

APPRAISAL OF



Real Property

LOCATED AT:

9001 Mercedes Ave
Arleta, CA 91331

FOR:

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

BORROWER:

Redwood Holdings LLC

AS OF:

May 20, 2022

BY:

Elizabeth Sarkisyan

May 20, 2022

Clear Capital
Wedgewood INC
2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA, 90278

File Number: Mercedes Ave

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

9001 Mercedes Ave
Arleta, CA 91331

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

In my opinion, the market value of the property as of May 20, 2022 is:

\$729,000
Seven Hundred Twenty-Nine Thousand Dollars

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



Elizabeth Sarkisyan

Exterior-Only Inspection Residential Appraisal Report

File No. Mercedes Ave

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **9001 Mercedes Ave** City **Arleta** State **CA** Zip Code **91331**
 Borrower **Redwood Holdings LLC** Owner of Public Record **Clifton S and Josephine J Owen** County **Los Angeles**
 Legal Description **See Attached Addendum**
 Assessor's Parcel # **2627-012-033** Tax Year **2021** R.E. Taxes \$ **2,356**
 Neighborhood Name **Arleta** Map Reference **9-A6** Census Tract **1190.01**
 Occupant Owner Tenant Vacant Special Assessments \$ **0.00** PUD HOA \$ **0** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **Market Value**
 Lender/Client **Wedgewood INC** Address **2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **DOM 5;The subject was offered for sale on 04/11/2022 for \$685,000, per CRMLS #222001611. The listing is now classified as closed with an MLS sale date of 05/18/2022 and sale price of \$725,000.**

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. _____

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %	
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	10 %	
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	510 Low	46	Multi-Family	10 %	
Neighborhood Boundaries	The subject neighborhood's boundaries are as follows: NORTH by 118 FWY, SOUTH by Sherman Way, EAST by San Fernando Rd, and WEST by Van Nuys Blvd.			859 High	73	Commercial	10 %	
Neighborhood Description	See Attached Addendum			725 Pred.	68	Other	0 %	

Market Conditions (including support for the above conclusions) **Market conditions appear average, with marketing time being 0-3 months, if properly listed. Conventional/FHA/VA financing is all evident in this area. Sales prices appear to have remained relatively stable during the last 12 months with some signs of increasing (see 1004MC Addendum), therefore marked "Stable" in this section of the report.**

Dimensions **See Plat Map** Area **9572 sf** Shape **Rectangle** View **N;Res;**
 Specific Zoning Classification **LAR1** Zoning Description **Single Family Residence**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe. **See Attached Addendum**
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private
 Electricity Water Street **Asphalt**
 Gas Sanitary Sewer Alley **None**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **06037C1310F** FEMA Map Date **09/26/2008**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe. **No apparent adverse easements, encroachments, toxic hazards, slide areas, or other adverse condition were noted at the time of appraisal. It is assumed that the only existing easements are for utilities.**

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) Data Source(s) for Gross Living Area **NDC/Realist**

GENERAL DESCRIPTION	GENERAL DESCRIPTION	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> WoodStove(s) #	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input type="checkbox"/> Patio/Deck None	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco/Avg	Fuel N. Gas	<input type="checkbox"/> Porch None	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Contemp	Roof Surface Shingle/Avg	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1953	Gutters & Downspouts None	<input type="checkbox"/> Individual	<input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 35	Window Type Alum.Slider/Avg	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				

Finished area above grade contains: **6** Rooms **3** Bedrooms **2.0** Bath(s) **1,231** Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) **None noted. This report is based solely on information obtained from data services utilized(CRMLS, Corelogic, Tax Records) by this appraiser and exterior curbside inspection.**
 Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C3;Based solely on curbside inspection the exterior of the subject's building appears adequately maintained. No visually apparent repairs or deterioration noted from curbside. Any condition issues which were not apparent from curbside or noted in data services utilized by this appraiser is beyond the scope of the report. The subject's property information utilized was obtained from data services Corelogic/CRMLS, third party photographs obtained from on-line data sources when available and exterior curbside inspection. This appraiser is under the extraordinary assumption that the subject and comparables are similar in overall < continued in addendum >**
 Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe. **While no physical deficiencies or adverse conditions that affect livability, soundness or structural integrity were noted, such items are generally beyond the expertise of the appraiser. Issues of soundness and structural integrity are often related to areas that are hidden from the appraiser's view. See limiting condition #5 and comments on page three related to appraiser's definition of "complete visual inspection."**
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe. **Based solely on curbside inspection the subject property generally conforms to the neighborhood in functional utility, style, condition, use, quality and construction. Please refer to the attached supplemental addendum pages.**

Exterior-Only Inspection Residential Appraisal Report

File No. Mercedes Ave

There are **8** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **635,000** to \$ **799,000**
 There are **23** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **510,000** to \$ **858,888**

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
9001 Mercedes Ave Address Arleta, CA 91331		8479 Canterbury Ave Sun Valley, CA 91352		13386 Rangoon St Arleta, CA 91331		9218 Arleta Ave Arleta, CA 91331	
Proximity to Subject		0.59 miles SE		0.31 miles SW		0.33 miles NE	
Sale Price	\$		\$ 795,000		\$ 730,000		\$ 750,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 631.96 sq. ft.		\$ 553.03 sq. ft.		\$ 608.77 sq. ft.	
Data Source(s)		CRMLS #SR22082032;DOM 5		CRMLS #BB21228743;DOM 12		CRMLS #SR22039406;DOM 1	
Verification Source(s)		Doc #506977Realist		Doc #475588Realist		Doc #475181Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth ArmLth;0		ArmLth ArmLth;15000	0	ArmLth ArmLth;0	
Date of Sale/Time		s05/22;c04/22		s05/22;c03/22		s05/22;c03/22	
Location	N;Res;	N;Res;	-50,000	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	9572 sf	6001 sf	7,100	6888 sf	5,400	7190 sf	4,800
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Contemp	DT1;Contemp		DT1;Contemp		DT1;Contemp	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	69	67	0	72	0	68	0
Condition	C3	C3		C3		C3	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 2.0	6 3 2.0		6 3 3.0	-10,000	5 3 1.1	5,000
Gross Living Area	50 1,231 sq. ft.	1,258 sq. ft.	0	1,320 sq. ft.	0	1,232 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Acceptable	Acceptable		Acceptable		Acceptable	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWAHseFan 5,000	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	2gd2dw	0	2ga2dw		1gd1dw	5,000
Porch/Patio/Deck	None	None		Patio		0	
Fireplaces	None	1 F/P	-2,500	None		None	
Pool Features	None	None		None		None	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 45,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 4,600	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 19,800
Adjusted Sale Price of Comparables		Net Adj. -5.7%		Net Adj. -0.6%		Net Adj. 2.6%	
		Gross Adj. 7.5%	\$ 749,600	Gross Adj. 2.1%	\$ 725,400	Gross Adj. 2.6%	\$ 769,800

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain **The sales history of the subject property and comparable sales was reviewed.**

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) **Realist**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **Realist**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer		05/10/2022		
Price of Prior Sale/Transfer		\$0		
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	05/19/2022	05/19/2022	05/19/2022	05/19/2022

Analysis of prior sale or transfer history of the subject property and comparable sales **Per public records, the Subject has no known 36-month prior transfer history. 8479 Canterbury Ave transferred on 05/10/2022 for \$0 (Affidavit - Doc #506976). 13386 Rangoon St has no known 12-month prior transfer history. 9218 Arleta Ave has no known 12-month prior transfer history. 9460 Obeck Ave has no known 12-month prior transfer history. 8215 Allott Ave has no known 12-month prior transfer history. 8540 Snowden Ave has no known 12-month prior transfer history.**

Summary of Sales Comparison Approach. **Please refer to attached addendum for detailed analysis on comparable selection, adjustments and final reconciliation.**

Indicated Value by Sales Comparison Approach \$ **729,000**

Indicated Value by: Sales Comparison Approach \$729,000 Cost Approach (if developed) \$ 735,100 Income Approach (if developed) \$ 0

The Market Approach gives the best indication of fair market value. The Income approach is not applicable due to the subject being a Single Family Residence. The Cost Approach serves as additional support for the market approach. No weight was placed on the Cost Approach.

RECONCILIATION

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **729,000** as of **05/20/2022**, which is the date of inspection and the effective date of this appraisal.

Elizabeth Sarkisyan

Exterior-Only Inspection Residential Appraisal Report

File No. Mercedes Ave

See Attached Addendum

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The ratio of the estimated site value to the estimated market value falls within the typical range for competing or substitute properties within the competitive submarket. The site value has been derived by the abstraction method. Site value to improvements ratio is greater than normal over 30% for this fully developed area which has greater than typical land values. Note that this does not adversely affect marketability.

Table with columns for ESTIMATED, REPRODUCTION OR, REPLACEMENT COST NEW, OPINION OF SITE VALUE, Dwelling, Sq. Ft. @ \$, and various cost breakdowns like Garage/Carport, Physical, Functional, External, and Depreciated Cost of Improvements.

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) The income approach is excluded, as the area is primarily owner occupied.

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of an existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data source(s)

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

COST APPROACH

INCOME

PUD INFORMATION

Exterior-Only Inspection Residential Appraisal Report

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

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

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

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

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

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report

File No. Mercedes Ave

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

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File No. Mercedes Ave

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature [Handwritten Signature]
Name Elizabeth Sarkisyan
Company Name Fastrak Appraisal
Company Address 8032 Cherrystone Ave
Panorama City, CA 91402
Telephone Number 323-303-2300
Email Address Appraiserelizabeth@yahoo.com
Date of Signature and Report 05/20/2022
Effective Date of Appraisal 05/20/2022
State Certification #
or State License # 3008057
or Other (describe) State #
State CA
Expiration Date of Certification or License 10/25/2022

ADDRESS OF PROPERTY APPRAISED
9001 Mercedes Ave
Arleta, CA 91331

APPRAISED VALUE OF SUBJECT PROPERTY \$ 729,000

LENDER/CLIENT
Name Clear Capital
Company Name Wedgewood INC
Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278
Email Address nlaorders@sterlingapp.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

SUBJECT PROPERTY
[] Did not inspect exterior subject property
[] Did inspect exterior of subject property from street
Date of Inspection

COMPARABLE SALES
[] Did not inspect exterior of comparable sales from street
[] Did inspect exterior of comparable sales from street
Date of Inspection

Exterior-Only Inspection Residential Appraisal Report

File No. Mercedes Ave

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
9001 Mercedes Ave Address Arleta, CA 91331	9460 Obeck Ave Arleta, CA 91331	8215 Allott Ave Panorama City, CA 91402		8540 Snowden Ave Arleta, CA 91331			
Proximity to Subject	0.94 miles NW	0.94 miles SW		0.71 miles SW			
Sale Price	\$ 680,000	\$ 695,000		\$ 685,000			
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 506.71 sq. ft.		\$ 606.99 sq. ft.		\$ 601.40 sq. ft.	
Data Source(s)	CRMLS #SR22016461;DOM 6	CRMLS #SR22095237;DOM 13		CRMLS #SR22090066;DOM 14			
Verification Source(s)	Doc #352153Realist	Realist		Realist			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment
Sale or Financing Concessions		ArmLth ArmLth;0		Listing		Listing	
Date of Sale/Time		s03/22;c02/22		Active		Active	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	9572 sf	5951 sf	7,200	7499 sf	4,100	5879 sf	7,400
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Contemp	DT1;Contemp		DT1;Contemp		DT1;Contemp	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	69	69		64	0	71	0
Condition	C3	C3		C3		C3	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 2.0	6 3 2.0		6 3 2.0		6 3 2.0	
Gross Living Area	50 1,231 sq. ft.	1,342 sq. ft.	-5,600	1,145 sq. ft.	0	1,139 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Acceptable	Acceptable		Acceptable		Acceptable	
Heating/Cooling	FWA C/Air	FWA Ind/Air	5,000	FWA C/Air		FWA C/Air	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	2gd2dw	0	2ga2dw		1ga1dw	5,000
Porch/Patio/Deck	None	None		None		Patio	0
Fireplaces	None	None		1 F/P	-2,500	None	
Pool Features	None	None		Pool	-20,000	None	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 6,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 18,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 12,400
Adjusted Sale Price of Comparables		Net Adj. 1.0%		Net Adj. -2.6%		Net Adj. 1.8%	
		Gross Adj. 2.6%	\$ 686,600	Gross Adj. 3.8%	\$ 676,600	Gross Adj. 1.8%	\$ 697,400
ITEM	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	Realist	Realist		Realist		Realist	
Effective Date of Data Source(s)	05/19/2022	05/19/2022		05/19/2022		05/19/2022	
Summary of Sales Comparison Approach Please refer to attached addendum for detailed analysis on comparable selection, adjustments and final reconciliation.							

SALES COMPARISON APPROACH

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Quality Ratings and Definitions

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

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

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

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

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

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

Definitions of Not Updated, Updated, and Remodeled**Not Updated**

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

ADDENDUM

Borrower: Redwood Holdings LLC
Property Address: 9001 Mercedes Ave
City: Arleta
Lender: Wedgewood INC

File No.: Mercedes Ave
Case No.:
State: CA
Zip: 91331

Legal Description

LOT COM AT MOST N COR OF LOT 3 TR NO 18562 TH SE ON NE LINE OF SD LOT 56 FT TH SW ON SE LINE OF SD LOT AND SW PROLONGATION THEREOF TO NE LINE OF BEACHY AVE TH NW THEREON TO SW PRO- ALL OF LOT 3 TRACT NO 18562

Neighborhood Description

Neighborhood consists of one and two story single family homes, showing similar age and quality. Neighborhood is located in the city limits, near all services, including employment centers, reflecting average condition and appeal. There were no adversities noted. "Other" in the Present Land Use % section refers to all land not used for 1-4 units, Multi-Family or Commercial Use, such as Industrial, Farm/Agricultural, Vacant, Undeveloped Land, etc.

Neighborhood Market Conditions

Generally marketing conditions within the neighborhood are stable, typical financing exists, predominantly consisting of conventional fixed and ARM's. Marketing time is approximately 0-3 months. Marketing analysis of comparative properties indicate that property values are stable; according to market data properties are selling within about 10% of listing price with some properties selling at or below asking price. Concessions such as seller paying buyer's non recurring closing costs are not uncommon. Supply and demand appear to be in balance. No other adverse market conditions noted.

Future Market Conditions - Effect of Novel Coronavirus (COVID-19) - On March 13, 2020, the United States Government declared a "National Emergency Concerning the Novel Coronavirus Disease (COVID-19) Outbreak", which was in effect on the Effective Date of this Appraisal Report. In addition, the US Government declared this pandemic which was in effect on the Effective Date of this Appraisal Report. This appraisal report was performed pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") and was based on information and comparable sales available on that date. At this time, the effect of COVID-19 on the future value of the Subject Property or the value of the real estate market in the area of the Subject Property is unknown and not possible to predict.

Highest and Best Use

The subjects property meets the four criteria in determining its highest and best use.

1. It is legally permissible. It conforms to zoning, building codes, environmental regulations, etc.
2. It is physically possible. The improvements exist.
3. It is financially feasible. The improvements exist.
4. It is maximally productive. The current improvement consisting of a single family residence is the use that produces the highest residual land value consistent with the rate of return warranted by the market. The highest and best use of the subject property as improved is its present use as a single family residence.

Condition of the Property

Continued from Condition of the Property: condition, quality and amenities. If this is found to be incorrect it could alter assignment results.

Comments on Sales Comparison

All Comparables were inspected by driveby inspection, verified through MLS and further verified verbally by telephone with their respective listing agents when necessary. A thorough search was conducted for recent comparable sales within the subject's market area. Particular attention was given to comparable sales that have similar square footage and room count. The comparables that were chosen are close in proximity within the subject property's market area. They are the best indicators of the subject's current market value available for analysis.

Sales comparison adjustments: All line adjustments are based on either cost new minus depreciation, paired sales analysis, market data, historical data, conversation with knowledgeable local broker, and/or the appraisers knowledge of the subject's market area. Condition and Quality of construction ratings are based on exterior inspection, MLS description (including photos), conversation with list agent and/or other data sources. Site improvements (mainly hardscape) were accounted for in the overall Quality of Construction rating.

Adjustments calculated at:

Adjustments: Adjustments rounded to the nearest \$100.

Age: No adjustments made for actual age. Rather, market data supports that the typical buyer is willing to pay a premium for properties of superior overall condition, and therefore having a lower effective age. Therefore, comparables are instead adjusted for their difference in overall condition (effective age) to that of the subject.

Sale or Financing Concessions: Negative adjustments warranted.

Time: None, being in a stable market, so adjustments wasn't deemed necessary or needed.

Bathrooms: Calculated at \$10,000 per full bathrooms & \$5,000 per 1/2 bathroom.

Bedrooms: Calculated at \$10,000 per room.

Fireplace: Calculated at \$2,500 per instance.

ADDENDUM

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City: Arleta	State: CA	Zip: 91331
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Garage: Calculated at \$5,000 per space for garage. \$2,000 per Carport space.

GLA: Calculated at \$50.00 per sq of difference.

Site: \$2.00 per square foot. Subjects lot is 100% useable. Any lots not adjusted were determined to have basically the same utility and did not require any adjustments since the minimal differences would not significantly impact value or buying decisions for a typical buyer in today's market.

Condition: Condition adjustments are based on appraisers inspection of subject property and information gathered from Realist/MLS on comparable properties.

Pool/Spa: Calculated at \$10,000

FWA/CAC: Calculated at \$5,000

Comparable Selection: The initial comparable search included detached SFR sales within 1 mile.

Range: Due to the low turnover of competing sales, it was necessary to use a wide range of sales.

All other adjustments are considered self explanatory. obtained through the use of Multiple Listing Service, & Realist.

Predominant Value: The subject neighborhood is not homogeneous, and contains a very wide variety of properties. All of which sell at multiple price points. The predominant price shown on page one indicates the "mode", a statistical term referring to the most frequently occurring variant in a data set, for the neighborhood, and should not be considered a benchmark for an over or under improvement. The subject's estimate of market value is within the low to high price range for this area, and is considered an appropriate improvement.

Reconciliation: The 6 comparables selected are considered to be the most reliable indicators of market value and the best available at the time of inspection.

Exposure Time: A reasonable exposure time for the subject property at current market value would be less than 90 days as of the effective date of report. Estimated marketing time is based on current and/or past studies of sales activity provided by the local and regional professionals, including the MLS, as well as the appraiser's knowledge of the property's market. The estimates assumes proper pricing and marketing. The estimated marketing time is typically under three months.

URAR: Sales Comparison Analysis- Summary of Sales Comparison Approach

Market Data Sales Comparison Comments: The market data adjustments are based upon the market, and as such, may differ from actual cost. They are derived from a modified "matched pairs" analysis, as well as, the attributable market difference ascertained by depreciated replacement cost/contributory value, discussions with local realtors who specialize in the area and this type of property, and your appraiser's experience and knowledge of the subjects specific marketplace including bench-marking. All of the comparables are considered to be competing properties within the same market area and were selected to "range-in" the subject's estimated value. An extensive search was made for the best available similar properties to best represent the subject's more probable market value at the time of the appraisal. Special care and consideration was given in selecting comparables with the most similar physical and locational characteristics to the subject. The comparables utilized in this report are considered to be the best available data. No better data was found to exist it cannot be emphasized enough that the comparables selected and utilized are considered to be the best available at this time.

Comparables #1-4 were listed and sold on MLS and appear to be legitimate sale transactions.

Comparable #5 is a current active listing verified by MLS and not given a negative listing adjustment, as it has only been on the market for 13 days.

Comparable #6 is a current active listing verified by MLS and not given a negative listing adjustment, as it has only been on the market for 14 days.

Comparable Comments: The comparables were either adjusted upwards or downwards for inferior or superior features, in comparison to the subject (as shown in the Sales Comparison Grid). They range-in (or bracket) the subject, and produce close indicated values implying accuracy and reliability.

The appraisers comparable search parameters began with a Realist/MLS search for single family homes sold within the prior 6 months, located within a 1 mile radius from the subject property, and having 1139 to 1342 Sq Ft in gross living area.

As noted on URAR Page 1, the Subject Property is in (C3) Condition.

Per MLS & Inspection, it was determined that comparables # 1, 2, 3, 4, 5 & 6 are in C3 condition and similar to the subject in over-all condition and maintained similarly to that of the subject.

Final Reconciliation

ADDENDUM

Borrower: Redwood Holdings LLC	File No.: Mercedes Ave	
Property Address: 9001 Mercedes Ave	Case No.:	
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Lender: Wedgewood INC		

The high quality of the data used in the sales comparison approach demonstrates its viability as the best value indicator, with the cost approach in a strong supporting role. As indicated on page three, the income approach to value was not developed.

Additional Comments

EXTERIOR

This modified set of instructions, Scope of Work Statement of Assumptions and Limiting Conditions, and Certification replaces and supersedes the corresponding sections of the appraisal report to which this language is attached as an addendum. It is authorized and used with the express permission of Fannie Mae and Freddie Mac as of March 23, 2020. Any signatures attached to the original appraisal report and certifications are incorporated and apply to these revised sections.

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, or definition of market value 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. Additional modifications or deletions to this revised set of certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, including the condominium or cooperative project, if applicable (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

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. If the appraiser has included a floor plan in this appraisal report, it shows the approximate dimensions of the improvements. If included, the floor plan is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has relied on data provided by third parties in this appraisal report. Such data may include, but is not limited to, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services,

ADDENDUM

Borrower: Redwood Holdings LLC
Property Address: 9001 Mercedes Ave
City: Arleta
Lender: Wedgewood INC

File No.: Mercedes Ave
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State: CA
Zip: 91331

surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions and makes no guarantees, express or implied, regarding the accuracy of this data. 4. 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. 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. 6. 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.

Extra Comments

COVID-19 VIRUS AND AFFECT ON MARKETABILITY OR VALUES

"The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal."

The analysis within this appraisal has attempted to ascertain and take into consideration the current market conditions, but given the historic proximity to the events that continue to unfold, there is no way of completely or even significantly gauging/estimating what impact, if any, that the Corona Virus has had on property values or present or future marketability, and is based solely on sales and market data that have lead up to the current situation. Only with the marketing and sale of multiple properties subsequent to the onset of this situation will we be able to begin to understand the impacts of the situation which, as noted above, may cause increased property values in less populated areas, could negatively impact values regardless of location due to the potential economic/income effects, or there could be no noticeable impact at all if after the situation stabilizes it is determined to have not been as serious as is currently perceived.

Extraordinary assumption and limiting condition:

I am not a licensed building contractor nor professional building inspector. I am not qualified to survey or analyze physical items that are not readily visible. If any of the parties in this transaction have question or concerns regarding the mechanical or structural physical problems, condition, infestation, contamination, or other issues regarding the subject property, an expert in the field of specialty should be consulted.

Extraordinary Assumption:

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Hypothetical Condition:

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

By submitting this report , I confirm that these services were completed in compliance of all A.I.R., FIRREA, Dodd-Frank, and other regulations.

This report was prepared with the assistance of Harout Sarkisyan, who performed and assisted in all tasks of the report under full appraisers supervision, including subject property analysis, neighborhood analysis, highest and best use analysis, application of value approaches, final reconciliation, and appraisal report. Appraiser supervised and verified all steps through the physical/exterior inspection.

ADDENDUM

Borrower: Redwood Holdings LLC	File No.: Mercedes Ave	
Property Address: 9001 Mercedes Ave	Case No.:	
City: Arleta	State: CA	Zip: 91331
Lender: Wedgewood INC		

USPAP ADDENDUM

Borrower: Redwood Holdings LLC
 Property Address: 9001 Mercedes Ave
 City: Arleta County: Los Angeles State: CA Zip Code: 91331
 Lender/Client: Wedgewood INC

APPRAISAL AND REPORT IDENTIFICATION

This appraisal report is one of the following types:

- Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

- I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I HAVE performed services, as an appraiser or in another capacity, regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I have NOT made a personal inspection of the property that is the subject of this report.
- I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.


ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is 90 day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 90 day(s).

APPRAISER:

Signature: 
 Name: Elizabeth Sarkisyan
 Date Signed: 05/20/2022
 State Certification #: _____
 or State License #: 3008057
 or Other (describe): _____ State #: _____
 State: CA
 Expiration Date of Certification or License: 10/25/2022
 Effective Date of Appraisal: 05/20/2022

SUPERVISORY APPRAISER (only if required):

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

Market Conditions Addendum to the Appraisal Report

File No. Mercedes Ave

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **9001 Mercedes Ave** City **Arleta** State **CA** Zip Code **91331**

Borrower **Redwood Holdings LLC**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	0	6	17	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.00	2.00	5.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	6	14	8	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	7.00	1.40	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	N/A	685,000	735,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	N/A	9	7	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	654,500	699,998	692,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	39	18	12	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	N/A	101%	104%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).
An analysis was performed on 23 competing sales over the past 12 months. For those sales, a total of 17.4% were reported to have seller concessions. This analysis shows a change of -7.9% per month.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).
An analysis was performed on 23 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information. **Information reported in the CRMLS system (using an effective date of 05/20/2022) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
An analysis was performed on 23 competing sales over the past 12 months. The sales within this group had a median sale price of \$730,000. This analysis shows a change of +5% per month. Based on all sales in this same group, there is a 4.2 month supply. This analysis shows a change of -4.4% per month. These sales had a median DOM of 7. This analysis shows a change of +3.6% per month.

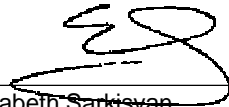
If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: _____

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature 
 Name Elizabeth Sarkisyan
 Company Name Fastrak Appraisal
 Company Address 8032 Cherrystone Ave
Panorama City, CA 91402
 State License/Certification # 3008057 State CA
 Email Address Appraiserelizabeth@yahoo.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

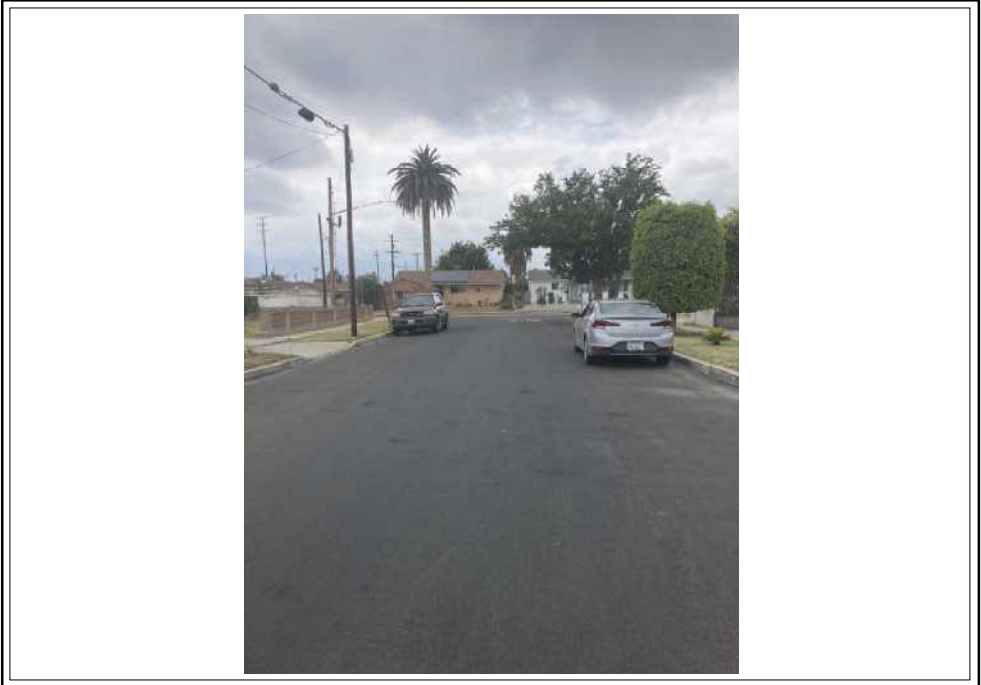
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: Mercedes Ave	
Property Address: 9001 Mercedes Ave	Case No.:	
City: Arleta	State: CA	Zip: 91331
Lender: Wedgewood INC		



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: May 20, 2022
Appraised Value: \$ 729,000



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: Mercedes Ave	
Property Address: 9001 Mercedes Ave	Case No.:	
City: Arleta	State: CA	Zip: 91331
Lender: Wedgewood INC		



COMPARABLE SALE #1

8479 Canterbury Ave
Sun Valley, CA 91352
Sale Date: s05/22;c04/22
Sale Price: \$ 795,000



COMPARABLE SALE #2

13386 Rangoon St
Arleta, CA 91331
Sale Date: s05/22;c03/22
Sale Price: \$ 730,000

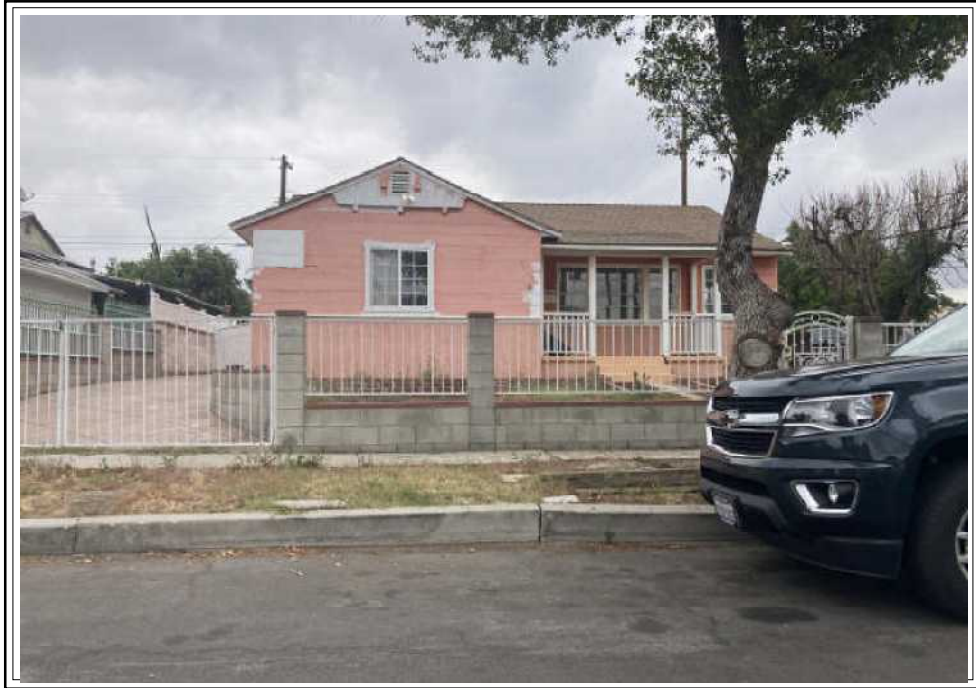


COMPARABLE SALE #3

9218 Arleta Ave
Arleta, CA 91331
Sale Date: s05/22;c03/22
Sale Price: \$ 750,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: Mercedes Ave	
Property Address: 9001 Mercedes Ave	Case No.:	
City: Arleta	State: CA	Zip: 91331
Lender: Wedgewood INC		



COMPARABLE SALE #4

9460 Obeck Ave
Arleta, CA 91331
Sale Date: s03/22;c02/22
Sale Price: \$ 680,000



COMPARABLE SALE #5

8215 Allott Ave
Panorama City, CA 91402
Sale Date: Active
Sale Price: \$ 695,000



COMPARABLE SALE #6

8540 Snowden Ave
Arleta, CA 91331
Sale Date: Active
Sale Price: \$ 685,000

PLAT MAP

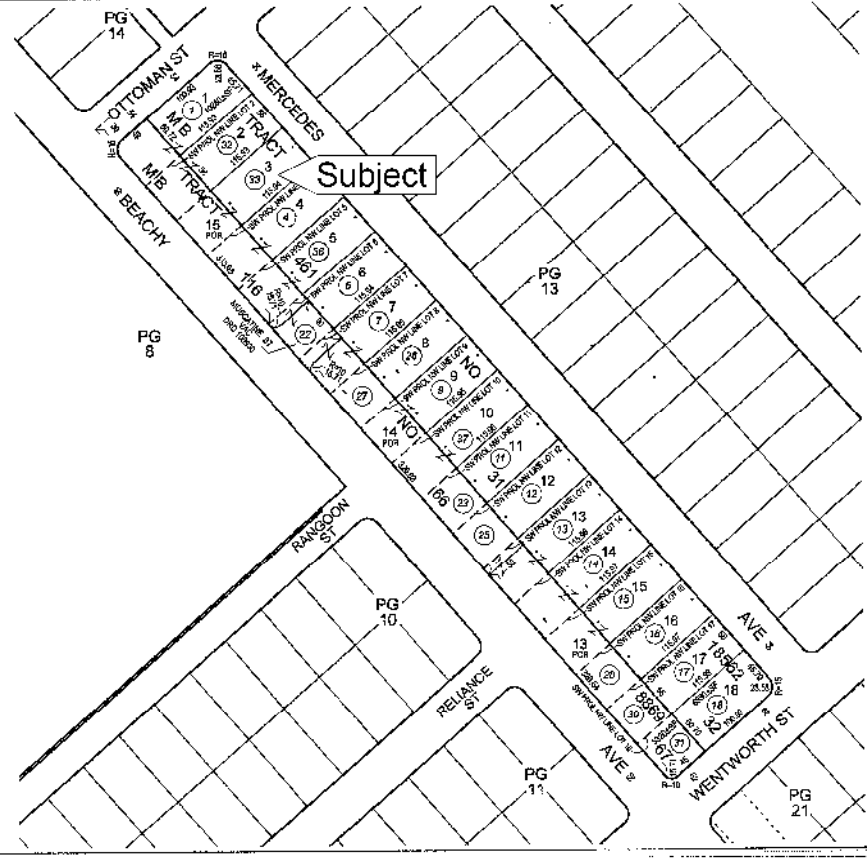
Borrower: Redwood Holdings LLC	File No.: Mercedes Ave
Property Address: 9001 Mercedes Ave	Case No.:
City: Arleta	State: CA
Lender: Wedgewood INC	Zip: 91331

2627	12	P. A. 1489 - 12	TRA 13	REVISED 8-23-56 8-13-85	2-21-58 4-23-58 8-17-60	4-13-91 2-22-65 708225813	20613863000001-00 2015371010001001-03 20140403/960701-03	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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2015

MAPPING AND GIS SERVICES
SCALE 1" = 100'



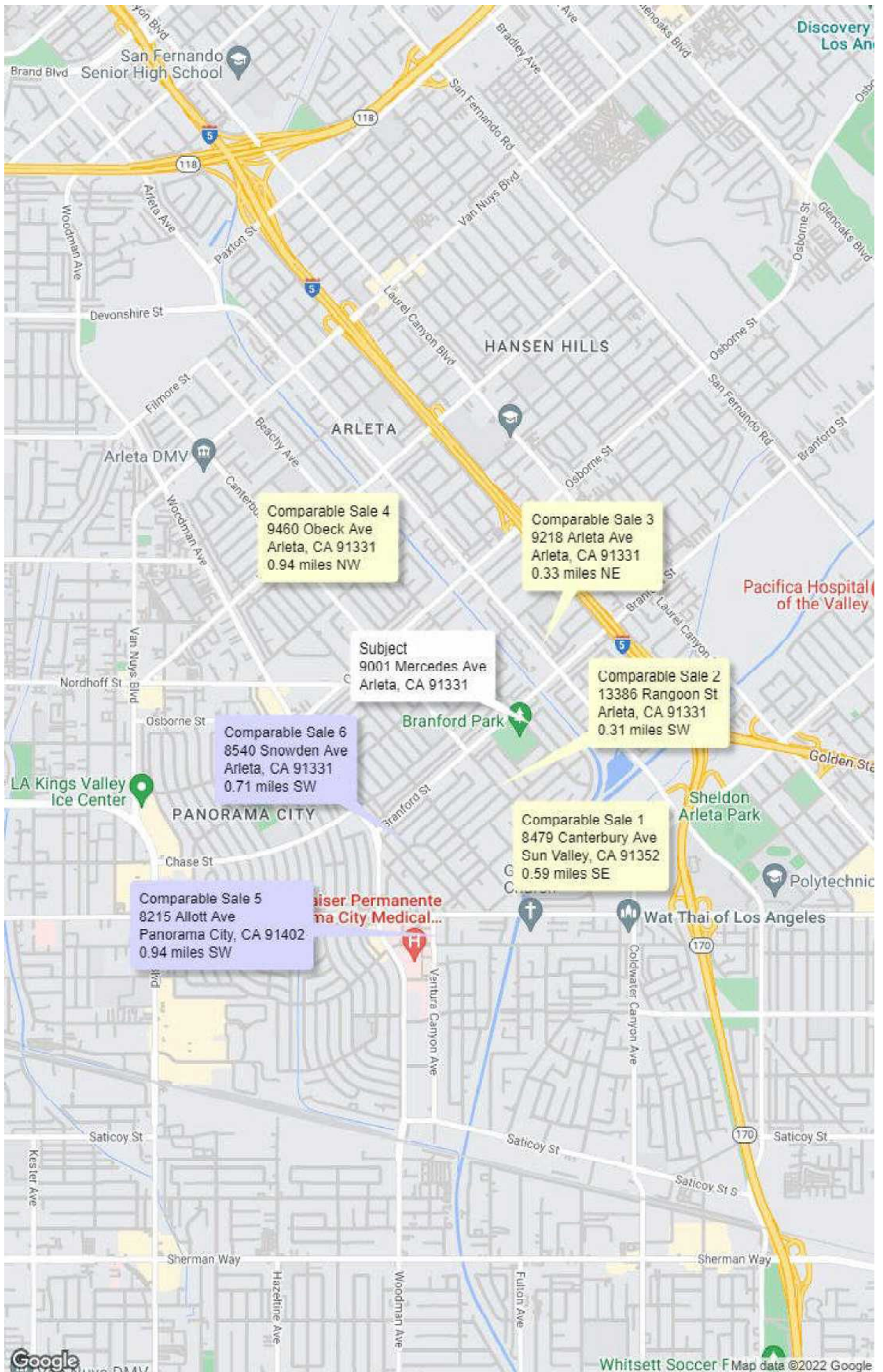
MAY 28 2014

Job: Printed: 3/18/2014
File Saved: 3/18/2014

LOCATION MAP

Borrower: Redwood Holdings LLC
Property Address: 9001 Mercedes Ave
City: Arleta
Lender: Wedgewood INC

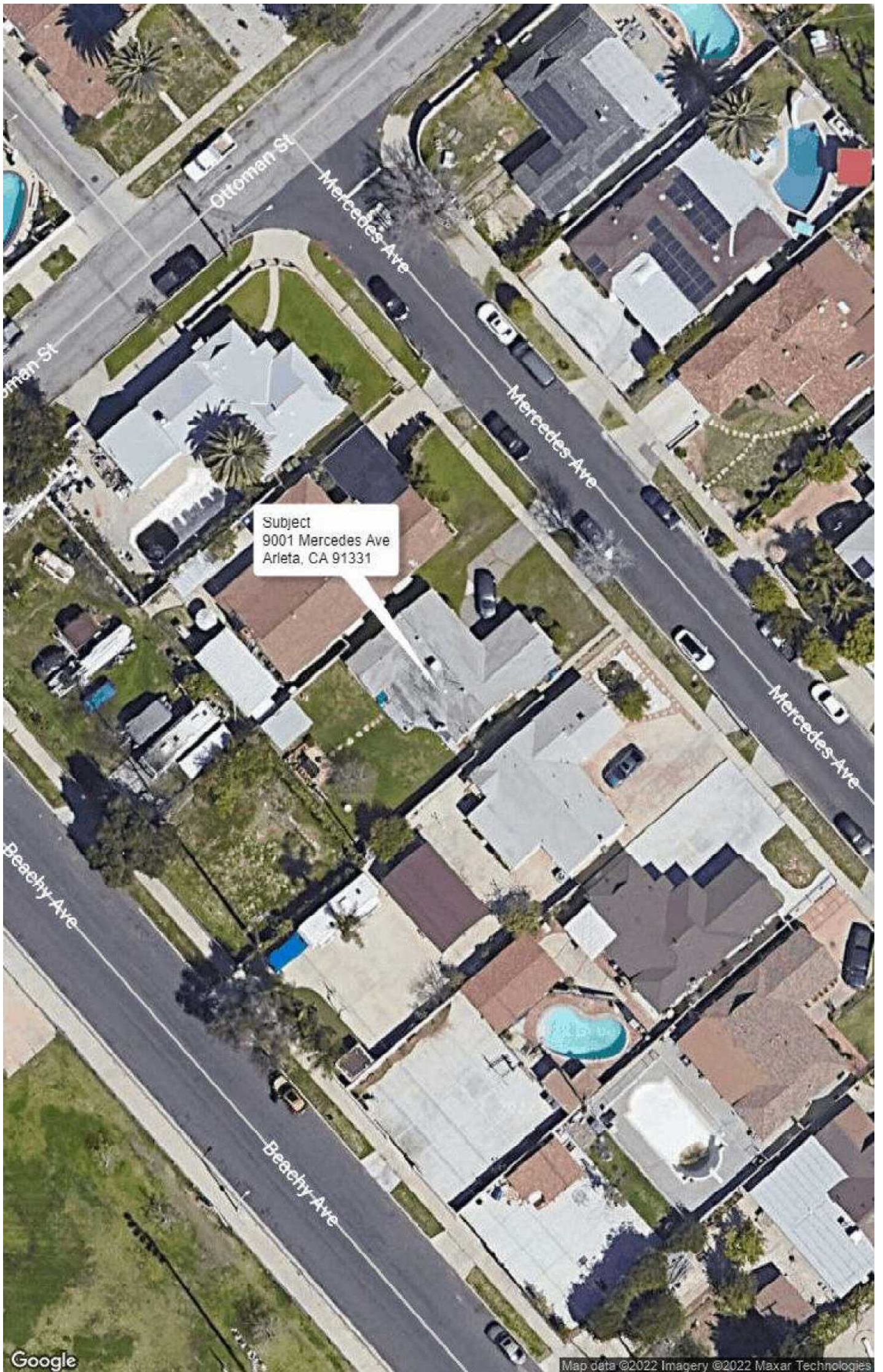
File No.: Mercedes Ave
Case No.:
State: CA
Zip: 91331



AERIAL MAP

Borrower: Redwood Holdings LLC
Property Address: 9001 Mercedes Ave
City: Arleta
Lender: Wedgewood INC

File No.: Mercedes Ave
Case No.:
State: CA
Zip: 91331



Borrower: Redwood Holdings LLC

File No.: Mercedes Ave

Property Address: 9001 Mercedes Ave

Case No.:

City: Arleta

State: CA

Zip: 91331

Lender: Wedgewood INC



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

Elizabeth Y. Sarkisyan

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

“Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: 3008057

Effective Date: October 26, 2020

Date Expires: October 25, 2022

Handwritten signature of Loretta Dillon in black ink.

Loretta Dillon, Deputy Bureau Chief, BREA

3055218



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED
AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

[X] Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP3187026-21 Renewal of: RAP3187026-20

Program Administrator: Herbert H. Landy Insurance Agency Inc.
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: Elizabeth Sarkisyan

Item 2. Address: 8032 Cherrystone ave
City, State, Zip Code: Panorama City, CA 91402

Item 3. Policy Period: From 10/29/2021 To 10/29/2022
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ 1,000,000 Damages Limit of Liability - Each Claim
B. \$ 1,000,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 1,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 1,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ 500 Each Claim
B. \$ 1,000 Aggregate

Item 6. Premium: \$ 850.00

Item 7. Retroactive Date (if applicable): 10/29/2020

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 CA (10/13) IL7324 (08/12)
D42412 (03/17) D42413 (06/17) D42414 (08/19)

[Signature]
Authorized Representative

Appraisal Analytics Addendum

Sales & Listings Farm List

File #

Comments:

	Address	Prox.	Price	Date	Site	GLA	Bd	Ba	Age	Cars	Comment
Sub	9001 Mercedes Ave				9,572sf	1,231	3	2.0	69	2	
1	9001 Mercedes Ave	0.01	725,000	05/18/22	9,572sf	1,231	3	2	69	2	
2	8479 Canterbury Ave	0.58	795,000	05/10/22	6,001sf	1,258	3	2	67	2	
3	13386 Rangoon St	0.31	730,000	05/02/22	6,888sf	1,320	3	3	72	2	
4	9218 Arleta Ave	0.34	750,000	05/02/22	7,190sf	1,232	3	1.1	68	1	
5	9094 Cranford Ave	0.67	750,000	04/19/22	5,972sf	1,264	3	2	68	2	
6	9502 Laurel Canyon Blvd	0.77	760,000	04/18/22	7,500sf	1,175	4	2	68	2	
7	9081 Bartee Ave	0.34	630,000	04/15/22	6,019sf	1,217	3	2	69	2	
8	13088 Reliance St	0.21	725,000	04/07/22	6,839sf	1,217	3	2	69	2	
9	9460 Obeck Ave	0.94	680,000	03/31/22	5,951sf	1,342	3	2	69	2	
10	13213 Reedley St	0.35	840,000	03/29/22	6,036sf	1,256	3	2	68	0	
11	13517 Mineola St	0.36	769,650	03/29/22	6,024sf	1,304	3	2	66	2	
12	8968 Mercedes Ave	0.05	845,000	03/29/22	6,553sf	1,336	3	2	69	2	
13	8924 Mercedes Ave	0.12	720,000	03/28/22	6,552sf	1,217	3	2	69	2	
14	13119 Roscoe Blvd	0.76	735,000	03/18/22	7,198sf	1,228	3	2	67	2	
15	13518 Ottoman St	0.38	858,888	03/15/22	7,954sf	1,348	3	2	64	2	
16	13340 Chase St	0.2	628,000	03/09/22	6,000sf	1,335	3	2	68	2	
17	9582 Amboy Ave	0.91	725,000	02/24/22	9,568sf	1,170	4	2	68	2	
18	9205 Nagle Ave	0.8	660,000	02/09/22	7,136sf	1,230	3	2	69	2	
19	8241 Morse Ave	0.86	752,777	02/02/22	6,604sf	1,164	3	2	68	2	
20	8749 Matilija Ave	0.94	525,500	01/28/22	5,998sf	1,206	2	1	73	0	
21	13301 Chase St	0.24	510,000	01/21/22	8,388sf	1,350	3	2	68	1	
22	12720 Ottoman St	0.87	710,000	01/14/22	6,240sf	1,114	3	2	62	2	
23	13907 Kelowna St	0.95	810,000	01/11/22	5,884sf	1,232	3	2	69	2	

