

APPRAISAL OF



LOCATED AT:

4036 W 161st St
LAWNDALE, CA 90260

FOR:

Wedgewood Inc
2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA, 90278

BORROWER:

REDWOOD HOLDINGS LLC

AS OF:

May 23, 2022

BY:

DAVID G. GRANT

CLEAR CAPITOL
Wedgewood Inc
2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA, 90278

File Number: 32786333

In accordance with your request, I have appraised the real property at:

4036 W 161st St
LAWNDALE, CA 90260

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of May 23, 2022 is:

\$740,000
Seven Hundred Forty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



DAVID G. GRANT

Exterior-Only Inspection Residential Appraisal Report

LN#49639
File No. 32786333

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 4036 W 161st St	City LAWNDALE	State CA Zip Code 90260
Borrower REDWOOD HOLDINGS LLC	Owner of Public Record FRANK J & ANN M DEVLIN	County LOS ANGELES
Legal Description TRACT # 7422 LOT 388		
Assessor's Parcel # 4074-023-007	Tax Year 2021	R.E. Taxes \$ 3,374
Neighborhood Name SOUTH LAWNDALE	Map Reference 733-D6	Census Tract 6041.00
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ 0	<input type="checkbox"/> PUD HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)		
Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) SERVICING		
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278		
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s). DOM 0;THE SUBJECT PROPERTY WAS LISTED FOR \$730,000 ON 04/05/2022, INCREASED TO \$800,000 ON 04/06/2022. SOUTHBAY MLS#PV22068108		

I <input type="checkbox"/> did <input type="checkbox"/> 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.
Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) _____
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> 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	One-Unit Housing Trends	One-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 49 %
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"/> Over Supply	\$(000) (yrs)	2-4 Unit 40 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	540 Low 0	Multi-Family 5 %
Neighborhood Boundaries MANHATTAN BEACH BLVD TO THE NORTH, INGLEWOOD AVE TO THE WEST, PRAIRIE AVE TO THE EAST, ARTESIA BLVD TO THE SOUTH.		950 High 105	Commercial 5 %
Neighborhood Description See Attached Addendum		750 Pred. 70	Other INDST 1 %

Market Conditions (including support for the above conclusions) **See Attached Addendum**

Dimensions 40' X 140'	Area 5600 sf	Shape RECTANGULAR	View N;Res;
Specific Zoning Classification LNR1YY		Zoning Description 1-2 UNITS	
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)			
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. See Attached Addendum			
Utilities	Public	Other (describe)	
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water <input checked="" type="checkbox"/> <input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone X	FEMA Map # 06037C1790F FEMA Map Date 09/26/2008
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.			
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. NO			

ADVERSE EFFECT

Source(s) Used for Physical Characteristics of Property <input type="checkbox"/> Appraisal Files <input checked="" type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner	Data Source(s) for Gross Living Area REALIST			
<input type="checkbox"/> Other (describe)				
GENERAL DESCRIPTION	GENERAL DESCRIPTION	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> WoodStove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input checked="" type="checkbox"/> Other WALL	<input checked="" type="checkbox"/> Patio/Deck CMT	Driveway Surface CONCRETE
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls STUCCO/WD	Fuel GAS	<input checked="" type="checkbox"/> Porch CMT	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) BUNGALOW	Roof Surface COMP SHING	<input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Pool IN-GROUND	<input type="checkbox"/> Carport # of Cars 0
Year Built 1947	Gutters & Downspouts METAL	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence WOOD	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached
Effective Age (Yrs) 50	Window Type ALUM SLD	<input checked="" type="checkbox"/> Other NONE	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				
Finished area above grade contains: 5 Rooms 3 Bedrooms 1.0 Bath(s) 1,091 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) THE SUBJECT PROPERTY HAS A IN-GROUND POOL, BUT PER MLS INFORMATION AND PHOTOGRAPH IT IS NOT FILLED WITH WATER, NO VALUE GIVEN				
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;SEE ADDENDUM				
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.				
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.				

Exterior-Only Inspection Residential Appraisal Report

LN#49639
File No. 32786333

There are **4** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **540,000** to \$ **859,000**
 There are **25** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **562,500** to \$ **950,000**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
4036 W 161st St Address LAWNDALE, CA 90260		15824 Freeman Ave Lawndale, CA 90260		15910 Firmona Ave Lawndale, CA 90260		4425 W 171st St Lawndale, CA 90260	
Proximity to Subject		0.26 miles NW		0.71 miles NW		0.76 miles SW	
Sale Price	\$	\$ 730,000		\$ 650,000		\$ 765,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 800.44 sq. ft.		\$ 624.40 sq. ft.		\$ 814.70 sq. ft.	
Data Source(s)		CRMLS#DW22021225;DOM 5		CRMLS#PV21241726;DOM 24		CRMLS#21769872;DOM 185	
Verification Source(s)		REALIST DOC#209075		REALIST DOC#58435		REALIST DOC#345307	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Cash;0		ArmLth Conv;0		ArmLth Cash;0	
Date of Sale/Time		s02/22;c02/22		s01/22;c12/21		s03/22;c02/22	
Location	N;Res;	A;BsyRd;	14,600	A;BsyRd;	13,000	N;Res;	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	5600 sf	5464 sf	0	3949 sf	8,000	5800 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;BUNGALOW	DT1;BUNGALOW		DT1;BUNGALOW		DT1;BUNGALOW	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	75	75		98	0	70	0
Condition	C4	C4		C4		C3	-38,250
Above Grade Room Count	Total Bdrms Baths 5 3 1.0	Total Bdrms Baths 5 3 1.0		Total Bdrms Baths 5 3 1.0		Total Bdrms Baths 5 3 1.0	
Gross Living Area	50 1,091 sq. ft.	912 sq. ft.	8,950	1,041 sq. ft.	2,500	939 sq. ft.	7,600
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	WALL/NONE	FLOOR/NONE	0	WALL/NONE		FAU/NONE	-5,000
Energy Efficient Items	NONE	NONE		NONE		NONE	
Garage/Carport	2gd2dw	2gd2dw		None	20,000	1gd1dw	10,000
Porch/Patio/Deck	PATIO/PORCH	PATIO/PORCH		PATIO/PORCH		PATIO/PORCH	
EXTRAS	POOL NVG	NONE	0	NONE	0	NONE	0
CLOSING DATE	N/A	02/23/2022	0	01/14/2022	0	03/29/2022	0
LAST LIST PRICE	N/A	\$700,000	0	\$699,000	0	\$760,000	0
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 23,550		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 43,500		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 25,650	
Adjusted Sale Price of Comparables		Net Adj. 3.2% Gross Adj. 3.2% \$ 753,550		Net Adj. 6.7% Gross Adj. 6.7% \$ 693,500		Net Adj. -3.4% Gross Adj. 8.0% \$ 739,350	

SALES COMPARISON APPROACH

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 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Date of Prior Sale/Transfer	05/20/2022					07/01/2021	
Price of Prior Sale/Transfer	\$700,000					\$740,500	
Data Source(s)	REALIST	REALIST		REALIST		REALIST	
Effective Date of Data Source(s)	05/24/2022	05/24/2022		05/24/2022		05/24/2022	

Analysis of prior sale or transfer history of the subject property and comparable sales **See Attached Addendum**

Summary of Sales Comparison Approach. **See Attached Addendum**

Indicated Value by Sales Comparison Approach \$ **740,000**

Indicated Value by: Sales Comparison Approach \$740,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

THE INCOME AND COST APPROACH IS EXCLUDED DUE TO A TYPICAL PURCHASER OF THE SUBJECT PROPERTY WOULD NOT CONSIDER THE INCOME POTENTIAL OF THE SUBJECT PROPERTY OR CONSIDER A NEW CONSTRUCTION ALTERNATIVE IN THEIR BUYING DECISION, BUT WOULD USE THE MARKET APPROACH IN THEIR BUYING DECISION.

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 visual inspection of the exterior areas of the subject property from at least the street, 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 \$ **740,000** as of **05/23/2022**, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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 visual inspection of the exterior areas of the subject property from at least the street, (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.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

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 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.
3. 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.
4. 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.
5. 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.

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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 visual inspection of the exterior areas of the subject property from at least the street. 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 approach 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 and income approaches to value but did not develop them, 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.
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).

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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 *David G. Grant*
 Name DAVID G. GRANT
 Company Name DGG APPRAISALS
 Company Address 28030 BRAIDWOOD DR
RANCHO PALOS VERDES, CA 90275
 Telephone Number 310-936-5534
 Email Address DGGAPPRAISALS@OUTLOOK.COM
 Date of Signature and Report 05/26/2022
 Effective Date of Appraisal 05/23/2022
 State Certification # AR006971
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 02/04/2023

ADDRESS OF PROPERTY APPRAISED
4036 W 161st St
LAWNDALE, CA 90260

APPRAISED VALUE OF SUBJECT PROPERTY \$ 740,000

LENDER/CLIENT
 Name CLEAR CAPITOL
 Company Name Wedgewood Inc
 Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278
 Email Address _____

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 _____

SUBJECT PROPERTY
 Did not inspect exterior subject property
 Did inspect exterior of subject property from street
 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 _____

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

**Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

**Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

**Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

**Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

**Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

ADDENDUM

Borrower: REDWOOD HOLDINGS LLC

File No.: 32786333

Property Address: 4036 W 161st St

Case No.: LN#49639

City: LAWNDALE

State: CA

Zip: 90260

Lender: Wedgewood Inc

AMC REGISTRATION # FOR CLEARCAPITAL.COM, INC: CALIFORNIA 1256

FIRREA CERTIFICATION STATEMENT: THE APPRAISER CERTIFIES AND AGREES THAT THIS APPRAISAL WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE XI OF THE FINANCIAL INSTITUTIONS, REFORM, RECOVERY, AND ENFORCEMENT ACT (FIRREA) OF 1989, AS AMENDED (12 U.S.C. 3331 ET SEQ.), AND ANY APPLICABLE IMPLEMENTING REGULATIONS IN EFFECT AT THE TIME THE APPRAISER SIGNS THE APPRAISAL CERTIFICATION

Intended User Comment

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR THE MORTGAGE FINANCE TRANSACTION, SUBJECT TO THE STATE SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND THE DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE INTENDED BY THE APPRAISER.

Neighborhood Description

THE SUBJECT PROPERTY IS LOCATED IN A WHERE THE PREDOMINATE PROPERTY IN THE AREA IS A DUPLEX.

THE QUALITY OF HOMES IN THE NEIGHBORHOOD IS RATED AS AVERAGE TO GOOD BASED ON MARSHAL AND SWIFT COST HANDBOOK.

PROPERTIES IN THE AREA ARE MOSTLY WELL MAINTAINED AND IN GOOD CONDITION.

THE SUBJECT PROPERTY NEIGHBORHOOD IS CENTRALLY LOCATED TO ALL COMMUNITY SERVICES OF: FIRE AND POLICE SERVICES, SCHOOLS AND FREEWAYS.

Neighborhood Market Conditions

PER 1004MC MARKET CONDITIONS ADDENDUM INCLUDED IN THIS APPRAISAL THE AREA IS EXPERIENCING STABLE REAL ESTATE VALUES.

THE CORONAVIRUS (COVID-19) OUTBREAK HAS HAD A SIGNIFICANT IMPACT ON LOCAL, NATIONAL AND GLOBAL ECONOMIES. FINANCIAL MARKETS WORLDWIDE ARE EXPERIENCING UNPRECEDENTED VOLATILITY. IN SOME AREAS OF THE UNITED STATES, THERE ARE CURRENT SHELTER-IN-PLACE ORDERS AND OTHER RESTRICTIONS ON DAILY ACTIVITIES. THESE EVENTS ARE LIKELY TO IMPACT REAL ESTATE VALUES IN THE SHORT TERM BUT, AS OF THE DATE OF THIS APPRAISAL, THERE IS NOT ENOUGH DATA TO SUBSTANTIATE THAT POSITION. I HAVE RESEARCHED ALL AVAILABLE LOCAL SOURCES AND, AS OF THIS DATE, I HAVE NOT FOUND ANY DATA SUGGESTING THAT SIGNIFICANT CHANGES IN LOCAL REAL ESTATE MARKET HAVE OCCURRED. THE MARKET DATA PRESENTED IN THIS APPRAISAL REPORT IS CONSIDERED THE MOST RECENT AND RELEVANT AVAILABLE AND THE RESULTING ANALYSIS BEST REFLECTS MARKET CONDITIONS AS OF THE EFFECTIVE DATE OF APPRAISAL

Highest and Best Use

A MARKET VALUE A REQUIRED LAND USE ANALYSIS. THE CONCLUSION OF MAXIMUM PRODUCTIVITY IS BASED ON THE LAND "AS IF VACANT" AND "AS IMPROVED" BEING ANALYZED FOR IT PHYSICAL, LEGAL AND ECONOMIC USES. GIVEN THE SUBJECT'S PHYSICAL CHARACTERISTICS, SURROUNDING LAND USES AND LEGAL ZONING, THE SUBJECT IS IN THE HIGHEST AND BEST USE AS REPORTED. PRESENT USE CONSIDERED HIGHEST AND BEST USE (PER FANNIE MAE GUIDELINES) AS THE IMPROVEMENTS ARE CONFORMING, CONTRIBUTE TO THE OVERALL VALUE AND NO ALTERNATIVE USE WOULD RESULT IN A BETTER USE OF THE PROPERTY.

THE HIGHEST AND BEST USE FOR THE SUBJECT PROPERTY WAS DETERMINED WITH THE FOLLOWING TEST WITH 4 QUESTIONS

THE FOUR QUESTIONS FOR THE HIGHEST AND BEST USE ARE:

- 1)LEGALLY PERMISSIBLE
- 2)PHYSICALLY POSSIBLE
- 3)FINANCIALLY FEASIBLE
- 4)MOST PROFITABLE

THE APPRAISER HAS DETERMINED THAT WITH THIS TEST THE SUBJECT PROPERTY IS AT THE HIGHEST AND BEST USE

Condition of the Property

"AMENDED SCOPE OF WORK AND LIMITING CONDITIONS TO THE FANNIE MAE PRE-PRINTED FORM. AT THE REQUEST OF THE INTENDED USER AND EXTERIOR-ONLY INSPECTION WAS COMPLETED ON THE SUBJECT PROPERTY REGARDLESS OF THE SCOPE OR WORK IN THE PRE-PRINTED FORM. THE INTENDED USER HAS BEEN AMENDED AS INDICATED IN THE ADDENDUM. A SKETCH IS NOT PROVIDED SINCE THIS IS A EXTERIOR-ONLY REPORT. THE CONDITION RATING IS BASED ON EXTERIOR OBSERVATION ONLY.

APPRAISER IS MAKING THE EXTRAORDINARY ASSUMPTION THAT, BASED ON EXTERIOR INSPECTION, SUBJECT PROPERTY APPEARS TO BE IN OVERALL AVERAGE (C4) CONDITION AND NOT IN NEED OF IMMEDIATE REPAIRS. IF THIS IS FOUND NOT TO BE TRUE WITH EITHER THE SUBJECT TO BE IN SUPERIOR OR INFERIOR CONDITION, THE APPRAISED VALUE WOULD BE AFFECTED DEPENDENT ON MARKET AND ACTUAL CONDITION

ADDENDUM

Borrower: REDWOOD HOLDINGS LLC

File No.: 32786333

Property Address: 4036 W 161st St

Case No.: LN#49639

City: LAWNSDALE

State: CA

Zip: 90260

Lender: Wedgewood Inc

Physical Deficiencies or Adverse Conditions

NO APPARENT PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS APPARENT DURING INSPECTION.

THE APPRAISER'S PHYSICAL INSPECTION FOCUSES ON "READILY OBSERVABLE" DEFICIENCIES THAT ARE NOT VISIBLE DURING A CURSORY INSPECTION. THE DISCOVERY OF ANY POSSIBLE HIDDEN DEFICIENCIES IS NOT WITHIN THE SCOPE OF THE APPRAISAL INSPECTION

Prior Sales Comments

THE SUBJECT PROPERTY SOLD ON 5/20/2022 FOR \$700,000.

THE COMPARABLES SALES 1 AND 2 DID NOT TRANSFER WITHIN PRIOR 12 MONTHS OF THE LATEST SALES DATES.

COMPARABLE 3 HAD A PRIOR SALE ON 07/01/2021 FOR \$740,500. THE PRIOR SALE WAS NOT PLACED ON THE OPEN MARKET FOR SALE.

COMPARABLE 4 HAD A PRIOR SALE ON 12/31/2020 FOR \$535,000. BASED ON THE MLS OF THE PRIOR SALE (LISTED FOR \$535,000 ON THE MARKET FOR 0 DAYS) THE PRIOR SALE SOLD WITHOUT SUBSEQUENT UPDATES AND SOLD DURING A WEAKER MARKETING PERIOD AND FOR THIS REASON THE INCREASE IN VALUE OF 43.9% APPEARS REASONABLE.

Comments on Sales Comparison

THE APPRAISER'S COMPARABLE SEARCH PARAMETERS BEGAN WITH A LOCAL MLS SEARCH FOR SINGLE FAMILY HOMES THAT SOLD WITHIN THE PRIOR 3 MONTHS, LOCATED WITHIN A 1/2 MILE FROM THE SUBJECT PROPERTY BUILT BETWEEN 1940 AND 1970 AND CONTAINING 900 TO 1500 SQ. FT. OF LIVING AREA. DUE TO THE LACK OF RECENT SALES ACTIVITY, THE COMPARABLES SEARCH PARAMETERS WERE EXTENDED TO 1 MILE AND TWELVE MONTHS FROM THE EFFECTIVE DATE OF THE APPRAISAL. THE COMPARABLE SALES USED IN THIS APPRAISAL WERE THE MOST RECENT AND OVERALL SIMILAR SALES WITHIN 1 MILE OF THE SUBJECT PROPERTY.

THE RESULTS OF THE SEARCH WERE 25 CLOSED SALES, 4 PENDING SALES AND 4 ACTIVE LISTINGS.

A "0" ON THE MARKET GRID INDICATES THAT THERE IS A DIFFERENCE ON THE MARKET GRID, BUT MARKET DATA INDICATES THAT NO ADJUSTMENT IS WARRANTED.

MOST WEIGHT IS GIVEN TO COMPARABLE 1 DUE TO CLOSE PROXIMITY AND SIMILAR CONDITION

COMPARABLE 5 A ACTIVE LISTING IS ADDED TO SUPPORT MARKET VALUE ESTIMATE OF THE SUBJECT PROPERTY.

THE APPRAISER ADJUSTED \$50 PER SQ. FT. OF LIVING AREA, \$5,000 FOR A FULL BATHROOM AND BEDROOM, \$2,500 FOR A 1/2 BATHROOM AND \$5.00 PER SQ. FT. OF LOT (FOR OVER 1000 SQ FT. DIFFERENCE)

COMPARABLES 1 AND 2 ARE LOCATED ON TRAFFIC STREET (+2% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 3 AND 4.

COMPARABLES 3 AND 4 ARE SUPERIOR IN CONDITION (-5% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 1 AND 2.

COMPARABLE 4 IS A DATED SALE, BUT WAS USED TO BRACKET THE LIVING SQ. FT. OF THE SUBJECT PROPERTY.

COMPARABLES 1 AND 5 ARE INFERIOR BY MORE THAN 15% IN LIVING SQ. FT., BUT WERE USED DUE TO BEING LOCATED IN THE IMMEDIATE AREA.

ALL COMPARABLES ARE CONSIDERED TO BE THE MOST SIMILAR AND APPROPRIATE IN DEVELOPING A MARKET VALUE FOR THE SUBJECT PROPERTY BASED ON LOCATION, APPEAL AND COMMUNITY SERVICES

THE DIFFERENCE IN ADJUSTMENTS FOR SIMILAR FEATURES OF THE COMPARABLES (CONDITION AND LOCATION) ARE DUE TO THE ADJUSTMENTS ARE MADE BY A % AMOUNT OF THE SALES PRICE OR LISTING PRICE. IT IS COMMON AND APPROPRIATE FOR PERCENTAGE ADJUSTMENTS RATHER THAN LUMP SUM ADJUSTMENT TO BE USED FOR THESE SUBJECTIVE FEATURES.

THE SUBJECT PROPERTY WAS VALUED GREATER THAN THE PREVIOUS SALE IN 2022 DUE TO THE PRIOR SALE WAS SOLD BY A MOTIVATED SELLER (IN FORECLOSURE)

THE SUBJECT PROPERTY WAS VALUED LESS THAN THE PREDOMINATE VALUE IN THE NEIGHBORHOOD DUE TO HAVING LESSOR LIVING SQ. FT. FOR THE AREA.

Market Conditions Addendum to the Appraisal Report

LN#49639
File No. 32786333

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 **4036 W 161st St** City **LAWNDALE** State **CA** Zip Code **90260**

Borrower **REDWOOD HOLDINGS LLC**

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 the data in the analysis. If data sources provide 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)	11	8	6	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.83	2.67	2.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	6	3	4	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3.27	1.12	2.00	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	695,000	670,000	732,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	22	18	44	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	725,000	745,000	757,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	31	48	35	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100.00%	98.90%	100.40%	<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 the 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.).
THE CRMLS MLS INDICATES THERE WERE 25 CLOSED SALES DURING THE PAST 12 MONTHS AND 11 OF THOSE SALES CONTAINED SELLER CONCESSIONS WHICH IS 44% OF THE TOTAL TRANSACTIONS IN THIS MARKET AREA. PRIOR MONTHS 7-12: 11 SALES; 8 WITH CONCESSIONS; 73% OF SALES FOR THIS PERIOD. 4-6: 8 SALES; 2 WITH CONCESSIONS; 25% OF SALES FOR THIS PERIOD. 0-3: 6 SALES; 1 WITH CONCESSIONS; 17% OF SALES FOR THIS PERIOD. THE CONCESSIONS RANGED BETWEEN \$500 AND \$16,000. THE MEDIAN CONCESSION AMOUNT IS \$6,000.

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).
THE DATA USED IN THE GRID ABOVE DOES NOT INDICATE THERE WERE ANY REO/SHORT SALES OR OTHER DISTRESSED PROPERTIES ASSOCIATED WITH THE REPORTED TRANSACTIONS. HOWEVER, THIS IS NOT A MANDATORY REPORTING FIELD FOR AGENTS AND THERE MAY BE SOME DISTRESSED SALES THAT WERE NOT REPORTED. IT IS BEYOND THE SCOPE OF THIS ASSIGNMENT TO CONFIRM EACH SALE USED IN THE MARKET CONDITIONS REPORT.

Cite data sources for above information. **THE CRMLS MLS WAS THE DATA SOURCE USED TO COMPLETE THE MARKET CONDITIONS ADDENDUM. EFFECTIVE DATE: TUESDAY, MAY 24, 2022**

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.
ABOVE SURVEY SHOWS, VALUES STABLE, DAYS ON MARKET STABLE, LIST PRICES STABLE.

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 type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure 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.

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

APPRAISER

Signature *David G. Grant*
 Name DAVID G. GRANT
 Company Name DGG APPRAISALS
 Company Address 28030 BRAIDWOOD DR
RANCHO PALOS VERDES, CA 90275
 State License/Certification # AR006971 State CA
 Email Address DGGAPPRAISALS@OUTLOOK.COM

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: REDWOOD HOLDINGS LLC	File No.: 32786333
Property Address: 4036 W 161st St	Case No.: LN#49639
City: LAWNDALe	State: CA
Lender: Wedgewood Inc	Zip: 90260



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: May 23, 2022
Appraised Value: \$ 740,000



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: REDWOOD HOLDINGS LLC	File No.: 32786333
Property Address: 4036 W 161st St	Case No.: LN#49639
City: LAWNDALe	State: CA Zip: 90260
Lender: Wedgewood Inc	



COMPARABLE SALE #1

15824 Freeman Ave
Lawndale, CA 90260
Sale Date: s02/22;c02/22
Sale Price: \$ 730,000



COMPARABLE SALE #2

15910 Firmona Ave
Lawndale, CA 90260
Sale Date: s01/22;c12/21
Sale Price: \$ 650,000



COMPARABLE SALE #3

4425 W 171st St
Lawndale, CA 90260
Sale Date: s03/22;c02/22
Sale Price: \$ 765,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: REDWOOD HOLDINGS LLC	File No.: 32786333
Property Address: 4036 W 161st St	Case No.: LN#49639
City: LAWNDALÉ	State: CA Zip: 90260
Lender: Wedgewood Inc	



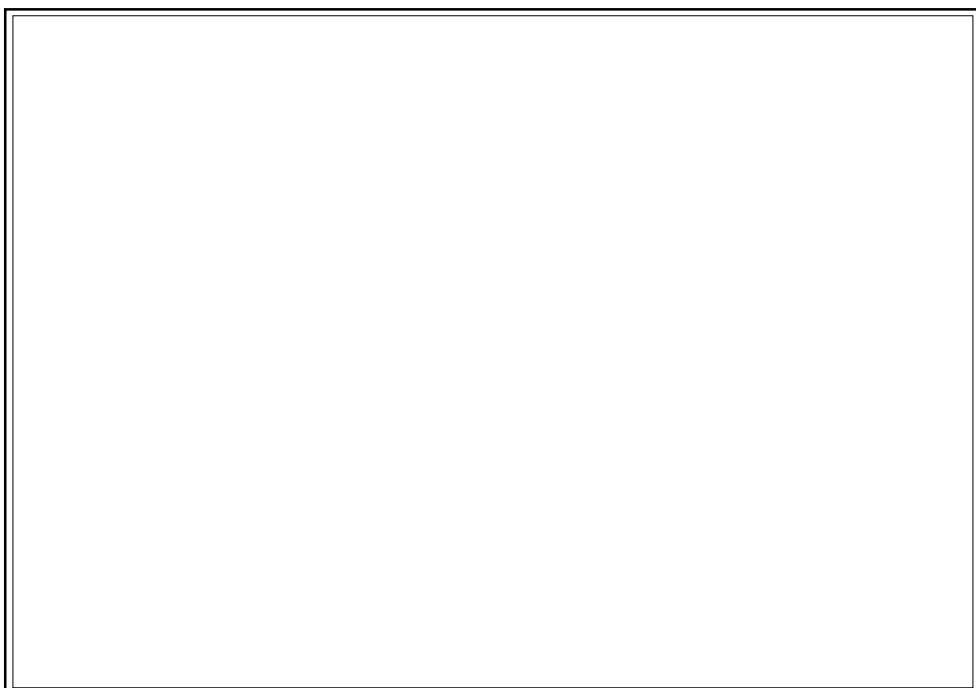
COMPARABLE SALE #4

4561 W 162nd St
Lawndale, CA 90260
Sale Date: s08/21;c07/21
Sale Price: \$ 770,000



COMPARABLE SALE #5

4523 W 167th St
Lawndale, CA 90260
Sale Date: Active
Sale Price: \$ 745,000



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

PLAT MAP

Borrower: REDWOOD HOLDINGS LLC

File No.: 32786333

Property Address: 4036 W 161st St

Case No.: LN#49639

City: LAWDALE

State: CA

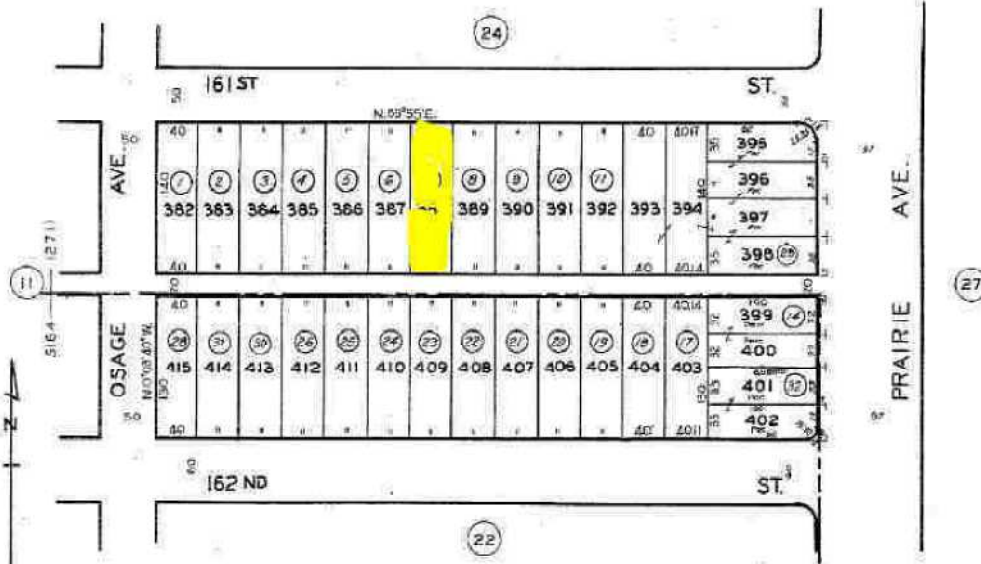
Zip: 90260

Lender: Wedgewood Inc

074 | 23
1" = 80'

2002

REVISED
3-16-00
4-15-00
6009012-04
6001205-04
61123015
66071094 040801-14
301215
10002107040000-14



TRACT NO. 7422
M. B. 92-6

CODE
516-4
(2711)

FOR PREV. ASMT. SEC:
4073-21

JAN 07 2002

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

LOCATION MAP

Borrower: REDWOOD HOLDINGS LLC

File No.: 32786333

Property Address: 4036 W 161st St

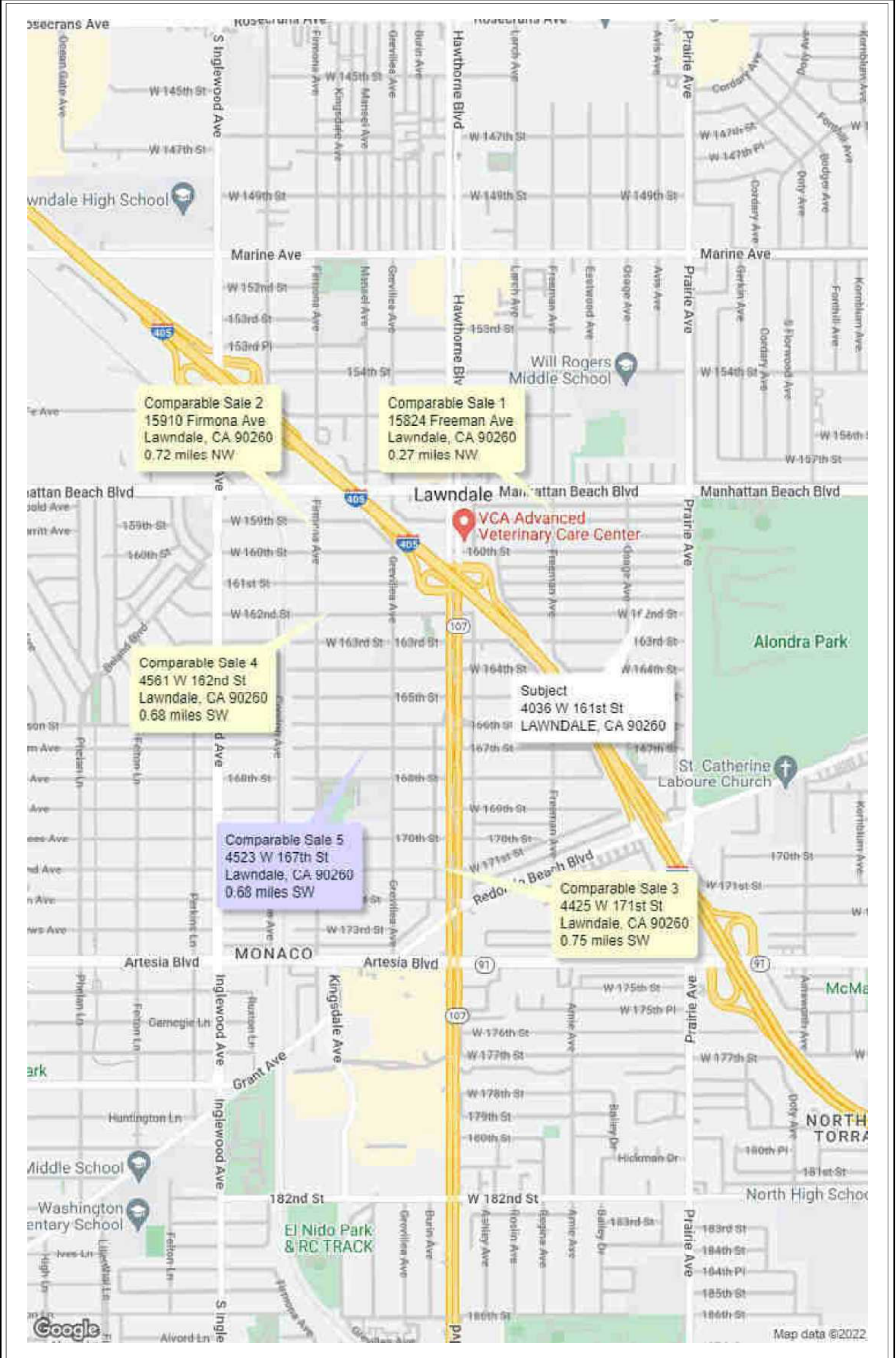
Case No.: LN#49639

City: LAWNDALE

State: CA

Zip: 90260

Lender: Wedgewood Inc



FLOOD MAP

Borrower: REDWOOD HOLDINGS LLC

File No.: 32786333

Property Address: 4036 W 161st St

Case No.: LN#49639

City: LAWNDALE

State: CA

Zip: 90260

Lender: Wedgewood Inc



FLOOD INFORMATION

Community: CITY OF LAWNDALE

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 06037C1790F

Panel: 06037C1790

Zone: X

Map Date: 09-26-2008

FIPS: 06037

Source: FEMA DFIRM

LEGEND

 = FEMA Special Flood Hazard Area - High Risk

 = Moderate and Minimal Risk Areas

Road View:

 = Forest

 = Water

Sky Flood™

No representation or warranty is made by any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

MLS PHOTOGRAPH

Borrower: REDWOOD HOLDINGS LLC	File No.: 32786333
Property Address: 4036 W 161st St	Case No.: LN#49639
City: LAWNDALE	State: CA
Lender: Wedgewood Inc	Zip: 90260



MLS PHOTOGRAPH
SUBJECT PROPERTY



MLS PHOTOGRAPH
SUBJECT PROPERTY



MLS PHOTOGRAPH
SUBJECT PROPERTY



MLS PHOTOGRAPH
SUBJECT PROPERTY



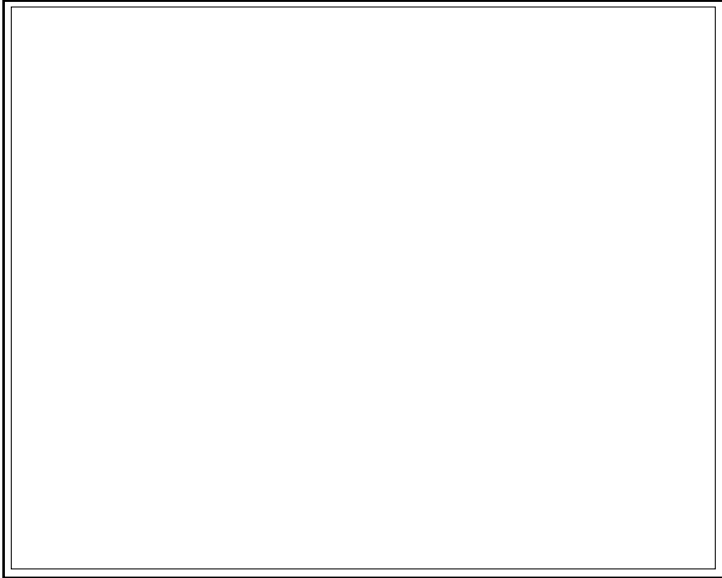
MLS PHOTOGRAPH
SUBJECT PROPERTY



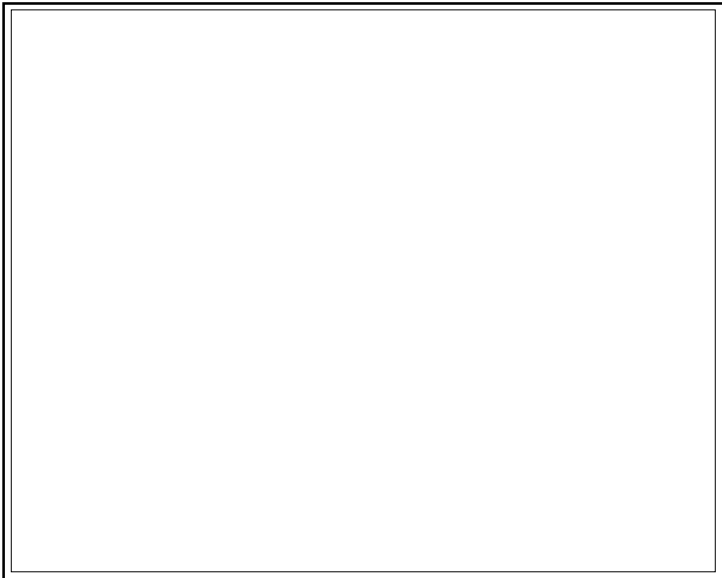
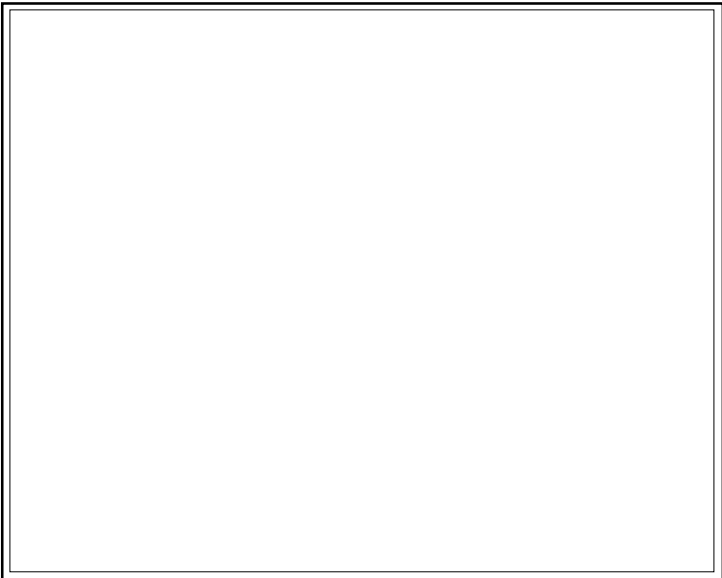
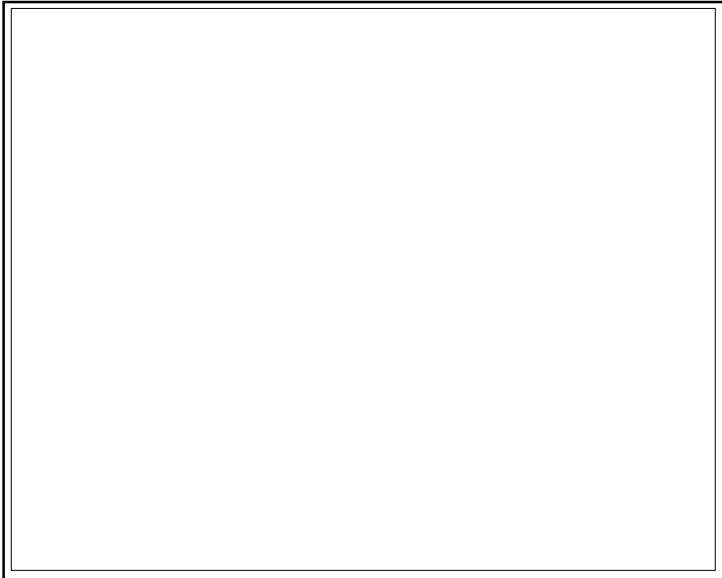
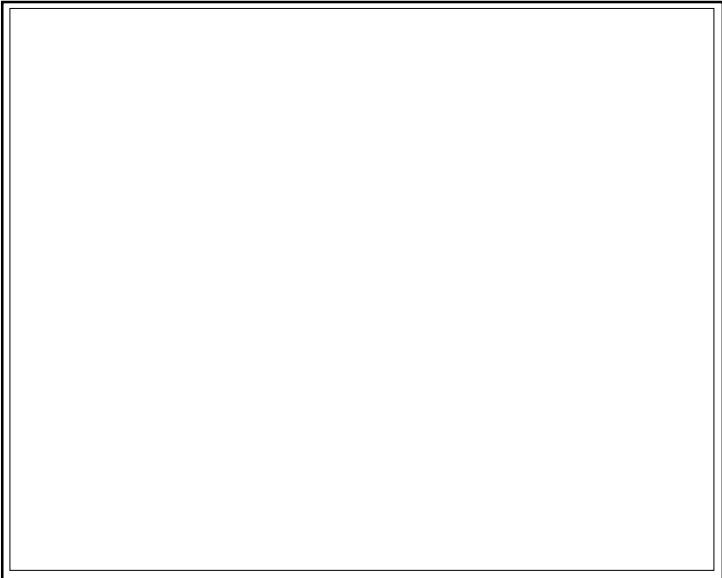
STREET SIGN

SUBJECT PHOTOS

Borrower: REDWOOD HOLDINGS LLC	File No.: 32786333
Property Address: 4036 W 161st St	Case No.: LN#49639
City: LAWNDALE	State: CA
Lender: Wedgewood Inc	Zip: 90260



STREET ADDRESS



USPAP ADDENDUM

LN#49639
File No. 32786333

Borrower: REDWOOD HOLDINGS LLC
Property Address: 4036 W 161st St
City: LAWNDALE County: LOS ANGELES State: CA Zip Code: 90260
Lender: Wedgewood Inc

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:
 Appraisal Report A written report prepared under Standards Rule 2-2(a).
 Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: UNDER 30 DAYS
DEFINITION OF EXPOSURE TIME: IN SHORT EXPOSURE TIME IS DEEMED TO EXPIRE AS OF THE EFFECTIVE DATE - IT EXAMINES THE TIME FRAME LEADING UP TO THE DATE OF VALUATION, LINKING THE VALUE ESTIMATE TO HOW LONG THE PROPERTY WOULD HAVE REQUIRED EXPOSURE IN ORDER TO SELL AT THE ESTIMATED MARKET VALUE. MARKETING TIME IS DISTINCT FROM EXPOSURE TIME BECAUSE IT IS DEEMED TO START AT THE EFFECTIVE DATE, LOOKING FORWARD IN TIME. IT IS A PREDICTION OF HOW LONG A PROPERTY WOULD REQUIRE EXPOSURE IN ORDER TO FIND A BUYER, UNDER EITHER TYPICAL OR PRESCRIBED CIRCUMSTANCES

Additional Certifications
 I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
 I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER: Signature: David G. Grant
Name: DAVID G. GRANT
Date Signed: 05/26/2022
State Certification #: AR006971
or State License #: _____
or Other (describe): _____ State #: _____
State: CA
Expiration Date of Certification or License: 02/04/2023
Effective Date of Appraisal: 05/23/2022

SUPERVISORY APPRAISER (only if required):
Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Supervisory Appraiser inspection of Subject Property:
 Did Not Exterior-only from street Interior and Exterior

SEARCH RESULTS

Borrower: REDWOOD HOLDINGS LLC	File No.: 32786333
Property Address: 4036 W 161st St	Case No.: LN#49639
City: LAWNDALE	State: CA Zip: 90260
Lender: Wedgewood Inc	

David Grant
 D28030Grant@outlook.com
 Office:
 State Lic: AR006971

Fannie Mae 1004MC Statistics Detail.

Prepared By: David Grant

Listings as of 05/24/22 at 5:12 pm

Property Type is 'Residential' Standard Status is one of 'Coming Soon', 'Active', 'Act Under Contract', 'Pending', 'Closed' Property Sub Type is 'Single Family Residence' MLS Area Major is '113 - South Lawndale' Status Price Change Timestamp is 05/01/2021+ Living Area is 1600 or less

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
22154741	4136 W 169TH Street	2	1	888	\$608.11	05/08/2022	15	\$540,000
22119405	4523 W 167TH Street	2	2	932	\$799.36	01/18/2022	114	\$745,000
SB22062677	4727 W 162nd Street	2	1	956	\$804.39	03/31/2022	54	\$769,000
SB22105521	4711 W 167th Street	3	2	1,233	\$696.67	05/20/2022	4	\$859,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
21796840	4161 W 162Nd Street	1	1	550	\$1,022.73	10/20/2021	12/27/2021	26	\$599,000	\$562,500	93.91
SB21235327	4510 W 147th Street	2	1	692	\$823.70	10/25/2021	12/20/2021	5	\$575,000	\$570,000	99.13
SB21089793	4327 W 163rd Street	2	1	777	\$791.51	04/29/2021	07/23/2021	18	\$615,000	\$615,000	100.00
SB21197419	4549 W 160th Street	2	1	724	\$870.17	09/08/2021	10/12/2021	7	\$639,000	\$630,000	98.59
SB21217214	4700 W 166th Street	2	2	900	\$705.56	09/27/2021	11/16/2021	11	\$635,000	\$635,000	100.00
OC21251964	16417 Condon Avenue	2	1	840	\$761.90	11/18/2021	12/22/2021	4	\$585,000	\$640,000	109.40
SB21120391	15414 Condon Avenue	2	1	729	\$891.63	06/04/2021	07/19/2021	5	\$629,900	\$650,000	103.19
SB21190310	4017 W 160th Street	2	1	792	\$820.71	08/27/2021	03/25/2022	35	\$649,000	\$650,000	100.15
PV21241726	15910 Firmona Avenue	3	1	1,041	\$624.40	11/02/2021	01/14/2022	24	\$699,000	\$650,000	92.99
OC21044516	4625 W 162nd Street	3	1	1,023	\$672.53	03/06/2021	07/19/2021	42	\$688,000	\$688,000	100.00
SB21094213	4323 W 171st Street	3	1	1,003	\$692.92	05/03/2021	07/06/2021	32	\$679,000	\$695,000	102.36
SR22003719	4624 W 160th Street	3	1	1,023	\$684.26	01/07/2022	03/30/2022	52	\$734,500	\$700,000	95.30
PV22068108	4036 W 161st St	3	1	1,600	\$437.50	04/02/2022	05/20/2022	0	\$800,000	\$700,000	87.50
SB21169686	4115 W 160th Street	3	2	1,080	\$666.67	07/26/2021	10/29/2021	30	\$683,000	\$720,000	105.42
DW22021225	15824 Freeman Avenue	3	1	912	\$800.44	02/01/2022	02/23/2022	5	\$700,000	\$730,000	104.29
SB21046019	4035 W 159th Street	3	2	1,361	\$543.79	03/04/2021	05/03/2021	5	\$735,000	\$740,100	100.69
MB21074613	4604 W 162nd Street	2	2	1,104	\$674.82	04/11/2021	06/07/2021	34	\$749,500	\$745,000	99.40
PW21230022	4562 W 165th Street	3	2	900	\$833.33	10/16/2021	02/07/2022	73	\$760,000	\$750,000	98.68
SB21252170	4758 W 168th Street	3	1	982	\$771.89	11/20/2021	12/28/2021	11	\$750,000	\$758,000	101.07
SB21240569	4714 W 159th Street	3	2	1,054	\$725.81	11/01/2021	03/24/2022	58	\$700,000	\$765,000	109.29
21769872	4425 W 171St Street	3	1	939	\$814.70	08/06/2021	03/25/2022	185	\$760,000	\$765,000	100.66
SB21102198	4561 W 162nd Street	4	2	1,272	\$605.35	05/14/2021	08/05/2021	25	\$799,000	\$770,000	96.37
22127029	4125 W 162ND Street	2	1	885	\$890.96	02/17/2022	03/31/2022	8	\$759,995	\$788,500	103.75
SB21127007	4735 W 172nd Street	3	1	951	\$925.34	06/17/2021	07/20/2021	10	\$769,000	\$880,000	114.43
SB21111464	4138 W 162nd Street	4	2	1,593	\$583.80	05/21/2021	12/16/2021	74	\$950,000	\$930,000	97.89
SB21137850	4722 W 166th Street	3	2	1,173	\$809.89	06/23/2021	08/25/2021	6	\$849,000	\$950,000	111.90

Data is deemed reliable, but has not been verified by CRMLS and is not guaranteed. Appraisers should perform their own analysis of the data, and this report shall not replace the technical steps required of an Appraiser completing Form 1004MC.

SEARCH RESULTS

Borrower: REDWOOD HOLDINGS LLC	File No.: 32786333
Property Address: 4036 W 161st St	Case No.: LN#49639
City: LAWDALE	State: CA Zip: 90260
Lender: Wedgewood Inc	

David Grant
 D28030Grant@outlook.com
 Office:
 State Lic: AR006971



Fannie Mae 1004MC Statistics Detail.

Prepared By: David Grant

Listings as of 05/24/22 at 5:12 pm

Inventory Analysis	Prior 7-12 Months <small>(05/24/2021-11/21/2021)</small>	Prior 4-6 Months <small>(11/22/2021-02/21/2022)</small>	Current - 3 Months <small>(02/22/2022-05/24/2022)</small>
Total # of Comparable Sales (Settled)	11	7	7
Absorption Rate (Total Sales/Months)	1.83	2.33	2.33
Total # of Comparable Active Listings	6	3	4
Months of Housing Supply (Lst/Ab. Rate)	3.27	1.29	1.71
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$695,000	\$650,000	\$730,000
Median Comparable Sales DOM	18	24	35
Median Comparable List Price (Listings Only)	\$725,000	\$745,000	\$757,000
Median Comparable Listings DOM (Listings Only)	41	52	35
Median Sale Price / Median List Price %	101.76%	92.99%	99.39%

**The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.*

Data is deemed reliable, but has not been verified by CRMLS and is not guaranteed. Appraisers should perform their own analysis of the data, and this report shall not replace the technical steps required of an Appraiser completing Form 1004MC.

PROPERTY DATA

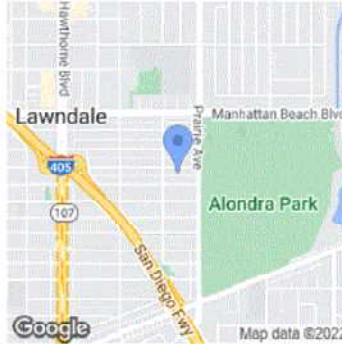
Borrower: REDWOOD HOLDINGS LLC	File No.: 32786333
Property Address: 4036 W 161st St	Case No.: LN#49639
City: LAWDALE	State: CA Zip: 90260
Lender: Wedgewood Inc	

4036 W 161st St., Lawndale 90260

STATUS: **Closed**

LIST/CLOSE: **\$800,000/\$700,000** ↓

From Prairie, go West on 161st St.



BED / BATH: **3/1,0,0**
 SQFT(src): **1,600 (E)**
 PRICE PER SQFT: **\$437.50**
 LOT(src): **5,611/0.1288 (A)**
 LEVELS: **One**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **1947 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **0/0**
 SLC: **Standard**
 PARCEL #: **4074023007**
 LISTING ID: **PV22068108**

Recent: **05/22/2022 : SOLD : P->S**

[Submit Offer](#)

DESCRIPTION

New paint inside and out with some hardwood floors. The bathroom and kitchen are in the process of being remodeled and are not finished. The home is sold in its current condition. Pool is operational per the owner but not filled.

EXCLUSIONS:

INCLUSIONS: **Stove, washer and dryer**

AREA: **113 - South Lawndale**
 SUBDIVISION: **/**
 COUNTY: **Los Angeles**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?: **No**

LIST \$ ORIGINAL: **\$730,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **Family Room, Living Room**
 EATING AREA:

COOLING: **None**
 HEATING:
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **In Garage**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **3**
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: **/**
 FIREPLACE: **None**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Back Yard, Front Yard, Garden**
 POOL: **Private, Exercise Pool, Lap**

PATIO/PORCH:
 SPA: **In Ground**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR. MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
 UNCOVERED SPACES:

PARKING TOTAL: **2**
 # REMOTES:

GARAGE SPACES: **2**
 RV PARK DIM:

CARPORIT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$0**

HOA NAME:

HOA PHONE:

OF UNITS: **1**

PROPERTY DATA

Borrower: REDWOOD HOLDINGS LLC	File No.: 32786333
Property Address: 4036 W 161st St	Case No.: LN#49639
City: LAWNDALE	State: CA Zip: 90260
Lender: Wedgewood Inc	

HOA FEE 2: HOA FEE 3: COMMUNITY: Sidewalks HOA MANAGEMENT NAME: HOA MANAGEMENT NAME 2: HOA MANAGEMENT NAME 3:	HOA NAME 2: HOA NAME 3: HOA AMENITIES:	HOA PHONE 2: HOA PHONE 3:	# UNITS IN COMMUNITY: STORIES TOTAL:
---	--	------------------------------	---

LAND

LAND LEASE?: No PARCEL #: 4074023007 ADDITIONAL APN(s): No	LAND LEASE AMOUNT: LAND LEASE AMT FREQ: LAND LEASE PURCH?: LAND LEASE RENEW:	UTILITIES: ELECTRIC: WATER SOURCE: Public LOT SIZE DIM: ASSESSMENTS: Unknown	TAX LOT: 388 TAX BLOCK: TAX TRACT #: 6041 ZONING: TAX OTHER ASSESSMENT: \$0 TAX OTHER ASSESS SOURCE: Unknown
---	---	--	---

SCHOOL

HIGH SCHOOL DISTRICT: Lawndale	ELEMENTARY: ELEMENTARY OTHER:	MIDDLE/JR HIGH: MIDDLE/JR HIGH OTHER:	HIGH SCHOOL: HIGH SCHOOL OTHER:
---------------------------------------	----------------------------------	--	------------------------------------

LISTING

BAC: **2.5%**
BAC RMKRS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION: **Close Of Escrow**
SIGN ON PROPERTY?:
CONTINGENCY LIST: **Standard Contract**
Contingencies
CONTINGENCY:
PRIVATE REMARKS:

TERMS: **Cash, Cash to New Loan**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **04/02/22**
START SHOWING DATE:
ON MARKET DATE: **04/05/22**
PRICE CHG TIMESTAMP: **04/06/22**
STATUS CHG TIMESTAMP: **05/22/22**
MOD TIMESTAMP: **05/22/22**
EXPIRED DATE: **09/30/22**
PURCH CONTRACT DATE: **04/04/22**
CLOSE DATE: **05/20/22**

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent SHOW CONTACT NAME: SHOW CONTACT PH: SHOW INSTRUCTIONS: Call Vicki DIRECTIONS: From Prairie, go West on 161st St.	LOCK BOX LOCATION: none LOCK BOX TYPE: None	OCCUPANT TYPE: Owner OWNER'S NAME:
--	--	--

AGENT / OFFICE

LA: (**VGOORVIC**) **Vicki Goorchenko**
CoLA:
LO: (**v8455**) **Vista Sotheby's International Realty**
LO PHONE: **310-541-8271**
CoLO:
CoLO PHONE:

LA State License: **00705455**
CoLA State License:
LO State License: **01922362**
LO FAX:
CoLO State License:
CoLO FAX:
Offers Email:

CONTACT PRIORITY

1.LA CELL: **310-710-8053**
2.LA TEXT: **310-710-8053**
3.LA EMAIL: **vicki@liveatthebeach.com**

COMPARABLE INFORMATION

CLOSE PRICE: \$700,000 LIST PRICE: \$800,000 LIST \$ ORIGINAL: \$730,000 PURCH CONTRACT DATE: 04/04/22 DOM/CDOM: 0/0	BA: (vgoorvic) Vicki Goorchenko BO: Vista Sotheby's International Realty BA State License: 00705455 BO State License: 01922362	CoBA: () CoBO: CoBA State License: CoBO State License: BUYER FINANCING: Cash CONCESSIONS \$: \$7,500 CONCESSION CMTS: repairs COE DATE: 05/20/22
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AGENT FULL: Residential LISTING ID: PV22068108

Printed by David Grant, State Lic: AR006971 on 05/24/2022 5:14:01 PM

Search Criteria

Property Type is 'Residential'
Standard Status is one of 'Coming Soon', 'Active', 'Act Under Contract', 'Pending', 'Closed'
Property Sub Type is 'Single Family Residence'
MLS Area Major is '113 - South Lawndale'
Status Price Change Timestamp is 05/01/2021+
Living Area is 1600 or less
Selected 1 of 30 results.

PROPERTY DATA

Borrower: REDWOOD HOLDINGS LLC	File No.: 32786333
Property Address: 4036 W 161st St	Case No.: LN#49639
City: LAWDALE	State: CA
Lender: Wedgewood Inc	Zip: 90260

4036 W 161st St, Lawndale, CA 90260-2729, Los Angeles County
APN: 4074-023-007 CLIP: 8747757166



MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
3	1	N/A	\$700,000	05/20/2022
MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
1,600	5,611	1947	SFR	

OWNER INFORMATION			
Owner Name	Devlin Frank J	Tax Billing Zip	90260
Owner Name 2	Devlin Ann M	Tax Billing Zip+4	2729
Mail Owner Name	Frank J & Ann M Devlin	Owner Vesting	Husband/Wife
Tax Billing Address	4036 W 161st St	Owner Occupied	Yes
Tax Billing City & State	Lawndale, CA		

LOCATION INFORMATION			
Zip Code	90260	School District	Centinella Vly Un
Carrier Route	C014	Comm College District Code	El Camino
Zoning	LNR2YY	Census Tract	6041.01
Tract Number	7422	Topography	Rolling/Hilly

TAX INFORMATION			
APN	4074-023-007	Lot	388
Exemption(s)	Homeowner	Water Tax Dist	Central And W Basin
% Improved	28%	Fire Dept Tax Dist	Consolidated Co
Tax Area	12711		
Legal Description	TRACT # 7422 LOT 388		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Assessed Value - Total	\$248,257	\$245,713	\$240,897
Assessed Value - Land	\$177,667	\$175,846	\$172,399
Assessed Value - Improved	\$70,590	\$69,867	\$68,498
YOY Assessed Change (\$)	\$2,544	\$4,816	
YOY Assessed Change (%)	1.04%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$3,252		
2020	\$3,378	\$127	3.89%
2021	\$3,374	-\$4	-0.12%

Special Assessment	Tax Amount
Safe Clean Water83	\$86.49
Consldated Sewer62	\$50.50
Wb Mwd Stoby Chg80	\$24.00
Cnty San Dist 0556	\$167.00
Trauma/Emerg Srv86	\$46.25
Rpsod Measure A 83	\$18.54
La West Mosq Ab 31	\$11.65
Flood Control 62	\$24.30
La Co Fire Dept 32	\$72.24
Total Of Special Assessments	\$500.97

CHARACTERISTICS			
County Land Use	Single Family Resid	Sewer	Type Unknown
Universal Land Use	SFR	Heat Type	Heated
Lot Frontage	40	Patio Type	Covered Patio
Lot Depth	140	Garage Type	Parking Avail
Lot Acres	0.1288	Parking Type	On Site
Lot Area	5,611	Parking Spaces	2
Style	Conventional	Roof Material	Wood Shake
Building Sq Ft	Tax: 1,091 MLS: 1,600	Roof Shape	Gable

PROPERTY DATA

Borrower: REDWOOD HOLDINGS LLC

File No.: 32786333

Property Address: 4036 W 161st St

Case No.: LN#49639

City: LAWNDALE

State: CA

Zip: 90260

Lender: Wedgewood Inc

Stories	1
Total Units	1
Total Rooms	5
Bedrooms	3
Total Baths	1
MLS Total Baths	1
Full Baths	1
Fireplaces	1
Condition	Good
Quality	Average
Water	Public

Interior Wall	Plaster
Exterior	Stucco
Floor Cover	Hardwood
Foundation	Raised
Year Built	1947
Effective Year Built	1949
Other Impvs	Fence, Addition
Equipment	Disposal, Range Hood
Building Type	Type Unknown
# of Buildings	1

ESTIMATED VALUE			
RealAVM™	\$794,000	Confidence Score	75
RealAVM™ Range	\$730,480 - \$857,520	Forecast Standard Deviation	8
Value As Of	05/16/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 30 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	04/19/1995	Sale Type	Full
Sale Date	MLS: 05/20/2022	Deed Type	Grant Deed
Sale Price	\$160,000	Owner Name	Devlin Frank J
Price Per Square Feet	\$146.65	Owner Name 2	Devlin Ann M
Document Number	549887	Seller	Dalpont Rudy & Paula

Recording Date	04/19/1995	07/07/1992
Sale Date		07/1992
Sale Price	\$160,000	\$209,000
Buyer Name	Devlin Frank J & Ann M	Dalpont Rudy & Paula
Seller Name	Dalpont Rudy & Paula	Garceau Bernard J
Document Number	549887	1232550
Document Type	Grant Deed	Grant Deed

MORTGAGE HISTORY					
Mortgage Date	06/27/2003	12/26/2001	03/27/2000	08/28/1996	04/19/1995
Mortgage Amount	\$133,695	\$144,000	\$25,000	\$128,000	\$152,000
Mortgage Lender	Wells Fargo Hm Mtg Inc	Usc Fcu	Usa Fcu	Ditech Fndg Corp	Cub Fndg Corp
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	07/07/1992
Mortgage Amount	\$188,000
Mortgage Lender	General American Fin'l
Mortgage Code	Conventional

PROPERTY DATA

Borrower: REDWOOD HOLDINGS LLC

File No.: 32786333

Property Address: 4036 W 161st St

Case No.: LN#49639

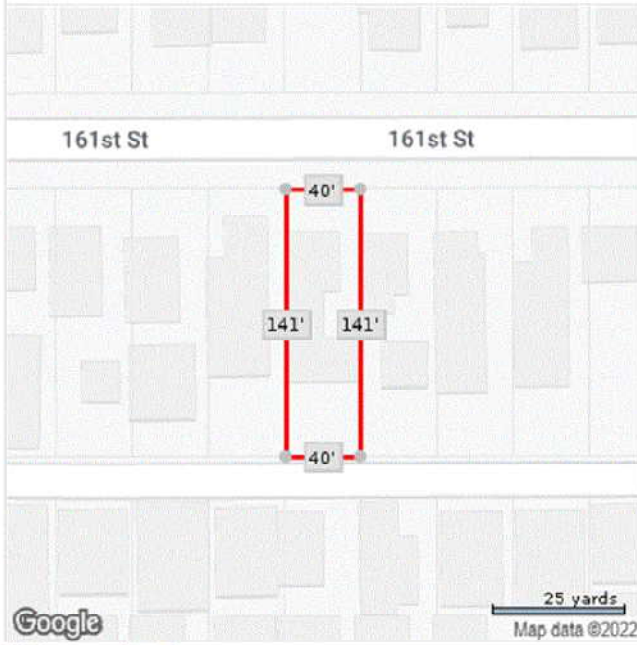
City: LAWNSDALE

State: CA

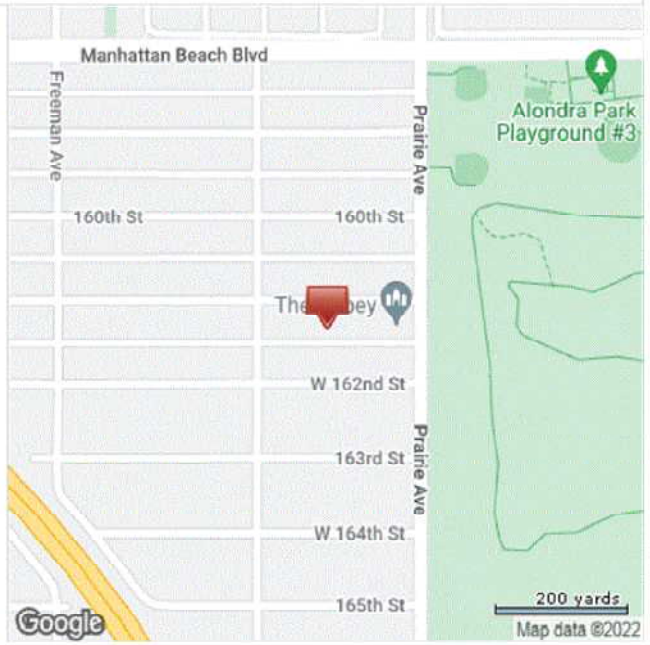
Zip: 90260

Lender: Wedgewood Inc

PROPERTY MAP



*Lot Dimensions are Estimated



AERIAL MAP

Borrower: REDWOOD HOLDINGS LLC

File No.: 32786333

Property Address: 4036 W 161st St

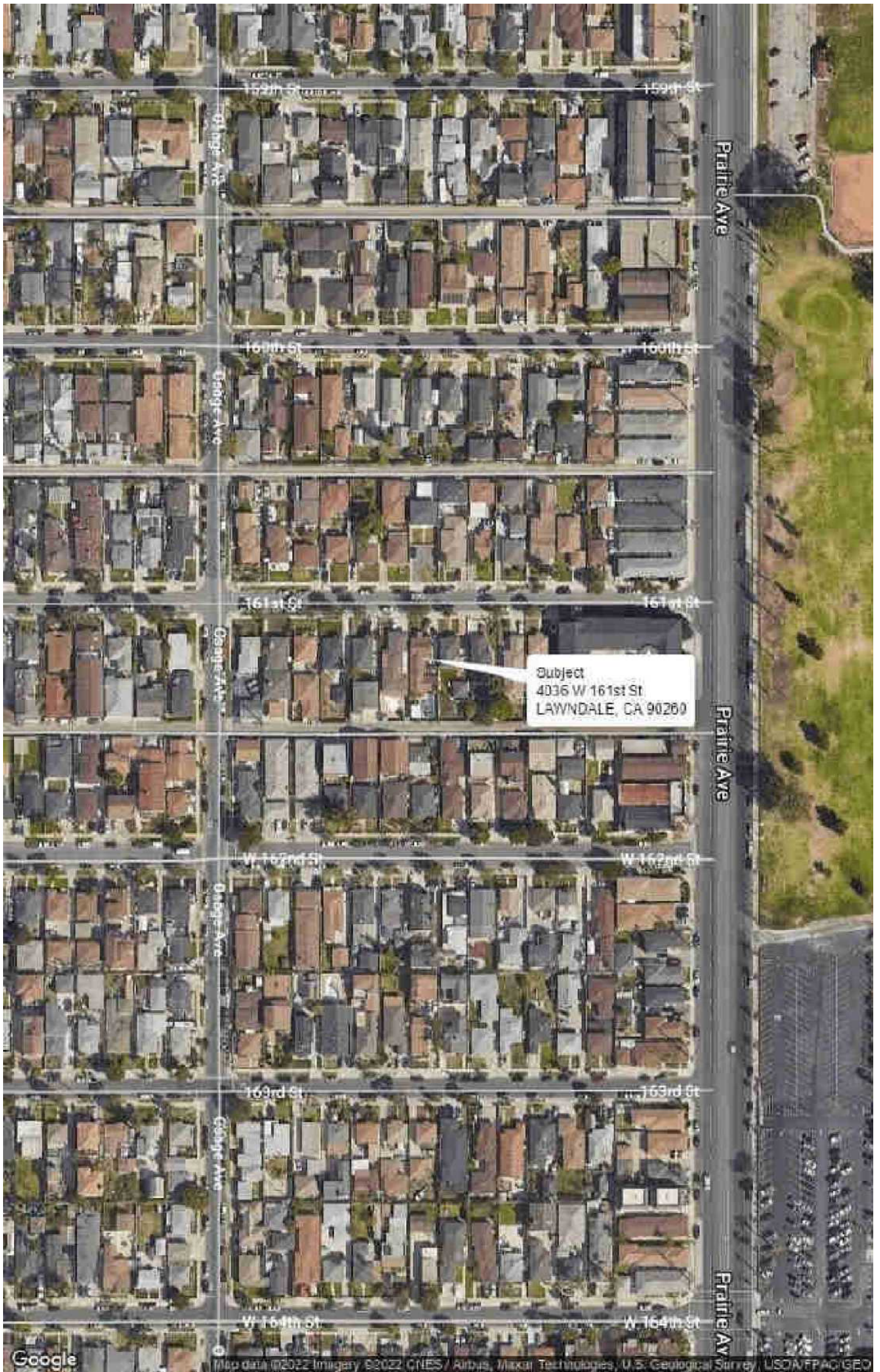
Case No.: LN#49639

City: LAWNDALE

State: CA

Zip: 90260

Lender: Wedgewood Inc



Subject
4036 W 161st St
LAWNDALE, CA 90260

Borrower: REDWOOD HOLDINGS LLC

File No.: 32786333

Property Address: 4036 W 161st St

Case No.: LN#49639

City: LAWNDALE

State: CA

Zip: 90260

Lender: Wedgewood Inc



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

David G. Grant

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER:

AR 006971

Effective Date:

February 5, 2021

Date Expires:

February 4, 2023


Loretta Dillon, Deputy Bureau Chief, BREA

3056551

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE CHAIN LINK

