### **APPRAISAL OF REAL PROPERTY**



### LOCATED AT

2403 N Teakwood Ave Rialto, CA 92377 Tract 9725 Lot 22

### FOR

Wedgewood Inc 2015 Manhattan Beach Blvd Suite 100 Redondo Beach, CA 92078

#### **OPINION OF VALUE**

519,000

### AS OF

05/12/2022

### BY

Manuel Castaneda Clario Appraisal Network 300 E 2nd St Ste 1405 Reno, NV 89501 530-550-2500 manuel.castaneda@clarioappraisal.com

#### Clario Appraisal Network

49854

		<i>,</i> ,	<b>Residential Appra</b>		File # 32	720770	
The purpose of this summary appraisal report	t is to provide the	lender/client with a	n accurate, and adequatel	y supported, opir	nion of the market	value of the s	subject property.
Property Address 2403 N Teakwood Av	/e		<sup>City</sup> Rialto		State CA	Zip Code	92377
Borrower Breckenridge Property Fund	2016 LLC	Owner of Public Record	Reaves, James	5	County S	an Bernardin	10
Legal Description         Tract 9725 Lot 22           Assessor's Parcel #         1133-421-21-0000			Tax Year 2021		R.E. Taxes \$		
Assessor's Parcel # 1133-421-21-0000 Neighborhood Name Rialto			2021	0140	Census Tract	3,908 0027.05	
Occupant X Owner Tenant Vaca	nt	Special Assessments \$	0			0027.05	per month
Property Rights Appraised Fee Simple	Leasehold	Other (describe)	0		0		·
Assignment Type Purchase Transaction	Refinance Transa	ction 🗙 Other	(describe) Servicing	/Market Value	;		
Lender/Client Wedgewood Inc		Address 201	5 Manhattan Beach B	Blvd Suite 100	), Redondo Beach	, CA 92078	
Is the subject property currently offered for sale or has it bee	en offered for sale in the twe	lve months prior to the effe	ctive date of this appraisal?			X Yes	No
Report data source(s) used, offering price(s), and date(s).		V 4;Search confi	rms subject has beer	n listed in the	past 12 months. L	ist date: 02/0	1/2022,
List Price: \$560,000, Status: Cancele		otion. Evaluin the results of	f the analysis of the contract for s	ale or why the analysis	s was not		
performed.	the subject purchase transa	iction. Explain the results of		ale of with the allalysis	s was not		
-							
Contract Price \$ Date of Contrait Is there any financial assistance (loan charges, sale concess If Yes, report the total dollar amount and describe the items to	ct	Is the property seller th	e owner of public record?	Yes	No Data Source(s)		
Is there any financial assistance (loan charges, sale concess	sions, gift or downpayment a	ssistance, etc.) to be paid	by any party on behalf of the borr	ower?			Yes No
If Yes, report the total dollar amount and describe the items t	to be paid.						
Note: Race and the racial composition of the neighborho	ood are not annraical factor	rs					
Neighborhood Characteristics			-Unit Housing Trends		One-Unit Housing	Proco	nt Land Use %
Location Urban Suburban	Rural Property \			Declining	PRICE AGE		85 %
Built-Up         Over 75%         25-75%	Under 25% Demand/S			Over Supply	\$ (000) (yrs		<u> </u>
Growth Rapid X Stable	Slow Marketing			Over 6 mths		5 Multi-Family	
			e North, California S		000	5 Commercial	0 %
East, Locust Avenue to the West, and						0 Other	5 %
			to employment center	ers, schools, a	and shopping is av	erage compa	ared to
competing neighborhoods, with adeq	uate accesses to	nearby highways	and freeways. The a	appeal of the s	subject neighborh	ood to the ma	arket
place is average.							-
Market Conditions (including support for the above conclusion			ons in this area are go				
San Bernardino County. An increase adjustment was warranted	of 50% from Feb	ruary 2021. Beca	ause of the slight incr	easing marker	t values in this are	a, no time/m	arket
Dimensions Slightly Irregular (see Plat	Man)	Area 8400 sf	Shape	Rectangula	ar View	N;Res;	
Specific Zoning Classification R1	nap/	Zoning Description	Residential Single		41	11,1100,	
Zoning Compliance 🔀 Legal 🗌 Legal Nonco	nforming (Grandfathered Us	e) No Zo					
Is the highest and best use of subject property as improved	(or as proposed per plans a	nd specifications) the prese	ant upo?		Yes No If No.	describe	
		ind oppositionation of and proof			Yes No If No,	uescribe	
likilisian Duklin Akkay/daasyika)							Delivata
Utilities Public Other (describe)		Public Other	(describe)	Off-site Improve	ments - Type	Public	Private
Electricity	Water Sanitary Sev	Public Other		Off-site Improve	ments - Type halt		Private
	Water	Public Other	(describe)	Off-site Improve	ments - Type halt e	Public	Private
Electricity	Water Sanitary Sev No FEMA Flood Z Iket area?	Public Other	(describe) ] ] FEMA Map # 060 ] No If No, describe	Off-site Improve Street Asp Alley Non	ments - Type halt e FEMA N	Public Public	/28/2008
Electricity X Gas X FEMA Special Flood Hazard Area Yes	Water Sanitary Sev No FEMA Flood Z Iket area?	Public Other	(describe) ] ] FEMA Map # 060 ] No If No, describe	Off-site Improve Street Asp Alley Non	ments - Type halt e	Public Map Date 08/	28/2008
Electricity	Water Sanitary Sev No FEMA Flood Z Iket area?	Public Other	(describe) ] ] FEMA Map # 060 ] No If No, describe	Off-site Improve Street Asp Alley Non	ments - Type halt e FEMA N	Public Map Date 08/	28/2008
Electricity	Water Sanitary Sev No FEMA Flood Z Iket area?	Public Other	(describe) ] ] FEMA Map # 060 ] No If No, describe	Off-site Improve Street Asp Alley Non	ments - Type halt e FEMA N	Public Map Date 08/	28/2008
2       Electricity	Water Sanitary Ser No FEMA Flood Z rket area? sements, encroachments, en	Public Other	(describe) ] ] FEMA Map # 060 ] No If No, describe Id uses, etc.)?	Off-site Improve Street Asp Alley Non 71C7920H	ments - Type halt e FEMA N	Public	28/2008
Electricity	Water Sanitary Ser No FEMA Flood Z rket area? sements, encroachments, en	Public Other	(describe) ] ] FEMA Map # 060 ] No If No, describe d uses, etc.)?	Off-site Improve Street Aspi Alley Non 71C7920H	ments - Type halt e FEMA N Yes Prior Inspection	Public Alap Date 08/ No If Yes, descrit Property Owner	28/2008
Electricity     Gas     FEMA Special Flood Hazard Area     FeMA Special Flood Hazard Area     Yes     Are the utilities and off-site improvements typical for the man     Are there any adverse site conditions or external factors (ease     Source(s) Used for Physical Characteristics of Property	Water Sanitary Ser No FEMA Flood Z rket area? sements, encroachments, en	Public Other	(describe) ] ] FEMA Map # 060 ] No If No, describe d uses, etc.)? S X Assessment and Tax F	Off-site Improve Street Asp Alley Non 71C7920H	ments - Type halt e FEMA N	Public Alap Date 08/ No If Yes, descrit Property Owner	28/2008
	Water Sanitary See Mo FEMA Flood Z ket area? sements, encroachments, en	Public Other	(describe)	Off-site Improve Street Asp Alley Non 71C7920H	ments - Type halt e FEMA M Yes X Prior Inspection Realist Tax Record Amenities	Public Alap Date 08/ No If Yes, descrit Property Owner ds	28/2008
	Water Sanitary Sev Mo FEMA Flood Z ket area? sements, encroachments, en Apprai General D Concrete Slab	Public     Other       wer	(describe)  FEMA Map # 060 No If No, describe d uses, etc.)?  S Assessment and Tax F Data Source for Gross Livir Heating/Cooling FWA HWBB Radiant	Off-site Improve Street Aspl Alley Non 71C7920H Records [ Ig Area F Fireplac Woods	ments - Type halt e FEMA M Prior Inspection Realist Tax Record Amenities se(s) # 1 tove(s) # 0	Public Pu	28/2008
Electricity	Water Sanitary Sex No FEMA Flood Z ket area? ements, encroachments, en Apprai General D Concrete Slab Full Basement Partial Basement	Public     Other       wer	(describe)  FEMA Map # 060 No If No, describe d uses, etc.)?  S Assessment and Tax F Data Source for Gross Livir Heating/Cooling FWA HWBB Radiant Other Other	Off-site Improve Street Aspl Alley Non 71C7920H Records [ Ig Area F Kecords [ Woods Patio/D	ments - Type halt e FEMA M Yes Prior Inspection Realist Tax Record Amenities Se(s) # 1 tove(s) # 0 eck Conc Drive	Public  Public Public  Public  Public Public Public Public Public Public Publi	28/2008
Electricity	Water Sanitary Sev Mo FEMA Flood Z ket area? ernents, encroachments, en Apprai General D General D General D Full Basement Partial Basement Exterior Walls	Public     Other       wer	(describe)  FEMA Map # 060 No If No, describe d uses, etc.)?  S Assessment and Tax F Data Source for Gross Livir Heating/Cooling Heating/Cooling Radiant Other Fuel Gas	Off-site Improve       Street     Aspl       Alley     Non       71C7920H       Records     []       ig Area     F       Woods     []       Woods     []       Woods     []       Patio/D     Porch	ments - Type halt e FEMA M Yes Yes Prior Inspection Realist Tax Record Amenities Se(s) # 1 tove(s) # 0 eck Conc Driver None	Public Pu	
Electricity	Water Sanitary Sev Mo FEMA Flood Z ket area? erments, encroachments, en Apprai General D General D General D Full Basement Partial Basement Exterior Walls Roof Surface	Public     Other       wer	(describe)  FEMA Map # 060 No If No, describe d uses, etc.)?  S Assessment and Tax F Data Source for Gross Livir Heating/Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning	Off-site Improve       Street     Aspl       Alley     Non       71C7920H       Records       g Area       Fireplact       Woods       Patio/D       Porch       Pool	ments - Type halt e FEMA N Yes Yes Prior Inspection Realist Tax Record Amenities Eve(s) # 1 tove(s) # 0 Eve(s) # 0 Eve(s) # 0 None	Public Pu	
Electricity	Water Sanitary Sev Mo FEMA Flood Z ket area? sements, encroachments, en Apprai General D General D Full Basement Full Basement Exterior Walls Roof Surface Gutters & Downspouts	Public     Other       Wer	(describe)  FEMA Map # 060 No If No, describe d uses, etc.)?  S Assessment and Tax F Data Source for Gross Livir Heating/Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual	Off-site Improve       Street     Aspl       Alley     Non       71C7920H       Records       Ig Area       Freplac       Woods       Patio/D       Pool       Pool       Kence	ments - Type halt e FEMA N Prior Inspection Realist Tax Record Amenities Eve(s) # 1 tove(s) # 0 eck Conc Drive None None Block/Wood	Public Public Property Owner Property Owner Property Owner Scar Stor None Driveway # Garage # Garage # Carport # Carport # Other Carport # Oth	
Electricity	Water Sanitary Sev Mo FEMA Flood Z ket area? erments, encroachments, en Apprai General D General D General D Full Basement Partial Basement Exterior Walls Roof Surface	Public Other  Wer  Yes  One  Yes  Vironmental conditions, lar  sal Files  Crawl Space  Finished  Finished  Stucco/C4  Shingle/C4  None  Slider/C4	(describe)  FEMA Map # 060 No If No, describe d uses, etc.)?  S Assessment and Tax F Data Source for Gross Livir Heating/Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning	Off-site Improve       Street     Aspl       Alley     Non       71C7920H       Records       g Area       Fireplat       Woods       Q     Parlo       Porch       Pool       K Frence       Other	ments - Type halt e FEMA N FEM	Public Public Property Owner Property Owner Property Owner Scar Stor None Driveway # Garage # G Cargort # G Attached  Built-in	
Electricity	Water Sanitary Sev Mo FEMA Flood Z ket area? sements, encroachments, en Apprai General D Concrete Slab Full Basement Partial Basement Exterior Walls Roof Surface Gutters & Downspouts Window Type	Public Other  Wer  Yes  One  Yes  Vironmental conditions, lar  sal Files  Crawl Space Finished  Finished  Stucco/C4  Shingle/C4  None  Slider/C4	(describe)  FEMA Map # 060 No If No, describe duses, etc.)?  S Assessment and Tax F Data Source for Gross Livir Heating/Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other	Off-site Improve       Street     Aspl       Alley     Non       71C7920H       Records       Ig Area       Freplac       Woods       Y Proch       Pool       Pool       Y Frece       Other	ments - Type halt e FEMA N FEM	Public Public Property Owner Property Owner Property Owner Scar Stor None Driveway # 0 way Surface Garage # ( Carport # ( Attached  Built-in Only	r r r r r r r r r r r r r r r r r r r
Image: Source(s)       Image: Source(s)         Image: Source(s)	Water         Sanitary Sev         No       FEMA Flood Z         ket area?         sements, encroachments, en         Apprai         General D         X       Concrete Slab         Full Basement         Partial Basement         Exterior Walls         Roof Surface         Gutters & Downspouts         Window Type         Dishwasher         6	Public       Other         Wer	(describe)  FEMA Map # 060 No If No, describe d uses, etc.)?  S Assessment and Tax F Data Source for Gross Livir Heating/Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other crowave Washer/Drye 2.0 Bath(s)	Off-site Improve       Street     Aspl       Alley     Non       71C7920H       Records       g Area       Fireplat       Woods       Patio/D       Pool       Pool       Fence       Other (d)	ments - Type halt e FEMA N FEM	Public Public Property Owner Property Owner Property Owner Scar Stor None Driveway # 0 way Surface Garage # ( Carport # ( Attached  Built-in Only	r r r r r r r r r r r r r r r r r r r
Image: Source(s)       Image: Source(s)         Image: Source(s)	Water         Sanitary Sev         No       FEMA Flood Z         Ket area?         sements, encroachments, en	Public       Other         wer       Image: Constraint of the second secon	(describe)  FEMA Map # 060 No If No, describe duses, etc.)?  S ▲ Assessment and Tax F Data Source for Gross Livir Heating/Cooling FWA  HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Fuel Cass Contral Air Conditioning Individual Other Crowave  Washer/Drye 2.0 Bath(s) as noted	Off-site Improve       Street     Aspl       Alley     Non       71C7920H       Records       g Area       Fireplat       Woods       Patio/D       Pool       Pool       Fence       Other (d)	ments - Type halt e FEMA N FEM	Public Public Property Owner Property Owner Property Owner Scar Stor None Driveway # 0 way Surface Garage # ( Carport # ( Attached  Built-in Only	r r r r r r r r r r r r r r r r r r r
Image: Source(s)       Image: Source(s)         Image: Source(s)	Water         Sanitary Sev         No       FEMA Flood Z         Ket area?         sements, encroachments, en	Public       Other         wer       Image: Constraint of the second secon	(describe)  FEMA Map # 060 No If No, describe duses, etc.)?  S ▲ Assessment and Tax F Data Source for Gross Livir Heating/Cooling FWA  HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Fuel Cass Contral Air Conditioning Individual Other Crowave  Washer/Drye 2.0 Bath(s) as noted	Off-site Improve       Street     Aspl       Alley     Non       71C7920H       Records       g Area       Fireplat       Woods       Patio/D       Pool       Pool       Fence       Other (d)	ments - Type halt e FEMA M Prior Inspection Realist Tax Record Amentites tove(s) # 1 tove(s) # 0 X eck Conc Driver None Block/Wood X None Block/Wood X None Square Feet of Gross Li	Public Public Property Owner Property Owner Property Owner Scar Stor None Driveway # 0 way Surface Garage # ( Carport # ( Attached  Built-in Only	r r rage 2 of Cars 2 of Cars 2 of Cars 2 of Cars 0 Detached de
2       Electricity	Water Sanitary Sev Mo FEMA Flood Z Ket area? sements, encroachments, en Sements, encroachments, en Concrete Slab General D Concrete Slab Full Basement Partial Basement Exterior Walls Roof Surface Gutters & Downspouts Window Type Dishwasher G Rooms No enee ncluding apparent needed rep	Public       Other         wer       Image: Constraint of the second secon	(describe)  FEMA Map # 060 No If No, describe  duses, etc.)?  S ▲ Assessment and Tax F Data Source for Gross Livir Heating/Cooling FWA ▲ HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Fuel Cass Central Air Conditioning Individual Other Crowave ▲ Washer/Drye 2.0 Bath(s) as noted ions, remodeling, etc.).	Off-site Improve       Street     Aspl       Alley     Non       71C7920H	ments - Type halt e FEMA N Prior Inspection Realist Tax Record Amenities Prior Inspection Realist Tax Record Amenities Prior Inspection Realist Tax Record None None Block/Wood None Startion Square Feet of Gross Li C4; Overa	Public  Alap Date 08/ No If Yes, descrit  Property Owner  S Car Stor Car Stor Way Surface Garage # ( Carport # ( Attached  Built-in Conly ving Area Above Gra II the subject	r rage 2 of Cars 2 of Cars 2 of Cars 2 of Cars 0 Detached de property is
Image: Source(s)       Image: Source(s)         Image: Source(s)	Water Sanitary Sev Mo FEMA Flood Z Ket area? sements, encroachments, en Sements, encroachments, en Concrete Slab General D Concrete Slab Full Basement Partial Basement Exterior Walls Roof Surface Gutters & Downspouts Window Type Dishwasher G Rooms No enee ncluding apparent needed rep	Public       Other         wer       Image: Constraint of the second secon	(describe)  FEMA Map # 060 No If No, describe  duses, etc.)?  S ▲ Assessment and Tax F Data Source for Gross Livir Heating/Cooling FWA ▲ HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Fuel Cass Central Air Conditioning Individual Other Crowave ▲ Washer/Drye 2.0 Bath(s) as noted ions, remodeling, etc.).	Off-site Improve       Street     Aspl       Alley     Non       71C7920H	ments - Type halt e FEMA N Prior Inspection Realist Tax Record Amenities Prior Inspection Realist Tax Record Amenities Prior Inspection Realist Tax Record None None Block/Wood None Startion Square Feet of Gross Li C4; Overa	Public  Alap Date 08/ No If Yes, descrit  Property Owner  S Car Stor Car Stor Way Surface Garage # ( Carport # ( Attached  Built-in Conly ving Area Above Gra II the subject	r rage 2 of Cars 2 of Cars 2 of Cars 2 of Cars 0 Detached de property is
2       Electricity	Water Sanitary Sev Mo FEMA Flood Z Ket area? sements, encroachments, en Sements, encroachments, en Concrete Slab General D Concrete Slab Full Basement Partial Basement Exterior Walls Roof Surface Gutters & Downspouts Window Type Dishwasher G Rooms No enee ncluding apparent needed rep	Public       Other         wer       Image: Constraint of the second secon	(describe)  FEMA Map # 060 No If No, describe duses, etc.)?  S Assessment and Tax F Data Source for Gross Livir Heating/Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Fuel Cass Central Air Conditioning Individual Other crowave Washer/Drye 2.0 Bath(s) as noted ions, remodeling, etc.).	Off-site Improve       Street     Aspl       Alley     Non       71C7920H	ments - Type halt e FEMA N Prior Inspection Realist Tax Record Amenities Prior Inspection Realist Tax Record Amenities Prior Inspection Realist Tax Record None None Block/Wood None Startion Square Feet of Gross Li C4; Overa	Public  Alap Date 08/ No If Yes, descrit  Property Owner  S Car Stor Car Stor Way Surface Garage # ( Carport # ( Attached  Built-in Conly ving Area Above Gra II the subject	r rage 2 of Cars 2 of Cars 2 of Cars 2 of Cars 0 Detached de property is
2       Electricity	Water Sanitary Sev Mo FEMA Flood Z Ket area? sements, encroachments, en Sements, encroachments, en Concrete Slab General D Concrete Slab Full Basement Partial Basement Exterior Walls Roof Surface Gutters & Downspouts Window Type Dishwasher G Rooms No enee ncluding apparent needed rep	Public       Other         wer       Image: Constraint of the second secon	(describe)  FEMA Map # 060 No If No, describe duses, etc.)?  S Assessment and Tax F Data Source for Gross Livir Heating/Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Fuel Cass Central Air Conditioning Individual Other crowave Washer/Drye 2.0 Bath(s) as noted ions, remodeling, etc.).	Off-site Improve       Street     Aspl       Alley     Non       71C7920H	ments - Type halt e FEMA N Prior Inspection Realist Tax Record Amenities Prior Inspection Realist Tax Record Amenities Prior Inspection Realist Tax Record None None Block/Wood None Startion Square Feet of Gross Li C4; Overa	Public  Alap Date 08/ No If Yes, descrit  Property Owner  S Car Stor Car Stor Way Surface Garage # ( Carport # ( Attached  Built-in Conly ving Area Above Gra II the subject	r rage 2 of Cars 2 of Cars 2 of Cars 2 of Cars 0 Detached de property is
2       Electricity	Water         Sanitary Sex         No       FEMA Flood Z         ket area?         sements, encroachments, en	Public Other  Wer  Yes  One  Yes  Vironmental conditions, lar  sal Files  Crawl Space  Finished  Crawl Space  Finished  Stucco/C4  Shingle/C4  None  Slider/C4  Disposal Mi  3 Bedrooms  rrgy efficient item  pairs, deterioration, renovat  hal obsolescence	(describe)  FEMA Map # 060 No If No, describe d uses, etc.)?  S Assessment and Tax F Data Source for Gross Livir Heating/Cooling FUA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Crowave Washer/Drye 2.0 Bath(s) as noted ions, remodeling, etc.). by was noted at the time	Off-site Improve       Street     Aspl       Alley     Non       71C7920H	ments - Type halt e FEMA N Prior Inspection Realist Tax Record Amenities Prior Inspection Realist Tax Record Amenities Prior Inspection Realist Tax Record None None Block/Wood None Startion Square Feet of Gross Li C4; Overa	Public  Ap Date 08/ No If Yes, descrit  Property Owned  S Car Stor None Driveway # ( way Surface Garage # ( Garage # ( Carport # ( Attached  Built-in Only ving Area Above Gra II the subject lities were al:	r rage 2 of Cars 2 of Cars 2 of Cars 2 of Cars 0 Detached de property is
Electricity	Water         Sanitary Sex         No       FEMA Flood Z         ket area?         sements, encroachments, en	Public Other  Wer  Yes  One  Yes  Vironmental conditions, lar  sal Files  Crawl Space  Finished  Crawl Space  Finished  Stucco/C4  Shingle/C4  None  Slider/C4  Disposal Mi  3 Bedrooms  rrgy efficient item  pairs, deterioration, renovat  hal obsolescence	(describe)  FEMA Map # 060 No If No, describe d uses, etc.)?  S Assessment and Tax F Data Source for Gross Livir Heating/Cooling FUA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Crowave Washer/Drye 2.0 Bath(s) as noted ions, remodeling, etc.). by was noted at the time	Off-site Improve       Street     Aspl       Alley     Non       71C7920H	ments - Type halt e FEMA M FEM	Public  Ap Date 08/ No If Yes, descrit  Property Owned  Property Owned  Car Stor None Driveway # 0 Way Surface Garage # 0 Carport # 4 Attached Built-in Conly ving Area Above Gra II the subject lities were al:	r rage 2 of Cars 2 of Cars 2 of Cars 2 of Cars 0 Detached de property is
Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for the mail Are there any adverse site conditions or external factors (ease of the second	Water         Sanitary Sex         No       FEMA Flood Z         ket area?         sements, encroachments, en	Public Other  Wer  Yes  One  Yes  Vironmental conditions, lar  sal Files  Crawl Space  Finished  Crawl Space  Finished  Stucco/C4  Shingle/C4  None  Slider/C4  Disposal Mi  3 Bedrooms  rrgy efficient item  pairs, deterioration, renovat  hal obsolescence	(describe)  FEMA Map # 060 No If No, describe d uses, etc.)?  S Assessment and Tax F Data Source for Gross Livir Heating/Cooling FUA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Crowave Washer/Drye 2.0 Bath(s) as noted ions, remodeling, etc.). by was noted at the time	Off-site Improve       Street     Aspl       Alley     Non       71C7920H	ments - Type halt e FEMA M FEM	Public  Ap Date 08/ No If Yes, descrit  Property Owned  Property Owned  Car Stor None Driveway # 0 Way Surface Garage # 0 Carport # 4 Attached Built-in Conly ving Area Above Gra II the subject lities were al:	r rage 2 of Cars 2 of Cars 2 of Cars 2 of Cars 0 Detached de property is
Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for the mail Are there any adverse site conditions or external factors (ease of the second	Water         Sanitary Sex         No       FEMA Flood Z         ket area?         sements, encroachments, en	Public Other  Wer  Yes  One  Yes  Vironmental conditions, lar  sal Files  Crawl Space  Finished  Crawl Space  Finished  Stucco/C4  Shingle/C4  None  Slider/C4  Disposal Mi  3 Bedrooms  rrgy efficient item  pairs, deterioration, renovat  hal obsolescence	(describe)  FEMA Map # 060 No If No, describe d uses, etc.)?  S Assessment and Tax F Data Source for Gross Livir Heating/Cooling FUA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Crowave Washer/Drye 2.0 Bath(s) as noted ions, remodeling, etc.). by was noted at the time	Off-site Improve       Street     Aspl       Alley     Non       71C7920H	ments - Type halt e FEMA M FEM	Public  Ap Date 08/ No If Yes, descrit  Property Owned  Property Owned  Car Stor None Driveway # 0 Way Surface Garage # 0 Carport # 4 Attached Built-in Conly ving Area Above Gra II the subject lities were al:	r rage 2 of Cars 2 of Cars 2 of Cars 2 of Cars 0 Detached de property is
	Water         Sanitary Sev         No       FEMA Flood Z         Ket area?         sements, encroachments, en	Public       Other         wer       □         one       ×         ∑       Yes         ∑       Yes         ∑       Yes         ∑       Yes         Sal Files       ∑         ML       Sal Files         Crawl Space       Finished         ☐       Finished         ∑       Stucco/C4         Shingle/C4       None         Slider/C4       Min         ☐       Jesposal       Min         a       Bedrooms       rgy efficient item         nairs, deterioration, renovat       nal obsolescences         y, soundness, or structural       y	(describe)  FEMA Map # 060 No If No, describe d uses, etc.)?  S ▲ Assessment and Tax F Data Source for Gross Livir Heating/Cooling FURA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Crowave Washer/Drye 2.0 Bath(s) is noted ions, remodeling, etc.). was noted at the tim integrity of the property?	Off-site Improve         Street       Aspl         Alley       Non         71C7920H         Records       [         Improve       Pireplace         Improve       Pireplace         Improve       Pireplace         Improve       Pool         Improve       Other (d)         Improve       Other (d)         Improve       1,49         Improve       Other (d)         Improve       Other (d)         Improve       Other (d)         Improve       Other (d)         Improve       Improve         Improve       Improve	ments - Type halt e FEMA M FEM	Public  Alap Date 08/ No If Yes, descrit  Property Owner Is Car Stor None Driveway # 0 Way Surface Garage # 0 Carport # 0 Attached  Built-in Conly II the subject lities were als S X No	r rage 2 of Cars 2 of Cars 2 of Cars 2 of Cars 0 Detached de property is
Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for the mail Are there any adverse site conditions or external factors (ease of the second	Water         Sanitary Sev         No       FEMA Flood Z         Ket area?         sements, encroachments, en	Public       Other         wer       □         one       ×         ∑       Yes         ∑       Yes         ∑       Yes         ∑       Yes         Sal Files       ∑         ML       Sal Files         Crawl Space       Finished         ☐       Finished         ∑       Stucco/C4         Shingle/C4       None         Slider/C4       Min         ☐       Jesposal       Min         a       Bedrooms       rgy efficient item         nairs, deterioration, renovat       nal obsolescences         y, soundness, or structural       y	(describe)  FEMA Map # 060 No If No, describe d uses, etc.)?  S ▲ Assessment and Tax F Data Source for Gross Livir Heating/Cooling FURA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Crowave Washer/Drye 2.0 Bath(s) is noted ions, remodeling, etc.). was noted at the tim integrity of the property?	Off-site Improve       Street     Aspl       Alley     Non       71C7920H	ments - Type halt e FEMA M FEM	Public  Alap Date 08/ No If Yes, descrit  Property Owner Is Car Stor None Driveway # 0 Way Surface Garage # 0 Carport # 0 Attached  Built-in Conly II the subject lities were als S X No	r rage 2 of Cars 2 of Cars 2 of Cars 2 of Cars 0 Detached de property is

Freddie Mac Form 2055 March 2005

### Exterior-Only Inspection Residential Appraisal Report

49854

Extendi=only inspection residential Applaisal report File# 32720770							
There are 11 comparable	properties currently o	ffered for sale in	the subject neighborhoo	d ranging in pric	<sup>e from \$</sup> 517,000	<sup>to \$</sup> 582	2,000
There are 54 comparable	sales in the subject	neighborhood within	the past twelve months	ranging in sale	price from \$ 500,00	0 <sup>to \$</sup> 6	. 00,000 ·
FEATURE	SUBJECT	COMPARA	BLE SALE # 1	COMPA	RABLE SALE # 2	COMPARABL	E SALE # 3
Address 2403 N Teakwoo	d Ave	2393 N Cedar A	ve	890 W Bohner	rt Ave	661 Woodhill St	
Rialto, CA 92377		Rialto, CA 9237	7	Rialto, CA 923	377	Rialto, CA 92376	
Proximity to Subject		0.34 miles W	_	0.14 miles E		1.00 miles SE	
Sale Price	\$		\$ 560,000		\$ 528,000		\$ 510,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 396.60 sq.ff		\$ 344.42 <sup>si</sup>	q.ft.	\$ 327.13 sq.ft.	
Data Source(s)		MLS #CV21247	599;DOM 10	MLS #CV2203	33093 ;DOM 6	MLS #IV2201890	8;DOM 3
Verification Source(s)		Doc #16806/Re		Doc #113113/		Doc #156803/Re	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;0		Conv;0		FHA;0	
Date of Sale/Time		s01/22;c01/22	+11,000	s03/22;Unk	0	s04/22;c04/22	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	8400 sf	10000 sf	0	9570 sf	0	8970 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Contmpry	DT1;Contmpry		DT1;Contmpry	/	DT1;Contmpry	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	42	36	0	42		42	
Condition	C4	C4		C4		C4	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Bat		Total Bdrms. Baths	
Room Count	6 3 2.0	6 3 2.0		6 3 2.		6 3 2.0	
Gross Living Area	1,497 <sup>sq.ft.</sup>	1,412 <sup>sq.ff</sup>	0	.,	q.ft. 0		0
Basement & Finished	0sf	0sf		0sf		0sf	
Rooms Below Grade							
Functional Utility	Avg	Avg		Avg		Avg	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Fireplace	1 FP	1 FP		1 FP		1 FP	
Net Adjustment (Total)		X +	\$ 11,000	+·	- \$ 0	- +	<u>\$</u> 0
Adjusted Sale Price		Net Adj. 2.0 %		Net Adj. 0.0		Net Adj. 0.0 %	
of Comparables		Gross Adj. 2.0 %		Gross Adj. 0.0	) % \$ 528,000	Gross Adj. 0.0 %	<u>\$510,000</u>
I X did did not research the s	ale or transfer history of the	subject property and comp	arable sales. If not, explain				
	ot reveal any prior sales or tr	ansfers of the subject prop	erty for the three years prior to	the effective date of this	s appraisal.		
Data Source(s) Realist							
·	ot reveal any prior sales or tr	ansfers of the comparable	sales for the year prior to the o	ate of sale of the compa	arable sale.		
Data Source(s) Realist							
Report the results of the research and ana							
ITEM	S	UBJECT	COMPARABLE SA	LE #1	COMPARABLE SALE #2		RABLE SALE #3
Date of Prior Sale/Transfer						04/26/2022	
Price of Prior Sale/Transfer						\$0	
Data Source(s)	Realist		Realist		alist	Realist	
Effective Date of Data Source(s)	05/11/2022		05/11/2022		11/2022	05/11/2022	
Analysis of prior sale or transfer history of					ot sold/transferred in		ns, and the
comparables have sold/tra	insferred in the pa	ist 12 months as	of the acceptance	of this assignm	ient. (see property hi	istory)	
Cummers of Color Courses 1							
Summary of Sales Comparison Approach					were considered to c		-
sales used are reflective of							
Adjustments are as follows			00 sf difference. Ba	throoms \$8K, I	Lot size \$.50 per sf o	over 2500 sf differe	ence, Garage
\$5K per car. Carport \$100	0, Pool/Spa \$10,0	000.					
Indicated Malue In: Online C							
Indicated Value by Sales Comparison App	0	19,000	0		<u> </u>		
Indicated Value by: Sales Comparison A		519,000	Cost Approach (if developed	,		ach (if developed) \$	
All approaches considered	. Sales and mark	et approaches ar	e employed in this	report. Market	approach emphasiz	ed as most repres	entative of
the current market.							
This appraisal is made 🛛 🗙 "as is		completion per plans			a hypothetical condition th		
completed, subject to the	• •	alterations on the ba			repairs or alterations have	e been completed, or	subject to the
following required inspection base	d on the extraordinary	assumption that th	e condition or deficien	cy does not requ	ire alteration or repair:		
Peeed on a viewal immediate	of the substitution	an of the subject	nyonoshi firam at l-	ot the strest "	ofined econo of most	atatamant of occurrent	tions and limiting
Based on a visual inspection conditions, and appraiser's cert		eas of the subject opinion of the mar			efined scope of work, property that is the s	statement of assump subject of this repor	tions and limiting t is
			,			• •	-
\$ 519,000 , as of	05/12/2022	, which is	the date of inspect	ion and the effe	ective date of this ap	praisal.	

Freddie Mac Form 2055 March 2005

AMC Registration numb	er for Clear Capital.com, Inc: California #1256				
	•				
The appraiser is a salar	ied employee and received no appraisal fee for	the assignment			
URAR: Sales Comparis	on Analysis - Summary of Sales Comparison A	proach			
A search was performed	d on for comparable sales with the following pa	ameters: Sold within the	e past 180 days, v	vithin 1 mile, 25% of the subje	CUS
GLA (range: 1250, 1800	square feet). Using comps in the same neighbour	rhood			
GLA (Tariye: 1230-1000	square reet). Using comps in the same neighbor	inou			
All applied adjustments	were based on the "paired sales" theory when	ossible. It is noted that i	n certain circums	tances, it is not possible to	
adhere to this basic the	ory. In such cases, the expert opinion based or	experience of the appra		ed and relied on.	
Sales used were the be	st available and have been considered in final v	aluation with heaviest we	eight placed 50%	on comp 2 & 3 these were the	е
			eight placed cove		
best for the area. Both v	vere weighted 50%. These bracketed most of the	e grid.			
C2 \$528,000 / 264,000					
C3 \$510 000 / 225 000	for a total of 519,000 = Value: \$519,000				
00 00 0000 220,000					
20 1					
2					
W					
M.					
ANSI Declaration: A 1 s	tory DETACHED single-family house with 1497	above-grade finished so	uare feet and 0 h	elow-grade finished square fe	et
					.01
and 0 below-grade unfir	hished square feet. In addition, the property inclu-	ides a patio/deck. A 2 ca	ar garage is also r	present.	
0	,	,			
ANSI Declaration: A 1 s and 0 below-grade unfir					
9					-
8					
					1
	COST APPROACH TO V	ULIE (not required by Fannie Mae)			_
	COST APPROACH TO V.	LUE (not required by Fannie Mae)			
Provide adequate information for the le		LUE (not required by Fannie Mae)			
	nder/client to replicate the below cost figures and calculations.	LUE (not required by Fannie Mae)			
		LUE (not required by Fannie Mae)			
	nder/client to replicate the below cost figures and calculations.	LUE (not required by Fannie Mae)			
	nder/client to replicate the below cost figures and calculations.	LUE (not required by Fannie Mae)			
	nder/client to replicate the below cost figures and calculations.	LUE (not required by Fannie Mae)			
	nder/client to replicate the below cost figures and calculations.	LUE (not required by Fannie Mae)			
	nder/client to replicate the below cost figures and calculations.	LUE (not required by Fannie Mae)			
Support for the opinion of site value (s	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value				
Support for the opinion of site value (s ESTIMATED REPRODUCTION	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value	LUE (not required by Fannie Mae)		=\$	
Support for the opinion of site value (s ESTIMATED REPRODUCTION	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value	OPINION OF SITE VALUE			
Support for the opinion of site value (s ESTIMATED REPRODUCTION	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value		Sq.Ft. @ \$	=\$ \$	
Support for the opinion of site value (s ESTIMATED REPRODUCTION Source of cost data	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value	OPINION OF SITE VALUE		=\$	
Support for the opinion of site value (s	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value	OPINION OF SITE VALUE	Sq.Ft. @ \$ Sq.Ft. @ \$		
Support for the opinion of site value (s ESTIMATED REPRODUCTIC Source of cost data Quality rating from cost service	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value N OR REPLACEMENT COST NEW Effective date of cost data	OPINION OF SITE VALUE		=\$ =\$ =\$	
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value	OPINION OF SITE VALUE DWELLING	Sq.Ft. @ \$	=\$	
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value N OR REPLACEMENT COST NEW Effective date of cost data	OPINION OF SITE VALUE		=\$ =\$ =\$	
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value N OR REPLACEMENT COST NEW Effective date of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport	Sq.Ft. @ \$	=\$ =\$ =\$ =\$	
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value N OR REPLACEMENT COST NEW Effective date of cost data	OPINION OF SITE VALUE DWELLING	Sq.Ft. @ \$	=\$ =\$ =\$	
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value N OR REPLACEMENT COST NEW Effective date of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$ =\$ =\$ =\$ =\$ =\$	
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value N OR REPLACEMENT COST NEW Effective date of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport	Sq.Ft. @ \$	=\$ =\$ =\$ =\$	
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value N OR REPLACEMENT COST NEW Effective date of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$ =\$ =\$ =\$ =\$ External	
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value N OR REPLACEMENT COST NEW Effective date of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ External =\$	
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value N OR REPLACEMENT COST NEW Effective date of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ =\$ External	
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value N OR REPLACEMENT COST NEW Effective date of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvement	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$	
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value N OR REPLACEMENT COST NEW Effective date of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts	=\$ =\$ =\$ =\$ =\$ External =\$	
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value N OR REPLACEMENT COST NEW Effective date of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvement	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$	)
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value DN OR REPLACEMENT COST NEW Effective date of cost data ving area calculations, depreciation, etc.)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvemen "As-is" Value of Site Improvemen	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$	)
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	nder/client to replicate the below cost figures and calculations. ummary of comparable land sales or other methods for estimating site value DN OR REPLACEMENT COST NEW Effective date of cost data ving area calculations, depreciation, etc.)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvement	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$	
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	Inder/client to replicate the below cost figures and calculations. UNING REPLACEMENT COST NEW Effective date of cost data ving area calculations, depreciation, etc.) UD and VA only)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvemen "As-is" Value of Site Improvemen ears INDICATED VALUE BY COST APP	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$	)
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	Inder/client to replicate the below cost figures and calculations. UNING REPLACEMENT COST NEW Effective date of cost data ving area calculations, depreciation, etc.) UD and VA only)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvemen "As-is" Value of Site Improvemen	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$	
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  ving area calculations, depreciation, etc.)  IUD and VA only)  INCOME APPROACH TO	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvemen "As-is" Value of Site Improvemen atual INDICATED VALUE BY COST APP ALUE (not required by Fannie Mae)	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$	)
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li	Inder/client to replicate the below cost figures and calculations. UNING REPLACEMENT COST NEW Effective date of cost data ving area calculations, depreciation, etc.) UD and VA only)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvemen "As-is" Value of Site Improvemen ears INDICATED VALUE BY COST APP	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$	) Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  ving area calculations, depreciation, etc.)  IUD and VA only)  IUCOME APPROACH TO  X Gross Rent Multiplier	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvemen "As-is" Value of Site Improvemen atual INDICATED VALUE BY COST APP ALUE (not required by Fannie Mae)	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$	) Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (h	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  ving area calculations, depreciation, etc.)  IUD and VA only)  IUCOME APPROACH TO  X Gross Rent Multiplier	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvemen "As-is" Value of Site Improvemen atual INDICATED VALUE BY COST APP ALUE (not required by Fannie Mae)	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$	) Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  ving area calculations, depreciation, etc.)  IUD and VA only)  IUCOME APPROACH TO  X Gross Rent Multiplier	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvemen "As-is" Value of Site Improvemen atual INDICATED VALUE BY COST APP ALUE (not required by Fannie Mae)	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$	) Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data Ving area calculations, depreciation, etc.)  HUD and VA only)  INCOME APPROACH TO X Gross Rent Multiplier ing support for market rent and GRM)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvemen "As-is" Value of Site Improvemen Bars INDICATED VALUE BY COST APP ALUE (not required by Fannie Mae) = \$	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$	) Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data Ving area calculations, depreciation, etc.)  HUD and VA only)  INCOME APPROACH TO X Gross Rent Multiplier ing support for market rent and GRM)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvemen "As-is" Value of Site Improvemen Bars INDICATED VALUE BY COST APP ALUE (not required by Fannie Mae) = \$	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$	
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  HUD and VA only)  INCOME APPROACH TO  X Gross Rent Multiplier  ing support for market rent and GRM)  PROJECT INFORMA	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvement "As-is" Value of Site Improvement astris INDICATED VALUE BY COST APP ALUE (not required by Fannie Mae) = \$ TION FOR PUDs (if applicable)	Sq.Ft. @ \$           Sq.Ft. @ \$           Functional           tts              PROACH	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	) Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  HUD and VA only)  INCOME APPROACH TO  X Gross Rent Multiplier  ing support for market rent and GRM)  PROJECT INFORMA	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvement "As-is" Value of Site Improvement astris INDICATED VALUE BY COST APP ALUE (not required by Fannie Mae) = \$ TION FOR PUDs (if applicable)	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data Ving area calculations, depreciation, etc.)  HUD and VA only)  NOR  REPLACEMENT COST NEW  HUD and VA only)  NOR  REPLACEMENT COST NEW  HUD and VA only)  NOR  REPLACEMENT COST NEW  HUD ADVA ONLY  NOR  REPLACEMENT R	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         Base         INDICATED VALUE BY COST APP         ALUE (not required by Fannie Mae)         = \$         TION FOR PUDs (if applicable)         No       Unit type(s)	Sq.Ft. @ \$           Sq.Ft. @ \$           Functional           tts              PROACH	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	)
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  HUD and VA only)  INCOME APPROACH TO  X Gross Rent Multiplier  ing support for market rent and GRM)  PROJECT INFORMA	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         Base         INDICATED VALUE BY COST APP         ALUE (not required by Fannie Mae)         = \$         TION FOR PUDs (if applicable)         No       Unit type(s)	Sq.Ft. @ \$           Sq.Ft. @ \$           Functional           tts              PROACH	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	)
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th Provide the following information for P	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data Ving area calculations, depreciation, etc.)  HUD and VA only)  NOR  REPLACEMENT COST NEW  HUD and VA only)  NOR  REPLACEMENT COST NEW  HUD and VA only)  NOR  REPLACEMENT COST NEW  HUD ADVA ONLY  NOR  REPLACEMENT R	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         Base         INDICATED VALUE BY COST APP         ALUE (not required by Fannie Mae)         = \$         TION FOR PUDs (if applicable)         No       Unit type(s)	Sq.Ft. @ \$           Sq.Ft. @ \$           Functional           tts              PROACH	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	) Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data Ving area calculations, depreciation, etc.)  HUD and VA only)  NOR  REPLACEMENT COST NEW  HUD and VA only)  NOR  REPLACEMENT COST NEW  HUD and VA only)  NOR  REPLACEMENT COST NEW  HUD ADVA ONLY  NOR  REPLACEMENT R	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         Base         INDICATED VALUE BY COST APP         ALUE (not required by Fannie Mae)         = \$         TION FOR PUDs (if applicable)         No       Unit type(s)	Sq.Ft. @ \$           Sq.Ft. @ \$           Functional           tts              PROACH	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (h Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th Provide the following information for P Legal Name of Project	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data Ving area calculations, depreciation, etc.)  HUD and VA only)  NOR  REPLACEMENT COST NEW  HUD and VA only)  NOR  REPLACEMENT COST NEW  HUD and VA only)  NOR  REPLACEMENT COST NEW  HUD ADVA ONLY  NOR  REPLACEMENT R	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         Base         INDICATED VALUE BY COST APP         ALUE (not required by Fannie Mae)         = \$         TION FOR PUDs (if applicable)         No       Unit type(s)	Sq.Ft. @ \$           Sq.Ft. @ \$           Functional           tts              PROACH	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	) Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th Provide the following information for P Legal Name of Project Total number of phases	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  HUD and VA only)  N  N  N  N  N  N  N  N  N  N  N  N  N	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciated Cost of Improvement         "As-Is" Value of Site Improvement         "As-Is" Value of Site Improvement         #ALUE (not required by Fannie Mae)         = \$         TION FOR PUDs (if applicable)         No       Unit type(s)         Total number of units sold	Sq.Ft. @ \$           Sq.Ft. @ \$           Functional           tts              PROACH	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	(Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th Provide the following information for P Legal Name of Project Total number of phases	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  HUD and VA only)  NO  INCOME APPROACH TO  X Gross Rent Multiplier  Ing support for market rent and GRM)  PROJECT INFORMA  e Homeowners' Association (HOA)?  UDS ONLY if the developer/builder is in control of the HOA and the subject p	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" Value of Site Improvement         ALUE (not required by Fannie Mae)         = \$         TION FOR PUDs (if applicable)         No       Unit type(s)         IND       Interpretable	Sq.Ft. @ \$           Sq.Ft. @ \$           Functional           tts              PROACH	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	) Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th Provide the following information for P Legal Name of Project Total number of phases	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  HUD and VA only)  N  N  N  N  N  N  N  N  N  N  N  N  N	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" Value of Site Improvement         #As-is" Value of Site Improvement         TODICATED VALUE BY COST APP         ALUE (not required by Fannie Mae)         = \$         TION FOR PUDs (if applicable)         No       Unit type(s)       C         poperty is an attached dwelling unit.         Total number of units sold       Data source(s)	Sq.Ft. @ \$           Sq.Ft. @ \$           Functional           Its           Its           PROACH           Detached	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	(Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th Provide the following information for P Legal Name of Project Total number of phases	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  HUD and VA only)  N  N  N  N  N  N  N  N  N  N  N  N  N	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" Value of Site Improvement         #As-is" Value of Site Improvement         TODICATED VALUE BY COST APP         ALUE (not required by Fannie Mae)         = \$         TION FOR PUDs (if applicable)         No       Unit type(s)       C         poperty is an attached dwelling unit.         Total number of units sold       Data source(s)	Sq.Ft. @ \$           Sq.Ft. @ \$           Functional           Its           Its           PROACH           Detached	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	) Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th Provide the following information for P Legal Name of Project Total number of phases	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  INCOME APPROACH TO  X Gross Rent Multiplier  Ing support for market rent and GRM)  PROJECT INFORMA  e Homeowners' Association (HOA)?  Total number of units  INCOME APPROACH  Yes  INCOME  INCOME INCOME INCOME  INCOME	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" Value of Site Improvement         TODICATED VALUE BY COST APP         ALUE (not required by Fannie Mae)         = \$         TION FOR PUDs (if applicable)         No       Unit type(s)       []         Deperty is an attached dwelling unit.         Total number of units sold         Data source(s)	Sq.Ft. @ \$           Sq.Ft. @ \$           Functional           Its           Its           PROACH           Detached	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th Provide the following information for P Legal Name of Project Total number of phases	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  IUD and VA only)  IUD and VA only)  IUD and VA only)  IUD and VA only)  PROJECT INFORMA  e Homeowners' Association (HOA)?  PROJECT INFORMA  e Homeowners' Association (HOA)?  Total number of units  Total number of	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" Value of Site Improvement         Baris         INDICATED VALUE BY COST APP         ALUE (not required by Fannie Mae)         = \$         FION FOR PUDs (if applicable)         No       Unit type(s)       D         poperty is an attached dwelling unit.         Total number of units sold       Data source(s)         s       No       If Yes, date of conversi	Sq.Ft. @ \$         Sq.Ft. @ \$         Functional         its         its         PROACH         Detached         Attach         ion	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	) Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th Provide the following information for P Legal Name of Project Total number of phases	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  IUD and VA only)  IUD and VA only)  IUD and VA only)  IUD and VA only)  PROJECT INFORMA  e Homeowners' Association (HOA)?  PROJECT INFORMA  e Homeowners' Association (HOA)?  Total number of units  Total number of	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" Value of Site Improvement         TODICATED VALUE BY COST APP         ALUE (not required by Fannie Mae)         = \$         TION FOR PUDs (if applicable)         No       Unit type(s)       []         Deperty is an attached dwelling unit.         Total number of units sold         Data source(s)	Sq.Ft. @ \$         Sq.Ft. @ \$         Functional         its         its         PROACH         Detached         Attach         ion	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th Provide the following information for P Legal Name of Project Total number of phases	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  IUD and VA only)  IUD and VA only)  IUD and VA only)  IUD and VA only)  PROJECT INFORMA  e Homeowners' Association (HOA)?  PROJECT INFORMA  e Homeowners' Association (HOA)?  Total number of units  Total number of	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" Value of Site Improvement         Baris         INDICATED VALUE BY COST APP         ALUE (not required by Fannie Mae)         = \$         FION FOR PUDs (if applicable)         No       Unit type(s)       D         poperty is an attached dwelling unit.         Total number of units sold       Data source(s)         s       No       If Yes, date of conversi	Sq.Ft. @ \$         Sq.Ft. @ \$         Functional         its         its         PROACH         Detached         Attach         ion	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th Provide the following information for P Legal Name of Project Total number of phases	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  IUD and VA only)  IUD and VA only)  IUD and VA only)  IUD and VA only)  PROJECT INFORMA  e Homeowners' Association (HOA)?  PROJECT INFORMA  e Homeowners' Association (HOA)?  Total number of units  Total number of	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" Value of Site Improvement         Baris         INDICATED VALUE BY COST APP         ALUE (not required by Fannie Mae)         = \$         FION FOR PUDs (if applicable)         No       Unit type(s)       D         poperty is an attached dwelling unit.         Total number of units sold       Data source(s)         s       No       If Yes, date of conversi	Sq.Ft. @ \$         Sq.Ft. @ \$         Functional         its         its         PROACH         Detached         Attach         ion	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th Provide the following information for P Legal Name of Project Total number of phases	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  IUD and VA only)  IUD and VA only)  IUD and VA only)  IUD and VA only)  PROJECT INFORMA  e Homeowners' Association (HOA)?  PROJECT INFORMA  e Homeowners' Association (HOA)?  Total number of units  Total number of	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" Value of Site Improvement         Baris         INDICATED VALUE BY COST APP         ALUE (not required by Fannie Mae)         = \$         FION FOR PUDs (if applicable)         No       Unit type(s)       D         poperty is an attached dwelling unit.         Total number of units sold       Data source(s)         s       No       If Yes, date of conversi	Sq.Ft. @ \$         Sq.Ft. @ \$         Functional         its         its         PROACH         Detached         Attach         ion	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th Provide the following information for P Legal Name of Project Total number of phases	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  IUD and VA only)  IUD and VA only)  IUD and VA only)  IUD and VA only)  PROJECT INFORMA  e Homeowners' Association (HOA)?  PROJECT INFORMA  e Homeowners' Association (HOA)?  Total number of units  Total number of	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" Value of Site Improvement         Baris         INDICATED VALUE BY COST APP         ALUE (not required by Fannie Mae)         = \$         FION FOR PUDs (if applicable)         No       Unit type(s)       D         poperty is an attached dwelling unit.         Total number of units sold       Data source(s)         s       No       If Yes, date of conversi	Sq.Ft. @ \$         Sq.Ft. @ \$         Functional         its         its         PROACH         Detached         Attach         ion	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li 	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  IUD and VA only)  IUD AD VA only  IUD AD VA only)  IUD AD VA only  IUD AD VA only)  IUD AD VA ONLY IIUD AD VA	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" transmitted by Fannie Mae)         = \$         TON FOR PUDs (if applicable)         No       Unit type(s)       [] [] [] [] [] [] [] [] [] [] [] [] [] [	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional ts Sq.Ft. @ \$ PROACH Detached Detached ion pletion.	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th Provide the following information for P Legal Name of Project Total number of phases	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  IUD and VA only)  IUD AD VA only  IUD AD VA only)  IUD AD VA only  IUD AD VA only)  IUD AD VA ONLY IIUD AD VA	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" Value of Site Improvement         Baris         INDICATED VALUE BY COST APP         ALUE (not required by Fannie Mae)         = \$         FION FOR PUDs (if applicable)         No       Unit type(s)       D         poperty is an attached dwelling unit.         Total number of units sold       Data source(s)         s       No       If Yes, date of conversi	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional ts Sq.Ft. @ \$ PROACH Detached Detached ion pletion.	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li 	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  IUD and VA only)  IUD AD VA only  IUD AD VA only)  IUD AD VA only  IUD AD VA only)  IUD AD VA ONLY IIUD AD VA	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" transmitted by Fannie Mae)         = \$         TON FOR PUDs (if applicable)         No       Unit type(s)       [] [] [] [] [] [] [] [] [] [] [] [] [] [	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional ts Sq.Ft. @ \$ PROACH Detached Detached ion pletion.	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	Approach
Support for the opinion of site value (s Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li 	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  IUD and VA only)  IUCOME APPROACH TO  X Gross Rent Multiplier  Ing support for market rent and GRM)  PROJECT INFORMA e Homeowners' Association (HOA)?  Total number of units Total number of unit	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" transmitted by Fannie Mae)         = \$         TON FOR PUDs (if applicable)         No       Unit type(s)       [] [] [] [] [] [] [] [] [] [] [] [] [] [	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional Its PROACH Detached Interpretion.	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li 	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  IUD and VA only)  IUCOME APPROACH TO  X Gross Rent Multiplier  Ing support for market rent and GRM)  PROJECT INFORMA e Homeowners' Association (HOA)?  Total number of units Total number of unit	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" transmitted by Fannie Mae)         = \$         TON FOR PUDs (if applicable)         No       Unit type(s)       [] [] [] [] [] [] [] [] [] [] [] [] [] [	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional Its PROACH Detached Interpretion.	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	Approach
Support for the opinion of site value (s ESTIMATED REPRODUCTIO Source of cost data Quality rating from cost service Comments on Cost Approach (gross li Estimated Remaining Economic Life (f Estimated Remaining Economic Life (f Estimated Monthly Market Rent \$ Summary of Income Approach (includ Is the developer/builder in control of th Provide the following information for P Legal Name of Project Total number of units rented Was the project created by the convert Does the project created by the convert Does the project created by the convert Does the project created by the convert Mare the units, common elements, and Are the common elements leased to on	Inder/client to replicate the below cost figures and calculations.  Immary of comparable land sales or other methods for estimating site value  IN OR  REPLACEMENT COST NEW  Effective date of cost data  Ving area calculations, depreciation, etc.)  IUD and VA only)  IUCOME APPROACH TO  X Gross Rent Multiplier  Ing support for market rent and GRM)  PROJECT INFORMA e Homeowners' Association (HOA)?  Total number of units Total number of unit	OPINION OF SITE VALUE         DWELLING         Garage/Carport         Total Estimate of Cost-New         Less       Physical         Depreciation         Depreciated Cost of Improvement         "As-is" Value of Site Improvement         "As-is" transmitted by Fannie Mae)         = \$         TON FOR PUDs (if applicable)         No       Unit type(s)       [] [] [] [] [] [] [] [] [] [] [] [] [] [	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional Its PROACH Detached Interpretion.	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ Indicated Value by Income	Approach

File #

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 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 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 prosence 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 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 a newformental 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.

File #

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report. I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgage 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	Signature
Name Manuel Castaneda	Name
Company Name Clario Appraisal Network	Company Name
Company Address 300 E 2nd St Ste 1405	Company Address
Reno, NV 89501	
Telephone Number 530-550-2500	Telephone Number
Email Address manuel.castaneda@clarioappraisal.com	Email Address
Date of Signature and Report 05/12/2022	Date of Signature
Effective Date of Appraisal 05/12/2022	State Certification #
State Certification #	or State License #
or State License # AL037307	State
or Other (describe) State #	Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License 05/24/2023	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect exterior of subject property
2403 N Teakwood Ave	Did inspect exterior of subject property from street
Rialto. CA 92377	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 519,000	
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc	<ul> <li>Did inspect exterior of comparable sales from street</li> </ul>
Company Address 2015 Manhattan Beach Blvd Suite 100,	Date of Inspection
Redondo Beach, CA 92078	
Email Address	

Freddie Mac Form 2055 March 2005

Fannie Mae Form 2055 March 2005

Ma	arket Conditions Add	dendum to t	the Appraisal I	Report		Elle Me	498									
The purpose of this addendum is to provide the lender/client with a				-		File No.	32	720770								
neighborhood. This is a required addendum for all appraisal reports	s with an effective date on or after A															
Property Address 2403 N Teakwood Ave		<sup>City</sup> Ri	alto		St	ate CA	Z	IP Code 923	77							
Borrower Breckenridge Property Fund 20 Instructions: The appraiser must use the information required on the		aluaiona, and must r	rouido augoart for those	analusiana ragardin	~											
housing trends and overall market conditions as reported in the Ne				-	-											
it is available and reliable and must provide analysis as indicated by																
explanation. It is recognized that not all data sources will be able to	provide data for the shaded areas b	elow; if it is available	e, however, the appraiser	must include the data												
in the analysis. If data sources provide the required information as $\label{eq:constraint}$	an average instead of the median, th	e appraiser should r	eport the available figure a	and identify it as an												
average. Sales and listings must be properties that compete with the				ospective buyer of th	e											
subject property. The appraiser must explain any anomalies in the Inventory Analysis	Prior 7–12 Months	v construction, forec Prior 4–6 Mor		nt – 3 Months			0	verall Trend								
Total # of Comparable Sales (Settled)	32	8		14		Increasing		Stable		Declining						
Absorption Rate (Total Sales/Months)	5.33	2.67		4.67		Increasing	Η	Stable	H	Declining						
Total # of Comparable Active Listings	2	2		7		Declining		Stable	X	Increasing						
Months of Housing Supply (Total Listings/Ab.Rate)	0.4	0.7		1.5		Declining	X	Stable		Increasing						
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Mor	nths Currer	nt – 3 Months				verall Trend								
Median Comparable Sale Price	535,000	531,00	0 5	82,500				Stable	Ц	Declining						
Median Comparable Sales Days on Market Median Comparable List Price	7	9	0 5	6		Declining Increasing	-	Stable Stable	H	Increasing Declining						
Madian Comparable Listinga Dava an Markat	517,500 21	<u> </u>	0 5	65,000 7	Ĥ	Declining		Stable	H	Increasing						
Median Sale Price as % of List Price	106	100		102		Increasing	2 3	Stable	H	Declining						
Seller-(developer, builder, etc.)paid financial assistance prevalent?	Yes	X No	I			Declining	X	Stable		Increasing						
Explain in detail the seller concessions trends for the past 12 mont	hs (e.g., seller contributions increase		ncreasing use of buydown	is, closing costs, con	do											
fees, options, etc.). Analysis of available	sales information taker	n from local r	nultiple listing se	ervices indica	ted	that conce	essio	ons, wher	n off	ered,						
Wedian Comparature Usings Days of market           Median Sale Price as           Seller-(developer, builder, etc.)paid financial assistance prevalent?           Explain in detail the seller concessions trends for the past 12 mont           fees, options, etc.).         Analysis of available           tend to range from 1-3% of the total sales	price at an average o	f 1-2%														
Are foreclosure sales (REO sales) a factor in the market?	Yes 🗙 No	If yes, explain	(including the trends in lis	tings and sales of for	reclose	d properties).										
It appears that the subject's immediate ne			-				ored	closure ad	tivit	V						
from what has been seen in the past. The	•				<i>.</i>	,				-						
Cite data sources for above information																
MLS	Matrix/Realist Tax								Cite data sources for above information. MLS/Matrix/Realist Tax							
Summarize the above information as support for your conclusions	in the Neighborhood section of the a	appraisal report form	. If you used any addition	al information, such a	IS											
Summarize the above information as support for your conclusions an analysis of pending sales and/or expired and withdrawn listings					IS											
	to formulate your conclusions, prov	vide both an explana	tion and support for your	conclusions.	IS											
an analysis of pending sales and/or expired and withdrawn listings	to formulate your conclusions, prov	vide both an explana	tion and support for your	conclusions.	IS											
an analysis of pending sales and/or expired and withdrawn listings	to formulate your conclusions, prov	vide both an explana	tion and support for your	conclusions.	15											
an analysis of pending sales and/or expired and withdrawn listings	to formulate your conclusions, prov	vide both an explana	tion and support for your	conclusions.	łS											
an analysis of pending sales and/or expired and withdrawn listings	to formulate your conclusions, prov	vide both an explana	tion and support for your	conclusions.	1S											
an analysis of pending sales and/or expired and withdrawn listings	to formulate your conclusions, prov	vide both an explana	tion and support for your	conclusions.	1S											
an analysis of pending sales and/or expired and withdrawn listings	to formulate your conclusions, prov	vide both an explana	tion and support for your	conclusions.	15											
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increa	to formulate your conclusions, prov	vide both an explana	tion and support for your	conclusions. ng market.												
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increated If the subject is a unit in a condominium or cooperative project, com	to formulate your conclusions, prov asing, the subject prop	vide both an explana	tion and support for your	ng market.			0	verall Trend								
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increa	to formulate your conclusions, prov	vide both an explana	tion and support for your	conclusions. ng market.		Increasing	· ·	verall Trend Stable		Declining						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increated The current market continues to be increated If the subject is a unit in a condominium or cooperative project, com Subject Project Data	to formulate your conclusions, prov asing, the subject prop	vide both an explana	tion and support for your	ng market.		Increasing				Declining						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increated The current market continues to be increated If the subject is a unit in a condominium or cooperative project , com Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	to formulate your conclusions, prov asing, the subject prop	vide both an explana	tion and support for your	ng market.		Increasing Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increated The current market continues to be increated If the subject is a unit in a condominium or cooperative project, com 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)	to formulate your conclusions, pro- asing, the subject prop	vide both an explana erty is locate Prior 4–6 Mor	tion and support for your d in an increasin ths Currer	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable		Declining						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increated The current market continues to be increated If the subject is a unit in a condominium or cooperative project, com 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?	to formulate your conclusions, prov asing, the subject prop	vide both an explana erty is locate Prior 4–6 Mor	tion and support for your	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increating If the subject is a unit in a condominium or cooperative project , com 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?	to formulate your conclusions, pro- asing, the subject prop	vide both an explana erty is locate Prior 4–6 Mor	tion and support for your d in an increasin ths Currer	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increating If the subject is a unit in a condominium or cooperative project , com 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?	to formulate your conclusions, pro- asing, the subject prop	vide both an explana erty is locate Prior 4–6 Mor	tion and support for your d in an increasin ths Currer	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increating If the subject is a unit in a condominium or cooperative project , com 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?	to formulate your conclusions, pro- asing, the subject prop	vide both an explana erty is locate Prior 4–6 Mor	tion and support for your d in an increasin ths Currer	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increating If the subject is a unit in a condominium or cooperative project , com 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?	to formulate your conclusions, pro- asing, the subject prop	vide both an explana erty is locate Prior 4–6 Mor	tion and support for your d in an increasin ths Currer	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increating If the subject is a unit in a condominium or cooperative project , com 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?	to formulate your conclusions, pro- asing, the subject prop	vide both an explana erty is locate Prior 4–6 Mor	tion and support for your d in an increasin ths Currer	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increating If the subject is a unit in a condominium or cooperative project , con 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.	plete the following:  Prior 7–12 Months  Yes No	vide both an explana erty is locate Prior 4–6 Mor	tion and support for your d in an increasin ths Currer	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increated The current market continues to be increated If the subject is a unit in a condominium or cooperative project, com 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?	plete the following:  Prior 7–12 Months  Yes No	vide both an explana erty is locate Prior 4–6 Mor	tion and support for your d in an increasin ths Currer	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increating If the subject is a unit in a condominium or cooperative project , con 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.	plete the following:  Prior 7–12 Months  Yes No	vide both an explana erty is locate Prior 4–6 Mor	tion and support for your d in an increasin ths Currer	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increating If the subject is a unit in a condominium or cooperative project , con 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.	plete the following:  Prior 7–12 Months  Yes No	vide both an explana erty is locate Prior 4–6 Mor	tion and support for your d in an increasin ths Currer	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increating If the subject is a unit in a condominium or cooperative project , con 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.	plete the following:  Prior 7–12 Months  Yes No	vide both an explana erty is locate Prior 4–6 Mor	tion and support for your d in an increasin ths Currer	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increating If the subject is a unit in a condominium or cooperative project , con 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.	plete the following:  Prior 7–12 Months  Yes No	vide both an explana erty is locate Prior 4–6 Mor	tion and support for your d in an increasin ths Currer	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increating If the subject is a unit in a condominium or cooperative project , con 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.	plete the following:  Prior 7–12 Months  Yes No	vide both an explana erty is locate Prior 4–6 Mor	tion and support for your d in an increasin ths Currer	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increating If the subject is a unit in a condominium or cooperative project, con 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 the subject	to formulate your conclusions, prop	vide both an explana erty is locate Prior 4–6 Mor If yes, indicate	tion and support for your d in an increasin ths Currer the number of REO listin the number of REO listin	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increating If the subject is a unit in a condominium or cooperative project, corr 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 the subject Summarize the above trends and address the impact on the subject Summarize the above trends and address the impact on the subject Summarize the above trends and address the impact on the subject	plete the following:  Prior 7–12 Months  Yes No	vide both an explana erty is locate Prior 4–6 Mor If yes, indicate	tion and support for your d in an increasin the increasin the curren the number of REO listin	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increated If the subject is a unit in a condominium or cooperative project, com 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 the subject Summarize the above trends and address the impact on the subject Signature Appraiser Name Manuel Castaneda	to formulate your conclusions, prop	vide both an explana erty is locate Prior 4–6 Mor If yes, indicate If yes, indicate Sign:	tion and support for your d in an increasin ths Currer ths Currer the number of REO listin	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increated If the subject is a unit in a condominium or cooperative project, com 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 the subject Summarize the above trends and address the impact on the subject Signature Appraiser Name Manuel Castaneda	to formulate your conclusions, prop	vide both an explana erty is locate Prior 4–6 Mor If yes, indicate If yes, indicate Sign:	tion and support for your d in an increasin this Curren this Curren the number of REO listin the	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increated If the subject is a unit in a condominium or cooperative project, com 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 the subject Summarize the above trends and address the impact on the subject Signature Appraiser Name Manuel Castaneda Company Name Clario Appraisal Network Company Address 300 E 2nd St Ste 1405	te formulate your conclusions, proparating, the subject prop	vide both an explana erty is locate Prior 4–6 Mor Prior 4–6 Mor If yes, indicate If yes, indicate Sign:	tion and support for your d in an increasin ths Currer ths Currer the number of REO listin	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable		Declining Increasing						
an analysis of pending sales and/or expired and withdrawn listings The current market continues to be increated If the subject is a unit in a condominium or cooperative project, com 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 the subject Summarize the above trends and address the impact on the subject Signature Appraiser Name Manuel Castaneda	te formulate your conclusions, prop asing, the subject prop plete the following: Prior 7–12 Months Ves No Ves No tunit and project. tunit and project. State CA	vide both an explana erty is locate Prior 4–6 Mor If yes, indicate If yes, indicate Sign Com Com State	tion and support for your d in an increasin this Curren this Curren the number of REO listin the	ng market. ng market. Project Nan it – 3 Months		Increasing Declining Declining		Stable Stable Stable Stable		Declining Increasing						

Freddie Mac Form 71 March 2009

Supplemental Addendum

						02120	110	
Borrower	Breckenridge Property Fund 2016 LLC							
Property Address	2403 N Teakwood Ave							
City	Rialto	County	San Bernardino	State	CA	Zip Code	92377	
Lender/Client	Wedgewood Inc							

### **Subject Photo Page**

Borrower	Breckenridge Property Fund 2016 LLC						
Property Address	2403 N Teakwood Ave						
City	Rialto	County	San Bernardino	State	CA	Zip Code	92377
Lender/Client	Wedgewood Inc						



### Subject Front

2403 N Teakwood Ave Sales Price Gross Living Area 1,497 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 2.0 2:0 N;Res; N;Res; 8400 sf Q4 Location View Site Quality 42 Age





### Subject Side

### **Subject Street**

### Subject Photo Page

Borrower	Breckenridge Property Fund 2016 LLC						
Property Address	2403 N Teakwood Ave						
City	Rialto	County	San Bernardino	State	CA	Zip Code	92377
Lender/Client	Wedgewood Inc						



### Subject Side

2403 N Teakwo	od Ave
Sales Price	
Gross Living Area	1,497
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	8400 sf
Quality	Q4
Aae	42





### Subject Side

**Address Verification** 

### **Comparable Photo Page**

Borrower	Breckenridge Property Fund 2016 LLC						
Property Address	2403 N Teakwood Ave						
City	Rialto	County	San Bernardino	State	CA	Zip Code	92377
Lender/Client	Wedgewood Inc						



Co	mparable 1
2393 N Cedar A	ve
Prox. to Subject	0.34 miles W
Sale Price	560,000
Gross Living Area	1,412
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	10000 sf
Quality	Q4
Age	36



## Comparable 2

001	
890 W Bohnert A	ve
Prox. to Subject	0.14 miles E
Sale Price	528,000
Gross Living Area	1,533
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	9570 sf
Quality	Q4
Age	42



### Comparable 3

661 Woodhill St	
Prox. to Subject	1.00 miles SE
Sale Price	510,000
Gross Living Area	1,559
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	8970 sf
Quality	Q4
Age	42

Location Map

Borrower	Breckenridge Property Fund 2016 LLC							
Property Address	2403 N Teakwood Ave							
City	Rialto	County	San Bernardino	State	CA	Zip Code	92377	
Lender/Client	Wedgewood Inc							

#### 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.

#### UAD Version 9/2011 (Updated 4/2012)

#### 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.

#### Q4

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

#### Q5

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

#### Q6

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

#### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

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

#### Updated

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

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

#### Remodeled

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

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

#### Explanation of Bathroom Count

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.

UAD Version 9/2011 (Updated 4/2012)

### 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
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Α	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
В	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
C	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
е	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
Ν	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
0	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
RE0	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
S	Settlement Date	Date of Sale/Time
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
WO	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbrevietien	Full Name	Fields Where This Abbreviation May Appear
Abbreviation	Full Name	Fields Where This Abbreviation May Appear

UAD Version 9/2011 (Updated 4/2012)

#### **Supplemental Addendum**

File No. 32720770 Borrower Breckenridge Property Fund 2016 LLC Property Address 2403 N Teakwood Ave County San Bernardino State CA City Zip Code 92377 Rialto Lender/Client Wedgewood Inc

\* SUBJECT 36-MONTH PRIOR TRANSFER HISTORY \*

2403 N Teakwood Ave -No transfer history.

\* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY \* (may include properties that were considered but not utilized as comparables)

2393 N Cedar Ave -No transfer history.

890 W Bohnert Ave -No transfer history.

661 Woodhill St

-Transferred on 04/26/2022 for \$0. It transferred from Haymon Arnell H to Haymon Louise and was a Affidavit (Document #156802).

Form TADD\_LT - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

### **Aerial View**

Borrower	Breckenridge Property Fund 2016 LLC							
Property Address	2403 N Teakwood Ave							
City	Rialto	County	San Bernardino	State	CA	Zip Code	92377	
Lender/Client	Wedgewood Inc							



### Tax Card - Page 1

Borrower	Breckenridge Property Fund 2016 LLC							
Property Address	2403 N Teakwood Ave							
City	Rialto	County	San Bernardino	State	CA	Zip Code	92377	
Lender/Client	Wedgewood Inc							

# 2403 N Teakwood Ave, Rialto, CA 92377-4248, San Bernardino County Auction Pending Listing APN: 1133-421-21-0000 CLIP: 3236110304

OWNER INFORMATION			
Owner Name	Reaves James	Tax Billing Zip	92377
Owner Name 2		Tax Billing Zip+4	4248
Mail Owner Name	James Reaves	Owner Vesting	Husband/Wife
Tax Billing Address	2403 N Teakwood Ave	Owner Occupied	Yes
Tax Billing City & State	Rialto, CA	No Mail Flag	
LOCATION INFORMATION			
Zip Code	92377	Location Influence	
Carrier Route	C042	TGNO	
Zoning		Census Tract	27.05
Tract Number	9725	Topography	Flat/Level
School District	Rialto	Township Range Sect	
Comm College District Code	San Bernardino Vly J	Neighborhood Code	080-080
TAX INFORMATION			
APN	1133-421-21-0000	Tay Apprecial Area	08
Alternate APN	1155-421-21-0000	Tax Appraisal Area Lot	22
Exemption(s)	Homeowner	Block	
% Improved	75%	Water Tax Dist	San Bernardino Viy J
Tax Area	6003	Fire Dept Tax Dist	San Semandino Viy S
Legal Description	TRACT 9725 LOT 22	The Dept Tax Dist	
ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Assessed Value - Total	\$202,462	\$200,386	\$196,457
Assessed Value - Land	\$50,656	\$50,137	\$49,154
Assessed Value - Improved	\$151,806	\$150,249	\$147,303
YOY Assessed Change (\$)	\$2,076	\$3,929	
YOY Assessed Change (%)	1.04%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
and the second second second second			
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$3,940		
2020	\$3,933	-\$7	-0.19%
2021	\$3,908	-\$24	-0.62%
Special Assessment		Tax Amount	
Sewer Utility Billing		\$873.21	
Rialto Annual Solid Waste		\$469.86	
Sb Valley Muni Wtr Dbt Svc		\$254.10	
School Bonds		\$162.03	
San Bdno Comm College Bond		\$104.37	
Rialto Landscape Dist #1		\$58.30	
Rialto Lighting Dist #1		\$26.38	
Co Ventor Control		\$5.62	
Total Of Special Assessments		\$1,953.87	
CHARACTERISTICS			
County Land Use	Single Family Res	Cooling Type	Refrigeration
Universal Land Use	SFR	Patio Type	
Lot Frontage	80	Garage Type	Attached Garage
Lot Depth	105	Garage Sq Ft	504
Lot Acres	0.1928	Parking Type	Attached Frame Garage
Lot Area	8,400	Parking Spaces	MLS: 2
Lot Shape		Roof Type	
Style	Modern	Roof Material	Composition Shingle
Building Sq Ft	1,497	Roof Frame	
building og Ft			
Gross Area	2,001	Roof Shape	

Property Details Courtesy of MANUEL CASTANEDA, CASTANEDA APPRAISAL SERVIC The data within this report is compiled by CoreLogic from public and private sources. The data is independently verified by the recipient of this report with the applicable county or municipality. rein can be

: 05/11/22 Page 1/3

Tax Card - Page 2

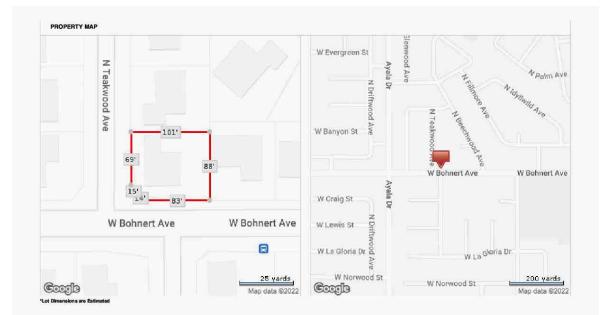
Borrower	Breckenridge Property Fund 2016 LLC						
Property Address	2403 N Teakwood Ave						
City	Rialto	County	San Bernardino	State	CA	Zip Code	92377
Lender/Client	Wedgewood Inc						

Basement Sq Feet			Interior Wall			
Stories	1		Exterior			
Total Units			Floor Cover			
Total Rooms	6		Flooring Material			
Bedrooms	3		Foundation			
Total Baths	2		Pool			
MLS Total Baths	2		Year Built		1980	
Full Baths	2		Effective Year Bui	lt	1980	
Half Baths			Other Impvs		Porch	
Dining Rooms			Equipment			
Family Rooms	1		Porch		Patio/Po	rch
Other Rooms	Family Roon	n	Patio/Deck 1 Area			
Fireplaces	1.		Patio/Deck 2 Area			
Condo Amenities			Porch 1 Area		70	
Condition	Average		Porch Type		Patio/Po	rch
Quality			Building Type			
Water	Public		Bldg Class			
Sewer	Public Servi	ce	Building Comment	ts		
Heat Type	Central		# of Buildings		1	
Heat Fuel Type						
SELL SCORE						
Rating	Moderate		Value As Of		2022-05-	08 04:20:01
Sell Score	542		-			
ESTIMATED VALUE						
RealAVM™	\$556,000		Confidence Score		74	
RealAVM™ Range	\$511,520 - \$6	500,480	Forecast Standard	d Deviation	8	
Value As Of	05/04/2022					
tealAVM <sup>™</sup> is a CoreLogic® derive he Confidence Score is a measur sistent quality and quantity of dat pamble sales. he FSD denotes confidence in an	a drive higher confidence scores while is	erty information, and comparable a ower confidence scores indicate di ale and meaning to generate a star	sales support the property valuation anal versity in data, lower quality and quantit ndardized confidence metric. The FSD is on. The FSD can be und to create confid	y of data, and/or limited	almilarity of the s	ubject property to or disperaion an AVM
RealAVM <sup>™</sup> is a CoreLogic® derive the Confidence Score is a measur sistent quality and quantity of dat parable sales. The FSD denotes confidence in an mate will fall within, based on the	e of the extent to which sales data, prop a drive higher confidence scores while is AVM estimate and uses a consistent so consistency of the information available	erty information, and comparable a ower confidence scores indicate di ale and meaning to generate a star	iversity in data, lower quality and quantit	y of data, and/or limited	almilarity of the s	ubject property to or disperaion an AVM
Real AVM <sup>we</sup> is a CoreLogic® derive The Conflidence Score is a measure ablent quality and quantity of dat particle sales. The FSD denotes conflidence in an mate will fall within, based on the LAST MARKET SALE & SA	e of the extent to which sales data, prop drive higher confidence accres while is AVM estimate and uses a consistent so consistency of the information available LLES HISTORY	erty information, and comparable a ower confidence scores indicate di ale and meaning to generate a star	versity in data, lower quality and quantit nderdized confidence metric. The FSD is on. The FSD can be used to create confid	y of data, and/or limited	similarity of the s the likely range o has a statistical o	ubject property to or disperaion an AVM
RealAVM <sup>™</sup> is a CoreLogic® derive the Confidence Score is a measure esterat quality and quantity of data parable sales. The FBD denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date	a of the extent to which sales data, prop drive higher confidence acrors while is AVM estimate and uses a consistent ac consistency of the information available LES HISTORY 03/09/1990	erty information, and comparable a ower confidence scores indicate di ale and meaning to generate a star	versity in data, tower quality and quantit nderdized confidence metric. The FSD is on. The FSD can be used to create confid Sale Type	y of data, and/or limited	similarity of the s the likely range of has a statistical of Full	ubject property to or disparation an AVM legree of certainty.
Real AVM <sup>®</sup> is a CoreLogic® derive the Confidence Score is a messur- lease to a substance of the confidence in an imparable sales. The FSD denotes confidence in an mate will fail within, based on the LAST MARKET SALE & SA Recording Date Sale Date	a of the extent to which sales data, prop drive higher confidence scores while is AVW estimate and uses a consistent to consistency of the information available LES HISTORY 03/09/1990 02/1990	erty information, and comparable a ower confidence scores indicate di ale and meaning to generate a star	versity in date, lower quality and quantit vderdized confidence metric. The PSD is on. The PSD can be used to create confid Sale Type Deed Type	y of data, and/or limited	similarity of the sinthe likely range of has a statistical of Full Deed (Re	vr disparation an AVM segree of certainty. 999)
Real AVM <sup>we</sup> is a CoreLogic® derive the Confidence Score is a measure setterd quality and quantity of deter parable sates. The FSD denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date	a of the extent to which sales data, prop drive higher confidence scores while is AVM estimate and uses a consistent so consistency of the information available LES HISTORY 03/09/1990 02/1990 \$121,500	erty information, and comparable a ower confidence scores indicate di ale and meaning to generate a star	versity in date, lower quality and quantity nderdized confidence metric. The PSD is on. The PSD can be used to create confid Sale Type Deed Type Owner Name	y of data, and/or limited	similarity of the s the likely range of has a statistical of Full	vr disparation an AVM segree of certainty. 999)
RealAVM <sup>™</sup> is a CoraLogic® derive The Confidence Score is a measure sistent quarty and quartity of data parable sales. The FSD denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale	e of the extent to which sales data, prop drive higher confidence scores while is AVM estimate and uses a consistent so consistency of the information available LLES HISTORY 03/09/1990 02/1990 \$121,500 \$81.16	erty information, and comparable a ower confidence scores indicate di ale and meaning to generate a star	versity in date, lower quality and quantit vderdized confidence metric. The PSD is on. The PSD can be used to create confid Sale Type Deed Type	y of data, and/or limited	similarity of the so the likely range of has a statistical of Full Deed (Re Reaves of	vr disparation an AVM segree of certainty. 999)
testAVM <sup>™</sup> is a CorsLogicB derive the Confidence Score is a messure letter quality and quantity of data parable sales. The FSD denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Drice Price Per Square Feet Multi/Split Sale Document Number	a of the extent to which sales data, prop. drive higher confidence acrore while is AVM estimate and uses a consistent of consistency of the information available LES HISTORY 03/09/1990 02/1990 \$121,500 \$81.16 91591	erty information, and comparable i ower confidence accrea indicate di ale and meaning to generate a sian to the AVM at the time of estimatio	versity in data, tower quality and quantity viderdized confidence metric. The FSD is on. The FSD can be used to create confid Sale Type Deed Type Owner Name Owner Name 2 Seller	y of date, and/or limited to a statistic that measures ence that the true value	Full Deed (Re Reaves Panado	vr dispersion an AVM signee of certainty. 9g) James Dennis R
teatAVM <sup>™</sup> is a CoreLogicB derive the Confidence Score is a measure learn quality and quantity of data perible sales. The PSD denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Drice Price Per Square Feet Multi/Split Sale Document Number	e of the extent to which sales data, prop drive higher confidence scores while is AVM estimate and uses a consistent so consistency of the information available LLES HISTORY 03/09/1990 02/1990 \$121,500 \$81.16	erty information, and comparable a ower confidence scores indicate di ale and meaning to generate a star	versity in data, tower quality and quantity viderdized confidence metric. The FSD is on. The FSD can be used to create confid Sale Type Deed Type Owner Name Owner Name 2 Seller	y of date, and/or limited to a statistic that measures ence that the true value	Full Deed (Re Reaves Panado	vr dispersion an AVM signee of certainty. 999) James
teatAVM <sup>™</sup> is a CoreLogicB derive the Confidence Score is a measure pattern quality and quantity of data parable sales. The FSD denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Drice Price Per Square Feet Multi/Split Sale Document Number ecording Date	a of the extent to which sales data, prop. drive higher confidence acrore while is AVM estimate and uses a consistent of consistency of the information available LES HISTORY 03/09/1990 02/1990 \$121,500 \$81.16 91591	erty information, and comparable i ower confidence accrea indicate di ale and meaning to generate a sian to the AVM at the time of estimatio	versity in data, tower quality and quantity viderdized confidence metric. The FSD is on. The FSD can be used to create confid Sale Type Deed Type Owner Name Owner Name 2 Seller	y of date, and/or limited is a statistic that measures enco that the true value	Full Deed (Re Reaves Panado	vr dispersion an AVM signee of certainty. 9g) James Dennis R
teatAVM <sup>™</sup> is a CoreLogicB derive the Confidence Score is a measure leafer quality and quantity of data permitte safes. The FSD denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number lecording Date ale Date	a of the extent to which sales data, prop. drive higher confidence scores while is AVM estimate and uses a consistent of consistency of the information available LES HISTORY 03/09/1990 02/1990 \$121,500 \$81.16 91591 05/01/2007	erty information, and comparable i ower confidence accrea indicate di ale and meaning to generate a sian to the AVM at the time of estimatio	versity in data, lower quality and quantity vderdized confidence metric. The PSD is on. The PSD can be used to create confid Sale Type Deed Type Owner Name Owner Name Seller 03/09/	y of data, and/or limited is a statistic that measures enco that the true value force that the true value 1990	initiality of the si the likely range has a statistical of Deed (Ri Reaves Panado 08	vr dispersion an AVM signee of certainty. 9g) James Dennis R
teatAVM <sup>™</sup> is a CoreLogic® derive he Confidence Score is a measur- patter quality and quantity of dete pamble sales. In FSD denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number ecording Date ale Date ale Date	a of the extent to which sales data, prop. drive higher confidence scores while is AVM estimate and uses a consistent of consistency of the information available LES HISTORY 03/09/1990 02/1990 \$121,500 \$81.16 91591 05/01/2007	erty information, and comparable i ower confidence accrea indicate di ale and meaning to generate a sian to the AVM at the time of estimatio	versity in data, lower quality and quantity vderdized confidence metric. The PSD is on The PSD can be used to create confid Sale Type Deed Type Owner Name Owner Name 2 Seiller 0 03/09/ 02/195	y of data, and/or limited is a statistic that measures enco that the true value force that the true value 1990	initiality of the si the likely range has a statistical of Deed (Ri Reaves Panado 08	vr disperation an AVM signee of certainity. 99) James Dennis R
teatAVM <sup>™</sup> is a CoreLogicB derive he Confidence Score is a measure pattere quality and quantity of data particle sales. he FSD denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number ecording Date ale Date ale Date ale Price ominal	e of the extent to which sales data, prop drive higher confidence scores while is AVM estimate and uses a consistent so consistency of the information available 02/1990 \$121,500 \$81.16 91591 05/01/2007 04/28/2007	erty information, and comparable to over confidence acores indicate di ale and meaning to generate a star to the AVM at the time of estimate of estimate 06/04/1 990	versity in data, lower quality and quantity viderdized confidence metric. The PSD is on The PSD can be used to create confid Sale Type Deed Type Owner Name Owner Name 2 Seller 03/09/ 02/194 \$121,5	y of data, and/or limited is a statistic that measures enco that the true value force that the true value 1990	Initiality of the since of the	vr disperation an AVM signee of certainity. 99) James Dennis R
teatAVM <sup>™</sup> is a CoreLogio® derive he Confidence Score is a measur- sister quality and quartity of data particle adae. he FSD denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number ecording Date ale Date ale Date ale Date ale Date ale Price	e of the extent to which sales data, prop drive higher confidence scores while is AVM estimate and uses a consistency of the information available ULES HISTORY 03/09/1990 02/1990 02/1990 \$121,500 \$81.16 91591 05/01/2007 04/28/2007 Y Reaves James	erty information, and comparable to over confidence acores indicate di ale and meaning to generate a star to the AVM at the time of estimate of estimate 06/04/1 990	versity in data, tower quality and quantity viderdized confidence metric. The FSD is on. The FSD can be used to create confid Deed Type Owner Name Owner Name 2 Seller 0 03/09/ 02/19t \$121,t mes & Jean Reave	y of data, and/or limited i a statistic that measures lence that the true value 1990 30 500 35 James & Jean	Initiality of the since of the	vr disperation an AVM signee of certainty. 99) James Dennis R 1/21/1980 19,000
teatAVM <sup>™</sup> is a CoreLogic® derive he Confidence Score is a measur- sister quality and quarkity of deta particle adea. he FSD denotes confidence in an mais will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Document Number ecording Date ale Date	e of the extent to which sales data, prop. drive higher confidence scores while is AVM estimate and uses a consistency of the information available LLES HISTORY	erty information, and comparable is over confidence scores indicate di ale and meaning to generate a star to the AVM at the time of estimation 06/04/1990 Reaves Ja	versity in data, lower quality and quantity videndized confidence metric. The FSD is on. The FSD can be used to create confid Deed Type Owner Name Owner Name 2 Seller 0 03/09/ 02/195 \$121,5 mes & Jean Reave Panac	y of dats, and/or limited a statistic that measures lence that the true value 1990 30 500 50 50 50 50 50 50 50 50 50 50 50 5	Initiality of the State the Budy range of Full Deed (Rr Reaves of Panado 08 \$6 Pa	ukiect property to vr disposition an AVM isgree of certainty. agg) James Dennis R V/21/1980 v9,000 unado Dennis R
RealAVM <sup>™</sup> is a CoraLogic® derive The Confidence Score is a measure sistent quarty and quartity of data parable sales. The FSD denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale	e of the extent to which sales data, prop drive higher confidence scores while is AVM estimate and uses a consistency of the information available ULES HISTORY 03/09/1990 02/1990 02/1990 \$121,500 \$81.16 91591 05/01/2007 04/28/2007 Y Reaves James	erty information, and comparable to over confidence acores indicate di ale and meaning to generate a star to the AVM at the time of estimate of estimate 06/04/1 990	verativ in data, lower quality and quantity videntized confidence metric. The FSD is on. The FSD can be used to create confid Deed Type Owner Name Owner Name 2 Seller 0 03/09/ 02/194 \$121,5 mes & Jean Reave Panac 91591	y of dats, and/or limited i a statistic that measures lence that the true value (1990) 300 300 Ios James & Jean Io Dennis R	Initiality of the statement of the state	vr disperation an AVM signee of certainty. 99) James Dennis R 1/21/1980 19,000
teatAVM <sup>™</sup> is a CoreLogic® derive he Confidence Score is a measure patter quality and quantity of data particle sales. he FSD denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number ecording Date ale Date ale Price ominal uyer Name eller Name ocument Number ocument Number	e of the extent to which sales data, prop. drive higher confidence scores while is AVM estimate and uses a consistent ac consistency of the information available ULES HISTORY 03/09/1990 \$121,500 \$81.16 91591 05/01/2007 04/28/2007 Y Reaves James Reaves Jean L 264973	erty information, and comparable is over confidence acore indicate di ale and meaning to generate a star to the AVM at the time of estimation 06/04/1990 Reaves Ja 217455	verativ in data, lower quality and quantity videntized confidence metric. The FSD is on. The FSD can be used to create confid Deed Type Owner Name Owner Name 2 Seller 0 03/09/ 02/194 \$121,5 mes & Jean Reave Panac 91591	y of dats, and/or limited i a statistic that measures lence that the true value (1990) 300 300 Ios James & Jean Io Dennis R	Initiality of the statement of the state	ukiect property to vr disposition an AVM isgree of certainty. agg) James Dennis R V/21/1980 v9,000 unado Dennis R
teatAVM <sup>™</sup> is a CoreLogic® derive he Confidence Score is a measure patter quality and quantity of data particle sales. he FSD denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number ecording Date ale Date ale Price orninal uyer Name eller Name ocument Number ocument Type MORTGAGE HISTORY	e of the extent to which sales data, prop. drive higher confidence scores while is AVM estimate and use a consistency of the information available LES HISTORY 03/09/1990 \$121,500 \$81.16 91591 05/01/2007 04/28/2007 Y Reaves James Reaves Jean L 264973 Affidavit	erty information, and comparable is over confidence acore indicate di ale and meaning to generate a star to the AVM at the time of estimation 06/04/1990 Reaves Ja 217455 Deed (Reg	versity in data, tower quality and quantity viderdbad confidence metric. The PSD is on. The PSD can be used to create confid Deed Type Deed Type Owner Name Owner Name 2 Seller 0 03/09/ 02/196 \$121,5 mes & Jean Reave Panac 91591 0 Deed 1	y of date, and/or limited a statistic that measures lence that the true value (1990) 30 500 90 500 90 500 90 90 90 90 90 90 90 90 90 90 90 90 9	Initiality of the statement of the state	ukiect property to vr disponsion an AVM isgree of certainty. 9g) James Dennis R V21/1980 i9,000 anado Dennis R i6690 sed (Reg)
teatAVM <sup>®</sup> is a CoreLogic® derive the Confidence Score is a measure settern quality and quantity of data perible sales. The FSD denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Price Per Square Feet Multi/Split Sale Document Number lecording Date ale Price lecording Date ale Price lecording Date ale Price lecording Date ale Price lecording Date ale Price lecording Date ale Price lecording Date ale Price socument Number locument Number locument Type MORTGAGE HISTORY lortgage Date	e of the extent to which sales data, prop drive higher confidence acres while is AVM estimate and uses a consistency of the information available O2/1990 \$121,500 \$81.16 91591 O5/01/2007 O4/28/2007 Y Reaves James Reaves Jean L 264973 Affidavit 01/31/2013	erty information, and comparable i over confidence scores indicate di ale and meaning to generate a star to the AVM at the time of estimate 06/04/1990 Reaves Ja 217455 Deed (Reg 05/01/2007	veraity in data, tower quality and quantity viderdbad confidence mattic. The PSD is on. The PSD can be used to create confid Deed Type Deed Type Owner Name Owner Name 2 Seller 0 03/09/ 02/196 \$121,5 mmes & Jean Reave Panac 91591 0 Deed	y of date, and/or limited a statistic that measures lence that the true value 1990 30 500 500 500 500 500 500 500	Initiality of the statement of the state	ukiject property to vr disjevenion an AVM isgree of certainty. 9g) James Dennis R V/21/1980 i9,000 anado Dennis R i6690 sed (Reg) 11/09/2004
testAVM <sup>™</sup> is a CoreLogicB derive he Confidence Score is a measure here confidence is a measure here requestly and quantity of data particle sales. he FSD denotes confidence in an aba will fall within, based on he LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Drice Price Per Square Feet Multi/Split Sale Document Number ecording Date ale Date ale Date ale Date ale Date ale Price orminal uyer Name eller Name occument Number occument Type MORTGAGE HISTORY lontgage Date lontgage Amount	e of the extent to which sales data, prop drive higher confidence across while is AVM estimate and uses a consistency of the information available O2/1990 \$121,500 \$81.16 91591 05/01/2007 04/28/2007 Y Reaves James Reaves Jean L 264973 Affidavit 01/31/2013 \$444,521	erty information, and comparable is over confidence acores indicate di ale and meaning to generate a star to the AVM at the time of estimate 06/04/1990 Reaves Ja 217455 Deed (Reg 05/01/2007 \$391,000	veratly in data, tower quality and quantity viderdized confidence metric. The FSD is on. The FSD can be used to create confid on The FSD can be used to create confid Deed Type Owner Name Owner Name 2 Seller 0 03/09/ 02/196 \$121,5 mes & Jean Reave Panac 91591 0 Deed 12/15/2005 \$342,000	y of date, and/or limited a statistic that measures innoe that the true value 19900 300 300 300 300 300 300 300	Initiality of the sin the likely range of the likely range of Panado O8 \$6 Pa 18 De	ukiject property to vr disposelon an AVM isgree of certainty. egg) James Dennis R V/21/1980 9,000 anado Dennis R 6690 sed (Reg) 11/09/2004 \$263,019
teatAVM <sup>®</sup> is a CoraLogic® derive the Confidence Score is a measure settern quality and quantity of data perible sales. The FSD denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number lecording Date ale Price leorninal uyer Name eller Name ocument Number locument Type MORTGAGE HISTORY	e of the extent to which sales data, prop drive higher confidence acres while is AVM estimate and uses a consistency of the information available O2/1990 \$121,500 \$81.16 91591 O5/01/2007 O4/28/2007 Y Reaves James Reaves Jean L 264973 Affidavit 01/31/2013	erty information, and comparable i over confidence scores indicate di ale and meaning to generate a star to the AVM at the time of estimate 06/04/1990 Reaves Ja 217455 Deed (Reg 05/01/2007	veraity in data, tower quality and quantity viderdbad confidence mattic. The PSD is on. The PSD can be used to create confid Deed Type Deed Type Owner Name Owner Name 2 Seller 0 03/09/ 02/196 \$121,5 mmes & Jean Reave Panac 91591 0 Deed	y of date, and/or limited a statistic that measures lence that the true value 1990 30 500 500 500 500 500 500 500	Harilarity of the St the Bidy range has a statistical of Panado 08 \$6 Pa 18 De Fin/VCa	ukiject property to vr disjevenion an AVM isgree of certainty. 9g) James Dennis R V/21/1980 i9,000 anado Dennis R i6690 sed (Reg) 11/09/2004
testAVM <sup>™</sup> is a CoreLogio® derive he Confidence Score is a measure ister quality and quartity of data particle sales. he FSD denotes confidence in an mete will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Date Sale Date Sale Date Sale Date Sale Date Sale Date Cournent Number Socurent Number	e of the extent to which sales data, prop drive higher confidence acres while is AVM estimate and uses a consistency of the information available organisatency of the information available gravitation available (03/09/1990) (02/1990) (0	erty information, and comparable is over confidence acores indicate di ale and meaning to generate a star to the AVM at the time of estimate 0.6/04/1990 Reaves Ja 217455 Deed (Reg 05/01/2007 \$391,000 A-1 Mtg	verativ in data, lower quality and quantity viderdized confidence mattic. The PSD is on The PSD can be used to create confid Deed Type Deed Type Owner Name Owner Name 2 Seller 0 03/09/ 02/196 \$121,5 mes & Jean Reave Panac 91591 0 Deed 12/15/2005 \$342,000 Fremont Invs & Ln	y of date, and/or limited a statistic that measures inno Plat the true value 1990 30 500 95 95 95 96 96 97 99 90 90 90 90 90 90 90 90 90	Harilarity of the St the Bidy range has a statistical of Panado 08 \$6 Pa 18 De Fin/VCa	ukiket property to r dispersion an AVM sgree of certainty. Pg) James Dennis R //21/1980 9,000 anado Dennis R 6690 sed (Reg) 11/09/2004 \$263,019 Wells Fargo Fin'l/Ca
testAVM <sup>®</sup> is a CoreLogic® derive he Confidence Score is a measure isterer quality and quantity of data particle sales. he FSD denotes confidence in an meas will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number ecording Date ale Date ale Date ale Date ale Date ale Date ale Date sale Date sale Price Price Per Square Feet Multi/Split Sale Document Number ecording Date ale Price ourinal uyer Name eller Name ocument Number ocument Type MORTGAGE HISTORY fortgage Date lortgage Amount fortgage Code	e of the extent to which sales data, prop drive higher confidence acres while is AVM estimate and uses a consistency of the information available organisatency of the information available gravitation available (03/09/1990) (02/1990) (0	erty information, and comparable is over confidence acores indicate di ale and meaning to generate a star to the AVM at the time of estimate 0.6/04/1990 Reaves Ja 217455 Deed (Reg 05/01/2007 \$391,000 A-1 Mtg	verativ in data, lower quality and quantity viderdized confidence mattic. The PSD is on The PSD can be used to create confid Deed Type Deed Type Owner Name Owner Name 2 Seller 0 03/09/ 02/196 \$121,5 mes & Jean Reave Panac 91591 0 Deed 12/15/2005 \$342,000 Fremont Invs & Ln	y of date, and/or limited a statistic that measures inno Plat the true value 1990 30 500 95 95 95 96 96 97 99 90 90 90 90 90 90 90 90 90	Harilarity of the St the Bidy range has a statistical of Panado 08 \$6 Pa 18 De Fin/VCa	usiect property to vr diagramics an AVM legree of certainty. agg) James Dennis R V/21/1980 s9,000 s9,000 unado Dennis R 66990 sed (Reg) 11/09/2004 \$263,019 Wells Fargo Fin'l/Ca Conventional
estAVM <sup>®</sup> is a CorsLogic® derive re Confidence Score is a measure istent quantity and quantity of deta samble states. re FSD denotes confidence in an aba will fail within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Price Price Per Square Feet Multi/Split Sale Document Number according Date ale Price prinal uyer Name soler Name bocument Number courdent Number	e of the extent to which sales data, prop. drive higher confidence acrors which is AVM estimate and uses a consistent ac consistency of the information available (03/09/1990) 02/1990 \$121,500 \$81.16 91591 05/01/2007 04/28/2007 Y Reaves James Reaves Jean L 264973 Affidavit 01/31/2013 \$444,521 Bac Hm Lns Svcng Lp Conventional 12/04/2003	erty information, and comparable is over confidence acores indicate di ale and meaning to generate a star to the AVM at the time of estimate 0.6/04/1990 Reaves Ja 217455 Deed (Reg 05/01/2007 \$391,000 A-1 Mtg	verativ in data, lower quality and quantity videntized confidence metric. The FSD is on. The FSD can be used to create confid Deed Type Deed Type Owner Name Owner Name 2 Seller 0 03/09/ 02/194 \$121, f mes & Jean Reave Panac 91591 0 Deed i 12/15/2005 \$342,000 Fremont Invs & Ln Conventional	y of date, and/or limited a statistic that measures inno Plat the true value 1990 30 500 95 95 95 96 96 97 99 90 90 90 90 90 90 90 90 90	It is bely range of the state o	usiect property to vr diagramics an AVM legree of certainty. agg) James Dennis R V/21/1980 s9,000 s9,000 unado Dennis R 66990 sed (Reg) 11/09/2004 \$263,019 Wells Fargo Fin'l/Ca Conventional
testAVM <sup>®</sup> is a CoreLogic® derive he Confidence Score is a measure isterer quality and quantity of data particle sales. he FSD denotes confidence in an measure sales. ARECORDING Date Sale Date Sale Date Sale Date Sale Date Sale Date Sale Date Sale Date Sale Date Document Number ecording Date ale Date ale Date ale Date ale Date ale Price orninal uyer Name eiler Name ocument Number ocument Number ocument Type MORTGAGE HISTORY fortgage Date fortgage Code ortgage Date fortgage Date fortgage Date fortgage Date fortgage Date fortgage Date fortgage Date fortgage Amount	e of the extent to which sales data, prop. drive higher confidence scores while is AVM estimate and uses a consistency of the information available LES HISTORY	erty information, and comparable is over confidence scores indicate di ale and meaning to generate a star to the AVM at the time of estimate 06/04/1990 Reaves Ja 217455 Deed (Reg 05/01/2007 \$391,000 A-1 Mtg Conventional	verativ in data, lower quality and quantity videntized confidence metric. The FSD is on. The FSD can be used to create confid Deed Type Deed Type Owner Name Owner Name Owner Name 2 Seller 0 03/09/ 02/194 \$121,5/ 002/194 \$121,5/ mes & Jean Reave Panac 91591 0) Deed i 12/15/2005 \$342,000 Fremont Invs & Ln Conventional 05/28/2003 \$30,000	y of date, and/or limited a statistic that measures innoe that the true value 1990 30 500 500 500 500 500 500 500	Harilarity of the Staty Has B taby range of the Btaby range of Panado Panado 08 \$6 Pa 18 De FiniVCa al 04/30/2000 \$116,955	usidect property to vr dispersion an AVM legree of certainty. agg) James Dennis R V/21/1980 v/21/1980
testAVM <sup>™</sup> is a CoreLogio® derive he Confidence Score is a measur- sister quality and quartity of data particle adde. he FED denotes confidence in an mate will fall within, based on the LAST MARKET SALE & SA Recording Date Sale Date Sale Date Sale Date Sale Date Sale Date Sale Date Sale Date Sale Date Sale Date Cocument Number occument Number occument Number occument Number occument Type MORTGAGE HISTORY lortgage Date lortgage Amount lortgage Lender	e of the extent to which sales data, prop. drive higher confidence acrors which is AVM estimate and uses a consistent ac consistency of the information available (03/09/1990) 02/1990 \$121,500 \$81.16 91591 05/01/2007 04/28/2007 Y Reaves James Reaves Jean L 264973 Affidavit 01/31/2013 \$444,521 Bac Hm Lns Svcng Lp Conventional 12/04/2003	erty information, and comparable is over confidence scores indicate di ale and meaning to generate a star to the AVM at the time of estimate 06/04/1990 Reaves Ja 217455 Deed (Reg 05/01/2007 \$391,000 A-1 Mtg Conventional	verativ in data, lower quality and quantity videntized confidence metric. The FSD is on. The FSD can be used to create confid Deed Type Deed Type Owner Name Owner Name 2 Seller 0 03/09/ 02/194 \$121, f mes & Jean Reave Panac 91591 0 Deed i 12/15/2005 \$342,000 Fremont Invs & Ln Conventional	y of date, and/or limited a statistic that measures innoe that the true value 1990 30 500 500 500 500 500 500 500	Harilarity of the Staty Has B taby range of the Btaby range of Panado Panado 08 \$6 Pa 18 De FiniVCa al 04/30/2000 \$116,955	usiect property to vr diagramics an AVM legree of certainty. agg) James Dennis R V/21/1980 s9,000 s9,000 unado Dennis R 66990 sed (Reg) 11/09/2004 \$263,019 Wells Fargo Fin'l/Ca Conventional

Property Details Coursesy of MANUEL CASTANEDA, CASTANEDA, APPRAISAL SERVICE, California Regional MLS Generated on: 05/11/22 The data within this report is completed by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The socuracy of the data contained herein can be Page 2/3 independently verified by the recipient of this report with the applicable courty or municipality.

Tax Card - Page 3

Borrower	Breckenridge Property Fund 2016 LLC						
Property Address	2403 N Teakwood Ave						
City	Rialto	County	San Bernardino	State	CA	Zip Code	92377
Lender/Client	Wedgewood Inc						



Property Details Countery of MANUEL CASTANEDA, CASTANEDA APPRAISAL SERVICE, California Regional MLS The data within this report is completely Corol-Logic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently writed by the registeries of this report. With the applicable county or multicapility. Generated on: 05/11/22 Page 3/3