

APPRAISAL OF



SINGLE FAMILY RESIDENCE

LOCATED AT:

**382 MADISON ST
SAN FRANCISCO, CA 94134**

FOR:

AS OF:

June 27, 2022

BY:

**Steven I. Varon, CRREA
AR010909**

06/28/2022

CLEAR CAPITAL
WEDGEWOOD INC
2015 MANHATTAN BEACH BLVD, STE 100
REDONDO BEACH, CA, 90278

File Number: 220602

To Whom it May Concern:

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

**382 MADISON ST
SAN FRANCISCO, CA 94134**

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 **June 27, 2022** is:

\$1,120,000
One Million One Hundred Twenty 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.

This complete appraisal is presented in a summary form report. It is prepared for use by Wedgewood Inc, its successors and assignees, in an asset servicing decision. The intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form and definition of market value. To the best of my knowledge it has been completed in conformity with the USPAP and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute

Sincerely,



Steven I. Varon, CRREA
AR010909

SUMMARY REPORT

Exterior-Only Inspection Residential Appraisal Report

File No. 220602

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 382 MADISON ST City SAN FRANCISCO State CA Zip Code 94134
Borrower REDWOOD HOLDINGS LLC Owner of Public Record REDWOOD HOLDINGS LLC County SAN FRANCISCO
Legal Description LOT 14 BLOCK 5964 UNIVERSITY HOMESTEAD EXT ASSN BLK 150
Assessor's Parcel # 5964-014 Tax Year 2021 R.E. Taxes \$ 12500
Neighborhood Name PORTOLA Map Reference 667-H7 Census Tract 026002
Occupant [X] Owner [] Tenant [] Vacant Special Assessments \$ 0 [] PUD HOA \$ 0 [] per year [] per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [] Purchase Transaction [] Refinance Transaction [X] Other (describe) ASSET SERVICING
Lender/Client WEDGEWOOD INC Address 2015 MANHATTAN BEACH BLVD, STE 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? [X] Yes [] No
Report data source(s) used, offering price(s), and date(s). DOM 84;SFARMLS#422660178. SUBJECT WAS LISTED AND MARKETED PRIOR TO ITS MOST RECENT SALE OCCURRING ON 5/27/2022.. IT WAS OFFERED ON 5/17/2022 FOR \$699,000, MARKETED FOR 6 DAYS WITH NO PRICE CHANGES. IT WAS BID UP TO CONTRACT OF \$1,065,000 VIA MULTIPLE OFFERS, TYPICAL OF THIS MARKET.

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.
Table with columns: Neighborhood Characteristics, One-Unit Housing Trends, One-Unit Housing, Present Land Use %
Location [X] Urban [] Suburban [] Rural Property Values [] Increasing [X] Stable [] Declining PRICE AGE One-Unit 80 %
Built-Up [X] Over 75% [] 25-75% [] Under 25% Demand/Supply [X] Shortage [] In Balance [] Over Supply \$(000) (yrs) 2-4 Unit 10 %
Growth [] Rapid [X] Stable [] Slow Marketing Time [X] Under 3 mths [] 3-6 mths [] Over 6 mths 780 Low 65 Multi-Family 5 %
Neighborhood Boundaries PORTOLA DISTRICT: NORTH: 280 FREEWAY, SOUTH: MANSELL AVENUE, WEST: MCLAREN PARK, 2000 High 115 Commercial 5 %
EAST: 101 FREEWAY. SEE ATTACHED ADDENDUM. 1400 Pred. 80 Other %
Neighborhood Description SEE ATTACHED ADDENDUM.
Market Conditions (including support for the above conclusions) SEE MARKET CONDITIONS SECTION

Dimensions 25 X 95 Area 2375 sf Shape RECTANGULAR View N;Res;
Specific Zoning Classification RH1 Zoning Description SINGLE FAMILY RESIDENCE
Zoning Compliance [X] 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? [X] Yes [] No If No, describe.
Utilities Public Other (describe) Public Other (describe) Off-site Improvements Type Public Private
Electricity [X] [] Water [X] [] Street ASPHALT [X] []
Gas [X] [] Sanitary Sewer [X] [] Alley NONE [] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 0602980231A FEMA Map Date 03/21/2021
Are the utilities and off-site improvements typical for the market area? [X] Yes [] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [] Yes [X] No If Yes, describe. NO ADVERSE
EASEMENTS, ENCROACHMENTS, OR OTHER CONDITIONS NOTED. SUBJECT SITE IS A CONFORMING, LEVEL AND RECTANGULAR LOT. SEE ATTACHED ADDENDUM.

Source(s) Used for Physical Characteristics of Property [] Appraisal Files [X] MLS [X] Assessment and Tax Records [] Prior Inspection [] Property Owner
[X] Other (describe) FRNT EXTERIOR OBSERVATION , SAN FRANCISCO PLANNING DEPT. Data Source(s) for Gross Living Area CORELOGIC,MLS
GENERAL DESCRIPTION GENERAL DESCRIPTION Heating / Cooling Amenities Car Storage
Units [X] One [] One with Accessory Unit [X] Concrete Slab [] Crawl Space [X] FWA [] HWBB [] Fireplace(s) # 0 [] None
of Stories 2 [] Full Basement [] Finished [] Radiant [] WoodStove(s) # 0 [X] Driveway # of Cars 1
Type [X] Det. [] Att. [] S-Det./End Unit [] Partial Basement [] Finished [] Patio/Deck NONE Driveway Surface CONCRETE
[X] Existing [] Proposed [] Under Const. Exterior Walls STUCCO Fuel GAS [] Porch NONE [X] Garage # of Cars 1
Design (Style) CONTEMPORARY Roof Surface COMP SHINGLE [] Central Air Conditioning [] Pool NONE [] Carport # of Cars 0
Year Built 1947 Gutters & Downspouts METAL/AVG [] Individual [X] Fence WOOD [] Attached [] Detached
Effective Age (Yrs) 26 Window Type ALUM SLIDER [X] Other NONE [] Other None [X] Built-in
Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [] Disposal [] Microwave [] Washer/Dryer [] Other (describe)
Finished area above grade contains: 4 Rooms 2 Bedrooms 1.0 Bath(s) 1,038 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) SUBJECT IS A CONFORMING, ABUTTING ROW HOME. NO OUTSTANDING PROPERTY ELEMENTS OR FEATURES NOTED FROM EXTERIOR STREET OBSERVATION. EXTERIOR PAINT/STUCCO AND TRIM CONDITION APPEAR IN GENERALLY AVG+ CONDITION. AVERAGE NORMAL WEAR AND TEAR. SEE ADDENDUM.
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;SUBJECT'S OVERALL EXTERIOR CONDITION IS RATED "AVERAGE+", BASED ON EXTERIOR OBSERVATION AND MLS MARKETING PHOTOS FROM MAY 2022. . NO ITEMS OF FUNCTIONAL OR EXTERNAL OBSOLESCENCE NOTED. NO INADEQUACIES NOTED OR ARE EVIDENT FROM EXTERIOR OBSERVATION FROM STREET ONLY. SEE ATTACHED ADDENDUM.
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [] Yes [X] No If Yes, describe.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [] No If No, describe.

SUMMARY REPORT

Exterior-Only Inspection Residential Appraisal Report

File No. 220602

There are **5** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **999,000** to \$ **1,250,000**

There are **31** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **765,000** to \$ **1,510,000**

FEATURE	SUBJECT			COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
382 MADISON ST Address SAN FRANCISCO, CA 94134				269 MADISON ST SAN FRANCISCO, CA 94134			215 MOSCOW ST SAN FRANCISCO, CA 94112			18 ATHENS ST SAN FRANCISCO, CA 94112		
Proximity to Subject				0.10 MILES NW			0.18 MILES SW			0.26 MILES NW		
Sale Price	\$			\$ 1,200,000			\$ 1,080,000			\$ 920,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 1,156.07 sq. ft.			\$ 1,053.66 sq. ft.			\$ 1,022.22 sq. ft.		
Data Source(s)	INSPECTION			REALQUEST/MLS#422650094;DOM 7			REALQUEST/MLS#81883531;DOM 11			REALQUEST/MLS#421612175;DOM 46		
Verification Source(s)	APN/DOC#s LIST PRICE			5942-019/50058 LIST:\$799,000			6005-055/49012 LIST:\$1,200,000			5947-005/2551 LIST:\$1,000,000		
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION		
Sale or Financing Concessions				ArmLth Conv;0			ArmLth Conv;0			CrtOrd Conv;0		
Date of Sale/Time				s05/22;c04/22			s05/22;c04/22			s01/22;c01/22		
Location	N;Res;			N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	FEE SIMPLE			FEE SIMPLE			FEE SIMPLE			FEE SIMPLE		
Site	2375 sf			2996 sf			2495 sf			3500 sf		
View	N;Res;			N;Res;			B;PARTIAL CITY;			B;PARTIAL CITY;		
Design (Style)	DT2;CONTEMPORARY			DT2;CONTEMPORARY			DT2;CONTEMPORARY			DT2;CONTEMPORARY		
Quality of Construction	Q4			Q4			Q4			Q4		
Actual Age	75			75			73			75		
Condition	C4			C3			C4			C4		
Above Grade	Total	Bd rms.	Baths	Total	Bd rms.	Baths	Total	Bd rms.	Baths	Total	Bd rms.	Baths
Room Count	4	2	1.0	4	2	1.0	5	3	1.0	5	2	1.0
Gross Living Area	300 1,038 sq. ft.			1,038 sq. ft.			1,025 sq. ft.			900 sq. ft.		
Basement & Finished Rooms Below Grade	0sf			0sf			0sf			0sf		
Functional Utility	AVERAGE			AVERAGE			AVERAGE			AVERAGE		
Heating/Cooling	FAU/NONE			FAU/NONE			FAU/NONE			FAU/NONE		
Energy Efficient Items	NONE NOTED			NONE NOTED			NONE NOTED			NONE NOTED		
Garage/Carport	1gb1dw			1gb1dw			1gb1dw			1gb1dw		
Porch/Patio/Deck	NONE			CONC PATIO			0			CONC PATIO		
Kit/Remodel	KIT&BATH OLD/ORIGINA			AVG UPDATES			-40,000			KIT AVG/OLD		
Other	NONE			TENANT OCCUPIED			60,000			DEATH ON PROPERTY 5%		
Pool/spa/Other	BONUS ROOM&BATH			IN LAW UNIT			-30,000			NONE		
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ 78,000			<input checked="" type="checkbox"/> + <input type="checkbox"/> -		
Adjusted Sale Price of Comparables				Net Adj. -6.5% %			Net Adj. 7.1% %			Net Adj. 15.5% %		
				Gross Adj. 16.5% %			Gross Adj. 21.9% %			Gross Adj. 24.2% %		

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

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

Data source(s) **MLS/REALQUEST**

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) **MLS/REALQUEST**

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	05/27/2022			
Price of Prior Sale/Transfer	\$1,065,000			
Data Source(s)	CORELOGIC/SFARMLS#422660178	CORELOGIC	CORELOGIC	CORELOGIC
Effective Date of Data Source(s)	06/27/2022	06/27/2022	06/27/2022	06/27/2022

Analysis of prior sale or transfer history of the subject property and comparable sales **THE SUBJECT WAS RECENTLY PURCHASED IN AN ALL CASH TRANSACTION. THE ESTIMATE OF VALUE IS SLIGHTLY HIGHER IN LINE WITH CURRENT STABLE MARKET CONDITIONS.**

Summary of Sales Comparison Approach. **THE SUBJECT IS AMONG THE SMALLER HOMES IN THE SMALL "PORTOLA" NEIGHBORHOOD. RECENT SALES OF SIMILAR SIZE HOMES IN THE SMALL POCKET AREA WAS THE PRIMARY SELECTION CRITERIA FOR COMPARABLE SALES. AN INITIAL METHODOICAL SEARCH WAS CONDUCTED FOR SALES DATING UP TO 6 MONTHS PRIOR INSPECTION WHICH REVEALED APPROXIMATELY 26 COMPARABLE SALES; FURTHER REFINEMENT OF THE PARAMETERS IDENTIFIED THE ABOVE SELECTED SALES AS DEEMED MOST RELEVANT INDICATORS OF THE SUBJECT'S VALUE. THEY VARY IN LEVELS OF CONDITION AND UPDATES, PER MARKETING PHOTOS/STATEMENTS AND EXTERIOR OBSERVATION. CONSIDERATION IS GIVEN TO ALL THE INDICATORS IN THE FINAL ESTIMATE DUE TO THE HIGH CONFORMITY OF THE SALES WITH GREATEST WEIGHT PLACED ON THE INDICATOR OF COMPARABLE #1 A MODEL MATCH OF THE SUBJECT ON THE SAME STREET. NOTE: MOST SALES ARE BID UP SUBSTANTIALLY OVER LISTED PRICE VIA MULTIPLE OFFERS, INDICATIVE OF CURRENT MARKET CONDITIONS. COMPARABLE #5 IS A CURRENT LISTING ADJUSTED FOR LISTING STATUS AT 10%. SEE ATTACHED ADDENDUM.**

Indicated Value by Sales Comparison Approach \$ **1,120,000**

Indicated Value by: Sales Comparison Approach \$ **1,120,000** Cost Approach (if developed) \$ **0** Income Approach (if developed) \$

SEE ATTACHED ADDENDUM.

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: **EXTERIOR APPRAISAL ONLY. NO INTERIOR INSPECTION SUBJECT WAS CONDUCTED. THIS APPRAISAL IS COMPLETED BASED ON THE EXTRAORDINARY ASSUMPTION THAT THE INTERIOR CONDITION OF THE SUBJECT PROPERTY IS IN THE SAME CONDITION AS THE EXTERIOR. 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 \$ **1,120,000** as of **06/27/2022**, which is the date of inspection and the effective date of this appraisal.**

RECONCILIATION

Exterior-Only Inspection Residential Appraisal Report

File No. 220602

SALES COMPARISON APPROACH

Table with columns: FEATURE, SUBJECT, COMPARABLE SALE NO. 4, COMPARABLE SALE NO. 5, COMPARABLE SALE NO. 6. Rows include property details like 382 MADISON ST, 211 MOSCOW ST, and 386 OXFORD ST, with various attributes such as price, area, and adjustments.

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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) EXTERIOR APPRAISAL ONLY. NO INTERIOR INSPECTION SUBJECT WAS CONDUCTED IN THE SCOPE OF THIS APPRAISAL. NO MEASUREMENTS OF SUBJECT PROPERTY TAKEN. In the absence of vacant available homesites and due to the difficulty of measuring accrued depreciation in a building/improvements of the subject's age, the Cost Approach is not considered applicable in the subject market and has not been employed for purposes of this appraisal.

Table with columns for ESTIMATED, REPRODUCTION OR, REPLACEMENT COST NEW, OPINION OF SITE VALUE, Dwelling, Sq. Ft. @ \$, Garage/Carport, Total Estimate of Cost-New, Less Physical, Functional, External, Depreciation, Depreciated Cost of Improvements, "As-is" Value of Site Improvements, and 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)? 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

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

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

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

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

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

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

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

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

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

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

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

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

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File No. 220602

- 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 
 Name Steven I. Varon, CRREA
 Company Name NORTH POINT APPRAISAL
 Company Address 2483 47TH AVENUE
SAN FRANCISCO, CA 94116
 Telephone Number 415-440-0084
 Email Address steve@northpointappraisal.com
 Date of Signature and Report 06/28/2022
 Effective Date of Appraisal 06/27/2022
 State Certification # AR010909
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 12/12/2022

ADDRESS OF PROPERTY APPRAISED
382 MADISON ST
SAN FRANCISCO, CA 94134

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,120,000

LENDER/CLIENT
 Name CLEAR CAPITAL
 Company Name WEDGEWOOD INC
 Company Address 2015 MANHATTAN BEACH BLVD, STE 100
REDONDO BEACH, CA 90278
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

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

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

Uniform Appraisal Dataset Definitions

File No. 220602

Condition Ratings and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Quality Ratings and Definitions

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

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

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

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

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

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

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

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

ADDENDUM

Borrower: REDWOOD HOLDINGS LLC

File No.: 220602

Property Address: 382 MADISON ST

Case No.:

City: SAN FRANCISCO

State: CA

Zip: 94134

Lender: WEDGEWOOD INC

NEIGHBORHOOD CHARACTERISTICS:

THE SUBJECT IS LOCATED WITHIN THE CITY OF SAN FRANCISCO IN A NEIGHBORHOOD COMMONLY KNOWN AS "PORTOLA" THIS IS A CONFORMING RESIDENTIAL NEIGHBORHOOD COMPRISED OF AVERAGE QUALITY, ONE AND TWO STORY TRACT HOMES BUILT MOSTLY IN THE 1930's - 1950's. HOMES ARE TYPICALLY BUILT TO THE SIDE LOT LINES IN ABUTTING FASHION TO THE ADJACENT PROPERTIES TYPICAL OF THE NEIGHBORHOOD AND SAN FRANCISCO. HOMES TYPICALLY RANGE IN SIZE FROM 1200 TO 2000 SQUARE FEET IN LIVING AREA AND ARE MAINTAINED IN GOOD CONDITION. ADDITIONS AND REMODELS ARE COMMON IN THIS NEIGHBORHOOD. THE TOPOGRAPHY OF THE AREA IS ROLLING AND STEEP HILLS ALLOWING FOR GOOD VIEWS FOR SOME PROPERTIES COMMERCIAL USE IS SITUATED ALONG THE MAJOR THOROUGHFARES THROUGH THE NEIGHBORHOOD AND CONSISTS PRIMARILY OF SMALL STORE FRONTS.

THE FOLLOWING BOUNDARIES ARE USED TO DEFINE THE NEIGHBORHOOD:

NORTH	280 FREEWAY
SOUTH	MANSELL AVENUE
WEST	MCLAREN PARK
EAST	101 FREEWAY

FACTORS AFFECTING MARKETABILITY:

THIS IS AN ESTABLISHED NEIGHBORHOOD NEAR THE MAJOR EMPLOYMENT CENTERS OF THE SAN FRANCISCO. ITS RELATIVE AFFORDABILITY AS COMPARED TO MOST NEIGHBORHOODS OF SAN FRANCISCO WHICH FAVORABLE AFFECTS MARKETABILITY. ALL SCHOOLS, SHOPPING AND COMMUNITY SUPPORT SERVICES CAN BE FOUND CLOSE TO THE SUBJECT. FREEWAY ACCESS IS VERY GOOD. PUBLIC TRANSPORTATION IS CONVENIENTLY LOCATED NEAR THE SUBJECT. CONTINUED UPGRADING AND IMPROVING OF PROPERTIES IN THE AREA FAVORABLY AFFECTS NEIGHBORHOOD APPEAL AND MARKETABILITY. OVERALL APPEAL IS GOOD. NO ADVERSE CONDITIONS NOTED.

SITE COMMENTS

THE SUBJECT SITE IS A CONFORMING , LEVEL AND RECTANGULAR LOT WHICH FRONTS TO A TWO LANE, INTERIOR RESIDENTIAL STREET WITH LOW TRAFFIC VOLUME. THE SITE IS 25' WIDE, AVERAGE IN SIZE AND UTILITY FOR THE AREA AND BACKS AND SIDES TO PROPERTIES WITH SIMILAR CHARACTERISTICS. NOT OUTSTANDING OR UNUSUAL SITE CHARACTERISTICS NOTED UPON EXTERIOR OBSERVATION FROM STREET.

THE IMPROVEMENTS ARE BUILT TO THE SIDE LOT LINES IN AN ABUTTING FASHION TO THE ADJACENT PROPERTIES, TYPICAL OF SAN FRANCISCO. NO PRELIMINARY TITLE REPORT WAS FURNISHED TO THE APPRAISER NOR WERE ANY ENCROACHMENTS OBSERVED. IT IS ASSUMED THAT EASEMENTS, IF ANY ARE TYPICAL UTILITY EASEMENTS WITH NO ADVERSE IMPACT ON VALUE.

HIGHEST AND BEST USE:

THE SUBJECT PROPERTY MEETS THE FOUR CRITERIA IN DETERMINING IT HIGHEST AND BEST USE.

1. IT IS LEGALLY PERMISSIBLE. IT CONFORMS WITH ZONING, BUILDING CODES, ENVIRONMENTAL REGULATIONS, ETC.
 2. IT IS PHYSICALLY POSSIBLE. THE IMPROVEMENTS ARE EXISTING.
 3. IT IS FINANCIALLY FEASIBLE AS THE IMPROVEMENTS ARE EXISTING.
 4. IT IS MAXIMALLY PRODUCTIVE. THE CURRENT IMPROVEMENTS CONSISTING OR 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.
THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY AS IMPROVED IS VACANT IS TO IMPROVE WITH A SINGLE FAMILY RESIDENCE WITH 1500-2500 SQ.FT GLA.

FLOOD ZONE INFORMATION:

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY IS IN PRELIMINARY ZONE X.

NOTE: FLOOD INSURANCE RATE MAPS (FIRMS) HAVE NOT YET BEEN ADOPTED FOR SAN FRANCISCO. THEREFORE, FLOOD ZONE DETERMINATIONS BASED ON THE PRELIMINARY MAPS HAVE BEEN PROVIDED HERE. UNTIL FIRM MAP ADOPTION, ALL OF SAN FRANCISCO IS CONSIDERED NOT A SPECIAL FLOOD HAZARD AREA. FOR FURTHER INFORMATION, USER SHOULD CONSULT FEMA FOR SAN FRANCISCO FLOOPLAIN MANAGEMENT. MORE INFORMATION IS AVAILABLE AT WWW.SFGSA.ORG/INDEX.ASPX?PAGE=828.

DESCRIPTION/ FEATURES

THE SUBJECT IS AN AVERAGE QUALITY, TWO LEVEL, WOOD FRAME AND PLASTER CONSTRUCTION HOME BUILT IN 1947 (REALQUEST). THE MAIN LIVING AREA IS BUILT OVER THE GROUND LEVEL GARAGE, TYPICAL OF THE AREA.I IT HAS CONVENTIONAL ARCHITECTURAL STYLE, WITH TYPICAL, AVERAGE LEVEL OF EXTERIOR MAINTENANCE EVIDENT IT IS A HIGHLY CONFORMING ROW HOME, BUILT TO THE SIDE LOT LINES IN AN ABUTTING FASHION TO THE ADJACENT PROPERTIES, TYPICAL OF THE NEIGHBORHOOD. IT IS ABUTTING TO THE ADJACENT PROPERTIES, , HOWEVER IT IS DETACHED IN ITS CONSTRUCTION, THERE ARE NO COMMON WALLS WITH THE ADJACENT PROPERTIES.

NOTE: PER MLS MARKETING FOR ITS LAST TRANSFER OCCURING IN 2012, THE PROPERTY HAD A 2 BEDROOM, 1 BATH FLOORPLAN, WITH 1038 SQ.FT PERMITTED LIVING AREA, AND A LOWER LEVEL BONUS ROOM AND BATH . NOTE: LOWER LEVEL BONUS ROOMS ARE A COMMON IMPROVEMENT IN THE NEIGHBORHOOD, AND ARE OFTEN UNPERMITTED, AND ARE MOST OFTEN RECOGNIZED WITH CONTRIBUTORY VALUE DEPENDING THEIR UTILITY, QUALITY, AND CONFORMITY WITH THE MAIN UPPER LEVEL LIVING AREA. IT IS UNDETERMINED BY EXTERIOR OBSERVATION AND THE SCOPE OF WORK OF THIS APPRAISAL, IF THE LOWER LEVEL HAS A DIRECT CONNECTION TO THE UPPER MAIN LIVING AREA VIA AN INTERIOR STAIRWELL, OR IF ACCESS IS VIA THE GARAGE ONLY.

CONDITION/DEPRECIATION

THE OVERALL CONDITION OF THE SUBJECT IS RATED "AVERAGE". THE EFFECTIVE AGE IS LOWER THAN THE ACTUAL AGE DUE TO THE MAINTENANCE AND CONDITION OF THE SUBJECT.

DEPRECIATION IS CONSIDERED FOR THE PHYSICAL DETERIORATION, FUNCTIONAL OBSOLESCENCE, AND EXTERNAL OBSOLESCENCE. PHYSICAL DETERIORATION IS DETERMINED USING THE EFFECTIVE AGE/LIFE METHOD. FUNCTIONAL OBSOLESCENCE DEALS WITH POOR FLOOR PLANS, DESIGN OR OVER/UNDER IMPROVEMENTS. EXTERNAL OBSOLESCENCE CONSIDERS EXTERNAL FACTORS THAT AFFECT VALUE.

COMMENTS ON SALES COMPARISON:

FOUR CLOSED SALES AND ONE CURRENT LISTING FROM THE SUBJECT'S IMMEDIATE MARKET AREA WERE SELECTED DUE TO THEIR SIMILARITY TO THE SUBJECT IN LOCATION, SIZE, AGE, AND OTHER AMENITIES. HOWEVER, EACH COMPARABLE IS SLIGHTLY DIFFERENT AND REQUIRES ADJUSTMENTS IN COMPARISON TO THE SUBJECT.

THE ADJUSTMENTS IN THIS SECTION ARE NOT INTENDED TO BE AN EXACT, SCIENTIFIC PROCESS IN WHICH THE EXACT VALUE OF THE VARIOUS ATTRIBUTES ARE DETERMINED. HOWEVER, THEY DO REFLECT REASONABLE VALUE ESTIMATES FOR THE DIFFERENCE IN PRICE PAID FOR DIFFERENT FEATURES OF THE HOMES. WHENEVER POSSIBLE THE ADJUSTMENTS ARE CONFIRMED BY MATCHED PAIR ANALYSIS AND/OR WITH LOCAL REAL ESTATE BROKERS IN THE AREA.

ADDENDUM

Borrower: REDWOOD HOLDINGS LLC

File No.: 220602

Property Address: 382 MADISON ST

Case No.:

City: SAN FRANCISCO

State: CA

Zip: 94134

Lender: WEDGEWOOD INC

BASED ON THE ANALYSIS OF MARKET DATA COMPILED DURING THIS REPORT AND WITH INFORMATION FROM LOCAL REAL ESTATE AGENTS, ADJUSTMENTS FOR THE COMPARABLES HAVE BEEN MADE IN COMPARISON TO THE SUBJECT PROPERTY FOR THE FOLLOWING ITEMS:

COURT ORDERED PROBATE COURT ORDERED PROBATE SALES ARE ACQUIRED IN A BIDDING ENVIRONMENT, WITH INHERENT RISK OF LOSS OF DEPOSIT, FOREGOING CONVENTIONAL BUYER PROTECTIONS. ADJUSTED AT 5% AS LOWER PRICES GENERALLY ACCEPTED FOR THESE SALES DUE TO INCREASED RISK TO INVESTORS AND LARGE CASH DEPOSIT REQUIREMENTS

LOCATION: ADJUSTMENTS WERE MADE FOR SUPERIOR OR INFERIOR LOCATIONS WITHIN THE NEIGHBORHOOD IN COMPARISON TO THE SUBJECT. LOCATIONS THAT ARE IN PROXIMITY TO COMMERCIAL USE, SCHOOLS, HIGH TRAFFIC STREETS, ETC. ARE INFERIOR TO LOCATIONS ON QUIET INTERIOR STREETS.

CONDITION & QUALITY: RATINGS FOR CONDITION ARE C1-C6; FOR QUALITY Q1-Q6 (SEE DEFINITIONS PAGE) FOR PROPERTIES IN THE NEIGHBORHOOD. ADJUSTMENTS ARE THEN MADE IN COMPARISON TO THE SUBJECT.

ROOMS: ADJUSTMENTS HAVE BEEN MADE NOT FOR THE TOTAL NUMBER OF ROOMS BUT THE NUMBER OF BEDROOMS AND BATHS COMPARED TO THE SUBJECT. BEDROOMS WERE ADJUSTED AT A VALUE OF \$40000, BASED ON MARKET DATA. FULL BATHS WERE ADJUSTED AT \$35,000. 1/2 BATHS WERE ADJUSTED AT \$20,000

LIVING AREA: ADJUSTMENTS FOR LIVING AREA ARE MADE FOR ABOVE GRADE LEVELS ONLY AT A VALUE OF \$300 PER SQUARE FOOT WHEN DIFFERENCES EXCEED 50 SQ.FT.

SITE: ADJUSTMENTS ARE MADE FOR SUPERIOR OR INFERIOR SITES, INCLUDING BUT NOT LIMITED TO TOTAL SIZE, PAD SIZE, AND USEABLE SIZE. A TYPICAL LOT FOR THIS NEIGHBORHOOD IS BETWEEN 2000 AND 3000 SQUARE FEET. ADJUSTMENTS ARE MADE AT A VALUE OF \$30 PER SQUARE FOOT WHEN THE DIFFERENCE IN USABLE AREA EXCEEDS 500 SQUARE FEET.

TENANT OCCUPIED SFRs DUE TO STRICT SAN FRANCISCO RENT CONTROL RESTRICTIONS AND TENANT PROTECTION ORDINANCES, TENANTS OF SFR'S FORCED TO VACATE DUE TO A SALE ARE ENTITLED TO COMPENSATION, TYPICALLY PAID BY THE NEW OWNER. THE AMOUNT OF "OWNER MOVE IN" COMPENSATION IS DEPENDENT MOSTLY ON THE NUMBER OF OCCUPANTS AMONG OTHER FACTORS, AND TYPICALLY RANGES FROM \$25,000 TO \$75,000+ IN ADDITION, A BUYERS RIGHT TO OCCUPY A PROPERTY IS DELAYED AT LEAST 60 DAYS PAST CLOSE OF ESCROW TO ALLOW TENANTS TO VACATE. MANY OTHER FACTORS, SUCH AS PRESENCE OF SCHOOL AGE CHILDREN ALSO AFFECT TENANTS RIGHTS, AND GREATLY LIMIT AN OWNERS RIGHT TO EVICT TENANTS AND TAKE POSSESSION OF THE PROPERTY.

SPECIAL CONDITION DEATH MARKETING DISCLOSURE STATES A DEATH OCCURED IN THE PROPERTY PRIOR TO MARKETING. THIS IS KNOWN TO ELIMINATE A SIGNIFICANT SEGMENT IN THE POOL OF BUYERS WHO ARE UNWILLING TO OCCUPY THE HOME IN THIS MARKET., LIMITING MARKETABILITY, AFFECTING PRICE. THE SPECIAL CONDITION ADJUSTMENT IS MADE AT 10%.

OTHER ADJUSTMENTS:
OTHER ITEMS WHICH MAY NEED ADJUSTING ARE AMENITIES SUCH AS POOL/SPAS, DECKS, PATIOS, COVERED PATIOS, KITCHEN APPLIANCES, GARAGE SIZE, AND REMODELING OF ROOMS.

COMPARABLE #1: SALE OF A MODEL MATCH HOME ON THE SUBJECT'S STREET IN GOOD CONDITION. RENOVATIONS PRIOR TO MARKETING INCLUDE NEW INTERIOR PAINT ,REFINISHED FLOORS , UPDATED KITCHEN, LIGHTING. IT WAS SOLD TENANT OCCUPIED AND INCLUDES AN UNPERMITTED LOWER LEVEL IN LAW UNIT HAVING CONTRIBUTORY VALUE.

COMPARABLE #2: SIMILAR SIZE HOME MARKETED AS 3 BEDROOM FLOORPLAN. SOLD AVERAGE CONDITION WITH NO PREPARATION FOR MARKETING, FOLLOWING A DEATH IN THE PROPERTY (SEE ABOVE) . EXTERIOR DISPLAYS AVERAGE NORMAL WEAR AND TEAR. ELEVATED LOT ALLOWS FOR CITY VIEW, HAVING CONTRIBUTORY VALUE

COMPARABLE #3: COURT ORDERED PROBATE SALE SOLD IN BELOW AVERAGE/WORN CONDITION, INFERIOR TO THE SUBJECT. SOILED PAINT, SOME WORN/DAMAGE FLOORS , WATER DAMAGE DISPLAYED. ELEVATED LOT ALLOWS FOR CITY VIEW, HAVING CONTRIBUTORY VALUE.

COMPARABLE #4: SIMILAR SIZE HOME, CONFORMING, 2 BEDROOMS. OLD IN AVERAGE CONDITION, MODERATE NORMAL WEAR AND TEAR INDICATED. KITCHEN IS IN GOOD CONDITION, REMODELED EST 1530 YRS OLD.

COMPARABLE #5: CURRENT LISTING NEAR THE SUBJECT OF A SMALLER HOME IN GOOD CONDITION. KITCHEN AND BATH HAVE BEEN REMODELED. LOWER LEVEL BONUS ROOM & BATH ARE UNPERMITTED. A 10% ADJUSTMENT IS MADE FOR THE LISTING STATUS AS HOMES ARE BID UP OVER LIST PRICE VIA MULTIPLE OFFERS, AS EVIDENCED BY COMPS 1-4, 1004MC AND BROADER MARKET SAMPLE OF THIS PRICE TIER IN SAN FRANCISCO.

FINAL RECONCILIATION

THE COST APPROACH IS NOT USED IN THE FINAL VALUE DETERMINATION DUE TO THE LACK OF LAND SALES AND THE INHERENT DIFFICULTY OF DETERMINING DEPRECIATION WHICH MAKES THIS APPROACH LESS RELIABLE. MOST BUYERS DO NOT CONSIDER THE COST APPROACH IN THEIR BUYING DECISIONS.

THE INCOME APPROACH IS NOT USED DUE TO THE FACT THAT MOST OF THE HOMES IN THE SUBJECT'S AREA ARE OWNER OCCUPIED AND THERE IS INSUFFICIENT DATA TO DERIVE A VALUE BY THE INCOME APPROACH.

THE SALES COMPARISON APPROACH IS TYPICALLY USED BY BUYERS AND SELLERS IN DETERMINING THE PRICE OF A PROPERTY. IT IS GIVEN THE MOST WEIGHT IN DETERMINING MARKET VALUE.

EFFECTIVE DATE OF VALUE:

THE EFFECTIVE DATE OF VALUE IS JUNE 27, 2022 THE DATE THE SUBJECT WAS INSPECTED BY THE APPRAISER.

REASONABLE EXPOSURE TIME:

REASONABLE EXPOSURE TIME IS ON OF A SERIES OF CONDITIONS IN MOST MARKET VALUE DEFINITIONS, AND EXPOSURE TIME IS ALWAYS PRESUMED TO PRECEDE THE EFFECTIVE DATE OF VALUE (STATEMENT ON APPRAISAL STANDARDS NO.6, APPRAISAL STANDARDS BOARD OF THE APPRAISAL FOUNDATION). EXPOSURE TIME MAY BE DEFINED AS THE ESTIMATED LENGTH OF TIME 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.

ADDENDUM

Borrower: REDWOOD HOLDINGS LLC

File No.: 220602

Property Address: 382 MADISON ST

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City: SAN FRANCISCO

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IN OTHER WORDS, IT IS A RETROSPECTIVE ESTIMATE BASED UPON AN ANALYSIS OF PAST EVENTS ASSUMING A COMPETITIVE AND OPEN MARKET.

EXPOSURE TIME IS DIFFERENT FOR VARIOUS TYPES OF REAL ESTATE AND UNDER VARIOUS MARKET CONDITIONS. IT IS NOTED THAT THE OVERALL CONCEPT OR REASONABLE EXPOSURE ENCOMPASSES NOT ONLY ADEQUATE, SUFFICIENT AND REASONABLE TIME, BUT ALSO ADEQUATE, SUFFICIENT AND REASONABLE EFFORT. THE FACT THAT REASONABLE EXPOSURE TIME IS ALWAYS PRESUMED TO OCCUR PRIOR TO THE EFFECTIVE DATE OF THE APPRAISAL IS SUBSTANTIATED BY RELATED FACTS IN THE APPRAISAL PROCESS; SUPPLY AND DEMAND CONDITIONS AS OF THE EFFECTIVE DATE OF THE APPRAISAL, THE USE OF CURRENT COST INFORMATION, THE ANALYSIS OF HISTORICAL SALES INFORMATION, AND THE ANALYSIS OF FUTURE INCOME EXPECTANCY ESTIMATED FOR THE EFFECTIVE DATE OF THE APPRAISAL.

THE ESTIMATE OF THE TIME PERIOD FOR REASONABLE EXPOSURE IS NOT INTENDED TO BE A PREDICTION OF THE DATE OF SALE (APPRAISAL STANDARD BOARD). INSTEAD, IS AN INTEGRAL PART OF THE ANALYSIS CONDUCTED DURING THE APPRAISAL ASSIGNMENT. THE ESTIMATE MAY BE EXPRESSED AS A RANGE AND CAN BE BASED ON THE FOLLOWING:

- * STATISTICAL INFORMATION ABOUT DAYS ON THE MARKET
- * INFORMATION GATHERED THROUGH SALES VERIFICATION
- * INFORMATION WITH MARKET PARTICIPANTS

THE REASONABLE EXPOSURE PERIOD IS A FUNCTION OF PRICE, TIME AND USE, NOT AN ISOLATED ESTIMATE OF THE TIME ALONE. IN THIS APPRAISAL, A MARKET VALUE ESTIMATE CONSISTENT WITH THE PRICES OF THE COMPARABLE SALES AND CURRENT ESCROWS WHICH OCCURED OVER THE PAST YEAR HAS BEEN DERIVED. TO ESTIMATE THE MARKETING PERIOD, THE APPRAISERS QUERIED THE BROKERS AS TO THE MARKETING PERIODS OF THE SALE PROPERTIES WHICH RANGED FROM 1 TO 8 WEEKS. . A NUMBER OF OWNERS AND BROKERS ACTIVE IN THE MARKET WERE QUESTIONED AS TO THE REASONABLE TIME TO EXPOSE A PROPERTY, SUCH AS THE SUBJECT, TO THE MARKET IN ORDER TO AFFECT A REASONABLE SALES PRICE.

AFTER CONDUCTING ANALYSIS ABOVE, A REASONABLE TIME FOR THE SUBJECT OF 2-6 WEEKS IS ESTIMATED. THEREFORE, THE "AS IS" MARKET VALUE ESTIMATES AS JUNE 27, 2022 ASSUMES THAT THE SUBJECT HAS BEEN ACTIVELY MARKETED FOR 2-6 WEEKS PRECEDING THE DATE OF VALUE FOR SALE PURPOSES.

REASONABLE MARKETING TIME:

THE REASONABLE MARKETING TIME IS AN ESTIMATE OF THE AMOUNT OF TIME IT MIGHT TAKE TO SELL A PROPERTY INTEREST IN REAL ESTATE AS THE ESTIMATED MARKET VALUE LEVEL DURING THE PERIOD IMMEDIATELY AFTER THE DATE OF SALE. MARKETING TIME DIFFERS FROM EXPOSURE TIME, IN THAT EXPOSURE TIME PRECEDES THE EFFECTIVE DATE OF AN APPRAISAL.

THE ESTIMATE OF MARKET TIME USES SOME OF THE SAME DATA ANALYZED IN THE PROCESS OF ESTIMATING THE REASONABLE EXPOSURE TIME, AND IS NOT INTENDED TO BE A PREDICTION OF A DATE OF SALE (APPRAISAL STANDARDS BOARD). IT IS AN INTEGRAL PART OF THE APPRAISAL, HOWEVER, AND CAN BE BASED ON ONE OR MORE OF THE FOLLOWING SOURCES.

- * STATISTICAL INFORMATION ABOUT DAYS ON THE MARKET
- * INFORMATION GATHERED THROUGH SALES VERIFICATIONS
- * INTERVIEWS WITH MARKET PARTICIPANTS
- * ANTICIPATED CHANGES IN MARKET CONDITIONS

RELATED INFORMATION GARNERED THROUGH THIS PROCESS INCLUDE OTHER MARKET CONDITIONS THAT MY AFFECT MARKETING TIME, SUCH AS IDENTIFICATION OF TYPICAL BUYERS AND SELLERS FOR THE TYPE OF REAL ESTATE INVOLVED AND TYPICAL EQUITY INVESTMENT LEVELS AND/OR FINANCING TERMS. THE REASONABLE MARKETING TIME IS A FUNCTION OF PRICE, TIME, USE, AND ANTICIPATED MARKET CONDITIONS SUCH AS CHANGES IN THE COST AND AVAILABILITY OF FUNDS. IT IS NOT AN ISOLATED ESTIMATE OF TIME ALONE. CLIENTS CONCERNED WITH MARKETING REAL ESTATE SHOULD BE AWARE THAT IT MAY BE INAPPROPRIATE TO ASSUME

THAT THE VALUE ESTIMATE HEREIN REMAINS STABLE OVER THE MARKETING TIME. FUTURE MARKET CONDITIONS MAY ALLOW FOR DECLINES OR INCREASES IN PROPERTY VALUES.

TO ESTIMATE THE MARKETING PERIOD. SELLERS WERE QUERIED AS TO THE MARKETING PERIODS OF THE SALE PROPERTIES. ALSO CONTACTED WERE A NUMBER OF BROKERS ACTIVE IN THE SUBJECT'S MARKET AS TO THE REASONABLE TIME TO EXPOSE A PROPERTY, SUCH AS THE SUBJECT, TO THE MARKET IN ORDER TO AFFECT A REASONABLE SALES PRICE.

AFTER CONDUCTING THE ANALYSIS ABOVE, A REASONABLE EXPOSURE TIME FOR THE SUBJECT OF 2 TO 6 WEEKS IS ESTIMATED FOR SALE PURPOSES BASED ON MARKET TIMES OF RECENT SIMILAR SALES IN THE AREA.

NO PRIOR SERVICES DISCLOSURE:

I HAVE PERFORMED NO OTHER 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

ADDENDUM

Borrower: REDWOOD HOLDINGS LLC

File No.: 220602

Property Address: 382 MADISON ST

Case No.:

City: SAN FRANCISCO

State: CA

Zip: 94134

Lender: WEDGEWOOD INC

SCOPE OF WORK

NORTH POINT APPRAISAL MAINTAINS AND UTILIZES MANY SOURCES OF REAL ESTATE AND ECONOMIC INFORMATION. TYPICAL INFORMATION SOURCES IN THE SAN FRANCISCO BAY AREA INCLUDES THE FOLLOWING: TAX/PUBLIC RECORD ABSTRACTS OBTAINED BY WIN2DATA AND DATAQUICK, MLS, APPRAISAL FILES, U.S. CENSUS DATA, MARSHALL AND SWIFT CONSTRUCTION COST DATA, LOCAL BUILDERS KNOWN TO THE APPRAISER, FLOOD INSIGHTS FLOOD MAPS, LOCAL REALTORS AND BROKERS, AS WELL AS A NUMBER OF ONLINE TOOLS.

THE SOURCES AND DATA UTILIZED IN THIS REPORT ARE CONSIDERED RELIABLE, HOWEVER CANNOT BE GUARANTEED. WHEN CONFLICTING INFORMATION IS PROVIDED BY MULTIPLE DATA SOURCES, EVERY REASONABLE ATTEMPT IS MADE TO RECONCILE CONFLICTING INFORMATION THROUGH ADDITIONAL RESEARCH, INCLUDING INTERVIEW WITH REALTORS/BROKERS ACTIVE IN THE MARKET AND/OR PRINCIPLES IN THE TRANSACTION. WHEN POSSIBLE ALL COMPARABLES HAVE BEEN VERIFIED AS CLOSED THROUGH AT LEAST TWO DATA SOURCES.

COMPARABLES PROVIDED IN THE APPRAISAL WERE CONSIDERED THE BEST AVAILABLE AT THE TIME OF THE APPRAISAL. PENDING SALES AND LISTING ACTIVITY IN THE MARKET IS COMMONLY REVIEWED, DEPENDING ON THE AVAILABILITY OF RECENTLY CLOSED TRANSACTIONS. THE SUPPLY OF INVENTORY AND THE DEMAND FOR PROPERTIES IN A GIVEN MARKET ADD INDICATED BY THE NUMBER OF CLOSED SALES IS CONSIDERED WHEN THE DATA IS READILY AVAILABLE AND CONSIDERED RELEVANT TO TH LEVEL OF RISK.

PROPERTY CHARACTERISTICS SUCH AS GROSS LIVING AREA, BEDROOM/BATHROOM COUNT, LOT SIZE, AGE CONDITION, QUALITY, LOCATION, DESIGN/APPEAL, UPDATING/REMODELING, AND MARKET TRENDS ARE TAKEN INTO CONSIDERATION IN THE VALUATION PROCESS. THE MOST RECENT AND RELEVANT SALES ARE RESEARCHED AND PRESENTED IN THE APPRAISAL REPORT. WHENEVER SALES HAVE CLOSED PRIOR TO SIX MONTHS TO THE DATE OF VALUATION AND/OR THE SALES SELECTED ARE FURTHER THAN TYPICAL OR FALL OUTSIDE STANDARD FNMA RECOMMENDED GUIDELINES IN TERMS OF ADJUSTMENTS AND VARIABLES, A DISCUSSION IS PRESENTED IN THE APPRAISAL DESCRIBING THE APPRAISAL SELECTION METHODOLOGY.

UNLESS DESCRIBED ELSEWHERE IN THIS REPORT, A VISUAL INSPECTION FROM THE STREET ONLY WAS CONDUCTED, APPROPRIATE FOR THE SCOPE OF THIS 2055 EXTERIOR APPRAISAL.. NO MEASUREMENTS OF THE SUBJECT WERE TAKEN. SOURCES FOR GLA INCLUDE PUBLIC RECORD, MLS AND OWNERS INFORMATION. IN THIS CASE MLS FROM THE PRIOR SALE WAS UTILIZED, DEEMED THE MOST RELIABLE SOURCE CONSIDERING THE REMODEL/EXPANSION WHICH IS NOT REFLECTED IN PUBLIC RECORD ABSTRACTS. .

AREAS NOT EASILY ACCESSIBLE WERE NOT INSPECTED, INCLUDING ATTIC, CRAWL SPACES, AND ROOFS, UNLESS DESCRIBED OTHERWISE IN THIS REPORT. APPRAISERS ARE NO EXPERTS IN SUCH MATTERS AS PEST CONTROL, STRUCTURAL ENGINEERING, AND ENVIRONMENTAL CONDITIONS AND NO REPRESENTATIONS OR WARRANTIES ARE MADE WITH RESPECT TO THESE ITEMS.

PHOTOGRAPHS OF THE SUBJECT PROPERTY WERE OBTAINED WHILE PERFORMING THE INSPECTION OF THE SUBJECT PROPERTY, AND DURING EXTERIOR OBSERVATION OF THE COMPARABLE SALES.

DIGITAL SIGNATURES: THIS REPORT CONTAINS DIGITALLY REPRODUCED SIGNATURES, WHICH ARE APPROVED BY FNMA, GNMA, FHA, AND HUD. THE ACI APPRAISAL SOFTWARE PROGRAM ALLOWS AN APPRAISER TO ATTACH A DIGITALLY REPRODUCED SIGNATURE BY ENTERING A PASSWORD ONLY KNOWN TO THE SIGNING APPRAISER. AFTER THE REPORT IS DIGITALLY SIGNED, IT IS LOCKED AND CANNOT BE ALTERED BY ANYONE BUT THE SIGNING APPRAISER.

Market Conditions Addendum to the Appraisal Report

File No. 220602

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 **382 MADISON ST** City **SAN FRANCISCO** State **CA** Zip Code **94134**

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)	14	8	9	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.33	2.67	3.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	3	2	5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.29	0.75	1.67	<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	1,115,500	1,170,000	1,200,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	11	9	10	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	1,099,000	949,000	1,124,450	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	20	9	12	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	118.27%	138.95%	124.27%	<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.).

SELLER CONCESSIONS ARE NOT TYPICAL. SELLERS ARE FIRM ON PRICE IN THIS NEIGHBORHOOD IN ANTICIPATION OF MULTIPLE OFFERS, AS PROPERTIES ARE MOST OFTEN SUBSTANTIALLY OVERBID IN THIS MARKET. LOAN DISCOUNTS, INTEREST BUYDOWNS OR OTHER CONCESSIONS ARE NOT TYPICAL AT THIS TIME. DEVELOPERS OF NEW CONDOMINIUM PROJECTS MAY OFFER CERTAIN INCENTIVES SUCH AS DISCOUNTS ON UPGRADES, INCLUSION OF APPLIANCES, REFUNDS IN ESCROW FOR CLOSING COSTS, OR PREPAID HOA FEES. PROPERTIES WHICH HAVE BEEN MARKETED FOR EXTENDED PERIODS ARE TYPICALLY REDUCED IN PRICE

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).

Cite data sources for above information. REALQUEST/MLS

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.

DEMAND OUTWEIGHS SUPPLY IN THIS NEIGHBORHOOD AND ANY INVENTORY IS ABSORBED QUICKLY. SALES PRICES ARE MOST OFTEN BID OVER LIST PRICES VIA MULTIPLE OFFERS WITH TYPICAL MARKET TIME BETWEEN 1 WEEK AND 1 MONTH AS EVIDENCED BY THE COMPARABLE SALES. THE PORTOLA DISTRICT REMAINS TO BE AMONG THE MOST AFFORDABLE TIER NEIGHBORHOODS OF SAN FRANCISCO. THE NEIGHBORHOOD HAS BEEN IN A TREND OF RENEWAL, AND HAS BEEN ONE OF THE STRONGEST AND MOST RAPIDLY APPRECIATING NEIGHBORHOODS DURING 2020-2022. THE FAVORABLE AFFECTS OF A STRONG LOCAL ECONOMY AND EMPLOYMENT MARKET IN THE TECHNOLOGY AND BIO TECHNOLOGY SECTORS BRINGS HIGH INCOME EMPLOYMENT TO SAN FRANCISCO, FUELING DEMAND AND PROVIDING A POOL OF QUALIFIED BUYERS AND INVESTORS. THIS OFFSETS THE MODERATING EFFECTS OF THE BROADER ECONOMIC CONDITIONS. APPROXIMATELY 15% OF ALL SALES ARE ALL CASH TRANSACTIONS AND BUYERS/SELLERS COMMONLY ENTER CONTRACT AT 10% - 20% OVER LIST PRICE. REMODELING AND CONSTRUCTION IS PREVALENT INDICATIVE OF HIGH OWNER/CONSUMER CONFIDENCE. THE VERY LIMITED INVENTORY, HIGH DEMAND AND STRONG BUYER POOL ARE SETTING CONDITIONS IN PLACE FOR SLOW PRICE APPRECIATION TO CONTINUE. LEVELING OFF THROUGH 2022 WITH EXPECTATIONS OF RISING INTEREST RATES AND UNCERTAINTY FOR FUTURE ECONOMIC CONDITIONS. ** CONTINUED BELOW**

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.

**** THE SMALL DATA SAMPLE AVAILABLE AS OF THIS WRITING IS TOO SMALL TO DEDUCE A MEANINGFUL ANALYSIS OF THE MOST RECENT SHARP RISE INTEREST RATES BEGINNING WITHIN THE PAST 3 MONTHS. THE RESEARCH PARAMETERS CRITERIA BASED ON SALES OF SIMILAR SIZE HOMES IN THE SUBJECT'S PORTOLA DISTRICT.**

APPRAISER

Signature 
 Name Steven I. Varon, CRREA
 Company Name NORTH POINT APPRAISAL
 Company Address 2483 47TH AVENUE
SAN FRANCISCO, CA 94116
 State License/Certification # ARO10909 State CA
 Email Address steve@northpointappraisal.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

USPAP ADDENDUM

File No. 220602

Borrower: **REDWOOD HOLDINGS LLC**
 Property Address: **382 MADISON ST**
 City: **SAN FRANCISCO** County: **SAN FRANCISCO** State: **CA** Zip Code: **94134**
 Lender: **WEDGEWOOD INC**

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report** A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time


My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: **2-6 WEEKS**

Additional Certifications

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

Additional Comments

APPRAISER:

Signature: 
 Name: **Steven I. Varon, CRREA**
 Date Signed: **06/28/2022**
 State Certification #: **AR010909**
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: **CA**
 Expiration Date of Certification or License: **12/12/2022**
 Effective Date of Appraisal: **06/27/2022**

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

Borrower: **REDWOOD HOLDINGS LLC**
 Property Address: **382 MADISON ST**
 City: **SAN FRANCISCO**
 Lender: **WEDGEWOOD INC**

File No.: **220602**
 Case No.:
 State: **CA** Zip: **94134**

382 Madison St, San Francisco, CA 94134-1350, San Francisco County

APN: 5964-014 CLIP: 9152329210



MLS Beds	3	MLS Full Baths	2	Half Baths	N/A	MLS Sale Price	\$1,065,000	MLS Sale Date	05/27/2022
MLS Sq Ft	1,038	Lot Sq Ft	2,374	Yr Built	1947	Type	SFR		

OWNER INFORMATION			
Owner Name	Redwood Holdings LLC	Tax Billing Zip	90278
Owner Name 2		Tax Billing Zip+4	1230
Tax Billing Address	2015 Manhattan Beach Blvd #100	Owner Occupied	No
Tax Billing City & State	Redondo Beach, CA	Do Not Mail Flag	

LOCATION INFORMATION			
Census Tract	260.02	Topography	
Map Page/Grid		Subdivision	University Homestead Ex1 Assn
Center Route	C015	Block	5964
Zoning	RH1		

TAX INFORMATION			
Tax ID	5964-014	% Improved	51%
All APN	5964014	Lot	14
Tax Area	1000	Block	5964
Legal Description	BLK 156 LOT 3		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Assessed Value - Total	\$53,647	\$53,101	\$52,063
Assessed Value - Land	\$26,184	\$25,917	\$25,410
Assessed Value - Improved	\$27,463	\$27,184	\$26,653
YOY Assessed Change (\$)	\$546	\$1,038	
YOY Assessed Change (%)	1.03%	1.99%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$1,437		
2020	\$1,479	\$42	2.9%
2021	\$1,400	-\$78	-5.31%

Special Assessment	Tax Amount
SI Bay RA Parcel Tax	\$12.00
Dw Code Ent Fee	\$52.00
Stued Facilities District	\$39.72
Stood Parcel Tax	\$99.99
SI-Teacher Support	\$275.00
Total Of Special Assessments	\$765.74

CHARACTERISTICS			
Approx Lot Sq Ft	2,374	Total Rooms	4
Lot Acres	0.0545	Other Rooms	
Lot Frontage		Floor Cover	
Lot Depth		Fireplaces	
Land Use - County	1 Dwelling Unit	Other Impvs	
Building Sq Ft	1,038	Heat Type	
Stories	1	Cooling Type	
Style		Roof Material	
Year Built	1947	Sewer	
Effective Year Built		Water	
Garage Type		Construction	Wood

Borrower: **REDWOOD HOLDINGS LLC**
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File No.: **220602**
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 State: **CA** Zip: **94134**

Garage Sq Ft		Foundation	
Garage Capacity		Exterior	
Pool		Quality	
Pool Size		Assessor's Building Quality	
Bedrooms	MLS: 3	Condition	
Total Baths	Tax: 1 MLS: 2	Topography	
MLS Total Baths	2	Total Units	1
Full Baths	Tax: 1 MLS: 2	Land Use - Universal	SFR
Half Baths			

FEATURES

Feature Type	Unit	Size/City	Width	Depth	Year Built
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Feature Type	Value	Building XF Condition Code	Building XF Quantity 2
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Building Description	Building Size
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SELL SCORE

Rating	High	Value As Of	2022-06-26 03:59:59
Sell Score	792		

ESTIMATED VALUE

RealAVM™	\$1,058,000	Confidence Score	75
RealAVM™ Range	\$973,360 - \$1,142,640	Forecast Standard Deviation	8
Value As Of	05/23/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score ranges from 0 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
 (3) The FSD derives confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range of dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number	423660178	MLS Selling Date	05/27/2022
MLS Status	Closed	MLS Selling Price	\$1,065,000
MLS Status Date	05/27/2022	MLS Listing Agent	802063-Tina Tseo
MLS List Price	\$999,000	MLS Listing Office	COLDWELL BANKER REALTY
MLS Orig. List Price	\$999,000	MLS Selling Agent	816693-Tony Van Guyse
MLS On Market Date	05/17/2022	MLS Selling Office	WEDGEWOOD HOMES REALTY

MLS Listing #	
MLS Status	
MLS On Market Date	
MLS Listing Price	
MLS Original Price	
MLS Selling Date	
MLS Selling Price	

LAST MARKET SALE & SALES HISTORY

Recording Date	05/27/2022	Seller	Joseph J & Kelly R F/Tr
Sale Price	\$1,065,000	Document Number	54531
Owner Name	Redwood Holdings LLC	Deed Type	Grant Deed
Owner Name 2			

	05/27/2022	05/27/2022	09/03/2020	11/23/2016	05/03/2016
Recording Date	05/27/2022	05/27/2022	09/03/2020	11/23/2016	05/03/2016
Sale Price	\$1,065,000				
Nominal		Y	Y	Y	Y
Buyer Name	Redwood Holdings LLC	John Joseph & Rosemarie Trust	Kelly Mary E Living Trust	Petrini Laurie Trust	Petrini Laurie A
Seller Name	Joseph J & Kelly R F/Tr	Kelly John J	Kelly James P & Mary E Trust	Kelly Family Trust	Kelly Robert
Document Number	54531	54530	12952	K362937	K239886
Document Type	Grant Deed	Affidavit	Grant Deed	Grant Deed	Affidavit

Borrower: **REDWOOD HOLDINGS LLC**
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File No.: **220602**
 Case No.:
 State: **CA** Zip: **94134**

Recording Date	12/24/2013	12/24/2013	09/18/1997
Sale Price			
Nominal	Y	Y	Y
Buyer Name	Kelly Robert Trust	Kelly Robert	Kelly Robert & James P & John J
Seller Name	Kelly R & B A Family Trust	Kelly Barbara A	Kelly Lena M
Document Number	L850-284	L850-283	G9970-341
Document Type	Grant Deed	Affidavit	Grant Deed

MORTGAGE HISTORY

Mortgage Date	
Mortgage Amt	
Mortgage Lender	
Mortgage Type	
Borrower Name	

FORECLOSURE HISTORY

Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Lien Type	

PROPERTY MAP



PLAT MAP

Borrower: **REDWOOD HOLDINGS LLC**
Property Address: **382 MADISON ST**
City: **SAN FRANCISCO**
Lender: **WEDGEWOOD INC**

File No.: **220602**
Case No.:
State: **CA** Zip: **94134**

5964

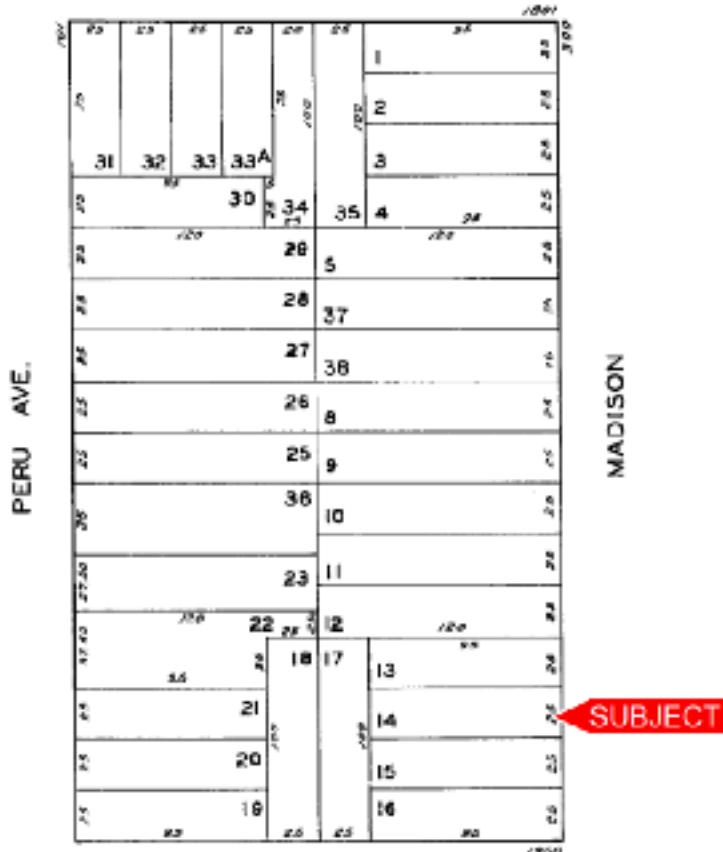
UNIV. EXT. HD. ASSN. BLK. 150

REVISED '63
" '67

LOTS MERGED
LOTS 7 1870 207 6 - 1947



FELTON



BURROWS

Borrower: **REDWOOD HOLDINGS LLC**

File No.: **220602**

Property Address: **382 MADISON ST**

Case No.:

City: **SAN FRANCISCO**

State: **CA**

Zip: **94134**

Lender: **WEDGEWOOD INC**



LOCATION MAP

Borrower: REDWOOD HOLDINGS LLC
Property Address: 382 MADISON ST
City: SAN FRANCISCO
Lender: WEDGEWOOD INC

File No.: 220602
Case No.:
State: CA
Zip: 94134



SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: **REDWOOD HOLDINGS LLC**

File No.: **220602**

Address: **382 MADISON ST**

Case No.:

City: **SAN FRANCISCO**

St: **CA**

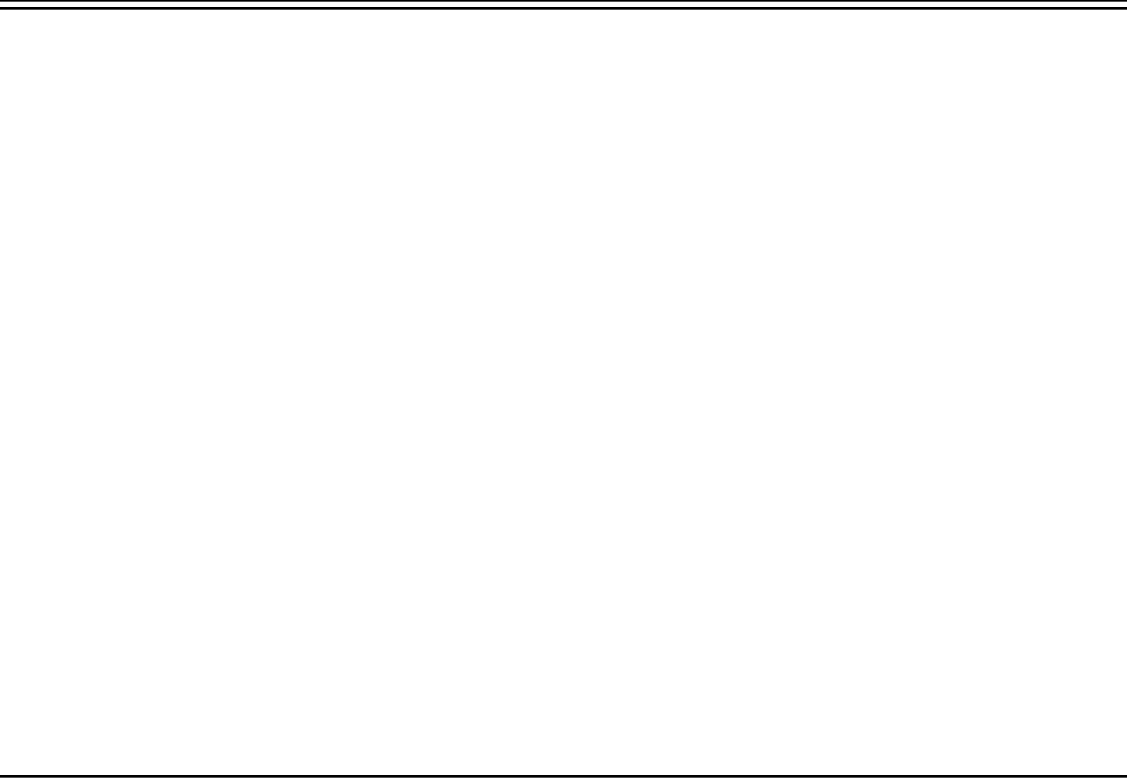
Zip: **94134**

Lender: **WEDGEWOOD INC**



**FRONT VIEW OF
SUBJECT PROPERTY**

Date: **June 27, 2022**



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: REDWOOD HOLDINGS LLC

File No.: 220602

Address: 382 MADISON ST

Case No.:

City: SAN FRANCISCO

St: CA

Zip: 94134

Lender: WEDGEWOOD INC



COMPARABLE SALE #1

289 MADISON ST
SAN FRANCISCO, CA 94134
Sale Date: s05/22;c04/22
Sale Price: \$ 1,200,000



COMPARABLE SALE #2

215 MOSCOW ST
SAN FRANCISCO, CA 94112
Sale Date: s05/22;c04/22
Sale Price: \$ 1,080,000



COMPARABLE SALE #3

18 ATHENS ST
SAN FRANCISCO, CA 94112
Sale Date: s01/22;c01/22
Sale Price: \$ 920,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: REDWOOD HOLDINGS LLC	File No.: 220602		
Address: 382 MADISON ST	Case No.:		
City: SAN FRANCISCO	St: CA	Zip: 94134	Lender: WEDGEWOOD INC



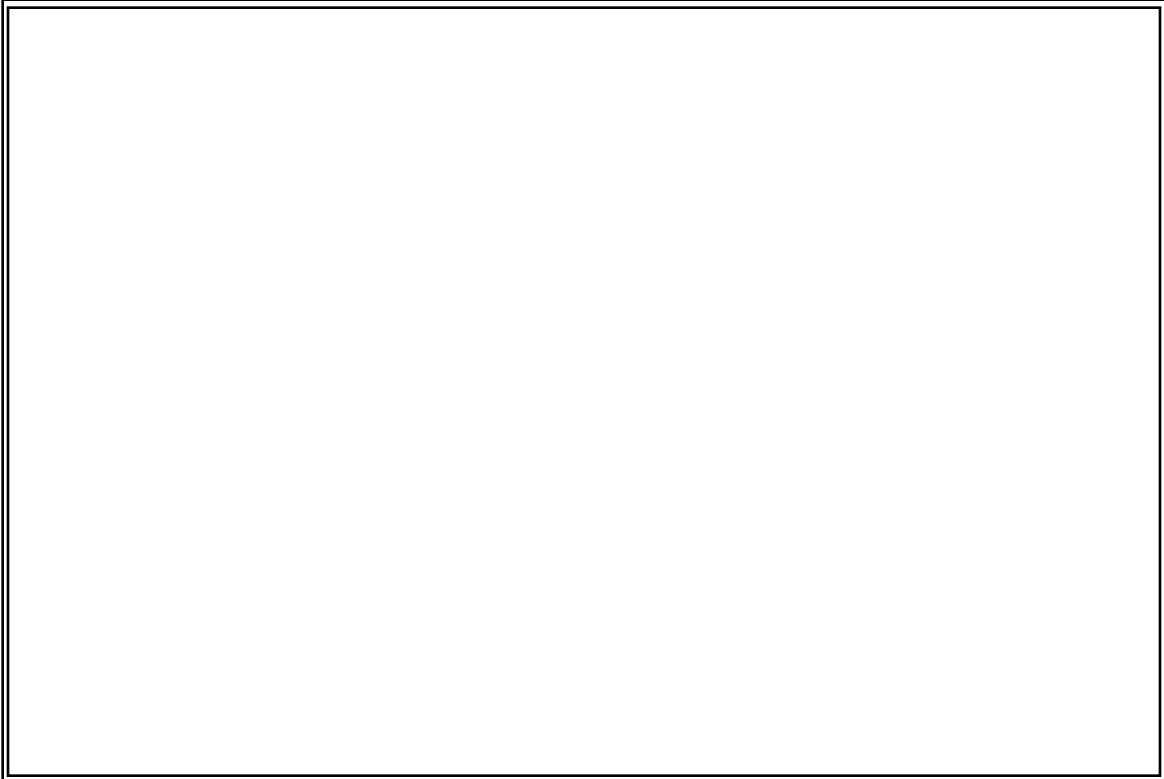
COMPARABLE SALE #4

211 MOSCOW ST
SAN FRANCISCO, CA 94112
Sale Date: s05/22;c04/22
Sale Price: \$ 1,200,000



COMPARABLE SALE #5

386 OXFORD ST
SAN FRANCISCO, CA 94112
Sale Date: Active
Sale Price: \$ 1,095,000



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

Borrower: **REDWOOD HOLDINGS LLC**
Property Address: **382 MADISON ST**
City: **SAN FRANCISCO**
Lender: **WEDGEWOOD INC**

File No.: **220602**
Case No.:
State: **CA** Zip: **94134**



Borrower: **REDWOOD HOLDINGS LLC**
Property Address: **382 MADISON ST**
City: **SAN FRANCISCO**
Lender: **WEDGEWOOD INC**

File No.: **220602**
Case No.:
State: **CA** Zip: **94134**



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)

Great American Assurance Company

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

Policy Number: **RAP3666450-21** Renewal of: **RAP3666450-20**
Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

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- Item 1. **Named Insured:** **Steven Varrin**
- Item 2. **Address:** **2483 47th Avenue**
City, State, Zip Code: **San Francisco, CA 94116**
- Item 3. **Policy Period:** From **08/08/2021** To **08/08/2022**
(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. \$ **2,000,000** **Damages Limit of Liability - Policy Aggregate**
 - D. \$ **2,000,000** **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:** \$ **967.00**
- Item 7. **Retrospective Date (if applicable):** **08/08/1996**
- Item 8. **Forms, Notices and Endorsements attached:**
D42100 (03/15) D42300 CA (10/13) IL7324 (08/12)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

Authorized Representative