

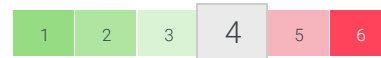
Subject Details

PROPERTY TYPE	GLA
SFR	1,204 Sq. Ft.
BEDS	BATHS
3	2.0
STYLE	YEAR BUILT
Ranch	1966
LOT SIZE	OWNERSHIP
5,300 Sq. Ft.	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Forced Air	Central
COUNTY	APN
San Diego	3482503000

Analysis Of Subject

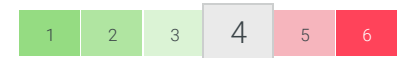
Provided by Appraiser

CONDITION RATING



The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

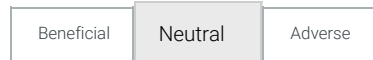
QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

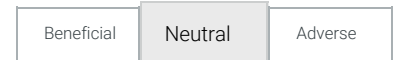
VIEW

🏠 Residential



LOCATION

🏠 Residential







SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

Based on the exterior only provided PCI report on the property, the Subject's exterior is in average condition overall. Based on photos of the Subject from MLS #210015485, the interior of the home is also in average condition overall. The home is improved with three bedrooms and two full bathrooms. According to the MLS, ... **(continued in Appraiser Commentary Summary)**









Sales Comparison

Provided by
Appraiser

	 <p>7066 Whipple Ave San Diego, CA 92122</p>	 <p>4763 Cather Ave San Diego, CA 92122</p>	 <p>4548 Cather Ave San Diego, CA 92122</p>	 <p>7066 Whipple Ave San Diego, CA 92122</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.27 miles	0.48 miles	0.00 miles
DATA/ VERIFICATION SOURCE	MLS; Public Records; Tax Records; Other	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records; Other
LIST PRICE	--	--	--	--
LIST DATE	--	05/11/2021	04/16/2021	06/28/2021
SALE PRICE/PPSF	--	\$1,147,000 \$915/Sq. Ft.	\$1,000,000 \$668/Sq. Ft.	\$955,000 \$793/Sq. Ft.
CONTRACT/ PENDING DATE	--	05/19/2021	03/26/2021	06/10/2021
SALE DATE	--	06/08/2021	04/16/2021	06/28/2021
DAYS ON MARKET	--	8	5	5
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	5,300 Sq. Ft.	6,100 Sq. Ft.	5,000 Sq. Ft.	5,300 Sq. Ft.
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	55	49	49	55
CONDITION	C4	C3 -\$57,000	C4	C4
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	6/3/2	6/3/2	6/3/2	6/3/2
GROSS LIVING AREA	1,204 Sq. Ft.	1,254 Sq. Ft.	1,496 Sq. Ft. -\$12,480	1,204 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Central	Central	None \$4,000	Central
GARAGE	2 GA	2 GA	2 GA	2 GA
OTHER	No F/P	No F/P	1 F/P -\$4,000	No F/P
OTHER	Patio, Porch	Patio	Patio, Shed	Patio, Porch
NET ADJUSTMENTS		-4.97% -\$57,000	-1.25% -\$12,480	0.00% \$0
GROSS ADJUSTMENTS		4.97% \$57,000	2.05% \$20,480	0.00% \$0
ADJUSTED PRICE		\$1,090,000	\$987,520	\$955,000

Sales Comparison (Continued)

Provided by
Appraiser

	 7066 Whipple Ave San Diego, CA 92122 	 4399 Robbins St San Diego, CA 92122 	 4571 Robbins St San Diego, CA 92122 	 7241 Steinbeck Ave San Diego, CA 92122 
COMPARABLE TYPE	--	Sale	Listing	Listing
MILES TO SUBJECT	--	0.59 miles	0.47 miles	0.17 miles
DATA/ VERIFICATION SOURCE	MLS; Public Records; Tax Records; Other	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records
LIST PRICE	--	--	\$1,199,000	\$985,000
LIST DATE	--	06/25/2020	06/01/2021	06/25/2021
SALE PRICE/PPSF	--	\$949,000 \$634/Sq. Ft.	-- \$0/Sq. Ft.	-- \$0/Sq. Ft.
CONTRACT/ PENDING DATE	--	07/28/2020	--	--
SALE DATE	--	08/18/2020 \$47,500		
DAYS ON MARKET	--	31	27	15
LOCATION	N; Res	N; Res	N; Res	A; Res \$15,000
LOT SIZE	5,300 Sq. Ft.	7,200 Sq. Ft. -\$4,500	16,900 Sq. Ft. -\$29,000	5,200 Sq. Ft.
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	55	50	50	51
CONDITION	C4	C3 -\$47,500	C3 -\$60,000	C4
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	6/3/2	6/3/2	6/3/2	6/3/2
GROSS LIVING AREA	1,204 Sq. Ft.	1,496 Sq. Ft. -\$12,480	1,496 Sq. Ft. -\$12,480	1,254 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Central	Central	None \$4,000	Central
GARAGE	2 GA	2 GA	2 GA	2 GA
OTHER	No F/P	1 F/P -\$4,000	No F/P	No F/P
OTHER	Patio, Porch	Patio	Patio, Porch	Patio
NET ADJUSTMENTS		-2.21% - \$20,980	-8.13% - \$97,480	1.52% \$15,000
GROSS ADJUSTMENTS		12.22% \$115,980	8.80% \$105,480	1.52% \$15,000
ADJUSTED PRICE		\$928,020	\$1,101,520	\$1,000,000

Value Conclusion + Reconciliation



\$955,000
AS-IS VALUE

0-90 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

The appraiser utilized sales which sold less than a year prior to the effective date of this appraisal, delineated by Nobel Dr to the north, Governor Dr to the south, Interstate 805 to the east, and Genesee Ave to the west. The appraiser also utilized sales that were within 20% of the Subject's overall gross living area with similar bedroom and bathroom count.

EXPLANATION OF ADJUSTMENTS

All sales are from within what is considered to be the subjects market area and are considered to be good convincing indicators of value that were available to the appraiser at the time of this appraisal. The intent of this report is to suggest an estimate of market value by bringing this objective estimate within as narrow as possible a range. The appraiser notes the following: The estimated market value, as indicated by the adjusted sales prices, falls within the high and low range of the unadjusted sales prices. The rationale for the adjustments that moved the indicated value within the unadjusted sales price are as follows: Opinion of value techniques utilized were determined through paired sales analysis, conversations with brokers familiar with the subject's marketing area, office files, previous appraisals completed in the neighborhood, appraiser's working knowledge and experience. The adjustments reflect the difference the typical buyer would pay for the added amenity. Square footage adjustments were made at \$65 per square foot. No square footage adjustments were made for sales within 100 square feet of the Subject. The subject's market area is currently stable. However, time adjustments were made to sales older than 3 months at .5% per month. Comparable #1: This sale is similar to the subject in overall appeal and is similar in square footage. The home is located within the subject's community and is a good sale with similar amenities and qualities overall. Adjustments were made for superior condition at 5% based on MLS photos and realtors comments. Comparable #2: This sale is similar to the subject in overall appeal but is larger in square footage. The home is located within the subject's community and is a good sale with similar amenities and qualities overall. Adjustments were made for square footage, central air, and for differences in amenities. Comparable #3: This sale is the subject's prior sale. No adjustments were made. Comparable #4: This sale is similar to the subject in overall appeal but is larger in square footage. The home is located within the subject's community and is a good sale with similar amenities and qualities overall. Adjustments were made for square for time, lot size, superior condition at 5% based on MLS photos and realtors comments, square footage, and for differences in amenities. Comparable #5: This pending sale is similar to the subject in overall appeal but is larger in square footage. The home is located within the subject's community and is a good sale with similar amenities and qualities overall. Adjustments were made for lot size, superior condition at 5% based on MLS photos and realtors comments, square footage, and for central air. Comparable #6: This active listing is similar to the subject in overall appeal and is similar in square footage. The home is located within the subject's community and is a good sale with similar amenities and qualities overall. Adjustments were made for inferior location as this comparable backs Interstate 805.


ADDITIONAL COMMENTS (OPTIONAL)

Due to the lack of comparable sales it was necessary to utilize sales which sold in excess of 90 days prior to the effective date of this report.

Reconciliation Summary

Based on the research completed on the Subject property and the surrounding market area, the as-is value as of 07/10/2021 is \$955,000.

Appraiser Commentary Summary

 Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

Based on the exterior only provided PCI report on the property, the Subject's exterior is in average condition overall. Based on photos of the Subject from MLS #210015485, the interior of the home is also in average condition overall. The home is improved with three bedrooms and two full bathrooms. According to the MLS, the exterior of the home is improved with an attached two car garage, a patio, and an enclosed porch.

Neighborhood and Market

From Page 7

The Subject is delineated by Nobel Dr to the north, Governor Dr to the south, Interstate 805 to the east, and Genessee Ave to the west. The subject property is situated in the city of San Diego which is located in the central portion of San Diego County. The neighborhood is comprised of a mixture of average to good quality manufactured homes and single family homes. All family support facilities, freeway access, public schools and parks are within a 0-2 mile radius of the subject property.

Analysis of Prior Sales & Listings

From Page 6

According to the San Diego County MLS (Paragon) and Public Records, the Subject previously sold on 06/28/2021 for \$955,000. MLS #210015485. The property has not previously sold in the three years prior to the effective date of this report.

Highest and Best Use Additional Comments

The Subject is currently utilized as a single family residence at it's current highest and best use.

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

Yes

Event

● Sold

Date

Jun 28, 2021

Price

\$955,000

Data Source

MLS 210015485

LISTING STATUS

Not Listed in Past Year

DATA SOURCE(S)

MLS,Public Records

EFFECTIVE DATE

07/10/2021

SALES AND LISTING HISTORY ANALYSIS

According to the San Diego County MLS (Paragon) and Public Records, the Subject previously sold on 06/28/2021 for \$955,000. MLS #210015485. The property has not previously sold in the three years prior to the effective date of this report.

Order Information

BORROWER

Redwood Holdings LLC

LOAN NUMBER

45371

PROPERTY ID

30582141

ORDER ID

7406671

ORDER TRACKING ID

0701CV

TRACKING ID 1

0701CV

Legal

OWNER

DOMANIC JIMENEZ

ZONING DESC.

Residential

ZONING CLASS

R1

ZONING COMPLIANCE

Legal

LEGAL DESC.

LOT 210 TR 5224

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE

Yes

PHYSICALLY POSSIBLE?

✓

FINANCIALLY FEASIBLE?

✓

LEGALLY PERMISSABLE?

✓

MOST PRODUCTIVE USE?

✓

Economic

R.E. TAXES

\$1,452

HOA FEES

N/A

PROJECT TYPE

N/A

FEMA FLOOD ZONE

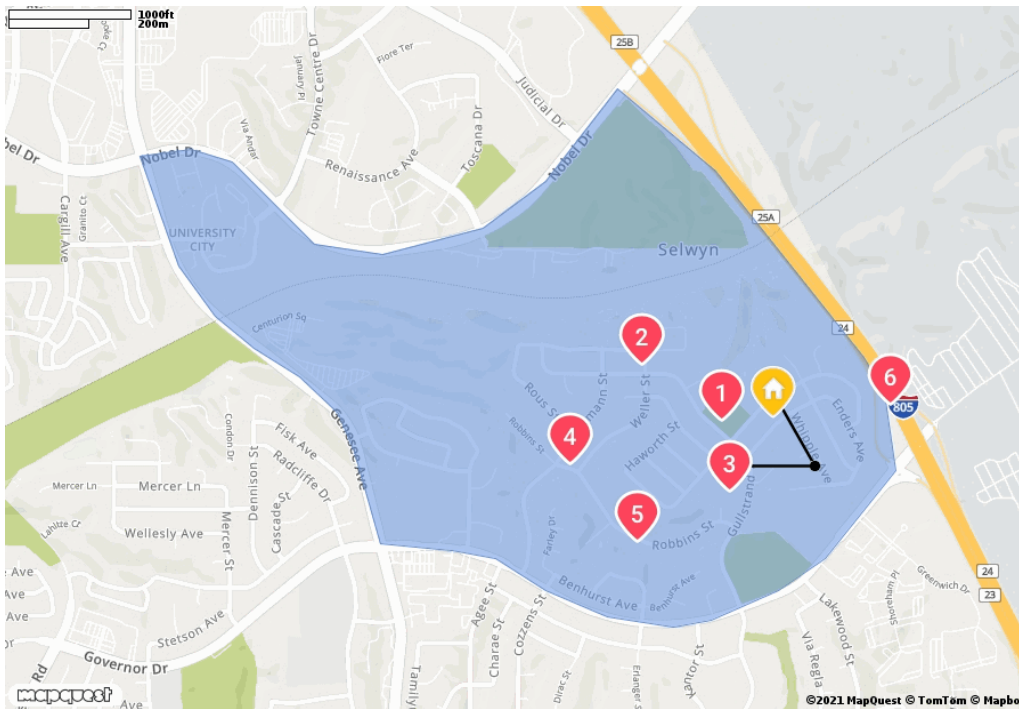
060295-06073C1602G

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

8

Months Supply

1.0

Avg Days Until Sale

15

Subject Neighborhood as defined by the Appraiser

TYPE

Urban **Suburban** Rural

BUILT-UP

>75% **25-75%** <25%

DEMAND / SUPPLY

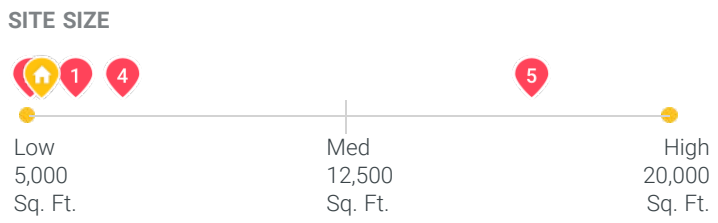
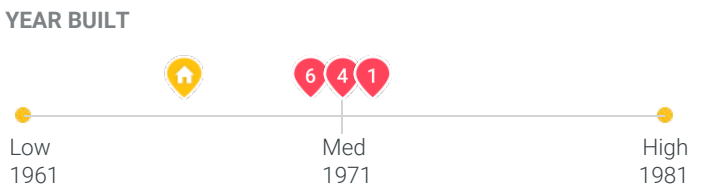
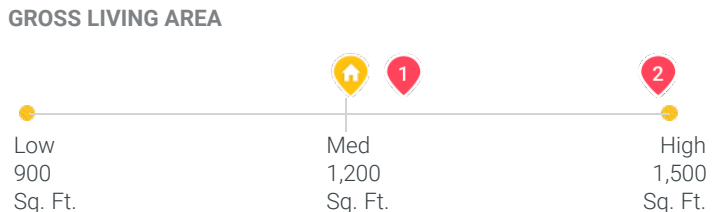
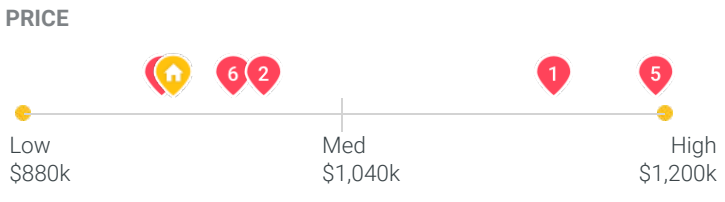
Shortage Balance Surplus

VALUES

Declining **Stable** Increasing

NEIGHBORHOOD & MARKET COMMENTS

The Subject is delineated by Nobel Dr to the north, Governor Dr to the south, Interstate 805 to the east, and Genessee Ave to the west. The subject property is situated in the city of San Diego which is located in the central portion of San Diego County. The neighborhood is comprised of a mixture of average to good quality manufactured homes and single family homes. All family support f ... *(continued in Appraiser Commentary Summary)*



Subject Photos



Front



Front



Address Verification



Side



Side



Street

Subject Photos



Street

Comparable Photos

Provided by
Appraiser

1 4763 Cather Ave
San Diego, CA 92122

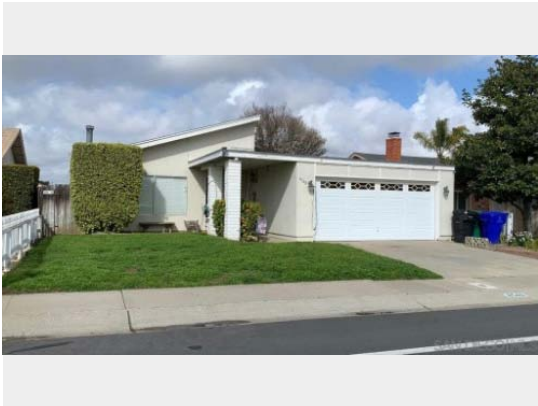


Front



Front

2 4548 Cather Ave
San Diego, CA 92122



Front

3 7066 Whipple Ave
San Diego, CA 92122



Front

Comparable Photos

Provided by
Appraiser

4 4399 Robbins St
San Diego, CA 92122



Front

5 4571 Robbins St
San Diego, CA 92122



Front

6 7241 Steinbeck Ave
San Diego, CA 92122



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 Ronald Blair, 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 Ronald Blair 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

Kristine Polanco

EFFECTIVE DATE

07/10/2021

DATE OF REPORT

07/12/2021

LICENSE #

AR028059

STATE

CA

EXPIRATION

04/05/2023

COMPANY

On Target Appraisals

Comments - Continued

 Provided by
Appraiser

SCOPE OF WORK COMMENTS

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 Ronald Blair, 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 (04/1

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

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.

Comments - Continued

 Provided by
Appraiser

LIMITING CONDITIONS COMMENTS

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.Any potentially hazardous or latent materials which may have been used in the construction or maintenance of the subject property or may have been present on the site, including but not limited to ureaformaldehyde foam insulation, asbestos, radon, PCB's, lead, insect larval infestation or impurities or contamination of the water supply system or toxic wastes were not detected during the course of this appraisal. This does not in any way rule out the presence of such substances, as the appraiser is not qualified to detect them. As the existence of any such latent or hazardous materials may affect the value of the subject property, we recommend that the client retain an expert to inspect the property for the presence of such materials.The appraised valuation is contingent upon the absence of any such latent or hazardous materials being present, or if present, that their concentration is below the minimum acceptable level as is or may be estimated by applicable governmental or municipal authorities.This appraisal was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the appraisal, COVID-19 was beginning to have widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property were not yet measurable based on reliable data. The analyses and value opinion in this appraisal are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this appraisal should be construed as predictions of future market conditions or value. The appraiser did not complete an interior/exterior inspection of the Subject property.

APPRAISER'S CERTIFICATION COMMENTS

Kristine M. Polanco # AR028059California State CertifiedResidential Real Estate AppraiserExpiration Date 04/05/2023

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Occupied	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 2 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

Condition & Marketability

CONDITION	✓ Good	Most of the home was blocked by fencing. Maintained home.
SIGNIFICANT REPAIRS NEEDED	✓ No	-
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	-
SUBJECT NEAR POWERLINES	✓ No	-
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	-
SUBJECT IN FLIGHT PATH OF AIRPORT	✓ No	-
ROAD QUALITY	✓ Good	-
NEGATIVE EXTERNALITIES	✓ No	-
POSITIVE EXTERNALITIES	✓ Yes	Close to schools, shopping, and freeways.

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
/Ronald Blair/	01802776	Ronald Blair	Big Block Realty	07/02/2021