEIGHBORHOOD & MARKET COMMENTS

Based on a analysis of the available market data (CRMLS). I believe the subject home is located in a planned community known as Mulholland Park Estates, with monthly homeowner dues of \$ \$ 695.00 specific community information was not found. Homogeneous mixed use community. Primarily residential interior streets surrounded by busy roadways, and commercial property use. Centrally located to ... *(continued in Appraiser Commentary Summary)*



Subject Photos



Front



Side

Comparable Photos

Provided by
Appraiser

1 18883 Carmel Crest Dr
Tarzana, CA 91356



Front

2 3743 Winford Drive
Tarzana, CA 91356



Front

3 3763 Winford Drive
Tarzana, CA 91356



Front

Comparable Photos

Provided by
Appraiser

4 19220 Briarfield Way
Tarzana, CA 91356



Front

5 3791 Winford Drive
Tarzana, CA 91356



Front

6 3711 Marfield Avenue
Tarzana, CA 91356



Front

Scope of Work



Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Celestine Heathington, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

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 home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

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

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 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.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

Assumptions, Conditions, Certifications, & Signature



EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

Assumptions, Conditions, Certifications, & Signature (Cont.)



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. 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
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; 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.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or 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.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Celestine Heathington and did not make a personal inspection of the property that is the subject of this report.
10. 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.

SIGNATURE

NAME

Donald Peyton

EFFECTIVE DATE

07/06/2020

DATE OF REPORT

07/06/2020

LICENSE #

AR012698

STATE

CA

EXPIRATION

10/03/2020

COMPANY

DP Appraisal Services

Comments - Continued

 Provided by
Appraiser

SCOPE OF WORK COMMENTS

Opinion of value limited to the review of available in office data resources, client provided exterior inspection report, aerial images, and data. The property was not personally viewed by the appraiser interior or exterior. Comparable data was limited to the prior listing for sale. The appraisers opinion of value is strictly based on a desk top analysis of the market data available to the appraiser on the date of value. Following a data review the appraiser has selected properties viewed by the appraiser as the most recent, similar market activity available on the date of value within the scope of this limited desk top appraisal assignment. I believe the home is located in a gated planned community known as Mulholland Park Estates with responsibility to pay monthly homeowner dues. The appraisal report was completed with the extra ordinary assumption the home is located in the planned gated community, located at a high elevation, and the property offers a community view

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

Are based on the appraisers review of the client provided data, exterior property review by a third party, review of public records, multiple listing service information, The appraisers experience, and ability to analysis property data. The appraiser's opinion is limited to the data provided. The appraiser did not directly view the subject property interior or exterior. Comparable information was obtained in the prior local listings for sale. Should any of the assumptions be found to be false the opinion of value may be affected. Opinion based on the assumption of a well maintained home, located in a gated planned community with a high elevation community view..

LIMITING CONDITIONS COMMENTS

The appraiser's opinion is based solely on the interpretation of public records, listings for sale, and client provided market data. The appraiser's opinion is based on the reliability of the independent data sources. Along with the appraiser's prior experience completing appraisals in this community. This is a limited scope desk opinion of value. None of the properties included in the analysis were personally viewed by the appraiser.

APPRAISER'S CERTIFICATION COMMENTS

The appraisal report was completed by the signing appraiser on the date of value listed. Third party assistance was provided by the client. The client provided the software, a document labeled, or viewed as inspection which is limited to a brief exterior only review of the home, and street). Sample of recent market data were provided by the client. Multiple listing service, and public record data as provided by realtor were viewed by the appraiser. Comparable sale selection is based entirely on the appraiser's review of the most recent, available market data.

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Unknown	Yes	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 3 spaces	2	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

Condition & Marketability

CONDITION	✓ Good	Subject condition is assumed to be good. Subject was not seen or photographed by Reviewer as subject is in a gated community no access is granted to uninvited individuals. Photos provided by Vendor.
SIGNIFICANT REPAIRS NEEDED	✓ No	None from photos provided.
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	-
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	-
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	Assumed answer is no.
SUBJECT NEAR POWERLINES	✓ No	-
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	-

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	-
ROAD QUALITY	✓	Good	-
NEGATIVE EXTERNALITIES	✓	No	-
POSITIVE EXTERNALITIES	✓	Yes	Walking distance to hiking / bike trails.

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Celestine Heathington/	01217850	Celestine Heathington	Beverly & Company	07/06/2020