

APPRAISAL OF REAL PROPERTY



LOCATED AT

6026 Glen Manor Dr
Charlotte, NC 28269
L7 B3 M24-701

FOR

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

OPINION OF VALUE

575,000

AS OF

06/21/2022

BY

Christine A. Keeton
Clario Appraisal

530-550-2565
chris.keeton@clarioappraisal.com

Clario Appraisal

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06/21/2022

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

Re: Property: 6026 Glen Manor Dr
Charlotte, NC 28269
Borrower: Joseph Trunzo
File No.: 49939

Opinion of Value: \$ 575,000
Effective Date: 06/21/2022

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

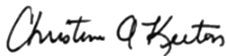
The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Christine A. Keeton
License or Certification #: A8539
State: NC Expires: 06/30/2022
chris.keeton@clarioappraisal.com

Exterior-Only Inspection Residential Appraisal Report

File # 49939

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 **6026 Glen Manor Dr** City **Charlotte** State **NC** Zip Code **28269**
 Borrower **Joseph Trunzo** Owner of Public Record **Trunzo Joseph** County **Mecklenburg**
 Legal Description **L7 B3 M24-701**
 Assessor's Parcel # **029-421-07** Tax Year **2021** R.E. Taxes \$ **3,776**
 Neighborhood Name **Glen Royal Village Hlnd Crk** Map Reference **16740** Census Tract **0055.17**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **680** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **Servicing**
 Lender/Client **Wedgewood Inc** Address **2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **Per MLS, there are no known listings of the subject property in the prior 12 months.**

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 checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %				
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	0 %				
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	263	Low 3	Multi-Family	0 %				
Neighborhood Boundaries The subject is bound to the north by Poplar Tent, east by Rte 85, south by Rte 485, and west by Eastfield Rd.		780	High 30	Commercial	20 %				
Neighborhood Description See attached addenda.		409	Pred. 28	Other	0 %				
Market Conditions (including support for the above conclusions) See attached addenda.									

Dimensions **81 x 163 x 134 x 151** Area **16117 sf** Shape **Irregular** View **N;Res;**
 Specific Zoning Classification **R9PUD** Zoning Description **Planned Unit Devl - obtained from Realist**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe _____
 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 # **37119C4579K** FEMA Map Date **11/16/2018**
 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 _____
The back of the property appears to border Highland Creek Pkwy which is a main thruway. There is most likely noise associated with this location.

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

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Deck	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Brick	Fuel Gas	<input type="checkbox"/> Porch None	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Trnstnl	Roof Surface Comp Shingles	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1995	Gutters & Downspouts Metal	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wood	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 25	Window Type SH	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				
Finished area above grade contains: 9 Rooms 4 Bedrooms 3.1 Bath(s) 3,534 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) None noted				

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C3:All interior information was obtained from a prior mls #3092917 and county records. No prior report was supplied by the client. The Extraordinary Assumption is made that the subject is in average to good condition and similar condition/quality to other homes in the immediate area. If found false, it could alter the results of this analysis. The listing states 3/1 baths and in another section 2/1 baths. The listing photos show 3 full baths. In addition, county records shows 3/1 baths therefore the Extraordinary Assumption is made that 3/1 is correct. It is more common in this subdivision for this age and style home to have 3 full baths. The subjects inspection was from the front street only.**
 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.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.

Exterior-Only Inspection Residential Appraisal Report

File # 49939

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 605,000 to \$ 645,000					
There are 20 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 450,000 to \$ 645,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	6026 Glen Manor Dr Charlotte, NC 28269	6005 Glen Manor Dr Charlotte, NC 28269	6309 Queensbury Ct Charlotte, NC 28269	6042 Glen Manor Dr Charlotte, NC 28269	
Proximity to Subject		0.08 miles SW	0.51 miles NW	0.04 miles NW	
Sale Price		\$ 645,000	\$ 611,000	\$ 563,000	
Sale Price/Gross Liv. Area		\$ 184.13 sq.ft.	\$ 179.86 sq.ft.	\$ 178.62 sq.ft.	
Data Source(s)		MLS #3860268;DOM 3	MLS #3835469;DOM 3	MLS #3789586;DOM 116	
Verification Source(s)		Doc #37381-384/APN 029-421-12	Doc #37234-26/APN 029-452-09	Doc #37129-521/APN 029-421-05	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Cash;2000		ArmLth Conv;2000	
Date of Sale/Time		s05/22;c05/22		s03/22;c03/22	+4,582
Location	A;Res;	A;Res;		N;Res;	-18,330
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	16117 sf	17860 sf	0	11761 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT2;Trmstnl	DT2;Trmstnl		DT2;Trmstnl	
Quality of Construction	Q3	Q3		Q3	
Actual Age	27	28	0	24	0
Condition	C3	C3	-45,150	C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	9 4 3.1	9 5 3.1	0	7 4 3.1	0
Gross Living Area	3,534 sq.ft.	3,503 sq.ft.	0	3,397 sq.ft.	+4,100
Basement & Finished Rooms Below Grade	0sf	0sf		1411sf1256sfwo 0rr1br1.0ba0o	-25,120
Functional Utility	Average	Average		Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC	
Energy Efficient Items	None	None		None	
Garage/Carport	2ga2dw	2ga2dw		3ga3dw	-5,000
Porch/Patio/Deck	Pch/Deck	Pch/Deck		CovPch	0
Fireplaces	FP	FP		FP	
Exterior Features	None	None		None	
Fencing	Fenced	None	0	Fenced	
Net Adjustment (Total)			\$ -45,150		\$ -14,648
Adjusted Sale Price of Comparables		Net Adj. 7.0% Gross Adj. 7.0%	\$ 599,850	Net Adj. 2.4% Gross Adj. 5.2%	\$ 596,352
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> did <input type="checkbox"/> 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 #1	COMPARABLE SALE #2	COMPARABLE SALE #3	
Date of Prior Sale/Transfer			05/26/2021	08/31/2021	
Price of Prior Sale/Transfer			\$0	\$569,500	
Data Source(s)	Realist	Realist	Realist	Realist	
Effective Date of Data Source(s)	06/16/2022	06/16/2022	06/20/2022	06/16/2022	
Analysis of prior sale or transfer history of the subject property and comparable sales					
6309 Queensbury Ct transferred on 05/26/2021 for \$0 and does not appear arms length with no transfer in last name. 6042 Glen Manor Dr transferred 8/31/2021 for \$569,500 and appears arms length with a transfer of ownership to Opendoor Property Trust.					
Summary of Sales Comparison Approach See attached addenda.					
Indicated Value by Sales Comparison Approach \$ 575,000					
Indicated Value by: Sales Comparison Approach \$ 575,000		Cost Approach (if developed) \$		Income Approach (if developed) \$	
The most weight is placed upon the sales comparison approach since this methodology best reflects the thought process of the typical residential buyer in this market. The cost approach was not considered reliable due to the age of the subject. The income approach was not applicable due to the lack of reliable single family rental data.					
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. This appraisal has been completed according to the certifications and assumptions, and limiting conditions attached to this report.					
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 \$ 575,000 , as of 06/21/2022 , which is the date of inspection and the effective date of this appraisal.					

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ADDITIONAL COMMENTS	Fee Disclosure			
	The appraiser has not collected a fee, rather is an employee of Clear Capital/Clario Appraisal Network, the Client for this assignment. It is noted that an appraisal fee was paid to the AMC by the lender. This fee is the total amount billed for the appraisal services performed, along with the appraisal management fee, which have been disclosed in accordance with requirements of RESPA and TILA and are available on the HUD-1 Settlement sheet. The fee billed/paid for this appraisal was not provided to the appraiser, and was not made available to be reported.			
	AMC Registration			
	Appraisal AMC# -NC			
	ClearCapital.com, Inc. - ClearCapital.com, Inc. - #NC-1003			
	The appraiser is signing the report using the corporate address of the appraisal management company, Clario Appraisal Network, the appraisers employer. The appraiser is not based in the corporate office and is based in Monroe, NC.			
	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) Land value taken from county assessed value. It is not uncommon for land value to exceed 30% of the estimate of value in this area.				
COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE -----=\$ 85,000	
	Source of cost data		DWELLING Sq.Ft. @ \$ -----=\$	
	Quality rating from cost service Effective date of cost data		Sq.Ft. @ \$ -----=\$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)		-----=\$	
	Garage/Carport		Sq.Ft. @ \$ -----=\$	
	Total Estimate of Cost-New		-----=\$	
	Less Physical Functional External		-----=\$	
	Depreciation		-----=\$()	
	Depreciated Cost of Improvements		-----=\$	
	"As-is" Value of Site Improvements		-----=\$	
	Estimated Remaining Economic Life (HUD and VA only) Years		INDICATED VALUE BY COST APPROACH -----=\$	
	INCOME APPROACH TO VALUE (not required by Fannie Mae)			
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$		Indicated Value by Income Approach	
	Summary of Income Approach (including support for market rent and GRM)			
PROJECT INFORMATION FOR PUDs (if applicable)				
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Unit type(s) <input checked="" type="checkbox"/> Detached <input type="checkbox"/> 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 rented		Total number of units sold		
Total number of units for sale		Data source(s)		
Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion				
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)				
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.				
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.				
Describe common elements and recreational facilities.				

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

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

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

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

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

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

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

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

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

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

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

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

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

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

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

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

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

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

- 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.
- 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.
- 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.
- 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.
- 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 Christine A. Keeton
 Name Christine A. Keeton
 Company Name Clario Appraisal
 Company Address 300 East 2nd Street, Suite 1405
Reno, NV 89501
 Telephone Number 530-550-2565
 Email Address chris.keeton@clarioappraisal.com
 Date of Signature and Report 06/21/2022
 Effective Date of Appraisal 06/21/2022
 State Certification # A8539
 or State License # _____
 or Other (describe) _____ State # _____
 State NC
 Expiration Date of Certification or License 06/30/2022



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 _____

ADDRESS OF PROPERTY APPRAISED

6026 Glen Manor Dr
Charlotte, NC 28269
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 575,000

SUBJECT PROPERTY

Did not inspect exterior of subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____

LENDER/CLIENT

Name Clear Capital
 Company Name Wedgewood Inc
 Company Address 2015 Manhattan Beach Blvd Suite 100,
Redondo Beach, CA 90278
 Email Address chris.keeton@clarioappraisal.com

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

View Comparable Properties

List Price: **\$325,000**
Closed Price: **\$315,000**

6026 Glen Manor Drive, Charlotte, NC 28269-1082
 CMLS#: 3092917
 Status: Closed
 Subdivision: Highland Creek
 Legal Desc: L7 B3 M24-701
 Lot Desc: 0.37
 Category: Single Family
 City Taxes Paid To: No City Taxes Paid
 Tax Value: \$280,100
 Deed Ref: 15549-884
 Parcel ID: 029-421-07
 County: Mecklenburg
 Zoning: R9PUD
 Plat Book/Slide:
 Block/Section:
 Approx Lot Dim: 81x151x134x163
 Elevation:



1 / 24 Beautiful two story home in Highland Creek!!!

General Information
 Type: 2 Story
 Style: Transitional
 Construction Type:
 HLA Main: 1,671 Non-HLA Sqft: 462
 Upper: 1,863 Upper: 0
 Third: 0 Third: 0
 Lower: 0 Lower: 0
 Bsmnt: 0 Bsmnt: 0
 Above Grade: 3,534
 Total Primary HLA: 3,534 Total: 462
 Additional Sqft: 260 Garage Sqft:

School Information
 Elem: Highland Creek
 Middle: Ridge Road
 High: Unspecified

Bldg Information
 Beds: 4
 Baths: 3/1
 Year Built: 1995
 New Const: No
 Prop Compl Date:
 Construct Status:
 Builder:
 Model:

Additional Information
 Prop Fin: Cash, Conventional, FHA, VA
 Assumable: No Occupant Type:
 Ownership: Seller owned for at least one year
 Special Conditions: None

Room Information

Room Level	Beds	Baths	Room Type
Main	0	0/1	Breakfast, Dining Room, Foyer, Great Room, Kitchen, Laundry, Living Room, Pantry, Study
Upper	4	2/0	Bathroom(s), Bedroom(s), Bonus Room, Primary Bedroom

Features

Parking: Attached Garage, Garage Door Opener, Garage - 2 Car
 Driveway: Concrete
 Laundry: Main
 Foundation: Crawl Space
 Fireplaces: Yes, Great Room
 Floors: Tile, Vinyl, Carpet, Wood
 Equip: Cable Prewire, Ceiling Fan(s), Cooktop Electric, Dishwasher, Disposal, Electric Dryer Hookup, Ice Maker Connection, Microwave, Exhaust Hood, Wall Oven
 Interior Feat: Attic Stairs Pulldown, Garden Tub
 Exterior Covering: Brick Full
 Porch: Deck
 Roof: g-Insulated Windows
 Utilities: No
 Water: City Water

Sewer: City Sewer
 Wtr Htr: Gas
 HVAC: Central Air, Gas Hot Air Furnace

Association Information

Subject To HOA: Required
 HOA Management: Hawthorne Mgmt
 Proposed Spcl Assess:
 Subj to CCRs: Yes
 HOA Phone: 704-377-0114
 Confirm Spcl Assess: No
 HOA Subj Dues: Mandatory
 Assoc Fee: \$156/Quarterly

Public Remarks:

Wow, what an amazing floorplan. This expansive first floor affords beautiful wood flooring and boasting grand staircase in 2 story foyer. Formal Dining Room. Gourmet Kitchen has huge eat in breakfast area overlooking backyard. Spacious Great Room is off of the Kitchen perfect for entertaining. Extra Flex Room with built ins make a great craft/office etc. Spacious Master Bedroom suite w/Huge Spa Bathroom. Each secondary bedroom has a bathroom. Premier N'hood w/multiple pools/rec areas.

Instructions:

Lockbox/Key, Showing Service, Sign
 Ridge Road to Highland Creek Parkway- Left on Glen Royal, right on Glen Manor, home is on the left.

Directions:

Listing/Agent/Office Information

DOM: 242 CDOM: 355 TOM Dt: 03/06/16 Expiry Dt:
 Mkt Dt: 06/11/15 UC Dt: 02/06/16 DDP-End Date: With Dt:
 Agent/Own: No
 For Appointment Call: 800-746-9464
 Listing Agent: Sarah Moore (63993)
 Listing Office: RE/MAX Executive Realty (130308)
 Buyer Agency: 3% Sub Agency: 0%
 Named Prosp: No Dual/Var: No
 Web Url:
 List Type: Exclusive Right
 Agent Phone: 704-706-4160
 Office Phone: 704-688-5000
 Transaction Broker:
 Seller Name: w/h
 Full Service: Yes
 Bonus:

Closed Information

Closed Dt: 03/18/16 Proj Closed Dt:
 Selling Agent: Trevor Taefi (46207)
 Selling Office: RE/MAX Metro Realty (1639)
 Terms: FHA
 Closed Price: \$315,000
 Agent Phone: 704-231-9888
 Office Phone: 704-543-6680
 Sold Comp Type:
 Slr Contr: \$6,200
 LTC: 281

Prepared By: Chris Keeton



Mecklenburg County ~ Property Record Card Property Search

Mecklenburg County ~ Property Record Card Property Search

PARCEL ID: 02942107
6026 GLEN MANOR DR CHARLOTTE NC

TRUNZO JOSEPH
6026 GLEN MANOR DR
CHARLOTTE NC 28269

Total Appraised Value
\$379,400

KEY INFORMATION

Land Use Code	R100	Neighborhood	C921
Land Use Desc	SINGLE FAMILY RESIDENTIAL	Land	1 LOT
Exemption / Deferment	-	Municipality	CHARLOTTE
Last Sale Date	03/18/2016	Fire District	CITY OF CHARLOTTE
Last Sale Price	\$315,000	Special District	NA
Legal Description	L7 B3 M24-701		

ASSESSMENT DETAILS

2022 Real Estate Assessed Value	
Land Value	\$85,000
Building Value	\$294,000
Features	\$400
Total	\$379,400

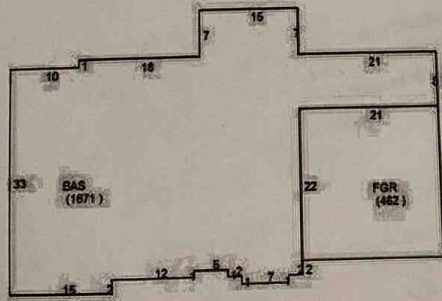
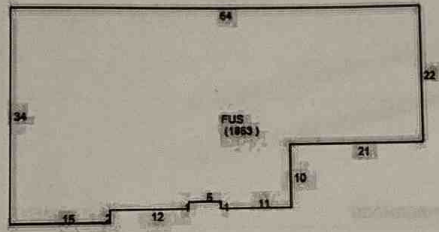
LAND

USE	UNITS	TYPE	NEIGHBORHOOD	ASSESSMENT
R100	1	LOT	C921	\$85,000

BUILDING

BUILDING (1)

Finished Area	3,534
Year Built	1995
Built Use / Style	SINGLE FAMILY RESIDENTIAL
Story	2.0 STORY
Heat	FORCED AIR - DUCTED
Fuel	GAS
Foundation	CRAWL SPACE
External Wall	FACE BRICK
Fireplace(s)	1
Full Bath(s)	3
Half Bath(s)	1
Bedroom(s)	4
Total (SqFt)	3,996





**NORTH CAROLINA
APPRAISAL BOARD**

APPRAISER QUALIFICATION CARD

REGISTRATION / LICENSE / CERTIFICATE HOLDER

CHRISTINE A KEETON

APPRAISER NUMBER **A8539** | TYPE **C** | NATIONAL REGISTRY **Y**

Christine A Keeton
Appraiser's Signature

[Signature]
Executive Director

EXPIRES JUNE 30, 2022



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/17/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Assurance, a Marsh & McLennan Agency LLC company 20 N Martingale Road Suite 100 Schaumburg IL 60173	CONTACT NAME: Fiona Chen PHONE (A/C, No, Ext): 312-625-5592 FAX (A/C, No): (847) 440-9123 E-MAIL ADDRESS: fchen@assuranceagency.com														
INSURED ClearCapital.com, Inc. ClearCapital Holdings, Inc. 300 E 2nd Street Suite 1405 Reno NV 89501	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A : Columbia Casualty Co</td> <td style="text-align: center;">31127</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Columbia Casualty Co	31127	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES **CERTIFICATE NUMBER:** 1568537041 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			596827902	9/18/2020	9/18/2021	Claim/Aggregate Deductible: \$10,000,000 / \$100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE: PROOF OF INSURANCE

It is agreed that the following is an Additional Insured, when required by written contract, on the Professional Liability policy.

CERTIFICATE HOLDER Clario Appraisal Network, Inc. PROOF OF INSURANCE	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

Residential Quick Stats

Status: Closed (170)

	Beds	Baths	List Price	Close Price	Original List Price	Tax Amount	DOM	CDOM	HLA	Price per SQFT	Price per Total Primary HLA	SP / LP	Year Built
Min	2	2	\$199,000	\$233,500	\$33,000	\$			1,201	\$109.15/ft	\$109.15	91%	1992
Max	7	6	\$710,000	\$710,000	\$740,000	\$494,500	85	85	5,614	\$238.70/ft	\$238.70	122%	2015
Avg	4	3	\$400,541	\$411,967	\$399,448	\$281,694	7	7	2,611	\$165.15/ft	\$165.15	103%	2001
Median	4	3	\$382,450	\$392,500	\$385,000	\$272,200	3	3	2,406		\$163.74	103%	2001

Criteria:

Status is 'Closed'

Status Contractual Search Date is 12/23/2021 to 06/21/2021

Subdivision Name is 'Highland Creek'

Residential Quick Stats

Status: Closed (133)

	Beds	Baths	List Price	Close Price	Original List Price	Tax Amount	DOM	CDOM	HLA	Price per SQFT	Price per Total Primary HLA	SP / LP	Year Built
Min	2	2	\$249,900	\$260,000	\$2,089	\$144,609			1,155	\$126.40/ft	\$126.40	95%	1992
Max	7	5	\$700,000	\$780,000	\$700,000	\$513,120	116	116	6,171	\$278.13/ft	\$278.13	118%	2019
Avg	4	3	\$429,059	\$442,789	\$419,567	\$269,510	10	11	2,407	\$193.63/ft	\$193.63	103%	2001
Median	4	3	\$420,000	\$435,000	\$414,900	\$265,400	3	3	2,244		\$189.93	103%	2000

Criteria:

Status is 'Closed'

Status Contractual Search Date is 06/21/2022 to 12/23/2021

Subdivision Name is 'Highland Creek'

Subject Photo Page

Borrower	Joseph Trunzo						
Property Address	6026 Glen Manor Dr						
City	Charlotte	County	Mecklenburg	State	NC	Zip Code	28269
Lender/Client	Wedgewood Inc						



Subject Front

6026 Glen Manor Dr
Sales Price
Gross Living Area 3,534
Total Rooms 9
Total Bedrooms 4
Total Bathrooms 3.1
Location A;Res;
View N;Res;
Site 16117 sf
Quality Q3
Age 27

Subject Rear



Subject Street

Photograph Addendum

Borrower	Joseph Trunzo						
Property Address	6026 Glen Manor Dr						
City	Charlotte	County	Mecklenburg	State	NC	Zip Code	28269
Lender/Client	Wedgewood Inc						



Another street



Address verification



Another front view



View across the street



Side



Driveway

Photograph Addendum

Borrower	Joseph Trunzo				
Property Address	6026 Glen Manor Dr				
City	Charlotte	County	Mecklenburg	State	NC
				Zip Code	28269
Lender/Client	Wedgewood Inc				



Front and side



Front

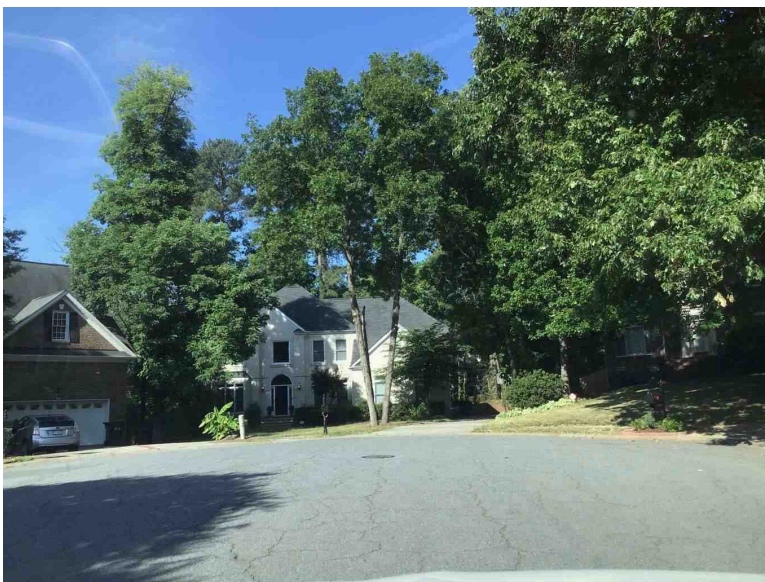
Photograph Addendum

Borrower	Joseph Trunzo						
Property Address	6026 Glen Manor Dr						
City	Charlotte	County	Mecklenburg	State	NC	Zip Code	28269
Lender/Client	Wedgewood Inc						



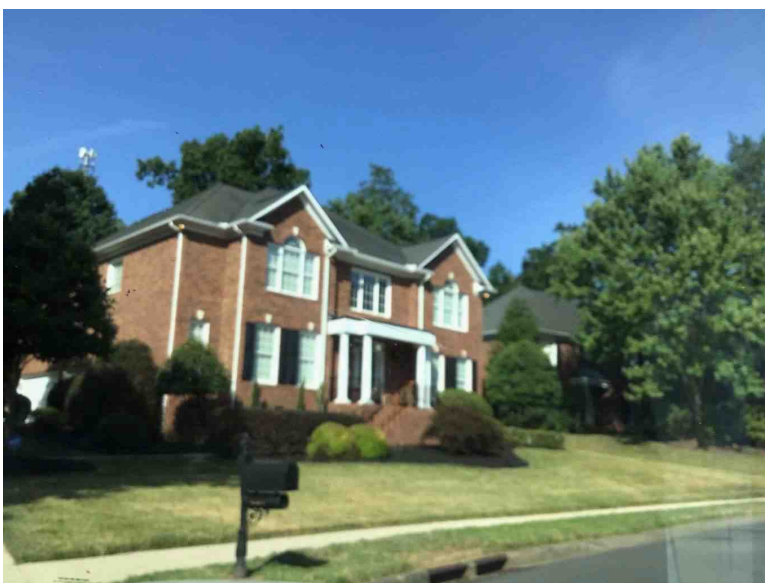
Comparable Photo Page

Borrower	Joseph Trunzo				
Property Address	6026 Glen Manor Dr				
City	Charlotte	County	Mecklenburg	State	NC
Lender/Client	Wedgewood Inc	Zip Code	28269		



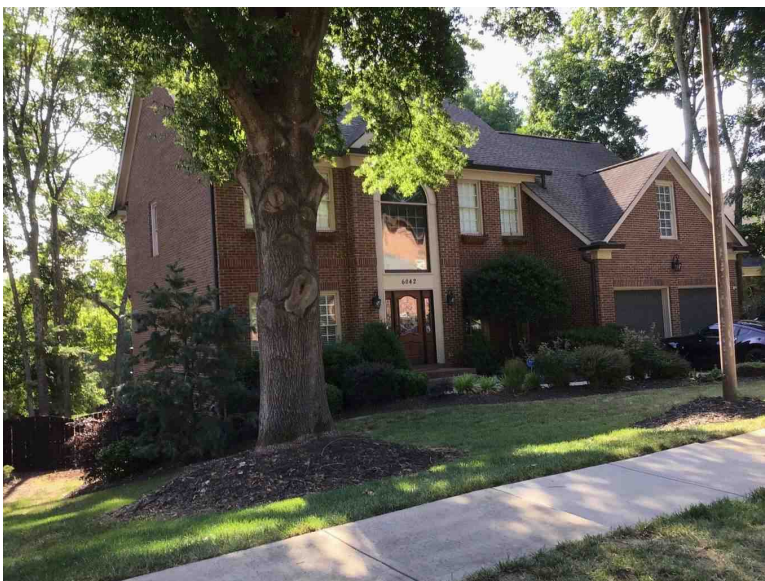
Comparable 1

6005 Glen Manor Dr
 Prox. to Subject 0.08 miles SW
 Sale Price 645,000
 Gross Living Area 3,503
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 3.1
 Location A;Res;
 View N;Res;
 Site 17860 sf
 Quality Q3
 Age 28



Comparable 2

6309 Queensbury Ct
 Prox. to Subject 0.51 miles NW
 Sale Price 611,000
 Gross Living Area 3,397
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;
 Site 11761 sf
 Quality Q3
 Age 24



Comparable 3

6042 Glen Manor Dr
 Prox. to Subject 0.04 miles NW
 Sale Price 563,000
 Gross Living Area 3,152
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 2.1
 Location A;Res;
 View N;Res;
 Site 14810 sf
 Quality Q3
 Age 28

Comparable Photo Page

Borrower	Joseph Trunzo						
Property Address	6026 Glen Manor Dr						
City	Charlotte	County	Mecklenburg	State	NC	Zip Code	28269
Lender/Client	Wedgewood Inc						



Comparable 4

4609 Fairvista Dr
Prox. to Subject 0.30 miles NW
Sale Price 572,000
Gross Living Area 3,872
Total Rooms 10
Total Bedrooms 4
Total Bathrooms 3.1
Location N;Res;
View N;Res;
Site 15246 sf
Quality Q3
Age 24

Comparable 5

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Supplemental Addendum

File No. 49939

Borrower	Joseph Trunzo						
Property Address	6026 Glen Manor Dr						
City	Charlotte	County	Mecklenburg	State	NC	Zip Code	28269
Lender/Client	Wedgewood Inc						

INTENDED USE/USER

The intended user of this appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for servicing. Use of this appraisal report by other users is not intended by the appraiser. While there are others who may rely on this report they are not intended users and must rely on this report as written for the intended user. The appraiser will not address any concerns, or additional data requested by anyone other than the intended user that we have established a client relationship in respect to this report. We will only address questions and concerns in writing from our client.

SCOPE OF WORK

The lender requested a drive by only inspection on the subject property therefore the appraiser had to make extra ordinary assumptions regarding the interior condition and marketability of the subject. The homeowner was not contacted as it is assumed that the subject is in overall average to good condition with normal wear and tear. These assumptions were based on information from exterior observation from the street, a prior mls, and county records. Interior data for the subject property was not verified from a disinterested third party who has no financial interest in the mortgage transaction for the subject property. An exterior inspection of the subject was completed from the street and an inspection of the neighborhood was completed. This inspection is not technically exhaustive. The inspection does not offer any warranties or guarantees of any kind. An appraisal inspection is not as in depth as a home inspection done by a qualified professional and should not be substituted for a home inspection. The appraiser is not an expert in the detection of hazardous or detrimental environmental conditions. None were observed or known to exist as to the time of the inspection. The subject square footage was obtained by county records. Final gross living area figures should be considered an approximation only and are not guaranteed. At the time of inspection digital photographs of the exterior of the subject were taken including any visible out buildings. These digital photographs have not been altered or enhanced in any way. The photographs of the comparables were taken from exterior inspection or multi list photos used. The digital signatures used in this report are encrypted and password protected. Data was collected for the subject from any or all of the following; exterior inspection, county records, multi list services, and/or national flood maps. No prior appraisal report was supplied by the client. Deed and survey not provided. Data for the comparables including condition and gross living area was collected and/or confirmed from any or all of the following: exterior inspection from the street, multi list, county records, and/or agents involved in the transactions. All data pertaining to comparable sales must be listed as an estimate as no physical interior inspection with measurements is available to the appraiser.

Adjustments were made for measurable dollar differences between the subject and comparables. These adjustments are based on market extraction and/or what has become readily acceptable. Generally adjustments would be made for differences in gross living area and the number of bath rooms, not necessarily for room count.

• Exterior-Only: Neighborhood - Description

The subject neighborhood is defined as those single family homes located in the Highland Creek subdivision and nearby area. The section "other" under neighborhood land use refers to vacant land. It is noted that the subject may be proximate to outside factors, such as commercial use, schools, golf courses, houses of worship, non-residential use, airports, busy roads and highways, railroad tracks, as well as other external influences and uses not noted above. These items have been noted where applicable, and were determined not to have appreciable adverse/positive effect on value or marketability, unless otherwise noted. Every effort is made to identify factors which will affect the subject property, though some factors may not be deemed relevant or proximate enough to have impact. If items noted or visible from aerial imagery have not been noted or discussed, the item in question was deemed not relevant to the subject or proximate enough to have an impact.

• Exterior-Only: Neighborhood - Market Conditions

Overall market conditions have been steadily increasing. It is not uncommon to have multiple offers for homes. Typical marketing time for well priced housing in the subject neighborhood is up to 30 days. Conventional financing is predominant. There are areas in this market that the appraiser has recently noted the values are becoming more stable. The large increases in values each month that have been common over the past 12-18 months appear to be leveling off in some areas.

Zoning

Zoning data was obtained from public records, office files, third party data source, and/or county offices. Unless otherwise noted it is assumed that the subject conforms to the current zoning codes as recorded and taken from public zoning records. The collected data was then used to develop a profile of the subject property and analyze the highest and best use of the subject property.

Highest and best use

The subject's site size, shape, and land-to-building ratio is adequate for the current improvements. The current structure on the subject site is financially feasible. The current structure on the subject site provides maximum return to the land. Based upon this assessment, it is the opinion of the appraiser that the subject is developed to its highest and best use. The highest and best use of the subject is projected based upon location, physical characteristics, any known past and proposed uses, and applicable zoning. The highest and best use of the subject "as if vacant" is for residential construction. It is the most applicable use, the previous or proposed use, and the most profitable use of the site. Surplus land, if any, may be held as investment or agriculture as an interim utility. The highest and best use of the subject "as improved" is its current use. The improvements have remaining economic life; are the probable future use; are the current and previous use and are legally permissible by zoning or probable future zoning; appear to be financially feasible; and are the maximally productive use available to the subject.

Fee Disclosure

Supplemental Addendum

File No. 49939

Borrower	Joseph Trunzo						
Property Address	6026 Glen Manor Dr						
City	Charlotte	County	Mecklenburg	State	NC	Zip Code	28269
Lender/Client	Wedgewood Inc						

The appraiser has not collected a fee, rather is an employee of Clear Capital/Clario Appraisal Network, the Client for this assignment. It is noted that an appraisal fee was paid to the AMC by the lender. This fee is the total amount billed for the appraisal services performed, along with the appraisal management fee, which have been disclosed in accordance with requirement.

• **Exterior-Only: Sales Comparison Analysis - Summary of Sales Comparison Approach**

Due to the lack of recent comparable sales in this subdivision it was necessary to expand the search to other nearby areas and include comparables with a date of sale over six months. As a result, some adjusted/unadjusted sale prices, or a comparable age, may be above the neighborhood however deemed relevant and therefore included in this analysis. When differences in above grade living area exceed 100/sf an adjustment was made of \$30/sf; full bath \$7,500; half bath \$5,000; below grade living area adjusted at \$20/sf. differences in garage bays at \$5,000 per bay. Some comparables may have an age difference exceeding 30% however no age adjustment appeared warranted. No room count adjustment appeared warranted as differences were adjusted in overall living area. Any adjustment for differences in site may be minimal as other factors were considered such as shape and topography. 6005 Glen Manor Dr was included since it is a recent sale located in close proximity and similar in overall gla. This home is assumed to have superior upgrades to include new kitchen with quartz countertops and recently remodeled owners bath. When contract dates exceed 60 days, a time adjustment was estimated at approximately 3/4% per month based upon increasing values noted in the attached Residential Quick Stats.

6005 Glen Manor backs to Ridge Rd a main road and most likely has noise associated with that location.
6042 Glen Manor backs to Highland Creek Pkwy and most likely has noise associated with that location.

Comparable;e no. 2 and 4 appear to not border main roads and a 3% locational adjustment was estimated for this superior location.

All comparables were considered in the final estimate of value however the most weight was placed upon comparable no. 2 and 3 due to their assumed overall similar condition and recent date of sale.

Borrower	Joseph Trunzo	File No.	49939
Property Address	6026 Glen Manor Dr		
City	Charlotte	County	Mecklenburg
		State	NC
		Zip Code	28269
Lender/Client	Wedgewood Inc		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report 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 that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: up to 90 days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

APPRAISER:

Signature: Christine A. Keeton
 Name: Christine A. Keeton
 State Certification #: A8539
 or State License #: _____
 State: NC Expiration Date of Certification or License: 06/30/2022
 Date of Signature and Report: 06/21/2022
 Effective Date of Appraisal: 06/21/2022
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 06/21/2022



SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

Location Map

Borrower	Joseph Trunzo						
Property Address	6026 Glen Manor Dr						
City	Charlotte	County	Mecklenburg	State	NC	Zip Code	28269
Lender/Client	Wedgewood Inc						



Market Conditions Addendum to the Appraisal Report

File No. 49939

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 **6026 Glen Manor Dr** City **Charlotte** State **NC** ZIP Code **28269**

Borrower **Joseph Trunzo**

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)	12	3	5	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.00	1.00	1.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	0	2	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.0	0.0	1.2	<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	\$510,000	\$510,000	\$539,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	7	2	4	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	N/A	N/A	\$615,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	N/A	N/A	24	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	101%	97%	103%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.) paid financial assistance prevalent? Yes No
 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 20 competing sales over the past 12 months. For those sales, a total of 55.0% were reported to have seller concessions. This analysis shows a change of -3.4% 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 20 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 CanopyMLS system (using an effective date of 06/21/2022) 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 20 competing sales over the past 12 months. The sales within this group had a median sale price of \$517,500. This analysis shows a change of +0.4% per month. Based on all sales in this same group, there is a 1.2 month supply. This analysis shows a change of -11.1% per month. These sales had a median DOM of 4. This analysis shows a change of -5.6% 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.

Signature *Christine A. Keeton*
 Appraiser Name **Christine A. Keeton**
 Company Name **Clario Appraisal**
 Company Address **300 East 2nd Street, Suite 1405, Reno, NV 89501**
 State License/Certification # **A8539** State **NC**
 Email Address **chris.keeton@clarioappraisal.com**



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

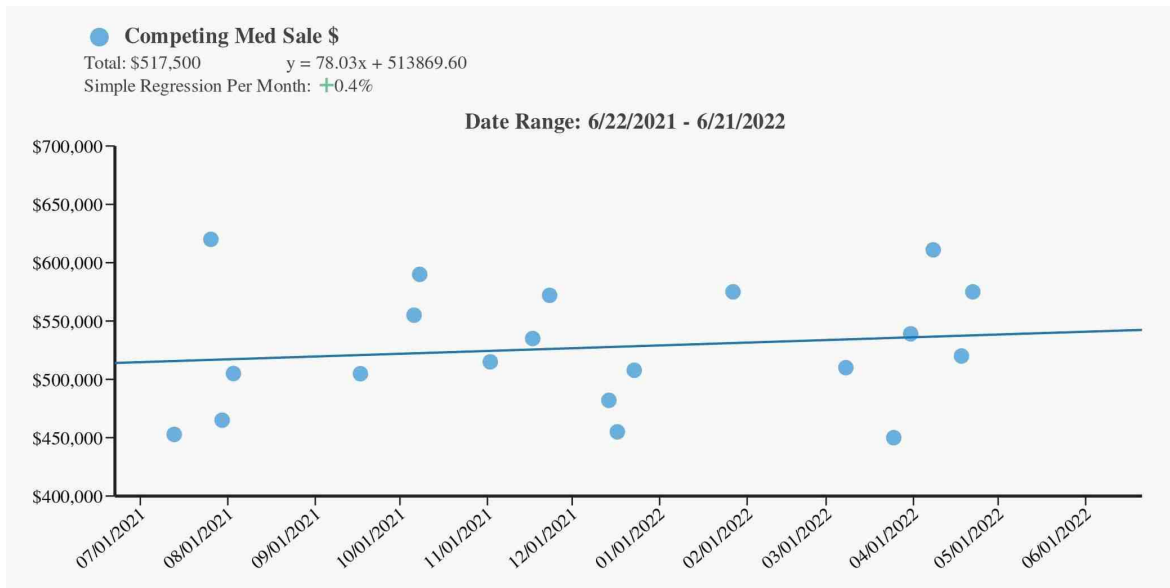
MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

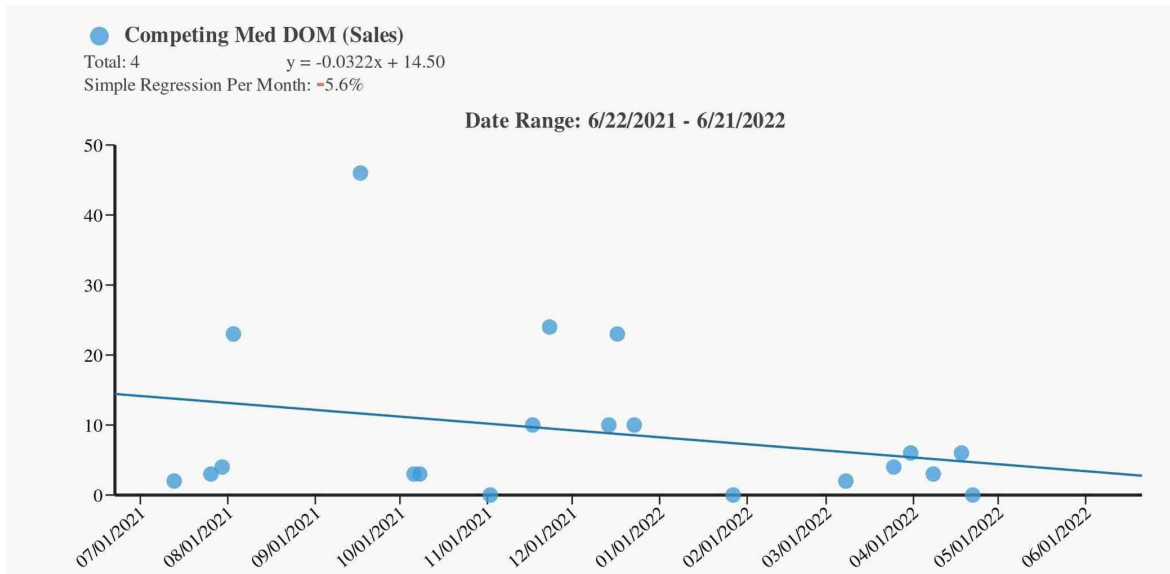
APPRAISER

Market Conditions Charts - Page 1

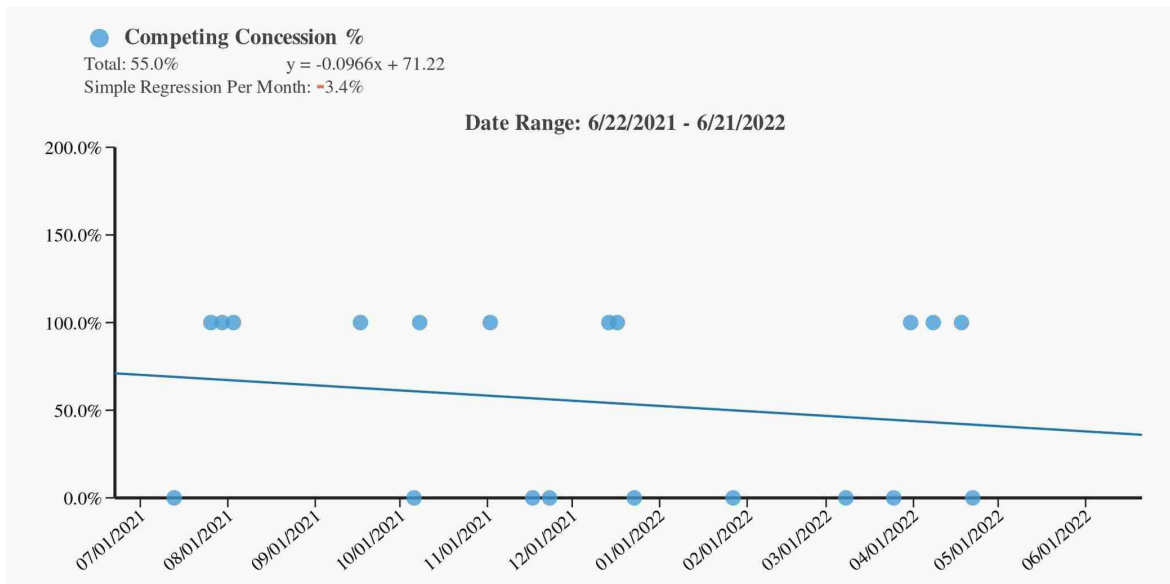
Borrower	Joseph Trunzo				
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Median \$



Sales DOM



Concession %