49644 File # 32861615

_	The purpose of this summary appraisal repo	rt ic to prov	uida tha land	tor/client w	ith an a	courate and adequa	italiv ciinnartad a	ninion of the mar	kat valua	of the cubic	ct property
		it is to prov	ide the long	ICI/CIICIIL WI	ונוו מוו מי	•		•			
	Property Address 24541 Spartan St					City Mission		State		Zip Code 9	2691
	Borrower Redwood Holdings LLC			vner of Publi	c Record	Antonitis Mar	k E & Martha	L Count	y Oran	ge	
	Legal Description holding N-TRACT: 64	146 BLOCI	K: LOT: 56	ò							
	Assessor's Parcel # IIC619-123-05					Tax Year 2021		R.E. T	axes \$	1.475	
	Neighborhood Name Doria Park					Map Reference	11244	Censu	s Tract	0320.15	
SUBJECT	Occupant X Owner Tenant Vaca	ant	Sn	ecial Assess	ements \$	19		PUD HOA\$ 0	11401	per year [per month
3						19		OD HOA W ()		_ poi youi _	por month
2		Leaseho		ther (describ	,						
•	Assignment Type Purchase Transaction	Refina	ance Transact		Other (c	· · · · · · · · · · · · · · · · · · ·					
	Lender/Client Wedgewood Inc					//anhattan Beach					
	Is the subject property currently offered for sale of	r has it been o	offered for sal	e in the twe	lve month	is prior to the effective	e date of this appra	iisal?		Yes 🔀 No	
	Report data source(s) used, offering price(s), and	date(s).	CRMLS	3, The su	bject h	as not been liste	d for sale in th	ne past 12 mont	hs.		
	I did did not analyze the contract for	sale for the su	biect purchas	e transactio	n. Explair	the results of the ana	alvsis of the contra	ct for sale or why the	e analvsis	was not	
	performed.				- 1		,	,	,		
	poriorinos.										
Ş	Contract Drice © Date of Con	troot		a the prepar	tu aallar ti	an aumar of nublic rad	ard0 Va	o No Doto Co			
요.	Contract Price \$ Date of Con				•	ne owner of public red			urce(s)		
CONTRACT	Is there any financial assistance (loan charges, sa	ale concession	ns, gift or dow	ınpayment a	assistance	e, etc.) to be paid by a	iny party on behalf	of the borrower?		\	'es No
႘	If Yes, report the total dollar amount and describe	the items to t	be paid.								
	Note: Race and the racial composition of the	neighborhoo	d are not an	nraigal fact	ore						
	-	leighborhoo	u are not app	<u> </u>		Harrison Torondo		0 11.411.		Duranuti	
	Neighborhood Characteristics					Housing Trends		One-Unit Ho			and Use %
	Location Urban Suburban	Rural	Property Valu	ues 🔀 Ir	ncreasing	Stable	Declining	PRICE	AGE	One-Unit	70 %
	Built-Up	Under 25%	Demand/Sup	oply 💢 S	Shortage	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %
0	Growth Rapid Stable	Slow	Marketing Ti	me 🔀 U	Jnder 3 m	ths 3-6 mths	Over 6 mths	600 Low	10	Multi-Family	20 %
ОΙ						La Paz Road-E		1,850 High	65	Commercial	0 %
굕.		<u>a boundan</u>	ies. Mulita	nus bivu-	-NOITH,	La Paz Roau-E	asi, 5				
Ĭ.	Fwy-South, Alacia Pkwy-West.							1,250 Pred.	45	Other	10 %
₽.	Neighborhood Description The subject i	s located in	n the city of	of Missior	n Viejo	in the county of	Orange. The	area consist of	predom	ninantly sing	gle family
孠	and multi family residences of genera	ally, averag	ge to good	quality a	nd are	in average to go	od condition.	The market rem	nains str	rong due to	job
_	growth and a strong demand for house	sina.									
	Market Conditions (including support for the above		3) T!	he marke	et condi	tions are typical	in comparisor	to the surroun	dina co	mmunities	in the
	market area. Marketing time for prop		•				•				
						із арріоліпассіў	1-0 1110111113 11	iisted at marke	t value.	THE additi	oriai
	10% land use noted above is for park	ts and goir				Ch			View 11		
	Dimensions 68 X 115			Area 7820			ape Rectangu	lar	View N	;Res;	
	Specific Zoning Classification R1					Residential					
	Zoning Compliance 🔀 Legal 🔲 Legal Non	conforming (G	irandfathered	Use)] No Zoni	ng 🔃 Illegal (desc	ribe)				
	Is the highest and best use of subject property as	improved (or	as proposed	per plans ar	nd specifi	cations) the present u	se?	🗙 Yes 🗌 No	If No, des	scribe The	current
	residential use is the highest and bes	 st.									
	Utilities Public Other (describe)			Public	Other (d	escribe)	Off-site Imp	provements - Type		Public	Private
ш	Flectricity X	v	Nater	$\overline{\mathbf{X}}$	\Box		Street As	nhalt		X	
SITE	Electricity \(\)		Water Sanitary Sawa	X ar V			Street As			lacksquare	
	Gas 🔀 🗌	5	Sanitary Sewe	er 🔀		FEMA Man # Od	Alley No	ne	EMA Man		2/2000
	Gas	No FE	Sanitary Sewe EMA Flood Zon	er 🔀 ne X				ne	ЕМА Мар	Date 12/03	3/2009
	Gas	No FE for the market	Sanitary Sewe EMA Flood Zon t area?	er 🔀 ne X 🔀 Yes		No If No, describe	Alley No 6059C0431J	ne F		Date 12/03	
	Gas	No FE for the market factors (easem	Sanitary Sewe EMA Flood Zon t area? nents, encroad	er 🔀 ne X X Yes chments, en	vironmen	No If No, describe tal conditions, land us	Alley No 6059C0431J	ne F			
	Gas	No FE for the market factors (easem	Sanitary Sewe EMA Flood Zon t area? nents, encroad	er 🔀 ne X X Yes chments, en	vironmen	No If No, describe tal conditions, land us	Alley No 6059C0431J	ne F		Date 12/03	
	Gas	No FE for the market factors (easem	Sanitary Sewe EMA Flood Zon t area? nents, encroad	er 🔀 ne X X Yes chments, en	vironmen	No If No, describe tal conditions, land us	Alley No 6059C0431J	ne F		Date 12/03	
	Gas	No FE for the market factors (easem	Sanitary Sewe EMA Flood Zon t area? nents, encroad	er 🔀 ne X X Yes chments, en	vironmen	No If No, describe tal conditions, land us	Alley No 6059C0431J	ne F		Date 12/03	
	Gas	No FE for the market factors (easem a and is sur	Sanitary Sewe EMA Flood Zon t area? nents, encroad	er X ne X Yes chments, en	vironmen	No If No, describe tal conditions, land us	Alley No 6059C0431J ses, etc.)?	ne F	⋈ No	Date 12/03	De .
	Gas	No FE for the market factors (easem a and is sur	Sanitary Sewe EMA Flood Zon t area? nents, encroad rrounded b	er X ne X Yes chments, en	vironmen reside	No If No, describe tal conditions, land us ntial properties.	Alley No 6059C0431J ses, etc.)?	rice F Yes Prior Inspection	⋈ No	Date 12/03	De .
	Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external to The subject is conforming to the area Source(s) Used for Physical Characteristics of Pr Other (describe)	No FE for the market factors (easem a and is sur	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b	er X ne X Yes chments, en by similar	vironmen reside	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Gro	Alley No 6059C0431J ses, etc.)? d Tax Records iss Living Area	Prior Inspection	⋈ No	Date 12/03 If Yes, describ Property Owne	ne r
	Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external to the subject is conforming to the area Source(s) Used for Physical Characteristics of Pr Other (describe) General Description	No FE for the market factors (easem a and is sur	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal	er X ne X Yes chments, en by similar Files	vironmen reside	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Gro Heating/Cooling	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area	Prior Inspection Realquest Amenities	No No	Date 12/03 If Yes, descrit Property Owne Car Storage	ne r
	Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external from the subject is conforming to the area Source(s) Used for Physical Characteristics of Prother (describe) General Description Units One One with Accessory Unit	No FE for the market factors (easem a and is sur	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Figure	vironmen reside	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Grotheating/Cooling FWA HWBB	Alley No 6059C0431J ses, etc.)? d Tax Records sss Living Area J Fire	Prior Inspection Realquest Amenities Dlace(s) # 1	No None	Date 12/03 If Yes, descrit Property Owne Car Storage	r g e
	Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external formula to the area The subject is conforming to the area Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units One One with Accessory Unit # of Stories 1	No FE for the market factors (easem a and is sur	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab (ement (er X ne X Yes chments, en by similar Files ription Crawl Space	vironmen reside	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Gro Heating/Cooling FWA HWBB Radiant	Alley No 6059C0431J ses, etc.)? d Tax Records sss Living Area J Fire	Prior Inspection Realquest Amenities Dlace(s) # 1 odstove(s) # 0	No None None Drive	Date 12/03 If Yes, describ Property Owne Car Storag eway # of	r ge Cars 2
	Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external to the subject is conforming to the area Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit	Solution Service Search	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Figure	wironmen reside	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Gro Heating/Cooling FWA HWBB Radiant Other	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area J Fire Woo Ratio	Prior Inspection Realquest Amenities place(s) # 1 pdstove(s) # 0 pdbck Concrt	No None None Driveway	Date 12/03 If Yes, describ Property Owne Car Storage Beway # of Surface	r ge Cars 2 Concrt
	Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external to the subject is conforming to the area Source(s) Used for Physical Characteristics of Proposed General Description Units One One with Accessory Unit of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const.	No FE for the market factors (easem a and is sur	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Crawl Space Finished Finished	wironmen reside MLS	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Gro Heating/Cooling FWA HWBB Radiant Other Iel Gas	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area y Fire	Prior Inspection Realquest Amenities Date(s) # 1 Dotstove(s) # 0 Do/Deck Concrt	No None None Drive	Date 12/03 If Yes, describ Property Owne Car Storage Beway # of Surface	r ge Cars 2 Concrt
	Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external to the subject is conforming to the area Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit	Solution Service Search	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Crawl Space Finished Finished	wironmen reside MLS	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Gro Heating/Cooling FWA HWBB Radiant Other Iel Gas	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area y Fire	Prior Inspection Realquest Amenities place(s) # 1 pdstove(s) # 0 pdbck Concrt	No None None Driveway	Date 12/03 If Yes, describ Property Owne Car Storage eway # of Surface ge # of	cars 2 Concrt Cars 2
	Gas	Full Base Partial Baser Starter of the market factors (easem a and is sur	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files ription Crawl Space Finished Finished tucco:Ave comp Shir	MLS MLS g Ftng:AV	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Gro Heating/Cooling FWA HWBB Radiant Other	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area Woo Patic Porcuring Poo	Prior Inspection Realquest Amenities Date(s) # 1 Dotstove(s) # 0 Do/Deck Concrt Ch Concrt	None None Driveway Gara	Date 12/03 If Yes, describ Property Owne Car Storage eway # of Surface ge # of ort # of	cars 2 Concrt Cars 2
	Gas	operty Get Partial Base Partial Base Exterior Walls Roof Surface Gutters & Do	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab (ement (ement (essement	er X ne X Yes chments, en by similar Files Files Finished Finished tucco:Avg comp Shir deq Over	MLS MLS g Ftng:AV	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Idle Gas Central Air Condition Individual	Alley No 6059C0431J ses, etc.)? d Tax Records ass Living Area Word Pating Poor Poor Poor Fend	Prior Inspection Realquest Amenities Dlace(s) # 1 Ddstove(s) # 0 D/Deck Concrt Ch Concrt	None None Driveway Gara Carp Attaco	Date 12/03 If Yes, describ Property Owne Car Storage Eway # of Surface ge # of ort # of ched [[]	Cars 2 Concrt Cars 2 Cars 0
	Gas	operty Get Partial Base Partial Base Exterior Walls Roof Surface Gutters & Do Window Type	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab (ement (asement (er X ne X Yes chments, en by similar Files Files Finished Finished tucco:Avg comp Shir deq Over Illum:Avg	MLS MLS g Fl ng:Av	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Central Air Condition Individual Other	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area Word Portion Poo Other	Prior Inspection Realquest Amenities Dlace(s) # 1 Ddstove(s) # 0 D/Deck Concrt Ch Concrt I None Block Prior Inspection	None None Driveway Gara Carp	Date 12/03 If Yes, describ Property Owne Car Storage Eway # of Surface ge # of ort # of ched [[]	Cars 2 Concrt Cars 2 Cars 0
	Gas	operty Ge Full Base Full Base Full Base Cutterior Walls Roof Surface Gutters & Do Window Type	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Finished Tinished	MLS g Fung:Av	No If No, describe tal conditions, land us nitial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Itel Gas Central Air Condition Individual Other Washer/	Alley No 6059C0431J ses, etc.)? d Tax Records sss Living Area Woo Porcord Porcord Othe Dryer Other	Prior Inspection Realquest Amenities Diace(s) # 1 Didstove(s) # 0 DiDeck Concrt I None Be Block Or None (describe)	None None Carp Attac Built-	Date 12/03 If Yes, describ Property Owne Car Storage Beway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached
	Gas	operty Ge Concrete Full Base Partial Base Exterior Walls Roof Surface Gutters & Do Window Type Dishwa Rooms	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Finished Finished tucco:Avg comp Shir deq Over Illum:Avg Disposal 4 Bedro	MLS g Fung:Av	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Central Air Condition Individual Other	Alley No 6059C0431J ses, etc.)? d Tax Records sss Living Area Woo Porcord Porcord Othe Dryer Other	Prior Inspection Realquest Amenities Diace(s) # 1 Didstove(s) # 0 Did Concrt I None Be Block F (describe)	None None Carp Attac Built-	Date 12/03 If Yes, describ Property Owne Car Storage Beway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached
	Gas	operty Ge Concrete Full Base Partial Base Exterior Walls Roof Surface Gutters & Do Window Type Dishwa Rooms	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Finished Finished tucco:Avg comp Shir deq Over Illum:Avg Disposal 4 Bedro	MLS g Fung:Av	No If No, describe tal conditions, land us nitial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Itel Gas Central Air Condition Individual Other Washer/	Alley No 6059C0431J ses, etc.)? d Tax Records sss Living Area Woo Porcord Porcord Othe Dryer Other	Prior Inspection Realquest Amenities Diace(s) # 1 Didstove(s) # 0 DiDeck Concrt I None Be Block Or None (describe)	None None Carp Attac Built-	Date 12/03 If Yes, describ Property Owne Car Storage Beway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached
	Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external to the subject is conforming to the area Source(s) Used for Physical Characteristics of Proposed Other (describe) General Description Units One One with Accessory Unit of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Ranch Year Built 1968 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items	Getters & Do Window Type Window Type Roberts & Rooms	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files ription Crawl Space Finished Finished tucco:Ave comp Shir deq Over Illum:Avg Disposal 4 Bedro	multiplication with the second	No If No, describe tal conditions, land us notial properties. Assessment and Data Source for Grow Heating/Cooling FWA HWBB Radiant Other Lel Gas Central Air Condition Individual Other Wave Washer/ 2.0 Bath(s	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area Woo Patic Porcording Poo Times Other Dryer Other 3,1	Prior Inspection Realquest Amenities Date(s) # 0 Do/Deck Concrt I None De Block Or None (describe) G7 Square Feet of	None None Carp Attac Built-	Date 12/03 If Yes, describ Property Owne Car Storage Beway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached
	Gas	Getters & Do Window Type Window Type Roberts & Rooms	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files ription Crawl Space Finished Finished tucco:Ave comp Shir deq Over Illum:Avg Disposal 4 Bedro	multiplication with the second	No If No, describe tal conditions, land us notial properties. Assessment and Data Source for Grow Heating/Cooling FWA HWBB Radiant Other Lel Gas Central Air Condition Individual Other Wave Washer/ 2.0 Bath(s	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area Woo Patic Porcording Poo Times Other Dryer Other 3,1	Prior Inspection Realquest Amenities Date(s) # 0 Do/Deck Concrt I None De Block Or None (describe) G7 Square Feet of	None None Driveway Gara Carp Attac Built	Date 12/03 If Yes, describ Property Owne Car Storage Beway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached
	Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external to the subject is conforming to the area Source(s) Used for Physical Characteristics of Proposed Other (describe) General Description Units One One with Accessory Unit of Stories 1 Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Ranch Year Built 1968 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items	Full Base Partial B: Exterior Walls Roof Surface Gutters & Do Window Type Mource(s) (inclu	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Finished Finished tucco:Avg comp Shir deq Over Illum:Avg Disposal 4 Bedro ed.	MLS MLS MLS MLS MIS Miscropoms	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Idle Gas Central Air Condition Individual Other Wave Washer/ 2.0 Bath(serioration, renovations	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area Woo No Patin Poo Other Other Others) , remodeling, etc.).	Prior Inspection Realquest Amenities Diace(s) # 1 Didstove(s) # 0 Dideck Concrt I None Block I None Ce Block I None (describe) G7 Square Feet of	None Driveway Gara Carp Attac Built	Property Owne Car Storage eway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached e Grade
APROVEMENTS	Gas	Full Base Partial B: Exterior Walls Roof Surface Gutters & Do Window Type Mource(s) (inclu	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Finished Finished tucco:Avg comp Shir deq Over Illum:Avg Disposal 4 Bedro ed.	MLS MLS MLS MLS MIS Miscropoms	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Idle Gas Central Air Condition Individual Other Wave Washer/ 2.0 Bath(serioration, renovations	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area Woo No Patin Poo Other Other Others) , remodeling, etc.).	Prior Inspection Realquest Amenities Diace(s) # 1 Didstove(s) # 0 Dideck Concrt I None Block I None Ce Block I None (describe) G7 Square Feet of	None Driveway Gara Carp Attac Built	Property Owne Car Storage eway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached e Grade
APROVEMENTS	Gas	Full Base Partial B: Exterior Walls Roof Surface Gutters & Do Window Type Mource(s) (inclu	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Finished Finished tucco:Avg comp Shir deq Over Illum:Avg Disposal 4 Bedro ed.	MLS MLS MLS MLS MIS Miscropoms	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Idle Gas Central Air Condition Individual Other Wave Washer/ 2.0 Bath(serioration, renovations	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area Woo No Patin Poo Other Other Others) , remodeling, etc.).	Prior Inspection Realquest Amenities Diace(s) # 1 Didstove(s) # 0 Dideck Concrt I None Block I None Ce Block I None (describe) G7 Square Feet of	None Driveway Gara Carp Attac Built	Property Owne Car Storage eway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached e Grade
APROVEMENTS	Gas	Full Base Partial B: Exterior Walls Roof Surface Gutters & Do Window Type Mource(s) (inclu	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Finished Finished tucco:Avg comp Shir deq Over Illum:Avg Disposal 4 Bedro ed.	MLS MLS MLS MLS MIS Miscropoms	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Idle Gas Central Air Condition Individual Other Wave Washer/ 2.0 Bath(serioration, renovations	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area Woo No Patin Poo Other Other Others) , remodeling, etc.).	Prior Inspection Realquest Amenities Diace(s) # 1 Didstove(s) # 0 Dideck Concrt I None Block I None Ce Block I None (describe) G7 Square Feet of	None Driveway Gara Carp Attac Built	Property Owne Car Storage eway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached e Grade
APROVEMENTS	Gas	Full Base Partial B: Exterior Walls Roof Surface Gutters & Do Window Type Mource(s) (inclu	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Finished Finished tucco:Avg comp Shir deq Over Illum:Avg Disposal 4 Bedro ed.	MLS MLS MLS MLS MIS Miscropoms	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Idle Gas Central Air Condition Individual Other Wave Washer/ 2.0 Bath(serioration, renovations	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area Woo No Patin Poo Other Other Others) , remodeling, etc.).	Prior Inspection Realquest Amenities Diace(s) # 1 Didstove(s) # 0 Dideck Concrt I None Block I None Ce Block I None (describe) G7 Square Feet of	None Driveway Gara Carp Attac Built	Property Owne Car Storage eway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached e Grade
APROVEMENTS	Gas	operty Get Partial Base Exterior Walls Roof Surface Gutters & Do Window Type Months Base Months Base Gutters & Do Window Type Months Base Month	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab (ement	er X ne X Yes chments, en by similar Files Files Finished trucco:Avg comp Shir deq Over Illum:Avg Disposal 4 Bedro ed. It needed rep ion, no da	MLS MLS G FL Micro Micro Doms Dairs, dete	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Itel Gas Central Air Condition Individual Other Wave Washer/ 2.0 Bath(stripping) Prioration, renovations Was visible. An	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area Wor Pation Poo Fence Other Other S) 2,1 remodeling, etc.). extraordinary and incomplete extraordinary and incomplete Alley No Fire Other Other	Prior Inspection Realquest Amenities Dlace(s) # 1 Ddstove(s) # 0 D/Deck Concrt Ch Concrt I None Ce Block Er None (describe) 67 Square Feet of	None None Sorveway Gara Carp Mattac Built- Gross Live	Date 12/03 If Yes, describ Property Owne Car Storag Beway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached e Grade
APROVEMENTS	Gas	operty Get Partial Base Exterior Walls Roof Surface Gutters & Do Window Type Months Base Months Base Gutters & Do Window Type Months Base Month	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab (ement	er X ne X Yes chments, en by similar Files Files Finished trucco:Avg comp Shir deq Over Illum:Avg Disposal 4 Bedro ed. It needed rep ion, no da	MLS MLS G FL Micro Micro Doms Dairs, dete	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Itel Gas Central Air Condition Individual Other Wave Washer/ 2.0 Bath(stripping) Prioration, renovations Was visible. An	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area Wor Pation Poo Fence Other Other S) 2,1 remodeling, etc.). extraordinary and incomplete extraordinary and incomplete Alley No Fire Other Other	Prior Inspection Realquest Amenities Dlace(s) # 1 Ddstove(s) # 0 D/Deck Concrt Ch Concrt I None Ce Block Er None (describe) 67 Square Feet of	None Driveway Gara Carp Attac Built	Date 12/03 If Yes, describ Property Owne Car Storag Beway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached e Grade
APROVEMENTS	Gas	Full Base Description Window Type Window T	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Finished Finished Stucco:Ave comp Shir deq Over Illum:Avg Disposal 4 Bedro ed. It needed rep fon, no da t the livability	MLS MLS G FL Micro Micro Doms Dairs, dete	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Itel Gas Central Air Condition Individual Other Wave Washer/ 2.0 Bath(stripping) Prioration, renovations Was visible. An	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area Wor Pation Poo Fence Other Other S) 2,1 remodeling, etc.). extraordinary and incomplete extraordinary and incomplete Alley No Fire Other Other	Prior Inspection Realquest Amenities Dlace(s) # 1 Ddstove(s) # 0 D/Deck Concrt Ch Concrt I None Ce Block Er None (describe) 67 Square Feet of	None None Sorveway Gara Carp Mattac Built- Gross Live	Date 12/03 If Yes, describ Property Owne Car Storag Beway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached e Grade
APROVEMENTS	Gas	Full Base Description Window Type Window T	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Finished Finished Stucco:Ave comp Shir deq Over Illum:Avg Disposal 4 Bedro ed. It needed rep fon, no da t the livability	MLS MLS G FL Micro Micro Doms Dairs, dete	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Itel Gas Central Air Condition Individual Other Wave Washer/ 2.0 Bath(stripping) Prioration, renovations Was visible. An	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area Wor Pation Poo Fence Other Other S) 2,1 remodeling, etc.). extraordinary and incomplete extraordinary and incomplete Alley No Fire Other Other	Prior Inspection Realquest Amenities Dlace(s) # 1 Ddstove(s) # 0 D/Deck Concrt Ch Concrt I None Ce Block Er None (describe) 67 Square Feet of	None None Sorveway Gara Carp Mattac Built- Gross Live	Date 12/03 If Yes, describ Property Owne Car Storag Beway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached e Grade
APROVEMENTS	Gas	Full Base Description Window Type Window T	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Finished Finished Stucco:Ave comp Shir deq Over Illum:Avg Disposal 4 Bedro ed. It needed rep fon, no da t the livability	MLS MLS G FL Micro Micro Doms Dairs, dete	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Itel Gas Central Air Condition Individual Other Wave Washer/ 2.0 Bath(stripping) Prioration, renovations Was visible. An	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area Wor Pation Poo Fence Other Other S) 2,1 remodeling, etc.). extraordinary and incomplete extraordinary and incomplete Alley No Fire Other Other	Prior Inspection Realquest Amenities Dlace(s) # 1 Ddstove(s) # 0 D/Deck Concrt Ch Concrt I None Ce Block Er None (describe) 67 Square Feet of	None None Sorveway Gara Carp Mattac Built- Gross Live	Date 12/03 If Yes, describ Property Owne Car Storag Beway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached e Grade
APROVEMENTS	Gas	Full Base Description Window Type Window T	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Finished Finished Stucco:Ave comp Shir deq Over Illum:Avg Disposal 4 Bedro ed. It needed rep fon, no da t the livability	MLS MLS G FL Micro Micro Doms Dairs, dete	No If No, describe tal conditions, land us ntial properties. Assessment and Data Source for Grown Heating/Cooling FWA HWBB Radiant Other Itel Gas Central Air Condition Individual Other Wave Washer/ 2.0 Bath(stripping) Prioration, renovations Was visible. An	Alley No 6059C0431J ses, etc.)? d Tax Records ss Living Area Wor Pation Poo Fence Other Other S) 2,1 remodeling, etc.). extraordinary and incomplete extraordinary and incomplete Alley No Fire Other Other	Prior Inspection Realquest Amenities Dlace(s) # 1 Ddstove(s) # 0 D/Deck Concrt Ch Concrt I None Ce Block Er None (describe) 67 Square Feet of	None None Sorveway Gara Carp Mattac Built- Gross Live	Date 12/03 If Yes, describ Property Owne Car Storag Beway # of Surface ge # of ort # of ched	Cars 2 Concrt Cars 2 Cars 0 Detached e Grade
APROVEMENTS	Gas	Full Base Partial Base Exterior Walls Roof Surface Gutters & Do Window Type Mindow Type Surface Gutters & Do Window Type Light Dishwa Rooms Rooms Gutters & Do Window Type Light Dishwa Rooms Gutters	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Finished Finished tucco:Avg comp Shir deq Over Illum:Avg Disposal 4 Bedro ed. t needed rep ion, no da t the livability spection.	multiple in the control of the contr	No If No, describe tal conditions, land us nitial properties. Assessment and Data Source for Grow Heating/Cooling FWA HWBB Radiant Other Individual Other Washer/ 2.0 Bath(strictles) And Heating/Conditions Was visible. And Hess, or structural intervioles.	Alley No 6059C0431J ses, etc.)? d Tax Records ses Living Area Woo Patin Poor Poor Poor Poor Poor Poor Poor Poo	Prior Inspection Realquest Amenities Dlace(s) # 1 Ddstove(s) # 0 D/Deck Concrt I None Block I None Ce Block I None Corrow Concrt	None None Sorveway Gara Carp Mattac Built- Gross Live	Date 12/03 If Yes, describ Property Owne Car Storage Eway # of Surface ge # of ort # of shed	Cars 2 Concrt Cars 2 Cars 0 Detached e Grade
APROVEMENTS	Gas	Full Base Exterior Walls Roof Surface Gutters & Do Window Type Mource(s) (incluent the time of the tim	Sanitary Sewe EMA Flood Zor t area? nents, encroad rrounded b Appraisal eneral Descr e Slab	er X ne X Yes chments, en by similar Files Files Finished Finished tucco:Avg comp Shir deq Over Illum:Avg Disposal 4 Bedro ed. t needed rep ion, no da t the livability spection.	multiple in the control of the contr	No If No, describe tal conditions, land us nitial properties. Assessment and Data Source for Grow Heating/Cooling FWA HWBB Radiant Other Individual Other Washer/ 2.0 Bath(strictles) And Heating/Conditions Was visible. And Hess, or structural intervioles.	Alley No 6059C0431J ses, etc.)? d Tax Records ses Living Area Woo Patin Poor Poor Poor Poor Poor Poor Poor Poo	Prior Inspection Realquest Amenities Dlace(s) # 1 Ddstove(s) # 0 D/Deck Concrt I None Ce Block Of None Compare Feet of Cat; The Cassumption is a	None None Priveway Gara Carp Attac Built-	Date 12/03 If Yes, describ Property Owne Car Storage Eway # of Surface ge # of ort # of shed	Cars 2 Concrt Cars 2 Cars 0 Detached e Grade

There are 29 comparable	a properties currently	offered for sale in	the subject neighborho	nod ranging in	_	from \$ 975,000		to \$	16/	10 000
										48,000 .
			the past twelve mont				0			,600,000 .
FEATURE	SUBJECT	COMPARAE	BLE SALE # 1	COMP	PARABL	E SALE # 2		COMPA	RABL	E SALE # 3
Address 24541 Spartan S	t	25321 Maximus	St	24512 Vane	essa D)r	2470	1 Argus	Dr	
Mission Viejo, CA	1 92691	Mission Viejo, C	A 92691	Mission Viej	io. CA	N 92691	Missi	on Viejo	o. CA	N 92691
Proximity to Subject		0.11 miles SW		0.10 miles E				miles SI		
Sale Price	\$	011111111111111111111111111111111111111	\$ 1,150,000			\$ 1,212,000				\$ 1,235,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 614.32 sq.ft	1,100,000	\$ 516.84		1,212,000		548.16		1,233,000
	Ψ 34.π.					7000E-DOM 44				004C4-DOM C0
Data Source(s)		CRMLS #OC220				72235;DOM 14				93164;DOM 63
Verification Source(s)		Doc #71262/Rea		Doc #18566				4 750405		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTIO	ON	+(-) \$ Adjustment		SCRIPTION	V	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth			ArmL	.th		
Concessions		Conv;0		Conv;0			Cash	;0		
Date of Sale/Time		s02/22;c01/22	+76.500	s05/22;c05/2	22	0	s12/2	21;c12/2	1	+99,000
Location	N;Res;	N;Res;		N;Res;		-	N;Re			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple				Simple		
Site			40.000			0				
View	7820 sf	9750 sf	-10,000	8400 sf		0	7820			
	N;Res;	N;Res;		N;Res;			N;Hil			0
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch			DT1;	Contem	р	0
Quality of Construction	Q4	Q4		Q4			Q4			
Actual Age	54	53	0	54			50			0
Condition	C4	C4		C4		-25,000	СЗ			-75,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Baths	,		Bdrms. B	Baths	-10,000
Room Count	8 4 2.0	8 4 2.0			2.0	0			4.0	-20,000
Gross Living Area			127 000					2,253		
3 ···	2,167 sq.ft.		+37,000	· · · · · · · · · · · · · · · · · · ·	Sq.II.	-22,500		2,253	Տ Կ.Ո.	0
Basement & Finished	0sf	0sf		0sf			0sf			
Rooms Below Grade										
Functional Utility	Average	Average		Average			Avera	age		
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC			FWA	/CAC		
Energy Efficient Items	None	None		None			None)		
Garage/Carport	2ga2dw	2gd2dw	0	2ga2dw			2ga2			
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio				n/Patio		
Fireplaces	1 Fireplace	1 Fireplace		1 Fireplace				eplace		-5,000
-							Fenc			-3,000
Pool/Spa/Fenced/ADU	Fenced	Fenced		Fenced			renc	ea		
ALLA ELLA (T. I. I)			•		7	A				A
Net Adjustment (Total)		X +	\$ 103,500			\$ -47,500		+ 🗙		\$ -11,000
Adjusted Sale Price		Net Adj. 9.0 %			3.9 %		Net Ad		.9 %	
		Gross Adj. 10.7 %	\$ 1,253,500	Gross Adi.	3.9 %	\$ 1,164,500	Gross	At ihA	.9 %	\$ 1,224,000
of Comparables					0.0	¥ 1,10 4 ,500		, iuj. 10	.5 /0	
	the sale or transfer hist					<u> </u>		, iuj. 10	.9 /0	, , , ,
	the sale or transfer hist		erty and comparable sale			1,104,500		, ruj. 10	1.9 /0	, ,
	the sale or transfer hist					1,104,000		riaj. 10	1.9 /0	, , , , , , , , , , , , , , , , , , , ,
I 🔀 did 🗌 did not research		ory of the subject prop	erty and comparable sale	es. If not, explain				riaj. 10	1.3 70	
I 🔀 did 🗌 did not research	not reveal any prior sal	ory of the subject prop		es. If not, explain				riaj. 10	.9 /0	, , , , , ,
I	not reveal any prior sal relogic/MIs	ory of the subject prop	erty and comparable sale	es. If not, explain	o the eff	ective date of this appr	aisal.	riaj. 10	.9 /0	
My research did did not research My research did did did Data Source(s) Realist/Co My research did did did	not reveal any prior sal relogic/MIs	ory of the subject prop	erty and comparable sale	es. If not, explain	o the eff	ective date of this appr	aisal.	, ruj. 10	.9 /0	
My research did did not research My research did did did Data Source(s) Realist/Co My research did did Data Source(s) Realist	not reveal any prior sal relogic/MIs not reveal any prior sal	es or transfers of the so	erty and comparable sale ubject property for the th omparable sales for the y	es. If not, explain ree years prior to year prior to the d	o the effo	ective date of this appr	aisal.		.9 70	
My research did did not research My research did did did Data Source(s) Realist/Co My research did did did	not reveal any prior sal relogic/MIs not reveal any prior sal	es or transfers of the so	erty and comparable sale ubject property for the th omparable sales for the y	es. If not, explain ree years prior to year prior to the d	o the effo	ective date of this appr	aisal.		.9 /0	
My research did did not research My research did did did Data Source(s) Realist/Co My research did did Data Source(s) Realist	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prio	es or transfers of the so	erty and comparable sale ubject property for the th omparable sales for the y	es. If not, explain ree years prior to year prior to the d	o the effordate of s	ective date of this appr	aisal. sale. sales or	page 3).		RABLE SALE #3
My research did did not research My research did did did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prio	es or transfers of the su es or transfers of the su es or transfers of the co	ubject property for the the comparable sales for the years of the subject property of the subject property	es. If not, explain ree years prior to year prior to the d y and comparable ALE #1	o the effordate of s	ective date of this appr sale of the comparable (report additional prior s OMPARABLE SALE #2	aisal. sale. sales or	page 3).		
My research did did not research My research did did did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prio	es or transfers of the so es or transfers of the so es or transfers of the co or sale or transfer histor UBJECT	ubject property for the the comparable sales for the sy of the subject property COMPARABLE S. 02/22/2022	ree years prior to year prior to the d r and comparable ALE #1	o the effordate of see sales (ective date of this appr sale of the comparable (report additional prior s OMPARABLE SALE #2	aisal. sale. sales or	page 3).		
My research did did not research did did did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research did did Date of Prior Sale/Transfer Price of Prior Sale/Transfer	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prio S	es or transfers of the so es or transfers of the so es or transfers of the co or sale or transfer histor UBJECT	ubject property for the the comparable sales for the youngarable sales	es. If not, explain aree years prior to year prior to the d r and comparable ALE #1 0 \$	o the effordate of seales (COD5/18/2	ective date of this appr sale of the comparable (report additional prior s OMPARABLE SALE #2 (2022	aisal. sale. sales or	page 3).	OMPAF	
My research did did not research did did did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research did Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prior sal Realist	es or transfers of the su es or transfers of the su es or transfers of the co or sale or transfer histor UBJECT	ubject property for the the comparable sales for the subject property COMPARABLE St. 02/22/2022	es. If not, explain eree years prior to year prior to the d r and comparable ALE #1 0 \$	date of sessions of the effective sales (CO) 25/18/18	ective date of this approximate of the comparable (report additional prior some of the sale #2 2022	aisal. sale. sales or	page 3). C0	OMPAF	
My research did did not research did did did did did did did did did di	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prior sal Realist 06/06/2022	es or transfers of the su es or transfers of the su es or transfers of the co or sale or transfer histor UBJECT	orty and comparable sale subject property for the the comparable sales for the y y of the subject property COMPARABLE So 02/22/2022 \$0 Realist 06/06/2022	es. If not, explain ree years prior to year prior to the d and comparable ALE #1 O \$	o the effect of seales (rective date of this appropriate feetive date of the comparable (report additional prior some some some some some some some some	aisal. sale. sales or	page 3). C0 Realist	0MPAF	RABLE SALE #3
My research did did not research did did did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research ditEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prior sal Realist 06/06/2022	es or transfers of the some sor transfers of the contract of transfer histor UBJECT	perty and comparable sales subject property for the the comparable sales for the y y of the subject property COMPARABLE S. 02/22/2022 \$0 Realist 06/06/2022 sales 25/	es. If not, explain ree years prior to year prior to the d and comparable ALE #1 0 \$ F 0 321 Maximus	o the effort	rective date of this appropriate for the comparable (report additional prior some parable for additional pri	aisal. sale. sales or	page 3). C0 Realist 06/06/22 for \$0	0022 0022	RABLE SALE #3
My research did did not research did did did Data Source(s) Realist/Co My research did did did did did Data Source(s) Realist Report the results of the research dit ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hit #71261). 24512 Vanessa	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prio S Realist 06/06/2022 istory of the subject pro	es or transfers of the subject propies or transfers of the subject or transfers of the contract of the contract of the contract of transfer histor UBJECT Operty and comparable 05/18/2022 for \$	perty and comparable sales subject property for the the comparable sales for the y y of the subject property COMPARABLE S. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deer	ree years prior to year prior to the d and comparable ALE #1 F 0 321 Maximus d - Doc #185	o the effect of set sales (C0 05/18/3 06/06// s St tra 6663).	rective date of this appropriate for the comparable (report additional prior some parable for additional pri	sales or 2	Realist 06/06/22 for \$0 5/18/20	2022) (Aff	RABLE SALE #3 Fidavit - Doc
My research did did not research did did did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research ditEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prio S Realist 06/06/2022 istory of the subject pro	es or transfers of the subject propies or transfers of the subject or transfers of the contract of the contract of the contract of transfer histor UBJECT Operty and comparable 05/18/2022 for \$	perty and comparable sales subject property for the the comparable sales for the y y of the subject property COMPARABLE S. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deer	ree years prior to year prior to the d and comparable ALE #1 F 0 321 Maximus d - Doc #185	o the effect of set sales (C0 05/18/3 06/06// s St tra 6663).	rective date of this appropriate for the comparable (report additional prior some parable for additional pri	sales or 2	Realist 06/06/22 for \$0 5/18/20	2022) (Aff	RABLE SALE #3 Fidavit - Doc
My research did did not research did did did Data Source(s) Realist/Co My research did did did did did Data Source(s) Realist Report the results of the research dit ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hit #71261). 24512 Vanessa	not reveal any prior sale relogic/MIs not reveal any prior sale and analysis of the prior sale Realist 06/06/2022 istory of the subject profer - Doc #185662	es or transfers of the subject propies or transfers of the subject propies or transfers of the contract of the contract of transfer histor UBJECT Operty and comparable of 05/18/2022 for \$2). It also transfer	ubject property for the the comparable sales for the subject property COMPARABLE St. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deer red on 12/29/2021	ree years prior to year prior to the d and comparable ALE #1 G 321 Maximus d - Doc #185 for \$0 (Quit	o the effordate of see sales (CO 05/18/: \$0 Realis 06/06/: s St tra 6663). Claim	rective date of this appropriate for the comparable (report additional prior some parable state of the comparable state of the	raisal. sale. sales or 2 22/202 d on 0 4654)	Realist 06/06/22 for \$05/18/20	2022) (Aff	RABLE SALE #3 Fidavit - Doc
My research did did not research did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research did did Data Source(s) Realist Report the results of the research did did did did did did did did did di	not reveal any prior sale relogic/MIs not reveal any prior sale and analysis of the prior sale Realist 06/06/2022 istory of the subject profer - Doc #185662	es or transfers of the subject propies or transfers of the subject propies or transfers of the contract of the contract of transfer histor UBJECT Operty and comparable of 05/18/2022 for \$2). It also transfer	ubject property for the the comparable sales for the subject property COMPARABLE St. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deer red on 12/29/2021	ree years prior to year prior to the d and comparable ALE #1 G 321 Maximus d - Doc #185 for \$0 (Quit	o the effordate of see sales (CO 05/18/: \$0 Realis 06/06/: s St tra 6663). Claim	rective date of this appropriate for the comparable (report additional prior some parable state of the comparable state of the	raisal. sale. sales or 2 22/202 d on 0 4654)	Realist 06/06/22 for \$05/18/20	2022) (Aff	RABLE SALE #3 Fidavit - Doc
My research did did not research did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research did did Data Source(s) Realist Report the results of the research did did did did did did did did did di	not reveal any prior sale relogic/MIs not reveal any prior sale and analysis of the prior sale Realist 06/06/2022 istory of the subject profer - Doc #185662	es or transfers of the subject propies or transfers of the subject or transfers of the contract of the contract of transfer histor UBJECT Operty and comparable of 18/2022 for \$2). It also transfer	ubject property for the the comparable sales for the subject property COMPARABLE St. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deer red on 12/29/2021	ree years prior to year prior to the d and comparable ALE #1 G 321 Maximus d - Doc #185 for \$0 (Quit	o the effordate of see sales (CO 05/18/: \$0 Realis 06/06/: s St tra 6663). Claim	rective date of this appropriate for the comparable (report additional prior some parable state of the comparable state of the	raisal. sale. sales or 2 22/202 d on 0 4654)	Realist 06/06/22 for \$05/18/20	2022) (Aff	RABLE SALE #3 Fidavit - Doc
My research did did not research did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research did did Data Source(s) Realist Report the results of the research did did did did did did did did did di	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prior sal and analysis of the prior sal Realist 06/06/2022 istory of the subject properties on fer - Doc #185662 insfer history. 244	es or transfers of the subject propules or transfers of the contract of the co	perty and comparable sales subject property for the the comparable sales for the y y of the subject property COMPARABLE So 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deed red on 12/29/2021 d a Grant Deed red	ree years prior to year prior to the d y and comparable ALE #1 0 \$ 6 321 Maximus d - Doc #185 for \$0 (Quit) corded 3/07/2	o the effordate of see sales (005/18/3 \$0 Realis 06/06/3 s St tra 6663). Claim 2022 v	rective date of this appropriate for the comparable (report additional prior some parable for the comparable	sale. sales or 2 22/202 d on 0 4654) for \$0	Realist 06/06/22 for \$0 05/18/20	2022) (Affi) (22 fo Argu	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no
My research did did not research did did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research ditEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi #71261). 24512 Vanessa (Interspousal Deed Transknown 12-month prior transfer Data Source(s) Sales Comparison Ap	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prior sal and analysis of the prior sal Realist 06/06/2022 istory of the subject property of	es or transfers of the subject proposes or transfers of the subject proposes or transfers of the correct sale or transfer histor UBJECT Operty and comparable O5/18/2022 for \$2). It also transfer the correct sale or tra	perty and comparable sales subject property for the the comparable sales for the y y of the subject property COMPARABLE S. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deed red on 12/29/2021 d a Grant Deed red market indicated t	ree years prior to year prior to the d y and comparable ALE #1 0 321 Maximus d - Doc #185 for \$0 (Quit corded 3/07/2	o the efformation of the efforma	rective date of this appropriate for the comparable (report additional prior some of the comparable for the	sale. sales or 22/202 d on (4654) for \$0	Realist 06/06/22 for \$0 05/18/20 . 24701 .	2022) (Affi 22 fd Argu	RABLE SALE #3 Fidavit - Doctor \$0 us Dr has no
My research did did not research did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research dir EM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hit #71261). 24512 Vanessa (Interspousal Deed Transknown 12-month prior transknown 12-month prior transknown 5 Sales Comparison Approximate to the subject p	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prior sal and analysis of the prior sal Realist 06/06/2022 istory of the subject profer - Doc #18566/20sfer history. 244 approach .An interproperty. Data war	es or transfers of the subject propies or transfers of the subject propies or transfers of the correct sale or transfer histor UBJECT Operty and comparable 05/18/2022 for \$2). It also transfer 22 Zandra Dr had evestigation of the as collected from a	erty and comparable sales ubject property for the the comparable sales for the y y of the subject property COMPARABLE S. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deed red on 12/29/2021 d a Grant Deed red market indicated to a variety of source	ree years prior to year prior to the d y and comparable ALE #1 0 321 Maximus d - Doc #185 for \$0 (Quit corded 3/07/2 he comparab	o the efformation of the efforma	rective date of this appropriate for the comparable (report additional prior some parable for the comparable	sale. sales or 22/202 d on (4654) for \$0	Realist 06/06/22 for \$0 05/18/20 . 24701 .	2022) (Aff 122 fc Argu milar ems,	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors
My research did did not research did did did Data Source(s) Realist/Co My research did did did did Data Source(s) Realist Report the results of the research ditEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi #71261). 24512 Vanessa (Interspousal Deed Transknown 12-month prior transkno	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prior sal and analysis of the prior sal Realist 06/06/2022 istory of the subject profer - Doc #18566/20sfer history. 244 approach .An interproperty. Data war	es or transfers of the subject propies or transfers of the subject propies or transfers of the correct sale or transfer histor UBJECT Operty and comparable 05/18/2022 for \$2). It also transfer 22 Zandra Dr had evestigation of the as collected from a	erty and comparable sales ubject property for the the comparable sales for the y y of the subject property COMPARABLE S. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deed red on 12/29/2021 d a Grant Deed red market indicated to a variety of source	ree years prior to year prior to the d y and comparable ALE #1 0 321 Maximus d - Doc #185 for \$0 (Quit corded 3/07/2 he comparab	o the efformation of the efforma	rective date of this appropriate for the comparable (report additional prior some parable for the comparable	sale. sales or 22/202 d on (4654) for \$0	Realist 06/06/22 for \$0 05/18/20 . 24701 .	2022) (Aff 122 fc Argu milar ems,	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors
My research did did not research did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research dir EM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hit #71261). 24512 Vanessa (Interspousal Deed Transknown 12-month prior transknown 12-month prior transknown 5 Sales Comparison Approximate to the subject p	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prior sal and analysis of the prior sal Realist 06/06/2022 istory of the subject profer - Doc #18566/20sfer history. 244 approach .An interproperty. Data war	es or transfers of the subject propies or transfers of the subject propies or transfers of the correct sale or transfer histor UBJECT Operty and comparable 05/18/2022 for \$2). It also transfer 22 Zandra Dr had evestigation of the as collected from a	erty and comparable sales ubject property for the the comparable sales for the y y of the subject property COMPARABLE S. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deed red on 12/29/2021 d a Grant Deed red market indicated to a variety of source	ree years prior to year prior to the d y and comparable ALE #1 0 321 Maximus d - Doc #185 for \$0 (Quit corded 3/07/2 he comparab	o the efformation of the efforma	rective date of this appropriate for the comparable (report additional prior some parable for the comparable	sale. sales or 22/202 d on (4654) for \$0	Realist 06/06/22 for \$0 05/18/20 . 24701 .	2022) (Aff 122 fc Argu milar ems,	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors
My research did did not research did did did Data Source(s) Realist/Co My research did did did did Data Source(s) Realist Report the results of the research ditEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi #71261). 24512 Vanessa (Interspousal Deed Transknown 12-month prior transkno	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prior sal and analysis of the prior sal Realist 06/06/2022 istory of the subject profer - Doc #18566/20sfer history. 244 approach .An interproperty. Data war	es or transfers of the subject propies or transfers of the subject propies or transfers of the correct sale or transfer histor UBJECT Operty and comparable 05/18/2022 for \$2). It also transfer 22 Zandra Dr had evestigation of the as collected from a	erty and comparable sales ubject property for the the comparable sales for the y y of the subject property COMPARABLE S. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deed red on 12/29/2021 d a Grant Deed red market indicated to a variety of source	es. If not, explain ree years prior to year prior to the d and comparable ALE #1 0 321 Maximus d - Doc #185 for \$0 (Quit corded 3/07/2 he comparab s including by	o the efformation of the efforma	rective date of this appropriate for the comparable (report additional prior some parable for the comparable	sale. sales or 22/202 d on (4654) for \$0	Realist 06/06/22 for \$0 05/18/20 . 24701 .	2022) (Aff 122 fc Argu milar ems,	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors
My research did did not research did did did Data Source(s) Realist/Co My research did did did did Data Source(s) Realist Report the results of the research ditEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi #71261). 24512 Vanessa (Interspousal Deed Transknown 12-month prior transkno	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prior sal and analysis of the prior sal Realist 06/06/2022 istory of the subject profer - Doc #18566/20sfer history. 244 approach .An interproperty. Data war	es or transfers of the subject propies or transfers of the subject propies or transfers of the correct sale or transfer histor UBJECT Operty and comparable 05/18/2022 for \$2). It also transfer 22 Zandra Dr had evestigation of the as collected from a	erty and comparable sales ubject property for the the comparable sales for the y y of the subject property COMPARABLE S. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deed red on 12/29/2021 d a Grant Deed red market indicated to a variety of source	es. If not, explain ree years prior to year prior to the d and comparable ALE #1 0 321 Maximus d - Doc #185 for \$0 (Quit corded 3/07/2 he comparab s including by	o the efformation of the efforma	rective date of this appropriate for the comparable (report additional prior some parable for the comparable	sale. sales or 22/202 d on (4654) for \$0	Realist 06/06/22 for \$0 05/18/20 . 24701 .	2022) (Aff 122 fc Argu milar ems,	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors
My research did did not research did did did Data Source(s) Realist/Co My research did did did did Data Source(s) Realist Report the results of the research ditEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi #71261). 24512 Vanessa (Interspousal Deed Transknown 12-month prior transkno	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prior sal and analysis of the prior sal Realist 06/06/2022 istory of the subject profer - Doc #18566/20sfer history. 244 approach .An interproperty. Data war	es or transfers of the subject propies or transfers of the subject propies or transfers of the correct sale or transfer histor UBJECT Operty and comparable 05/18/2022 for \$2). It also transfer 22 Zandra Dr had evestigation of the as collected from a	erty and comparable sales ubject property for the the comparable sales for the y y of the subject property COMPARABLE S. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deed red on 12/29/2021 d a Grant Deed red market indicated to a variety of source	es. If not, explain ree years prior to year prior to the d and comparable ALE #1 0 321 Maximus d - Doc #185 for \$0 (Quit corded 3/07/2 he comparab s including by	o the efformation of the efforma	rective date of this appropriate for the comparable (report additional prior some parable for the comparable	sale. sales or 22/202 d on (4654) for \$0	Realist 06/06/22 for \$0 05/18/20 . 24701 .	2022) (Aff 122 fc Argu milar ems,	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors
My research did did not research did did did Data Source(s) Realist/Co My research did did did did Data Source(s) Realist Report the results of the research ditEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi #71261). 24512 Vanessa (Interspousal Deed Transknown 12-month prior transkno	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prior sal and analysis of the prior sal Realist 06/06/2022 istory of the subject profer - Doc #18566/20sfer history. 244 approach .An interproperty. Data war	es or transfers of the subject propies or transfers of the subject propies or transfers of the correct sale or transfer histor UBJECT Operty and comparable 05/18/2022 for \$2). It also transfer 22 Zandra Dr had evestigation of the as collected from a	perty and comparable sales subject property for the the comparable sales for the y y of the subject property COMPARABLE S. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deed red on 12/29/2021 d a Grant Deed red comparable sales y market indicated to a variety of source	es. If not, explain ree years prior to year prior to the d and comparable ALE #1 0 321 Maximus d - Doc #185 for \$0 (Quit corded 3/07/2 he comparab s including by	o the efformation of the efforma	rective date of this appropriate for the comparable (report additional prior some parable for the comparable	sale. sales or 22/202 d on (4654) for \$0	Realist 06/06/22 for \$0 05/18/20 . 24701 .	2022) (Aff 122 fc Argu milar ems,	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors
My research did did not research did did did Data Source(s) Realist/Co My research did did did did Data Source(s) Realist Report the results of the research ditEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi #71261). 24512 Vanessa (Interspousal Deed Transknown 12-month prior transkno	not reveal any prior sal relogic/MIs not reveal any prior sal and analysis of the prior sal and analysis of the prior sal sale and analysis of the prior sale and analysis of the prior S Realist 06/06/2022 istory of the subject pror transferred on fer - Doc #185662 nsfer history. 244 approach .An interoperty. Data was brokers and varior sale and prior sale and prio	es or transfers of the subject propies or transfers of the subject propies or transfers of the correct sale or transfer histor UBJECT Operty and comparable 05/18/2022 for \$2). It also transfer 22 Zandra Dr had evestigation of the as collected from a	perty and comparable sales subject property for the the comparable sales for the y y of the subject property COMPARABLE S. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deed red on 12/29/2021 d a Grant Deed red comparable sales y market indicated to a variety of source	es. If not, explain ree years prior to year prior to the d and comparable ALE #1 0 321 Maximus d - Doc #185 for \$0 (Quit corded 3/07/2 he comparab s including by	o the efformation of the efforma	rective date of this appropriate for the comparable (report additional prior some parable for the comparable	sale. sales or 22/202 d on (4654) for \$0	Realist 06/06/22 for \$0 05/18/20 . 24701 .	2022) (Aff 122 fc Argu milar ems,	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors
My research did did not research did did Data Source(s) Realist/Co My research did did did did Data Source(s) Realist Report the results of the research did did Data Source(s) Realist Report the results of the research did did Data Source(s) Firem Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hid did did did did did did did did did	not reveal any prior sale relogic/MIs not reveal any prior sale and analysis of the prior sale and sale and analysis of the prior sale and sa	es or transfers of the sues or transfers of the contract of transfer histor UBJECT Operty and comparable 05/18/2022 for \$ 2). It also transfer 22 Zandra Dr had vestigation of the contract of the contrac	perty and comparable sales subject property for the the comparable sales for the y y of the subject property COMPARABLE S. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deed red on 12/29/2021 d a Grant Deed red comparable sales y market indicated to a variety of source	ree years prior to year prior to the d r and comparable ALE #1 0 321 Maximus d - Doc #185 for \$0 (Quit corded 3/07/2 he comparable s including be ables are cor	o the effordate of sees ales (CO) 5/18/18/18/18/18/18/18/18/18/18/18/18/18/	rective date of this appropriate for the comparable report additional prior of the comparable sale of the comparable report additional prior of the comparable sale with 2022 ansferred on 02/2 ansferred on 02/2 ansferred on 02/2 ansferred on Doc #77 with doc#89064 for the comparable sale wit	sale. sales or 2 22/202 d on 0 4654) for \$0 nost reple listi	Realist 06/06/22 for \$0 05/18/20 . 24701	2022 0 (Aff 122 fc Argu milar ems,	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors n the
My research did did not research did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research did did Data Source(s) Realist Report the results of the research did did Data Source(s) Report the results of the research did did Data Source(s) Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hid did did did did did did did did did	not reveal any prior sale relogic/MIs not reveal any prior sale and analysis of the prior Section of the subject property of the subject property of the subject property. Data was brokers and varior some sale and varior sale and property. Data was brokers and varior sale and property.	es or transfers of the sues or transfers of the contract of transfer histor UBJECT Operty and comparable O5/18/2022 for \$ 2). It also transfer histor contract of the contra	erty and comparable sale ubject property for the the comparable sales for the y y of the subject property COMPARABLE Si 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deed red on 12/29/2021 d a Grant Deed red market indicated to a variety of source . All sales compara	ree years prior to year prior to the d r and comparable ALE #1 0 321 Maximus d - Doc #185 for \$0 (Quit corded 3/07/2 he comparable s including be ables are cor	o the effordate of sees ales (CO) 5/18/18/18/18/18/18/18/18/18/18/18/18/18/	rective date of this appropriate for the comparable report additional prior of the comparable report additional prior of the comparable state #2 (2022) at Doc#185663 2022 ansferred on 02/2 It also transferred in Deed - Doc #77 with doc#89064 if tilized to be the mat limited to, multiple red the best possions and the comparable red the possions in the comparable red the date of the comparable red the compa	sale. sales or 2 22/202 d on 0 4654) for \$0 nost reple listi	Realist 06/06/22 for \$05/18/20 . 24701	2022 O (Aff 222 fc Argu milar ems, alles in	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors n the
My research did did not research did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research did did Data Source(s) Realist Report the results of the research did did Data Source(s) Report the results of the research did did Data Source(s) Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hid did did did did did did did did did	not reveal any prior sale relogic/MIs not reveal any prior sale and analysis of the prior Section of the subject property of the subject property and sale and	es or transfers of the sues or transfers of the contract of transfer histor UBJECT Operty and comparable O5/18/2022 for \$2). It also transfer the contract of	cost Approach (if deverof buyers/sellers, a	ree years prior to year prior to the d r and comparable ALE #1 0 321 Maximus d - Doc #185 for \$0 (Quit corded 3/07/2 he comparables including be ables are cor	o the effordate of sees ales (CO) 5/18/18/18/18/18/18/18/18/18/18/18/18/18/	rective date of this appropriate for the comparable report additional prior of the comparable report additional prior of the comparable state #2 (2022) at Doc#185663 2022 ansferred on 02/2 It also transferred in Deed - Doc #77 with doc#89064 if tilized to be the mat limited to, multiple red the best possion. A majority of the comparable prior of the comparable state of the comparabl	sale. sales or 2 22/202 d on 0 4654) for \$0 nost reple listible si	Realist 06/06/22 for \$05/18/20 . 24701	2022 0 (Aff 222 fc Argu milar ems, alles in	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors n the
My research did did not research did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research did did Data Source(s) Realist Report the results of the research did did Data Source(s) Report the results of the research did did Data Source(s) Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hid did did did did did did did did did	not reveal any prior sale relogic/MIs not reveal any prior sale and analysis of the prior Section of the subject property of the subject property and sale and	es or transfers of the sues or transfers of the contract of transfer histor UBJECT Operty and comparable O5/18/2022 for \$2). It also transfer the contract of	cost Approach (if deverof buyers/sellers, a	ree years prior to year prior to the d r and comparable ALE #1 0 321 Maximus d - Doc #185 for \$0 (Quit corded 3/07/2 he comparables including be ables are cor	o the effordate of sees ales (CO) 5/18/18/18/18/18/18/18/18/18/18/18/18/18/	rective date of this appropriate for the comparable report additional prior of the comparable report additional prior of the comparable state #2 (2022) at Doc#185663 2022 ansferred on 02/2 It also transferred in Deed - Doc #77 with doc#89064 if tilized to be the mat limited to, multiple red the best possion. A majority of the comparable prior of the comparable state of the comparabl	sale. sales or 2 22/202 d on 0 4654) for \$0 nost reple listible si	Realist 06/06/22 for \$05/18/20 . 24701	2022 0 (Aff 222 fc Argu milar ems, alles in	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors n the
My research did did not research did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research ditemporary of Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hit #71261). 24512 Vanessa (Interspousal Deed Transknown 12-month prior transknown 12-month prio	not reveal any prior sale relogic/MIs not reveal any prior sale and analysis of the prior Section of the subject property of the subject property. Data was property. Data was brokers and varior some Approach section Approach section Approach section approach section and the compression of the property of the property of the property.	es or transfers of the sues or transfers of the contract of the contract of the contract of the contract of transfer histor under the contract of transfer histor under the contract of the contract of transfer histor under the contract of transfer the contract of the con	cost Approach (if deve of buyers/sellers, a less data and are desired sales and are desired a varied of buyers/sellers, a less data and are desired property of the subject property COMPARABLE Strong COMPARABLE	ree years prior to year prior to the d year pr	o the effordate of sees ales (CO) 5/18/18/18/18/18/18/18/18/18/18/18/18/18/	rective date of this appropriate for the comparable report additional prior of the comparable report additional prior of the comparable state #2 (2022) at Doc#185663 2022 ansferred on 02/2 It also transferred in Deed - Doc #77 with doc#89064 if the dilipited to be the material limited to, multiple red the best possible of the purpose of the purpose of the purpose of the comparable for the purpose of the comparable for the purpose of the comparable for the comparable for the purpose of the comparable for the purpose of the comparable for the comparable f	sale. sales or 2 22/202 d on 0 4654) for \$0 nost reple list ible si	Realist 06/06/2 22 for \$0 5/18/20 24701 eccent, si ing syste milar sa	2022 O (Afff 222 fc Argu milar ems, ales in	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors n the eighborhood are
My research did did not research did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research dit little Bate of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hit #71261). 24512 Vanessa (Interspousal Deed Transknown 12-month prior transknown 12-	not reveal any prior sale relogic/MIs not reveal any prior sale and analysis of the prior Section of the subject property of the subject property. Data was brokers and varior some Approach section Approach section Approach section approach section and the colors.	es or transfers of the sues or transfers of the control of transfer histor usual comparable of the sues of transfer histor usual comparable of the sues collected from a sus public records of the sus p	cost Approach (if deve of buyers/sellers, a less data and are desired property of sand specifications o	es. If not, explain ree years prior to year prior to the description of the comparable of the	o the effordate of see sales (CO 05/18/3\$0 Realiss 06/06/3s St trace 5663). Claim 2022 vooles ut not not not not not not not not a hypoeliable a hypoeliable	rective date of this appropriate for the comparable (report additional prior some sale of the comparable (report additional prior some sale of the comparable (report additional prior some sale of the comparable for the purpose of the for the purpose of the comparable for the purpose of the comparable for the compara	sale. sales or 2 22/202 d on 0 4654) for \$0 nost reple list ible si roach (the ho of this a	Realist 06/06/222 for \$0 05/18/20 . 24701 . ecent, si ing systemilar sa if developmes in the proveme improveme improveme improveme impro	2022 O (Affr 222 fc Argu milar ems, iles in	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors n the eighborhood are
My research did did not research did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research dit little Bate of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hit #71261). 24512 Vanessa (Interspousal Deed Transknown 12-month prior transknown 12-	not reveal any prior sale relogic/MIs not reveal any prior sale and analysis of the prior Section of the subject property of the subject property. Data was brokers and varior some Approach section Approach section approach section approach section of subject to following repairs or sale and prior sale and prior sale and subject to following repairs or sale and sa	es or transfers of the sues or transfers of the contract of the contract of the contract of transfer histor under the contract of transfer histor under the contract of transfer histor under the contract of transfer the contract of transfer the contract of the contract of transfer the contract of the contract of the contract of transfer the contract of the contract	prity and comparable sales ubject property for the the comparable sales for the y y of the subject property COMPARABLE S. 02/22/2022 \$0 Realist 06/06/2022 sales 25: 0 (Quit Claim Deed red on 12/29/2021 d a Grant Deed red market indicated to a variety of source . All sales comparate Cost Approach (if develop the develop to the sales and are designed and are designed and specifications of sist of a hypothetical costs of a hypothetical costs.	ree years prior to year prior to the d year pr	o the effordate of see sales (COD5/18// \$0 Realis (COD5/18// COD5/18// COD5	rective date of this appropriate for the comparable (report additional prior some parable for the purpose of the formal purpo	sale. sales or 2 22/202 d on 0 4654) for \$0 nost reple list ible si roach (the ho of this a	Realist 06/06/2 22 for \$0 05/18/20 . 24701	2022 O (Afff 222 fc Argu milar ems, ales in	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors n the eighborhood are ave been subject to the
My research did did not research did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research did Data Source(s) Realist Report the results of the research did Data Source(s) Report the results of the research did Data Source(s) Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hid did did Data Source(s) Analysis of prior sale or transfer hid did did Data Source(s) Analysis of prior sale or transfer hid did did Data Source(s) Analysis of prior sale or transfer hid did did did did did did did did did	not reveal any prior sale relogic/MIs not reveal any prior sale and analysis of the prior sale and sale and analysis of the prior sale and analysis of the	es or transfers of the sues or transfers of the contract of the contract of the contract of transfer historus and comparable of the contract of transfer historus and comparable of the contract of the contra	prity and comparable sales between the subject property for the the comparable sales for the subject property COMPARABLE Structure of the subject property COMPARABLE Structure of the subject property COMPARABLE Structure of Structure of COMPARABLE Structure of Structure of COMPARABLE OF COMPARABLE STRUCTURE of COMPARABLE STRUCTURE of COMPARABLE OF COMP	es. If not, explain ree years prior to year prior to the d and comparable ALE #1 0 321 Maximus d - Doc #185 for \$0 (Quit corded 3/07/2 he comparables including be ables are cordinated and is most relifered less recording to the condition that the ncy does not recorded so the condition that the ncy does not recorded and the cordinated less recorded and the condition that the ncy does not recorded and the cordinated less	the effordate of set sales (CO) 5/18/18/18/18/18/18/18/18/18/18/18/18/18/	rective date of this appropriate for the comparable report additional prior of the comparable report additional re	sale. sales or 2 22/202 d on 0 4654) for \$0 nost reple list ible si roach (the ho of this a	Realist 06/06/2 22 for \$0 05/18/20 . 24701	2022 O (Afff 222 fc Argu milar ems, ales in	RABLE SALE #3 Fidavit - Doc or \$0 us Dr has no r and tax assessors n the eighborhood are ave been subject to the
My research did did not research did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research did Data Source(s) Realist Report the results of the research did Data Source(s) Report the results of the research did Data Source(s) Effective Date of Data Source(s) Analysis of prior sale/Transfer Data Source(s) Analysis of prior sale or transfer hit #71261). 24512 Vanessa (Interspousal Deed Transknown 12-month prior transknown 12-month	not reveal any prior sale relogic/MIs not reveal any prior sale and analysis of the prior Section of the subject property of the subject property. Data was brokers and varior sale and varior sal	es or transfers of the sues or transfers of the control of transfer histor under the control of the control of transfer histor under the control of transfer histor under the control of transfer histor under the control of transfer the control of	cost Approach (if deveroif buyers/sellers, a less data and are desired and specifications of a hypothetical cohercinate is protected by	es. If not, explain ree years prior to year prior to the description of the description	o the effordate of set sales (CC 05/18/15) \$0 Realiss 06/06/15 St tra 5663). Claim 2022 versions der control of the control of	rective date of this appropriate for the comparable (report additional prior some part of the comparable for the comparable for the comparable for the purpose of the for the purpose of the condition that is or alteration or repair. To the condition of the condi	raisal. sale. sales or 2 22/202 d on 0 4654) for \$0 nost reple list ible si roach (the hoof this and the is been This is	Realist 06/06/222 for \$0 05/18/20 . 24701 . ecent, si ing systemilar sa improveme completed an as is	2022 O (Afff 222 fc Argu milar ems, iles in	ridavit - Doc or \$0 us Dr has no r and tax assessors n the eighborhood are ave been subject to the oraisal, no
My research did did not research did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research did Data Source(s) Realist Report the results of the research did Data Source(s) Report the results of the research did Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hid did Data Source(s) Analysis of prior sale or transfer hid did did Data Source(s) Analysis of prior sale or transfer hid did did Data Source(s) Analysis of prior sale or transfer hid did did did did did did did did did	not reveal any prior sale relogic/MIs not reveal any prior sale and analysis of the prior sale analysis o	es or transfers of the sues or transfers of the contract of the contract of the contract of transfer histor under the contract of transfer histor under the contract of transfer histor under the contract of transfer the contract of the	cost Approach (if deveroif buyers/sellers, a less data and are desired and specifications of a hypothetical condition or deficient is protected by property from at leas a less comparty of the subject property COMPARABLE Structure (COMPARABLE Structure) (Quit Claim Deed red on 12/29/2021 da Grant Deed red on 12/29/202	es. If not, explain ree years prior to year prior to the description of the comparable of the	o the effordate of set sales (COD5/18//\$0 Realis COD6/06//s St tra 6663). Claim 2022 volume in the country of the country of the repair of the country of	rective date of this appropriate sale of the comparable (report additional prior some sale of the comparable (report additional prior some sale sale #2/2022 at Doc#185663 2022 ansferred on 02/2 It also transferred in Deed - Doc #77 with doc#89064 tillized to be the mat limited to, multiple sed the best possible sale sale sale sale sale sale sale sa	roach (the hoof this is	Realist 06/06/22 for \$0 05/18/20 . 24701	2022 O (Afff 222 fc Argu milar ems, ales in	rand tax assessors the eighborhood are save been subject to the praisal, no ons and limiting
My research did did not research did Data Source(s) Realist/Co My research did did did Data Source(s) Realist Report the results of the research did TIEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hit #71261). 24512 Vanessa (Interspousal Deed Transk known 12-month prior transk nown 12-month prior tran	not reveal any prior sale relogic/MIs not reveal any prior sale and analysis of the prior sale analysis o	es or transfers of the sues or transfers of the control of transfer histor under the sues or transfer histor under the sues or transfer histor under the sues of transfer histor under the sues of the sues public records under the sues of the actions of the sues of the su	cost Approach (if deveroif buyers/sellers, a less data and are desired and specifications of a hypothetical condition or deficient is protected by property from at leas a less comparty of the subject property COMPARABLE Structure (COMPARABLE Structure) (Quit Claim Deed red on 12/29/2021 da Grant Deed red on 12/29/202	es. If not, explain ree years prior to year prior to the description of the comparable of the c	o the efformation of the efforma	rective date of this appropriate for the comparable (report additional prior some parable for the comparable for the comparable for the purpose of the comparable for the comparable fo	roach (the hoof this at the is been This is	Realist 06/06/22 for \$0 05/18/20 . 24701	2022 O (Afff 222 fc Argu milar ems, ales in	rand tax assessors the eighborhood are save been subject to the praisal, no ons and limiting

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Page 2 of 6

Fannie Mae Form 2055 March 2005

49644

Additional comments:			
This appraisal is not a home inspection report and should not be relied up			9
subjects electrical, plumbing, roof and foundation were not inspected and	• • • • • • • • • • • • • • • • • • • •	• •	:
an expert in these fields. It is assumed there is no structural defects hidde the property. It is also assumed that all mechanical equipment, appliances			
client has any questions regarding these items it is the clients responsibility			
skill or expertise to conduct such inspections and assumes no responsibil		The appraiser assertion have the	
The subject soil and landscaping was not inspected by the appraiser for p			
potential. The appraiser is not an expert in this field and offers no opinion.	It is the clients responsibility to order the	ne appropriate inspection for	
these items.			
The appraisal is not to be used by any party for insurance purposes.			
	(not required by Fannie Mae)		
Provide adequate information for the lender/client to replicate the below cost figures and calculation	ns.		
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sa	nating site value) Cost and depre	eciation are based on Marshall a	and
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in	nating site value) Cost and depreseption. Land value is estimated by m		and
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sales or other methods for estimate the summary of comparable land sa	nating site value) Cost and depreseption. Land value is estimated by m		and
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area.	ns. mating site value) Cost and depre spection. Land value is estimated by m a.	arket abstraction and is typical	
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in	nating site value) Cost and depreseption. Land value is estimated by m	arket abstraction and is typical =\$ 750,	,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area set in the set of the	ns. mating site value) Cost and depre spection. Land value is estimated by m a. OPINION OF SITE VALUE	arket abstraction and is typical =\$ 750,	,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area set in the area of the area of the set in the area of the are	OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$	=\$ 750, 300.00 ==\$ 650,	,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area set in the ar	OPINION OF SITE VALUE DWELLING Cost and depresent the sestimated by many site value is estimated by many site value is estim	=\$ 750, 300.00 =\$ 650, =\$ =\$ 25.00 =\$ 10,	,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation. Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting is also typica	ns. mating site value) Cost and depre spection. Land value is estimated by mata. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Garage/Carport 400 Sq.Ft. @ \$ Total Estimate of Cost-New	=\$ 750, 300.00 =\$ 650, =\$ =\$ 25.00 =\$ 10, =\$ 660,	,000 ,100 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area set in the area of the ar	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Cost and deprese sestimated by manage and sestimated b	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, External	,000 ,100 ,000 ,100
Provide adequate information for the lender/client to replicate the below cost figures and calculation. Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical for the area. Resulting improvement percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting improvement general percentage is also typical in the area. Resulting is also typica	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Descriptions Cost and deprese spection. Land value is estimated by man. Cost and deprese spectimated by man. Cost and deprese specimated by man. Cost and deprese specimate	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, External =\$(275,	,000 ,100 ,000 ,100
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area set in the area of the ar	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Cost and deprese and	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, External =\$(275, =\$ 385,	,000 ,100 ,000 ,100 ,064) ,036
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area set in the area of the ar	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Descriptions Cost and deprese spection. Land value is estimated by man. Cost and deprese spectimated by man. Cost and deprese specimated by man. Cost and deprese specimate	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, External =\$(275, =\$ 385,	,000 ,100 ,000 ,100
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service Average Effective date of cost data current Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost and depreciation are based on Marshall and Swift cost breakdown and modified for local requirements, and physical inspection. Land value is estimated by market abstraction and is typical for the area. Resulting improvement percentage is also typical for the area.	nsting site value) Cost and depresspection. Land value is estimated by max. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Garage/Carport 400 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, =\$ 660, External =\$(275, =\$ 385, =\$ 80,	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area set in the ar	nsting site value) Cost and depress pection. Land value is estimated by max. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Garage/Carport 400 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, =\$ 660, External =\$(275, =\$ 385, =\$ 80,	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area set in the area. Resulting improvement percentage is also typical for the area set in the are	nsting site value) Cost and depresspection. Land value is estimated by max. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Garage/Carport 400 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, =\$ 660, External =\$(275, =\$ 385, =\$ 80,	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area set in the area. Resulting improvement percentage is also typical for the area set. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service Average Effective date of cost data current Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost and depreciation are based on Marshall and Swift cost breakdown and modified for local requirements, and physical inspection. Land value is estimated by market abstraction and is typical for the area. Resulting improvement percentage is also typical for the area. Estimated Remaining Economic Life (HUD and VA only) 35 Years	ns. mating site value) Cost and depre spection. Land value is estimated by ma. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Garage/Carport 400 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae)	=\$ 750, 300.00 =\$ 650, =\$ =\$ 25.00 =\$ 10, External =\$ (275, =\$ 385, =\$ 80,	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area set in the area. Resulting improvement percentage is also typical for the area set in the are	ns. mating site value) Cost and depre spection. Land value is estimated by ma. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Garage/Carport 400 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae)	=\$ 750, 300.00 =\$ 650, =\$ =\$ 25.00 =\$ 10, External =\$ (275, =\$ 385, =\$ 80,	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service Average Effective date of cost data current Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost and depreciation are based on Marshall and Swift cost breakdown and modified for local requirements, and physical inspection. Land value is estimated by market abstraction and is typical for the area. Resulting improvement percentage is also typical for the area. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Summary of Income Approach (including support for market rent and GRM)	ns. mating site value) Cost and depre spection. Land value is estimated by ma. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Garage/Carport 400 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae)	=\$ 750, 300.00 =\$ 650, =\$ =\$ 25.00 =\$ 10, External =\$ (275, =\$ 385, =\$ 80,	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service Average Effective date of cost data current Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost and depreciation are based on Marshall and Swift cost breakdown and modified for local requirements, and physical inspection. Land value is estimated by market abstraction and is typical for the area. Resulting improvement percentage is also typical for the area. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	nsting site value) Cost and depresspection. Land value is estimated by max. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Garage/Carport 400 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attach	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, =\$ 660, External =\$(275, =\$ 385, =\$ 80, Indicated Value by Income Appro	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service Average Effective date of cost data current Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost and depreciation are based on Marshall and Swift cost breakdown and modified for local requirements, and physical inspection. Land value is estimated by market abstraction and is typical for the area. Resulting improvement percentage is also typical for the area. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA a	nsting site value) Cost and depresspection. Land value is estimated by max. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Garage/Carport 400 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attach	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, =\$ 660, External =\$(275, =\$ 385, =\$ 80, Indicated Value by Income Appro	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area sestimated. Reproduction or Reproduction of Reproduction or Repr	ns. mating site value) Cost and depresspection. Land value is estimated by max. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attached dwelling unit.	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, =\$ 660, External =\$(275, =\$ 385, =\$ 80, Indicated Value by Income Appro	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area. RESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service Average Effective date of cost data current Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost and depreciation are based on Marshall and Swift cost breakdown and modified for local requirements, and physical inspection. Land value is estimated by market abstraction and is typical for the area. Resulting improvement percentage is also typical for the area. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Total number of units	nsting site value) Cost and depress pection. Land value is estimated by max. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attach and the subject property is an attached dwelling unit.	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, =\$ 660, External =\$(275, =\$ 385, =\$ 80, Indicated Value by Income Appro	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical infor the area. Resulting improvement percentage is also typical for the area. RESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service Average Effective date of cost data current Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost and depreciation are based on Marshall and Swift cost breakdown and modified for local requirements, and physical inspection. Land value is estimated by market abstraction and is typical for the area. Resulting improvement percentage is also typical for the area. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Total number of units rented Total number of units for sale	ns. mating site value) Cost and depre spection. Land value is estimated by ma. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Garage/Carport 400 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements "INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attach and the subject property is an attached dwelling unit. Total number of units sold Data source(s)	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, =\$ 660, External =\$(275, =\$ 385, =\$ 80, Indicated Value by Income Appro	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service Average Effective date of cost data current Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost and depreciation are based on Marshall and Swift cost breakdown and modified for local requirements, and physical inspection. Land value is estimated by market abstraction and is typical for the area. Resulting improvement percentage is also typical for the area. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes	nsting site value) Cost and depress pection. Land value is estimated by max. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attach and the subject property is an attached dwelling unit.	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, =\$ 660, External =\$(275, =\$ 385, =\$ 80, Indicated Value by Income Appro	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service Average Effective date of cost data current Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost and depreciation are based on Marshall and Swift cost breakdown and modified for local requirements, and physical inspection. Land value is estimated by market abstraction and is typical for the area. Resulting improvement percentage is also typical for the area. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s)	nsting site value) Cost and depresspection. Land value is estimated by ma. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attach and the subject property is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, =\$ 660, External =\$(275, =\$ 385, =\$ 80, Indicated Value by Income Appro	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service Average Effective date of cost data current Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost and depreciation are based on Marshall and Swift cost breakdown and modified for local requirements, and physical inspection. Land value is estimated by market abstraction and is typical for the area. Resulting improvement percentage is also typical for the area. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s)	ns. mating site value) Cost and depre spection. Land value is estimated by ma. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Garage/Carport 400 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements "INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attach and the subject property is an attached dwelling unit. Total number of units sold Data source(s)	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, =\$ 660, External =\$(275, =\$ 385, =\$ 80, Indicated Value by Income Appro	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service Average Effective date of cost data current Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost and depreciation are based on Marshall and Swift cost breakdown and modified for local requirements, and physical inspection. Land value is estimated by market abstraction and is typical for the area. Resulting improvement percentage is also typical for the area. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s)	nsting site value) Cost and depresspection. Land value is estimated by ma. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attach and the subject property is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, =\$ 660, External =\$(275, =\$ 385, =\$ 80, Indicated Value by Income Appro	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service Average Effective date of cost data current Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost and depreciation are based on Marshall and Swift cost breakdown and modified for local requirements, and physical inspection. Land value is estimated by market abstraction and is typical for the area. Resulting improvement percentage is also typical for the area. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project crontain any multi-dwelling units? Yes No Data Source(s) Are the units, common elements, and recreation facilities complete?	nsting site value) Cost and depresspection. Land value is estimated by ma. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attach and the subject property is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, =\$ 660, External =\$(275, =\$ 385, =\$ 80, Indicated Value by Income Appro	,000 ,100 ,000 ,100 ,064) ,036 ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti Swift cost breakdown and modified for local requirements, and physical in for the area. Resulting improvement percentage is also typical for the area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service Average Effective date of cost data current Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost and depreciation are based on Marshall and Swift cost breakdown and modified for local requirements, and physical inspection. Land value is estimated by market abstraction and is typical for the area. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Total number of phases Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes No Does the project contain any multi-dwelling units? Yes No Data Source(s) Are the units, common elements, and recreation facilities complete?	nsting site value) Cost and deprespection. Land value is estimated by max. OPINION OF SITE VALUE DWELLING 2,167 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 275,064 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attach and the subject property is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion If No, describe the status of completion.	=\$ 750, 300.00 =\$ 650, =\$ 25.00 =\$ 10, =\$ 660, External =\$(275, =\$ 385, =\$ 80, Indicated Value by Income Appro	,000 ,100 ,000 ,100 ,064) ,036 ,000

Freddie Mac Form 2055 March 2005

49644 File # 32861615

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.

Freddie Mac Form 2055 March 2005

UAD Version 9/2011 Page 4 of 6

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.

Freddie Mac Form 2055 March 2005

UAD Version 9/2011 Page 5 of 6

49644 File # 32861615

- 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).
- 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	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Toby Albers	Name
Company Name Clario Appraisal Network	Company Name
Company Address 300 East 2nd Street, Suite #1405	Company Address
Reno, NV 89501	
Telephone Number <u>949-378-1001</u>	Telephone Number
Email Address toby.albers@clarioappraisal.com	Email Address
Date of Signature and Report 06/13/2022	Date of Signature
Effective Date of Appraisal 06/07/2022	State Certification #
State Certification # AR017323	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License 05/15/2023	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect exterior of subject property
	Did inspect exterior of subject property from street
24541 Spartan St	Date of Inspection
Mission Viejo, CA 92691 APPRAISED VALUE OF SUBJECT PROPERTY \$ 1.220.000	'
	COMPARABLE SALES
LENDER/CLIENT	OOMI ANADEL SALES
Name Clear Capital	Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc	Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach Blvd Suite #100,	Date of Inspection
Redondo Beach CA 90278	,
Email Address	

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Page 6 of 6

Fannie Mae Form 2055 March 2005

49644

FEATURE	SUBJECT	COMPARAB	LE SALE # 4	COMP	PARABL	E SALE # 5	CON	/IPARABL	E SALE # 6
Address 24541 Spartan St	t	24692 Eloisa Dr		25532 Maxir	mus \$	St	24422 Zandra Dr		r
Mission Viejo, CA	¥ 92691	Mission Viejo, C	A 92691	Mission Viej	jo, CA	A 92691	Mission V	ejo, C	A 92691
Proximity to Subject		0.17 miles S		0.27 miles S			0.10 miles		
Sale Price	\$		\$ 1,405,000			\$ 1,297,000			\$ 1,400,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 543.73 sq.ft.		\$ 692.84	sq.ft.	1,201,000	\$ 538.2	5 sq.ft.	1,100,000
Data Source(s)		CRMLS #OC212	•			98389;DOM 27)97752;DOM 27
Verification Source(s)		Doc #84179/Rea		Realist	OLLO	00000,00111.21	Realist	*****	,01102,B011121
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTIO	ON	+(-) \$ Adjustment	DESCRIP	TION	+(-) \$ Adjustment
Sales or Financing	DECOMM HOW	ArmLth	i () ψ / (α)ασαποπο	Listing	011	i () Ψ / (α)ασαποπε	Listing	11014	τ () ψ παμασιποπε
Concessions				Listing			Listing		
		Conv;5000	. 75 000	A . 15			A . 12		
Date of Sale/Time		s03/22;c02/22	+75,000			1= 000	Active		
Location	N;Res;	N;Res;		A;Backs Fw	/y;	+45,000			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			Fee Simp	е	
Site	7820 sf	8280 sf	0	8777 sf			8625 sf		0
View	N;Res;	N;Res;		B;CtySky;		-35,000	N;Res;		
Design (Style)	DT1;Ranch	DT2;Contemp	0	DT1;Ranch			DT1;Rand	h	
Quality of Construction	Q4	Q4		Q4			Q4		
Actual Age	54	53	0	50		0	54		
Condition	C4	C3	-100,000	C3		-100,000	C3		-100,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	-10,000		Baths	,	Total Bdrms	. Baths	-20,000
Room Count	8 4 2.0	9 5 3.0	-10,000		2.1	-5,000	9 6	2.0	0
Gross Living Area	2,167 sq.ft.	2,584 sq.ft.				+37,000		1 sq.ft.	-54,000
Basement & Finished	0sf	0sf	-52,000	0sf	- q.11.	. 37,000	0sf	. 04.11.	-54,000
Rooms Below Grade	USI	031		USI			USI		
	A	A		A			Δ		
Functional Utility	Average	Average		Average			Average		
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC			FWA/CAC	;	
Energy Efficient Items	None	Solar Leased	0	None			SIrPnIs		-35,000
Garage/Carport	2ga2dw	2ga2dw		2ga2dw			2ga2dw		
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio)		Porch/Pat	io	
Fireplaces	1 Fireplace	1 Fireplace		1 Fireplace			1 Fireplac	е	
Pool/Spa/Fenced/ADU	Fenced	Fenced		Fenced			Fenced		
Net Adjustment (Total)		<u> </u>	\$ -97,000	+ X	₹ -	\$ -58,000	+	X -	\$ -209,000
Adjusted Sale Price		Net Adj. 6.9 %			4.5 %		Net Adj.	14.9 %	
of Comparables		Gross Adj. 17.6 %			7.1 %	\$ 1,239,000	,	14.9 %	
	and analysis of the prior								1,101,000
Report the results of the research a		ould of trailord filotor	, or allo oubject property	and comparable					
Report the results of the research a		IR.IFCT	COMPARARI E SA	IF# /					ARIFSALF# 6
ITEM		JBJECT	COMPARABLE SA	LE # 4		OMPARABLE SALE # {	5	COMPAR	ABLE SALE # 6
ITEM Date of Prior Sale/Transfer		JBJECT	COMPARABLE SA	LE # 4			03/0		
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	SL				CO	OMPARABLE SALE # 5	03/0	COMPAR 7/2022	2
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	SL Realist		Realist	F	C(Realis	OMPARABLE SALE # {	03/0 \$0 Rea	COMPAR 7/2022 list Doo	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # {	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his Analysis/Comments	Realist 06/06/2022		Realist 06/06/2022	F 0	C(Realis	OMPARABLE SALE # { st /2022	03/0 \$0 Rea 06/0	7/2022 list Doc 6/2022	2 c#89064

Market Conditions Addendum to the Appraisal Report

49644 File No. 32861615

ne purpose of this addendum is to provide the lender/cl neighborhood. This is a required addendum for all apprai			-		pievai		,			
Property Address 24541 Spartan St	isai reports with an enective		/ Mission \		St	ate CA	ZIP Code	92691		
Borrower Redwood Holdings LLC			TVIIOGIOIT	Viojo		O/ t		0200		
Instructions: The appraiser must use the information req	quired on this form as the ba	asis for his/h	er conclusion	s, and must provide suppor	t for th	ose conclusio	ons, regardin	g		
housing trends and overall market conditions as reported	=			• •				nt		
it is available and reliable and must provide analysis as in										
explanation. It is recognized that not all data sources will										
in the analysis. If data sources provide the required inform	-			·	-		-			
average. Sales and listings must be properties that comp subject property. The appraiser must explain any anomal					seu by	a prospective	buyer or the	ŀ		
Inventory Analysis	Prior 7–12 Months		6 Months	Current – 3 Months			Overall Tre	nd		
Total # of Comparable Sales (Settled)	113		36	60		Increasing	X Stable		Declir	ning
Absorption Rate (Total Sales/Months)	18.83		.00	20.00		Increasing	X Stable		Declir	ning
Total # of Comparable Active Listings	14	1	5	29		Declining	Stable		Increa	
Months of Housing Supply (Total Listings/Ab.Rate)	0.7		.3	1.5		Declining	Stable	Σ	Increa	asing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months		6 Months	Current – 3 Months			Overall Tre	nd	- ·	
Median Comparable Sale Price	\$1,050,000		6,150	\$1,244,000	<u> X</u>	Increasing	Stable		Declir	
Median Comparable Sales Days on Market Median Comparable List Price	7		7	6		Declining Increasing	Stable Stable		Increa Declir	Ť
Median Comparable List Pince Median Comparable Listings Days on Market	\$1,067,900 35		0,000	\$1,250,000 24	+	Declining	Stable Stable		Increa	<u> </u>
Median Sale Price as % of List Price	103%		3%	107%		Increasing	➤ Stable		Declir	
Seller-(developer, builder, etc.)paid financial assistance p		No	0 70	10770	╁	Declining	X Stable	T	Increa	
Explain in detail the seller concessions trends for the pas			ncreased fron	n 3% to 5%, increasing use	of buy			do		
Are foreclosure sales (REO sales) a factor in the market?	? Yes 🔀 No	o If yes,	explain (includ	ling the trends in listings and				no DE	0	
An analysis was performed on 209 compe	ting sales over the pa	ast 12 mc	onins. For	tnose sales, a total o	0.5	% were re	ported to i	e KE	<u> </u>	
Cite data sources for above information. Inform	nation reported in the	CRMLS	system (u	sing an effective date	of 0	6/07/2022) was utili	zed to	arrive	at
Cite data sources for above information. Inform the results noted on this addendum. Any p				_				zed to	arrive	at
the results noted on this addendum. Any p	ercent change result	ts noted i	n these co	mments are based or	n sim	ple regres	sion.		arrive	at
the results noted on this addendum. Any p	percent change result	ts noted in	n these co	mments are based or al report form. If you used a	n sim	ple regres	sion. ation, such a		arrive	at
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw	percent change result enclusions in the Neighborh wn listings, to formulate you	ts noted in ood section ur conclusion	n these co of the apprais as, provide bo	mments are based or al report form. If you used a th an explanation and suppo	n sim ny ado rt for y	nple regres ditional inform your conclusion	ation, such a	S	arrive	at
the results noted on this addendum. Any p	percent change result onclusions in the Neighborhown on listings, to formulate you ting sales over the pa	ts noted in ood section ur conclusion ast 12 mc	of the apprais as, provide bo anths. The	mments are based or al report form. If you used a th an explanation and suppo sales within this grou	n sim ny add rt for y ip ha	iple regres ditional inform your conclusion d a media	ssion. ation, such a ons. n sale prid	s ce of		at
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compe	percent change result onclusions in the Neighborhi wn listings, to formulate you ting sales over the page of +2.3% per month	ts noted in ood section ur conclusion ast 12 mc n. Based o	of the apprais as, provide bo onths. The	al report form. If you used a th an explanation and suppo sales within this grous in this same group,	n sim ny ado nt for y ip ha there	iple regres ditional inform your conclusion d a media e is a 1.7 r	sion. ation, such a ons. n sale prio nonth sup	s ce of ply. T	his	
the results noted on this addendum. Any positive summarize the above information as support for your contain an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compes \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single	percent change result onclusions in the Neighborhown listings, to formulate you ting sales over the page of +2.3% per monthonth. These sales had a family residences,	ts noted in ood section ur conclusior ast 12 mc n. Based of d a medial between	of the apprais is, provide bo onths. The on all sales in DOM of 1800 to 26	al report form. If you used a th an explanation and supposales within this grous in this same group, 7. This analysis show 500 sq ft, with 2 to 5 th	ny add nt for y ip ha there ys a co	ditional inform your conclusion d a media e is a 1.7 r change of booms, from	sion. ation, such a ons. n sale pric nonth sup -2.6% per n the subje	s ce of ply. T mont	his h. Th	e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdrav An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more	percent change result onclusions in the Neighborhown listings, to formulate you ting sales over the page of +2.3% per monthonth. These sales had a family residences,	ts noted in ood section ur conclusior ast 12 mc n. Based of d a medial between	of the apprais is, provide bo onths. The on all sales in DOM of 1800 to 26	al report form. If you used a th an explanation and supposales within this grous in this same group, 7. This analysis show 500 sq ft, with 2 to 5 th	ny add nt for y ip ha there ys a co	ditional inform your conclusion d a media e is a 1.7 r change of booms, from	sion. ation, such a ons. n sale pric nonth sup -2.6% per n the subje	s ce of ply. T mont	his h. Th	e
the results noted on this addendum. Any positive summarize the above information as support for your contain an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compes \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single	percent change result onclusions in the Neighborhown listings, to formulate you ting sales over the page of +2.3% per monthonth. These sales had a family residences,	ts noted in ood section ur conclusior ast 12 mc n. Based of d a medial between	of the apprais is, provide bo onths. The on all sales in DOM of 1800 to 26	al report form. If you used a th an explanation and supposales within this grous in this same group, 7. This analysis show 500 sq ft, with 2 to 5 th	ny add nt for y ip ha there ys a co	ditional inform your conclusion d a media e is a 1.7 r change of booms, from	sion. ation, such a ons. n sale pric nonth sup -2.6% per n the subje	s ce of ply. T mont	his h. Th	e
the results noted on this addendum. Any positive summarize the above information as support for your contain an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compes \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single	percent change result onclusions in the Neighborhown listings, to formulate you ting sales over the page of +2.3% per monthonth. These sales had a family residences,	ts noted in ood section ur conclusior ast 12 mc n. Based of d a medial between	of the apprais is, provide bo onths. The on all sales in DOM of 1800 to 26	al report form. If you used a th an explanation and supposales within this grous in this same group, 7. This analysis show 500 sq ft, with 2 to 5 th	ny add nt for y ip ha there ys a co	ditional inform your conclusion d a media e is a 1.7 r change of booms, from	sion. ation, such a ons. n sale pric nonth sup -2.6% per n the subje	s ce of ply. T mont	his h. Th	e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdrav An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per mor population for this analysis consist of single	percent change result onclusions in the Neighborhown listings, to formulate you ting sales over the page of +2.3% per monthonth. These sales had a family residences,	ts noted in ood section ur conclusior ast 12 mc n. Based of d a medial between	of the apprais is, provide bo onths. The on all sales in DOM of 1800 to 26	al report form. If you used a th an explanation and supposales within this grous in this same group, 7. This analysis show 500 sq ft, with 2 to 5 th	ny add nt for y ip ha there ys a co	ditional inform your conclusion d a media e is a 1.7 r change of booms, from	sion. ation, such a ons. n sale pric nonth sup -2.6% per n the subje	s ce of ply. T mont	his h. Th	e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single The data above supports a 16% date of sales.	percent change result succlusions in the Neighborhi win listings, to formulate you ting sales over the page of +2.3% per monthinth. These sales had be family residences, alle adjustment for hopotect, complete the follow	ts noted in ood section or conclusion ast 12 mc n. Based of a median between mes that wing:	n these co of the apprais as, provide bo onths. The on all sales an DOM of 1800 to 26 closed ove	al report form. If you used a th an explanation and suppo sales within this grou s in this same group, 7. This analysis show 600 sq ft, with 2 to 5 b er 60 days from the d	ny ado nt for y ip ha there is a co bedro ate o	iple regres ditional inform your conclusion d a media e is a 1.7 r change of booms, from f the report	ation, such a ons. n sale prio nonth sup -2.6% per n the subject.	s ce of ply. T mont ects zi	his h. Th	e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single The data above supports a 16% date of sale If the subject is a unit in a condominium or cooperative p Subject Project Data	percent change result onclusions in the Neighborhi win listings, to formulate you ting sales over the page of +2.3% per monthinth. These sales had be family residences, ale adjustment for ho	ts noted in ood section or conclusion ast 12 mc n. Based of a median between mes that wing:	of the apprais is, provide bo onths. The on all sales in DOM of 1800 to 26	al report form. If you used a th an explanation and suppo sales within this grou s in this same group, 7. This analysis show 600 sq ft, with 2 to 5 b er 60 days from the d	ny ado nt for y ip ha there is a co bedro ate o	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the repor	ation, such a ons. n sale priononth sup -2.6% per n the subject.	s ce of ply. T mont ects zi	his h. The p code	e e.
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdrav An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single The data above supports a 16% date of sale If the subject is a unit in a condominium or cooperative p Subject Project Data Total # of Comparable Sales (Settled)	percent change result succlusions in the Neighborhi win listings, to formulate you ting sales over the page of +2.3% per monthinth. These sales had be family residences, alle adjustment for hopotect, complete the follow	ts noted in ood section or conclusion ast 12 mc n. Based of a median between mes that wing:	n these co of the apprais as, provide bo onths. The on all sales an DOM of 1800 to 26 closed ove	al report form. If you used a th an explanation and suppo sales within this grou s in this same group, 7. This analysis show 600 sq ft, with 2 to 5 b er 60 days from the d	ny ado nt for y ip ha there is a co bedro ate o	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report	ation, such a ons. n sale primonth supperson the subject. Overall Tre	s ce of ply. T mont ects zi	his h. The p code	e e.
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single. The data above supports a 16% date of sales. If the subject is a unit in a condominium or cooperative p Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	percent change result succlusions in the Neighborhi win listings, to formulate you ting sales over the page of +2.3% per monthinth. These sales had be family residences, alle adjustment for hopotect, complete the follow	ts noted in ood section or conclusion ast 12 mc n. Based of a median between mes that wing:	n these co of the apprais as, provide bo onths. The on all sales an DOM of 1800 to 26 closed ove	al report form. If you used a th an explanation and suppo sales within this grou s in this same group, 7. This analysis show 600 sq ft, with 2 to 5 b er 60 days from the d	ny ado nt for y ip ha there is a co bedro ate o	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report	ation, such a ons. n sale prinonth sup-2.6% per n the subject. Overall Tre Stable	s ce of ply. T mont ects zi	his h. The p code	e e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single. The data above supports a 16% date of sales If the subject is a unit in a condominium or cooperative p Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	percent change result succlusions in the Neighborhi win listings, to formulate you ting sales over the page of +2.3% per monthinth. These sales had be family residences, alle adjustment for hopotect, complete the follow	ts noted in ood section or conclusion ast 12 mc n. Based of a median between mes that wing:	n these co of the apprais as, provide bo onths. The on all sales an DOM of 1800 to 26 closed ove	al report form. If you used a th an explanation and suppo sales within this grou s in this same group, 7. This analysis show 600 sq ft, with 2 to 5 b er 60 days from the d	ny ado nt for y ip ha there is a co bedro ate o	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report Increasing Increasing Declining	ation, such a ons. n sale prinonth sup-2.6% per n the subject. Overall Tre Stable Stable Stable	s ce of ply. T mont ects zi	his h. The p code	e e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single. The data above supports a 16% date of sales. If the subject is a unit in a condominium or cooperative p Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	percent change result inclusions in the Neighborh wn listings, to formulate you ting sales over the page of +2.3% per month inth. These sales had e family residences, ale adjustment for ho project, complete the follow Prior 7–12 Months	ts noted in ood section ur conclusior ast 12 mc n. Based of a medial between mes that wing: Prior 4-	of the apprais as, provide bo onths. The on all sales a DOM of 1800 to 26 closed ove	al report form. If you used a th an explanation and suppo sales within this grou s in this same group, 7. This analysis show 600 sq ft, with 2 to 5 b er 60 days from the d	ny addriver ny add	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report Increasing Increasing Declining	ation, such a ons. n sale prinonth sup-2.6% per n the subject. Overall Tre Stable Stable Stable Stable	ss ce of ply. T monte cets zi	his h. The p code	e e. ning ning
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single. The data above supports a 16% date of sales. If the subject is a unit in a condominium or cooperative p Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	percent change result inclusions in the Neighborh wn listings, to formulate you ting sales over the page of +2.3% per month inth. These sales had e family residences, ale adjustment for ho project, complete the follow Prior 7–12 Months	ts noted in ood section ur conclusior ast 12 mc n. Based of a medial between mes that wing: Prior 4-	of the apprais as, provide bo onths. The on all sales a DOM of 1800 to 26 closed ove	al report form. If you used a th an explanation and support sales within this group, This analysis show 600 sq ft, with 2 to 5 the 60 days from the d Project Current – 3 Months	ny addriver ny add	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report Increasing Increasing Declining	ation, such a ons. n sale prinonth sup-2.6% per n the subject. Overall Tre Stable Stable Stable Stable	ss ce of ply. T monte cets zi	his h. The p code	e e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single The data above supports a 16% date of sales If the subject is a unit in a condominium or cooperative p Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project.	percent change result inclusions in the Neighborh wn listings, to formulate you ting sales over the page of +2.3% per month inth. These sales had e family residences, ale adjustment for ho project, complete the follow Prior 7–12 Months Yes No	ts noted in ood section ur conclusior ast 12 mc n. Based of a medial between mes that wing: Prior 4-	of the apprais as, provide bo onths. The on all sales a DOM of 1800 to 26 closed ove	al report form. If you used a th an explanation and support sales within this group, This analysis show 600 sq ft, with 2 to 5 the 60 days from the d Project Current – 3 Months	ny addriver ny add	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report Increasing Increasing Declining	ation, such a ons. n sale prinonth sup-2.6% per n the subject. Overall Tre Stable Stable Stable Stable	ss ce of ply. T monte cets zi	his h. The p code	e e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single. The data above supports a 16% date of sales. If the subject is a unit in a condominium or cooperative is Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	percent change result inclusions in the Neighborh wn listings, to formulate you ting sales over the page of +2.3% per month inth. These sales had e family residences, ale adjustment for ho project, complete the follow Prior 7–12 Months Yes No	ts noted in ood section ur conclusior ast 12 mc n. Based of a medial between mes that wing: Prior 4-	of the apprais as, provide bo onths. The on all sales a DOM of 1800 to 26 closed ove	al report form. If you used a th an explanation and support sales within this group, This analysis show 600 sq ft, with 2 to 5 the 60 days from the d Project Current – 3 Months	ny addriver ny add	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report Increasing Increasing Declining	ation, such a ons. n sale prinonth sup-2.6% per n the subject. Overall Tre Stable Stable Stable Stable	ss ce of ply. T monte cets zi	his h. The p code	e e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single. The data above supports a 16% date of sales. If the subject is a unit in a condominium or cooperative is Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	percent change result inclusions in the Neighborh wn listings, to formulate you ting sales over the page of +2.3% per month inth. These sales had e family residences, ale adjustment for ho project, complete the follow Prior 7–12 Months Yes No	ts noted in ood section ur conclusior ast 12 mc n. Based of a medial between mes that wing: Prior 4-	of the apprais as, provide bo onths. The on all sales a DOM of 1800 to 26 closed ove	al report form. If you used a th an explanation and support sales within this group, This analysis show 600 sq ft, with 2 to 5 the 60 days from the d Project Current – 3 Months	ny addriver ny add	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report Increasing Increasing Declining	ation, such a ons. n sale prinonth sup-2.6% per n the subject. Overall Tre Stable Stable Stable Stable	ss ce of ply. T monte cets zi	his h. The p code	e e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single. The data above supports a 16% date of sales. If the subject is a unit in a condominium or cooperative is Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	percent change result inclusions in the Neighborh wn listings, to formulate you ting sales over the page of +2.3% per month inth. These sales had e family residences, ale adjustment for ho project, complete the follow Prior 7–12 Months Yes No	ts noted in ood section ur conclusior ast 12 mc n. Based of a medial between mes that wing: Prior 4-	of the apprais as, provide bo onths. The on all sales a DOM of 1800 to 26 closed ove	al report form. If you used a th an explanation and support sales within this group, This analysis show 600 sq ft, with 2 to 5 the 60 days from the d Project Current – 3 Months	ny addriver ny add	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report Increasing Increasing Declining	ation, such a ons. n sale prinonth sup-2.6% per n the subject. Overall Tre Stable Stable Stable Stable	ss ce of ply. T monte cets zi	his h. The p code	e e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single. The data above supports a 16% date of sales. If the subject is a unit in a condominium or cooperative is Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	percent change result inclusions in the Neighborh wn listings, to formulate you ting sales over the page of +2.3% per month inth. These sales had e family residences, ale adjustment for ho project, complete the follow Prior 7–12 Months Yes No	ts noted in ood section ur conclusior ast 12 mc n. Based of a medial between mes that wing: Prior 4-	of the apprais as, provide bo onths. The on all sales a DOM of 1800 to 26 closed ove	al report form. If you used a th an explanation and support sales within this group, This analysis show 600 sq ft, with 2 to 5 the 60 days from the d Project Current – 3 Months	ny addriver ny add	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report Increasing Increasing Declining	ation, such a ons. n sale prinonth sup-2.6% per n the subject. Overall Tre Stable Stable Stable Stable	ss ce of ply. T monte cets zi	his h. The p code	e e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single. The data above supports a 16% date of sales. If the subject is a unit in a condominium or cooperative is Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	percent change result inclusions in the Neighborh wn listings, to formulate you ting sales over the page of +2.3% per month inth. These sales had e family residences, ale adjustment for ho project, complete the follow Prior 7–12 Months Yes No	ts noted in ood section ur conclusior ast 12 mc n. Based of d a medial between mes that ving: Prior 4-	of the apprais as, provide bo onths. The on all sales a DOM of 1800 to 26 closed ove	al report form. If you used a th an explanation and support sales within this group, This analysis show 600 sq ft, with 2 to 5 the 60 days from the d Project Current – 3 Months	ny addriver ny add	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report Increasing Increasing Declining	ation, such a ons. n sale prinonth sup-2.6% per n the subject. Overall Tre Stable Stable Stable Stable	ss ce of ply. T monte cets zi	his h. The p code	e e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single. The data above supports a 16% date of sales If the subject is a unit in a condominium or cooperative is subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties. Summarize the above trends and address the impact on	percent change result inclusions in the Neighborh wn listings, to formulate you ting sales over the page of +2.3% per month inth. These sales had e family residences, ale adjustment for ho project, complete the follow Prior 7–12 Months Yes No	ts noted in ood section ur conclusior ast 12 mc n. Based of d a medial between mes that ving: Prior 4-	n these co of the apprais is, provide bo onths. The on all sales in DOM of 1800 to 26 closed ove	al report form. If you used a th an explanation and support sales within this group, This analysis show 600 sq ft, with 2 to 5 the 60 days from the d Project Current – 3 Months	ny addriver ny add	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report Increasing Increasing Declining	ation, such a ons. n sale prinonth sup-2.6% per n the subject. Overall Tre Stable Stable Stable Stable	ss ce of ply. T monte cets zi	his h. The p code	e e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single The data above supports a 16% date of sales If the subject is a unit in a condominium or cooperative p Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project's foreclosed properties. Summarize the above trends and address the impact on	percent change result inclusions in the Neighborh wn listings, to formulate you ting sales over the page of +2.3% per month inth. These sales had e family residences, ale adjustment for ho project, complete the follow Prior 7–12 Months Yes No	ts noted in ood section ur conclusior ast 12 mc n. Based of d a medial between mes that ving: Prior 4-	n these co of the apprais is, provide bo onths. The on all sales in DOM of 1800 to 26 closed ove 6 Months indicate the nu	al report form. If you used a th an explanation and supposales within this group, This analysis show an explanation and suppose in this same group, This analysis show and the following from the description of the following from the following from the description of the following from the following from the description of the following from the following	ny addriver ny add	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report Increasing Increasing Declining	ation, such a ons. n sale prinonth sup-2.6% per n the subject. Overall Tre Stable Stable Stable Stable	ss ce of ply. T monte cets zi	his h. The p code	e e. ning ning
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single. The data above supports a 16% date of sale subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on Signature Appraiser Name Toby Albers	percent change result inclusions in the Neighborh wn listings, to formulate you ting sales over the page of +2.3% per month inth. These sales had e family residences, ale adjustment for ho project, complete the follow Prior 7–12 Months Yes No	ts noted in ood section ur conclusior ast 12 mc n. Based of d a medial between mes that ving: Prior 4-	n these co of the apprais is, provide bo onths. The on all sales in DOM of 1800 to 26 closed ove 6 Months Signature Supervisory A	al report form. If you used a th an explanation and supposales within this group, 7. This analysis show 500 sq ft, with 2 to 5 ter 60 days from the decorate Current – 3 Months Appraiser Name	ny addriver ny add	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report Increasing Increasing Declining	ation, such a ons. n sale prinonth sup-2.6% per n the subject. Overall Tre Stable Stable Stable Stable	ss ce of ply. T monte cets zi	his h. The p code	e e. ning ning
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single The data above supports a 16% date of sale If the subject is a unit in a condominium or cooperative p Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on Signature Appraiser Name Toby Albers Company Name Clario Appraisal Network	percent change result inclusions in the Neighborh wn listings, to formulate you ting sales over the page of +2.3% per month inth. These sales had e family residences, ale adjustment for ho project, complete the follow Prior 7–12 Months These sales had e family residences, ale adjustment for ho project with a month of the subject unit and project the subject unit and project	ts noted in ood section ar conclusior ast 12 mc n. Based of a medial between mes that ving: Prior 4-	of the apprais is, provide bo on this. The on all sales in DOM of 1800 to 26 closed over the on all sales in DOM of 1800 to 26 closed over the on all sales in DOM of 1800 to 26 closed over the one of the one o	al report form. If you used a th an explanation and support sales within this groups in this same group, 7. This analysis show 500 sq ft, with 2 to 5 there 60 days from the description of REO listings and example of REO listin	ny addriver ny add	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report Increasing Increasing Declining	ation, such a ons. n sale prinonth sup-2.6% per n the subject. Overall Tre Stable Stable Stable Stable	ss ce of ply. T monte cets zi	his h. The p code	e e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single The data above supports a 16% date of sales If the subject is a unit in a condominium or cooperative p Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on Signature Appraiser Name Toby Albers Company Name Clario Appraisal Network Company Address 300 East 2nd Street, Su Summarize the Summarize	percent change result sinclusions in the Neighborh win listings, to formulate you ting sales over the page of +2.3% per month inth. These sales had e family residences, ale adjustment for ho project, complete the follow Prior 7–12 Months These sales had e family residences, ale adjustment for ho project with a month of the subject unit and project the subject unit and project the subject unit and project	ts noted in ood section ar conclusior ast 12 mc n. Based of a medial between mes that ving: Prior 4-	n these co of the apprais is, provide bo onths. The on all sales in DOM of 1800 to 26 closed ove 6 Months Signature Supervisory Company Ad Company Ad	al report form. If you used a th an explanation and support sales within this groups, and this same group, 7. This analysis shows 500 sq ft, with 2 to 5 there 60 days from the description of REO listings and example of REO lis	ny addriver ny add	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report Increasing Increasing Declining	ation, such a ons. n sale prince pri	ss ce of ply. T monte cets zi	his h. The p code	e e
the results noted on this addendum. Any p Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw An analysis was performed on 209 compe \$1,120,000. This analysis shows a change analysis shows a change of -0.8% per more population for this analysis consist of single The data above supports a 16% date of sale If the subject is a unit in a condominium or cooperative p Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on Signature Appraiser Name Toby Albers Company Name Clario Appraisal Network	percent change result inclusions in the Neighborh wn listings, to formulate you ting sales over the page of +2.3% per month inth. These sales had e family residences, ale adjustment for ho project, complete the follow Prior 7–12 Months The subject unit and project the subject unit and project wite #1405, Reno, NV State CA	ts noted in ood section ar conclusior ast 12 mc n. Based of a medial between mes that ving: Prior 4-	n these co of the apprais is, provide bo onths. The on all sales in DOM of 1800 to 26 closed ove 6 Months Signature Supervisory Company Ad Company Ad	Appraiser Name The project of REO listings and explanation and suppose to the project of REO listings and explanation and suppose to the project of REO listings and explanation and suppose to the project of REO listings and explanation and suppose the project of the project of REO listings and explanation and suppose the project of t	ny addriver ny add	ditional inform your conclusion d a media e is a 1.7 r change of poms, from f the report Increasing Increasing Declining	ation, such a ons. n sale prinonth sup-2.6% per n the subject. Overall Tre Stable Stable Stable Stable	ss ce of ply. T monte cets zi	his h. The p code	e e. ning ning

Freddie Mac Form 71 March 2009

Supplemental Addendum

File	No.	32861	615
------	-----	-------	-----

Borrower	Redwood Holdings LLC			
Property Address	24541 Spartan St			
City	Mission Viejo	County Orange	State CA	Zip Code 92691
Lender/Client	Wedgewood Inc			

Purpose and function: The purpose of the appraisal is to estimate the market value of the subject property as defined hear in. The function of the appraisal is to assist an institutional lender in evaluating the subject property as security for lending purposes in a mortgage transaction.

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 a of 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 considers his 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 there to; 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.

The Dictionary of Real Estate Appraisal: *Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those cost which are normally paid by sellers as a result of tradition or law in a market area; these cost are readily identifiable since the seller pays these cost in virtually all sales transactions. Special or creative financing adjustments can be made to the comparables 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 reaction to the financing or concessions based on the appraisers judgment.

Personal Property:

Personal property is identifiable, portable, and tangible objects which are considered by the general public as being personal (i.e. all property that is not classified as real estate). Any personal property involved in the transaction has been excluded from the valuation of the real property. Fixtures or intangible items are not included n the appraisal or estimate of market value; therefore, these items do not affect the market value of the real property.

Approaches To Value:

Three approaches to value that are typically considered in the appraisal of real property are the Cost, Sales Comparison and Income Approach.

The Cost Approach is generally viable for single family residential valuation when properly used, and lends secondary support in the appraisal process. A major contribution of the Cost Approach is a supported land value for the subject and comparables sites. This value can also be established by market analysis, extraction or allocation by abstraction, for estimating the subject and comparables site values.

The replacement cost new of the improvements and depreciated using one or more of the following sources: Marshall & Swift Residential Cost Handbook, local contractors bids, depreciation tables, age to life depreciation techniques or modifications there of, and/or market extracted depreciation rates. The cost approach is included in this valuation.

REPORT TYPE

This real property appraisal report has been prepared under the Uniform Standards of Professional Appraisal Practice option entitled "Appraisal Report".

SCOPE OF WORK

Subject Property Identification:

This is a limited scope exterior appraisal without an interior inspection.

Sources of Information:

The appraisal is based on the information gathered from public records; viewing of the subject property, neighborhood and comparable properties; and other sources specifically identified in this report. When conflicting information has been discovered, the sources deemed most reliable have been used.

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms. The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

Additional Appraiser Certification

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.

INTENDED USERS and INTENDED USE

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 a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

SUBJECT SECTION

Special Assessments

-The subject has a Special Assessment of \$19.70. This is a yearly assessment that covers: Mwd Water Stdby Chg, Mosquito/Fire And Assent, and a Vector Control Charge. This information is found in the subjects property tax bill. The first page of this report shows \$19 due to the limitations of the appraisal form.

Legal Description

-The legal description as shown on pg. 1 of the report is the complete description as found in Realist.

Occupancy/Utilities

				0200.0.0
Borrower	Redwood Holdings LLC			
Property Address	24541 Spartan St			
City	Mission Viejo	County Orange	State CA	Zip Code 92691
Lender/Client	Wedgewood Inc			

-At the time of inspection the subject property was occupied and all utilities were on and functioning.

Subject Address

-Please note that the subject address utilized in this report is acceptable per the USPS. The formatting of the subject address complies with UAD specifications.

NEIGHBORHOOD - MARKET CONDITIONS

Based on current median prices for properties in the subjects market area, values appear to be increasing over the past 12 months. Additional information found on the 1004MC form.

Predominant Price

-The subject's estimated market value is NOT noted to vary by a difference of 20% or more from that of the neighborhood predominant price. The subject is not felt to be an over Improvement for the market.

SITE SECTION

Site Dimensions

-The subject's actual dimensions are available in the normal course of business. A plat map has been included as supplement in this report. The subjects lot size was not measured but is estimated, based on the scope of the drive-by inspection.

The current Google map shows an in ground pool in the back yard of the subject. The map also shows that the pool is empty, with plaster that appears to be dated. The condition of the pool can not be verified, based on the scope of the report and additional information will be needed to ascertain if the pool is functional and is or is not an asset and if it offers contributory value to the subject. At this time no additional value; use is provided.

The subject backs JP Senior Homes. The property in question appears to be a single family residence. This site could possibly be used as a senior care home, in a single family residences. If so, this feature would not have an impact on value, the home does not appear to be a Commercial property.

Site / Accessibility

-The Subject property is accessible year round inn All types conditions. Thee street uses public and maintained by the city. The street is similar to the surrounding public streets.

Private Well/Septic

The subject does NOT has a private well or septic system. The subject is on the public sewer and water system. This is typical for the area. The subject does have access to public utilities.

ZONING COMPLIANCE

Legal Conforming

The subject property is located within a zoning for which it is considered legal. If the subject were to be destroyed, it could be rebuilt.

HIGHEST AND BEST USE

The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

IMPROVEMENTS - ADDITIONAL FEATURES

Actual Age vs. Effective Age

-It is noted that the subject's actual and effective ages DO NOT differ by more than 10 years.

Gross Living Area (GLA)

-The subject's GLA per tax records is 2,167 square feet, the appraiser used public recodes for the living area of the subject property.

PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS

This is a drive-by report without an interior inspection. It is assumed that the subject did not have any physical deficiencies or adverse conditions.

SUMMARY OF SALES COMPARISON APPROACH

Comparable Search Parameters

-In my research for comparables, I used the following parameters 6 months from the appraisal date, with a distance of one mile of similar single family residences within 25% of the subject gross living area. The appraiser located 4 similar closed sales and two active listings.

Industry Guidelines

-Industry guidelines suggest comparable sales be within six months, one mile, and have gross adjustments less than 25%, net adjustments less than 15%, and individual adjustments not exceeding 10%. In this appraisal, these guidelines were met. Adjustments made through match paired analysis.

Comparable Selection / Distance

-The appraiser through research found it NOT necessary to utilize comparables which are outside of the subject's market area.

Quality Adjustments

-Quality adjustments were NOT applied.

Bedroom Adjustments

-It is noted that three of the comparables differ from the subject property in bedroom count.

Differences in bedroom count were adjusted at \$10,000.

Basement Adjustments

Supplemental Addendum

		Cappionionital Addonadin	1 110 1	10. 3200 10 13	
Borrower	Redwood Holdings LLC				
Property Address	24541 Spartan St				
City	Mission Viejo	County Orange	State CA	Zip Code 92691	
Lender/Client	Wedgewood Inc				

File No. 32861615

The subject and the provided comparables do not have basements.

GLA Adjustments

-Adjustments for GLA were made at \$125.00 per square foot and were rounded to the nearest \$1000. Adjustments were not made for differences of less than 100 square feet.

Comparable Selection / Date of Sale / 3 Closed Sales Within 6 Months

-The appraiser was able to include 3 closed sales within 90 days.

Sales Price to list Price Adjustments / Actives & Pending

-Active Listings have not been adjusted for negotiation and possible closing cost to reflect the typical sales price to list price ratio for the subject's market. The sales to listing price averages is over 100% of the asking price.

Days on Market Subject and Comparables

-The marketing time noted on page 1 of this report is an average. Some sales will sell in less than average time, while some will take longer. Each sale was researched and while exposed for less time than average for the market was found to meet the definition of Market Value as evidenced by having sales prices similar to those comparables utilized with marketing times within the range on page 1.

Comparable Selection / Design (Style)

-It was necessary to utilize comparables which differ in design from the subject.

RECONCILIATION AND FINAL VALUE CONCLUSION

The sales range prior to adjustment is \$1,150,000 to \$1,405,000, Not within 15% range, and the adjusted value range is \$1,164,500 to \$1,308,000, within 15% range.

Comp #1 is a smaller home one block from the subject. This similar four bedroom home is in similar condition with similar upgrades.

Comp #2 is a larger home one block from the subject. This similar four bedroom home is in similar condition, but required a \$25,000 adjustment for superior kitchen upgrades.

Comp #3 is a similar sized home three blocks from the subject. This five bedroom home offers upgrades not found in the subject.

Comp #4 is a larger home one block from the subject. This five bedroom home offers upgrades not found in the subject. Comp #5 is an active listing two blocks from the subject. This similar four bedroom home offers upgrades not found in the subject.

Comp #6+ is an active listing one block from the subject. This six bedroom home offers upgrades not found in the subject.

-While all comparables share many meaningful attributes with the subject property and support the appraised value, Comparables, 1 & 2 were given the most weight in the value conclusion, as similar home from the subject neighborhood..

EXTRA COMMENTS:

COVID-19 has been declared a pandemic and a national state of emergency is in place. Substantial turmoil has occurred in financial markets and due to the developing situation, it is not possible at this time to quantify its long-term or short-term effects on real estate markets or on the subject property. The value opinion contained in this appraisal is based on findings of an analysis of market data available to the appraiser at the time of the assignment This is a limited scope report. This is a desktop report.

Subject Aerial Photo

- -An aerial photo of the subject has been provided in this report.
- -There IS NOT any non-residential land usage or potential external influences near the subject property.

AIR Compliance Statement

-No employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender, shall influence or attempt to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner...

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the client.

Appraiser Independence Compliance Certification

Certifies that the appraisal for the above subject property is assigned

to the most qualified appraiser, regarding the appraisers experience in the market area and the facts in the appraisal report are accurate and true. The lender is unaware of the appraiser's identity until the final copy of the report is delivered to the lender. The appraisal report is completed and delivered in compliance to the Dodd-Frank Financial reform/Appraiser Independence law and total appraiser independence.

The lender named on the report, submitted the appraisal request through our secure appraisal management platform; the request does not contain, provide or communicate a loan amount, target value, estimated value, pre-qualification value or desired value to the appraiser. If the transaction is a purchase. Regarding a purchase; the purchase contract is provided to the appraiser for review which contains the purchase price and any concessions.

The appraiser has total independence of obtaining an estimated opinion of value.

communicates with the lender/client regarding the appraisal report and any material questions about the appraisal report. The appraiser does not communicate with the client/lender nor is the appraiser provided by the lender or management company the identity of the loan officer, processor, loan production staff or any persons that have interest in the closing of the subject loan.

FHA appraisals will be assigned in compliance with the requirements of the U.S. Department of Housing and Urban Development's HUD Mortgage letter 2009-28.

The secure system prevents knowledge of and communication with the appraiser and documents all lenders' communications to promote compliance and appraiser independence.

certifies that a compliance review is made on the above subject appraisal report and a review by the management company verifies that the policies and procedure for compliance to the appraiser's independence were followed.

Supplemental Addendum

1 IIU IIU. 3200 IO IS	
1 IIU IIU. 3200 10 13	
THE NO. 32001013	
1 110 110. 3200 10 13	
1 IIC INC. 3200 10 13	
1110 110. 3200 10 13	
	1 110 1101 0200 10 10
FIIA IVID 22061616	File No. 32861615

Borrower	Redwood Holdings LLC			
Property Address	24541 Spartan St			
City	Mission Viejo	County Orange	State CA	Zip Code 92691
Lender/Client	Wedgewood Inc			

Appraisal Management Company (AMC) further represents and warrants that the employees of the AMC tasked with selecting appraisers for employment with the AMC are appropriately trained and qualified regarding the appraiser's independence.

This appraisal report is prepared and completed in compliance with USPAP standards and FNMA/FHLMC guidelines.

49644 File No. 32861615

USPAP ADDENDUM

Borrower	Redwood Holdings LLC			3233.3.3
roperty Address	24541 Spartan St			
ity	Mission Viejo	County Orange	State CA	Zip Code 92691
ender	Wedgewood Inc			
This report v	was prepared under the fo	Illowing USPAP reporting option:		
) (0(-)	
Appraisa	і кероп	This report was prepared in accordance with USPAP Standards Rule 2	:-2(a).	
Restricte	d Appraisal Report	This report was prepared in accordance with USPAP 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:	20 days	
Additional C	ertifications			
I	to the best of my knowledge	and belief:		
			ignt of this report	within the
1		appraiser or in any other capacity, regarding the property that is the subj	ect of this report	within the
unree-yea	r period iminediately precedi	ing acceptance of this assignment.		
I HAVE po	erformed services, as an app	raiser or in another capacity, regarding the property that is the subject of	this report within	n the three-year
period im	mediately preceding accepta	ance of this assignment. Those services are described in the comments b	elow.	
- The statemer	nts of fact contained in this rep	ort are true and correct.		
1	•	isions are limited only by the reported assumptions and limiting conditions and	are my personal, i	impartial, and unbiased
	alyses, opinions, and conclusion		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ļ, r
1 '	- · · · · · · · · · · · · · · · · · · ·	nt or prospective interest in the property that is the subject of this report and no	personal interest	with respect to the parties
involved.				
- I have no bia	s with respect to the property t	hat is the subject of this report or the parties involved with this assignment.		
- My engagem	ent in this assignment was not	contingent upon developing or reporting predetermined results.		
- My compens	ation for completing this assign	ment is not contingent upon the development or reporting of a predetermined v	alue or direction ir	n value that favors the cause of
the client, the a	mount of the value opinion, the	attainment of a stipulated result, or the occurrence of a subsequent event direct	tly related to the in	tended use of this appraisal.
- My analyses,	opinions, and conclusions wer	re developed, and this report has been prepared, in conformity with the Uniform	Standards of Prof	fessional Appraisal Practice that
were in effect a	t the time this report was prepa	ıred.		
- Unless other	vise indicated, I have made a p	ersonal inspection of the property that is the subject of this report.		
- Unless other	vise indicated, no one provided	significant real property appraisal assistance to the person(s) signing this certi	fication (if there ar	re exceptions, the name of each
individual provi	ding significant real property ap	praisal assistance is stated elsewhere in this report).		
A -1 -134 1 O				
Additional C	omments			
ADDDAIGED		CUREPUICORY APPRAIS	CED: /c=!= !*	roquirod\
APPRAISER:		SUPERVISORY APPRAIS	SER: (ONLY IT	requirea)
	whyle	2/		
Signature:	100	Signature:		
Name: Toby	Albers	Nama:		
Date Signed: 0		Data Signad:		
State Certification	#: AR017323			
or State License	#:	or State License #:		
State: CA		State:		
	Certification or License: 05/	/15/2023 Expiration Date of Certification or	License:	
Effective Date of A		Supervisory Appraiser Inspection		<u> </u>
		Did Not Exterior-only		

49644 File No. 32861615

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

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

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, 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 are either 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 residence 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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

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.

Ω4

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 ungrades.

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

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

Example:

3.2 indicates three full baths and two half baths.

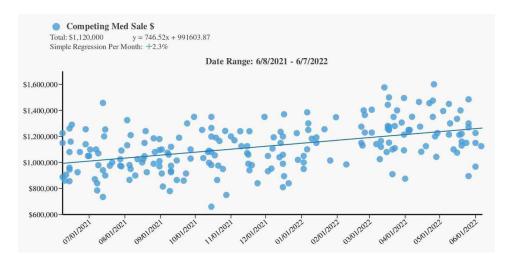
UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
Α	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk AdjPwr	Adjacent to Park	Location
ArmLth	Adjacent to Power Lines Arms Length Sale	Location Sale or Financing Concessions
AT	Attached Structure	Design (Style)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
С	Contracted Date	Date of Sale/Time
Cash	Cash Commercial Influence	Sale or Financing Concessions Location
Comm	Conventional	Sale or Financing Concessions
Ср	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
CV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway Series Pote	Garage/Carport
e Fototo	Expiration Date	Date of Sale/Time
Estate FHA	Estate Sale Federal Housing Authority	Sale or Financing Concessions Sale or Financing Concessions
	Garage	Garage/Carport
g ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR Mtn	Mid-rise Mountain View	Design (Style) View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
ор	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res RH	Residential USDA - Rural Housing	Location & View Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
S	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
Woods	Walk Out Basement	Basement & Finished Rooms Below Grade View
Woods Wtr	Woods View Water View	View
WtrFr	Water Frontage	Location
Wu	Walk Up Basement	Basement & Finished Rooms Below Grade
- · · ·		

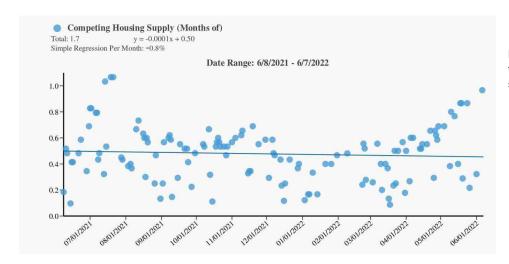
Market Conditions Charts - Page 1

Borrower	Redwood Holdings LLC							
Property Address	24541 Spartan St							
City	Mission Viejo	County	Orange	State	CA	Zip Code	92691	
Lender/Client	Wedgewood Inc							



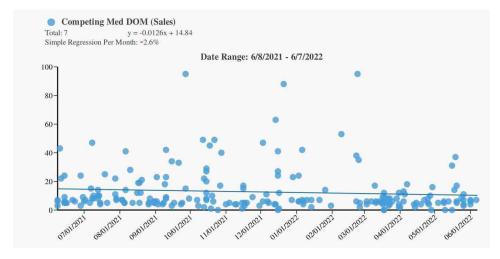
Median \$

An analysis was performed on 209 competing sales over the past 12 months. The sales within this group had a median sale price of \$1,120,000. This analysis shows a change of +2.3% per month.



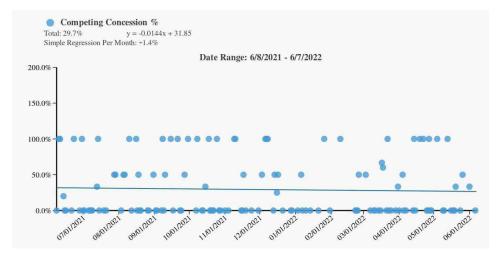
Housing Supply

Based on all sales in this same group, there is a 1.7 month supply. This analysis shows a change of -0.8% per month.



Sales DOM

These sales had a median DOM of 7. This analysis shows a change of -2.6% per month.

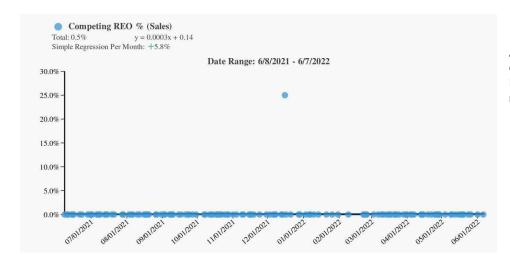


Concession %

An analysis was performed on 209 competing sales over the past 12 months. For those sales, a total of 29.7% were reported to have seller concessions. This analysis shows a change of -1.4% per month.

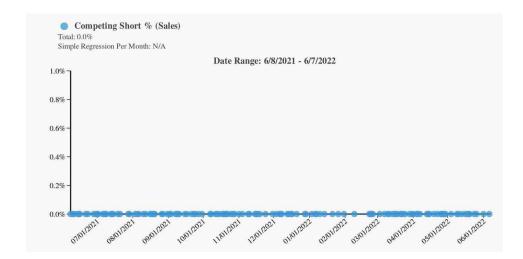
Market Conditions Charts - Page 2

Borrower	Redwood Holdings LLC							
Property Address	24541 Spartan St							
City	Mission Viejo	Count	y Orange	State	CA	Zip Code	92691	
Lender/Client	Wedgewood Inc							



Foreclosure Analysis

An analysis was performed on 209 competing sales over the past 12 months. For those sales, a total of 0.5% were reported to be REO.



Short Sale Analysis

Subject Photo Page

Borrower	Redwood Holdings LLC							
Property Address	24541 Spartan St							
City	Mission Viejo	County	Orange	State	CA	Zip Code	92691	
Lander/Client	Wedgewood Inc							



Subject Front

24541 Spartan St

Sales Price

G.L.A. 2,167
Tot. Rooms 8
Tot. Bedrms. 4
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 7820 sf
Quality Q4
Age 54





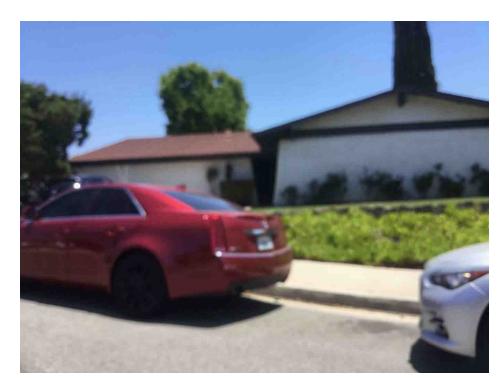
Subject Street



Form PIC4X6.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Comparable Photo Page

Borrower	Redwood Holdings LLC							
Property Address	24541 Spartan St							
City	Mission Viejo	County	Orange	State	CA	Zip Code	92691	
Lender/Client	Wedgewood Inc							



Comparable 1

25321 Maximus St

0.11 miles SW Prox. to Subject Sale Price 1,150,000 Gross Living Area 1,872 Total Rooms Total Bedrooms 4 Total Bathrooms 2.0 Location N;Res; N;Res; View Site 9750 sf Quality Q4 53 Age



Comparable 2

24512 Vanessa Dr

Prox. to Subject 0.10 miles E Sale Price 1,212,000 Gross Living Area 2,345 Total Rooms 9 Total Bedrooms **Total Bathrooms** 2.0 Location N;Res; View N;Res; 8400 sf Site Quality Q4 Age 54



Comparable 3

24701 Argus Dr

Prox. to Subject 0.38 miles SE Sale Price 1,235,000 Gross Living Area 2,253 Total Rooms 8 Total Bedrooms 5 **Total Bathrooms** 4.0 Location N;Res; N;Hills; View Site 7820 sf Quality Q4 Age 50

Comparable Photo Page

Borrower	Redwood Holdings LLC						
Property Address	24541 Spartan St						
City	Mission Viejo	County Orange	State	CA	Zip Code	92691	
Lender/Client	Wedgewood Inc						



Comparable 4

24692 Eloisa Dr

Prox. to Subject 0.17 miles S Sale Price 1,405,000 Gross Living Area 2,584 Total Rooms Total Bedrooms 5 Total Bathrooms 3.0 Location N;Res; N;Res; View Site 8280 sf Quality Q4 53 Age



Comparable 5

25532 Maximus St

 Prox. to Subject
 0.27 miles SE

 Sale Price
 1,297,000

 Gross Living Area
 1,872

 Total Rooms
 8

 Total Bedrooms
 4

 Total Bathrooms
 2.1

Location A;Backs Fwy;
View B;CtySky;
Site 8777 sf
Quality Q4
Age 50



Comparable 6

24422 Zandra Dr

0.10 miles N Prox. to Subject Sale Price 1,400,000 Gross Living Area 2,601 Total Rooms 9 Total Bedrooms 6 **Total Bathrooms** 2.0 Location N;Res; N;Res; View Site 8625 sf Quality Q4 Age 54

Property Details

Sale Date Full Baths Sale Price Beds Half Baths \$71,500 **Type** SFR Bldg Sq Ft Lot Sq Ft Yr Built 7,820 1969 Owner Information Owner Name Antonitis Mark E Tax Billing City & State Universal City, TX Owner Name 2 Antonitis Martha L Tax Billing Zip 78148 Mail Owner Name Mark E & Martha L Antonitis Tax Billing Zip+4 2804 Tax Billing Address 8731 Iliad Owner Occupied No ∨ Location Information Zip Code 92691 Saddleback Vly School District C039 **Carrier Route** S Orange Co Comm College District Code 6446 **Tract Number** Census Tract 320.15 Tax Information 619-123-05 APN 56 Lot 63% % Improved Orange Co Water Tax Dist 27101 Tax Area N-TRACT: 6446 BLOCK: LOT: 56 Legal Description Assessment & Tax 2019 2020 2021 Assessment Year

Property Details

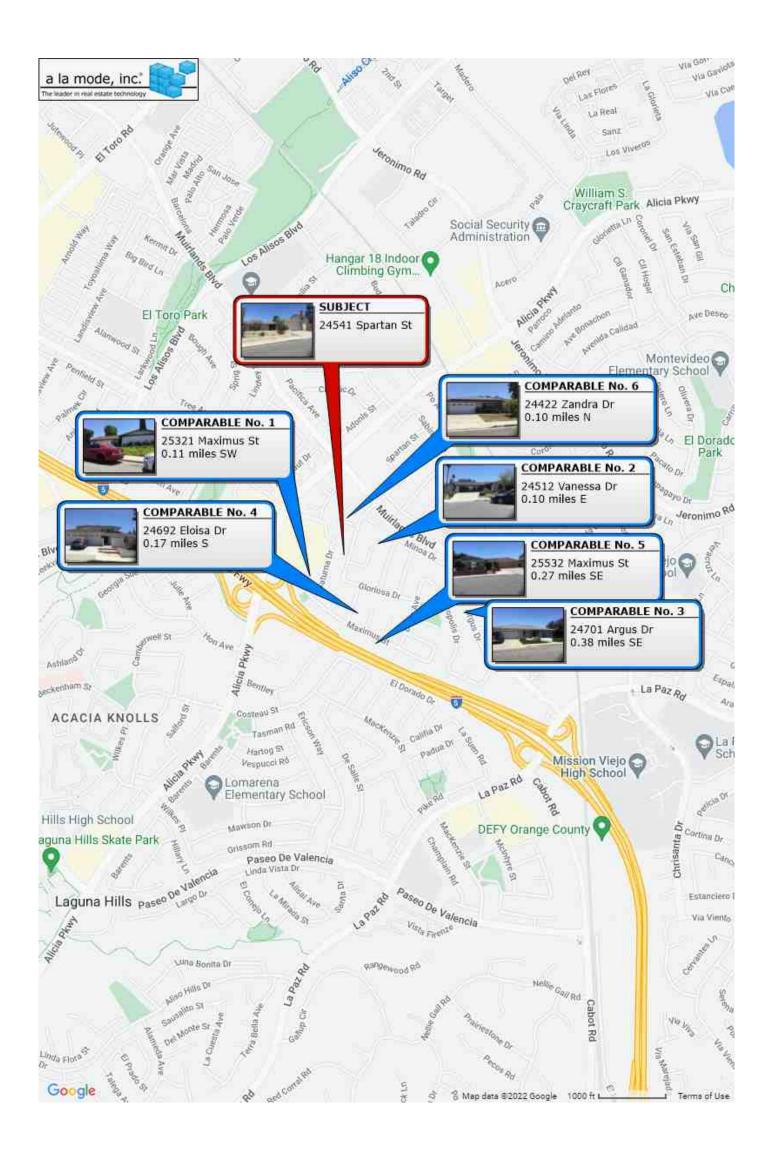
6/6/22, 6:29 PM		Property Details	
Tax Area	23023		
Legal Description	N-TRACT: 14398 BLOCK: LOT: 16		
ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Assessed Value - Total	\$1,617,000	\$1,342,116	\$1,315,800
Assessed Value - Land	\$890,952	\$616,068	\$603,988
Assessed Value - Improved	\$726,048	\$726,048	\$711,812
YOY Assessed Change (\$)	\$274,884	\$26,316	
YOY Assessed Change (%)	20.48%	2%	
Assessment Year		2021	
Assessed Value - Total		\$1,617,000	
Assessed Value - Land		\$890,952	
Assessed Value - Improved		\$726,048	
YOY Assessed Change (\$)		\$274,884	
YOY Assessed Change (%)		20.48%	
Assessment Year		2020	
Assessed Value - Total		\$1,342,116	
Assessed Value - Land		\$616,068	
ssessed Value - Improved		\$726,048	
OY Assessed Change (\$)		\$26,316	
OY Assessed Change (%)		2%	
sessment Year		2019	
sessed Value - Total		\$1,315,800	
essed Value - Land		\$603,988	
essed Value - Improved		\$711,812	
' Assessed Change (\$)			
Assessed Change (%)			
nar To	tal Tax	Change (\$)	Change (%)
		Orlange (\psi)	Change (76)
\$1	3,618		
\$1:	3,875	\$257	1.88%
\$16	6,689	\$2,814	20.28%
ır		Total Tax	
		\$13,618	
		\$13,875	
		\$16,689	
		Change (\$)	

Plat Map



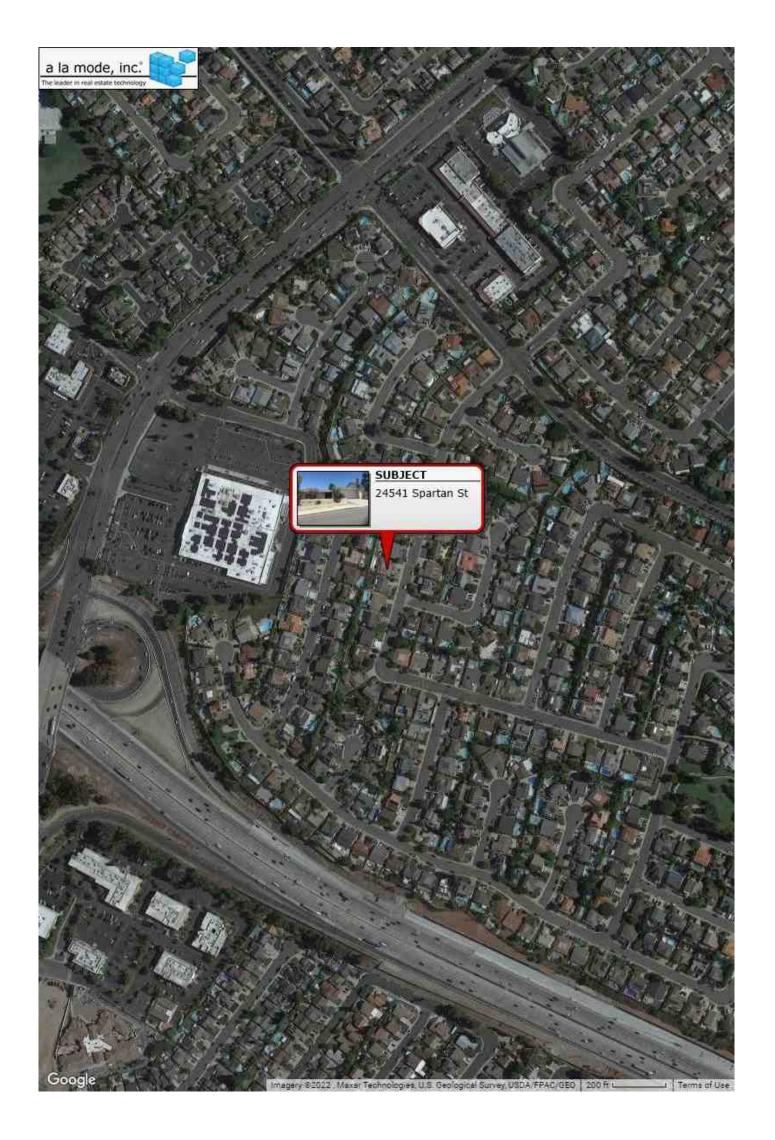
Location Map

Borrower	Redwood Holdings LLC								
Property Address	24541 Spartan St								
City	Mission Viejo	Count	y Orange	St	ate C	A	Zip Code	92691	
Lender/Client	Wedgewood Inc								

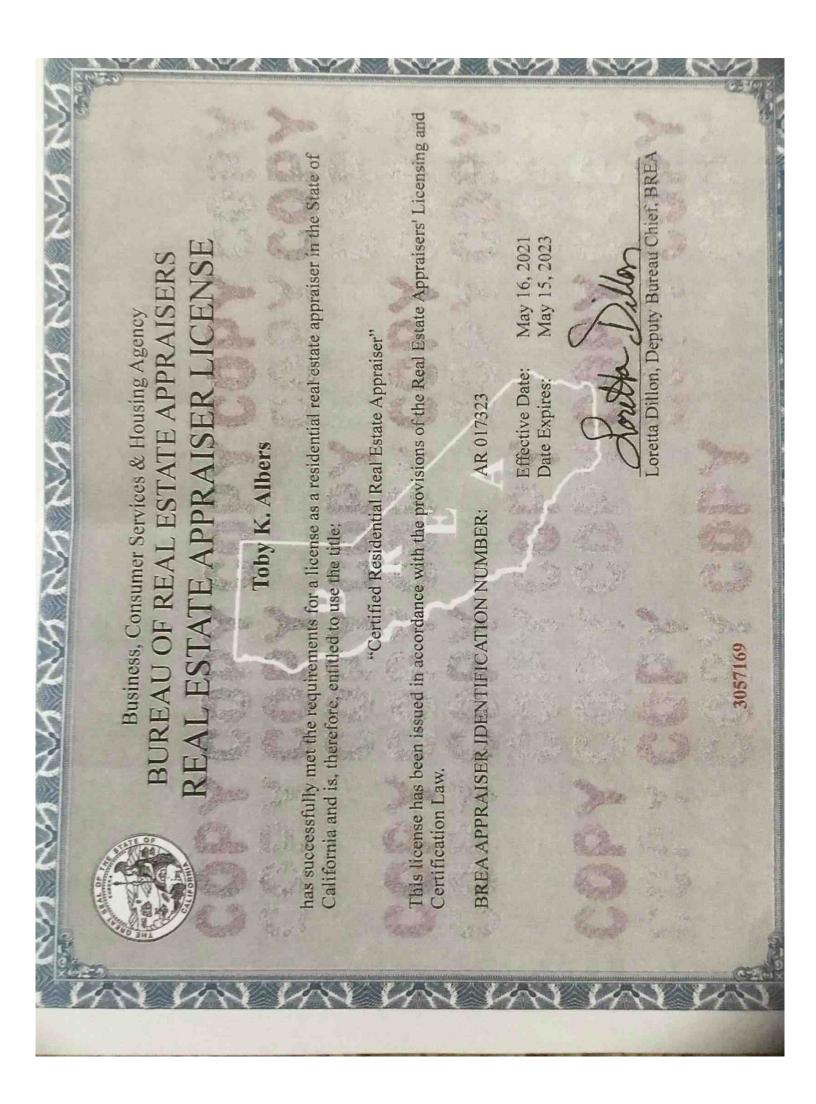


Location Map

Borrower	Redwood Holdings LLC							
Property Address	24541 Spartan St							
City	Mission Viejo	County C	Orange	St	ate CA	Zip Code	92691	
Lender/Client	Wedgewood Inc							



Appraisal Certification



ACORD CE	RTIF	CATE OF LIABI	LITY INSU	JRANCI	E	9/17/2020
THIS CERTIFICATE IS ISSUED AS A M						NAME AND ADDRESS OF TAXABLE PARTY.
CERTIFICATE DOES NOT AFFIRMATING BELOW. THIS CERTIFICATE OF INSI REPRESENTATIVE OR PRODUCER, AN IMPORTANT. If the certificate belief in the certificate in	URANCE D THE CE	NEGATIVELY AMEND, EX DOES NOT CONSTITUTE A RTIFICATE HOLDER.	TEND OR ALTE	ER THE COV	ERAGE AFFORDED BY ME ISSUING INSURER(S), AUTHORIZED or be endorsed.
II SUBROGATION IS WAIVED, subject	to the ten	ms and conditions of the p	olicy, certain po	dicies may n	equire an endorsement.	A statement on
this certificate does not confer rights to	the certi	ficate holder in lieu of such	endorsement(s)	-		
Assurance, a Marsh & McLennan Ager	cy LLC e		Piona Cher OME 5. No. Ent. 312-625		PAX Not: (8	47) 440-9123
20 N Martingate Road Suite 100		Es	ME to formation	suranceagen	cv.com	
Schaumburg IL 60173					ONG COVERAGE	NAIE #
		INS.	URER A : Columbia			31127
isureo ClearCapital.com, Inc.		CLEAHOL-02 INS	URER B:			
ClearCapital Holdings, Inc.		, and	TURER C:			
300 E 2nd Street Suite 1405		100	URER D:	-		
Reno NV 89501			SURER E			
OVERAGES CER	TIENCATE	AUTHOCO-1500537041	WEER E:		REVISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES INDICATED. NOTWITHSTANDING ANY RECERTIFICATE MAY BE ISSUED ON MAY	OF INSUF	MANCE LISTED BELOW HAVE NT, TERM OR CONDITION OF THE INSURANCE AFFORDED	BY THE POLICIE	S DESCRIBED		
EXCLUSIONS AND CONDITIONS OF SUCH	ADDL BUBR		POLICY EFF	POLICY EXP	LIMITS	
CONSERCIAL GENERAL LIABILITY	MSD, WAS	POLICY NUMBER	- Interestation	THE ASSETTION		\$
CLAMPS-MADE COCCUR					DAMAGE TO RENTED PREMISES (Ex documents)	1
					THE REAL PROPERTY AND ADDRESS OF THE PARTY AND	
					A STATE OF THE OWNER,	1
GENT ADDRESSATE LIKET APPLES PER					GLACIE CONTRACTOR	
POLICY BET LOC					AND DESCRIPTION OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUM	1
AUTOWORSE LIABILITY	-				COMBINED SINGLE LIMIT (Ex secretarit)	1
ANY AUTO					BEEFE TORONTO TO STATE OF	8
OWNED SCHEDULED AUTOS					PROPERTY DAMAGE	Carlo
HITCE ONLY NON-CHINED AUTOS ONLY					(Per accident)	1
					EACHOCCURRENCE	5
UNIBRELLA LIAB GCCUR	1-15				AGGREGATE	1
EXCESS LIAB CLAMS-MADE						
PROPRIETS COMPENSATION					PERTUTE SIT	
AND EMPLOYERS LIABRITY ANY PROPERTY OF THE PRO					EL EACHACCIDENT	3
OFFICER MEMBERIENCLUDED?	NIA				EL DISEASE - EA ENFLOYEE	
DESCRIPTION OF OPERATIONS INSIDE				*********	EL DISEASE - POLICY LIMIT	\$10,000,000
A. Professional Leading		566627902	9/16/2020	9/18/2021	Clemi-Apprepate Deductifie	\$100,000
EXCRIPTION OF OPERATIONS (LOCATIONS / VOHIC	LES (ACORS) 151. Additional Remarks Schedule,	may be offerfied if no	oue etrece je under	redi	
IE PROOF OF INSURANCE						
is agreed that the following is an Addition	al Insured	when required by written co	ntract, on the Pro	dessional Lia	bility policy.	
CONTROL VE USI DEB	-	(ANCELLATIO	N		
ERTIFICATE HOLDER			500000 ANY 0	E THE ABOVE	DESCRIBED POLICIES BE	CANCELLED BEE
			THE EXPIRATI	ON DATE T	HEREOF, NOTICE WILL	BE DELIVERED
			ACCORDANCE	WITH THE POL	ICY PROVISIONS.	
Clario Annraisal Network	inc.		LICHTUSTED REPORT	MARK A TOTAL		
Clario Appraisal Network, Inc. PROOF OF INSURANCE			1			
			Devel &	Gener		