File No. 32991559

APPRAISAL OF



LOCATED AT:

2363 33rd Avenue San Francisco, CA 94116

FOR:

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

BORROWER:

Redwood Holdings LLC

AS OF:

June 24, 2022

BY:

Mitchell S. Diamond

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

File Number: 32991559

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

2363 33rd Avenue San Francisco, CA 94116

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 24, 2022

is:

\$1.550.000 One Million Five Hundred Fifty 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.

 $\dot{}$

Mitchell S. Diamond

Exterior-Only Inspection Residential Appraisal Report File No. 32991559

	IO DIOVIUE IIIE IEIIUEI/CIIEIII WIIII AII A	ccurate, and adequatery su		narket value of the subject property.
Property Address 2363 33rd Avenue	•	City San Francisco		e CA Zip Code 94116
Borrower Redwood Holdings LLC	Owner of Dublic Record	d Wong Michael K C		inty San Francisco
			COU	
Legal Description See Attached Addendum Lot	LUTU BIOCK 2362			
Assessor's Parcel # 2362-010		Tax Year 2021	R.E	. Taxes \$ 6,004
Neighborhood Name Sunset - Parkside		Map Reference 667-A4	Cen	sus Tract 0329.01
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		cribe) Servicing		
				00070
Lender/Client Wedgewood Inc		attan Beach Blvd Suite 10		
Is the subject property currently offered for sale or has	s it been offered for sale in the twelve mor	ths prior to the effective date o	f this appraisal?	es X No
Report data source(s) used, offering price(s), and dat	te(s). San Francisco Multiple Listir	ng Service		
I did did not analyze the contract for sale f	for the subject purchase transaction. Expla	ain the results of the analysis of	f the contract for sale or why t	the analysis was not performed.
	, , , , , , , , , , , , , , , , , , , ,	,	,	, , , , , , , , , , , , , , , , , , ,
Contract Price \$ Date of Contr		seller the owner of public recor		Data Source(s)
Is there any financial assistance (loan charges, sale c	concessions, gift or downpayment assistar	nce, etc.) to be paid by any part	ty on behalf of the borrower?	Yes No
If Yes, report the total dollar amount and describe the	e items to be paid.			
Note: Race and the racial composition of the neig	hborhood are not appraisal factors			
Neighborhood Characteristics		lousing Trends	One-Unit Hous	sing Present Land Use %
	\square			-
Location X Urban Suburban Rural	Property Values Increasing	X Stable Decl	3	AGE One-Unit 70 %
Built-Up X Over 75% 25-75% Under			Supply \$(000)	(yrs) 2-4 Unit 20 %
Growth Rapid X Stable Slow	Marketing Time X Under 3 m	ths 3-6 mths Over	6 mths 700 Low	0 Multi-Family 5 %
Neighborhood Boundaries Golden Gate Park to	the North, Stern Grove to the Sou	th, 19th Avenue to the Fa	ast, 2,900 High	150 Commercial 5 %
Sunset Boulevard to the West.	,		1,500 Pred.	85 Other 0 %
Neighborhood Description See Attached Adder	adum			
See Allached Adder	iuum			
2				
Market Conditions (including support for the above co	onclusions) See Attached Addendu	m		
Dimensions 25x120	Area 3000 sf	Shape Rectar	ngular	View N;Res;
Specific Zoning Classification RH1	Zoning Description See A		igulai	
	, _	o Zoning 🔄 Illegal (descril	- $ -$	
Is the highest and best use of the subject property as	improved (or as proposed per plans and	specifications) the present use	? 🚺 Yes 🗌 No I	If No, describe. See Attached
Addendum				
Utilities Public Other (describe)	Public	: Other (describe)	Off-site Improve	ments—Type Public Private
	Water X		· · ·	
Electricity X	Water X		Street Asphalt	
Electricity X C	Sanitary Sewer X		Street Asphalt Alley None	
Electricity X Gas X FEMA Special Flood Hazard Area Yes X N	Sanitary Sewer X		Street Asphalt Alley None	<u> </u>
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No	If No, describe.	Street Asphalt Alley None 8/060298/0001 N FEM	A Map Date 06/02/1998
Electricity X Gas X FEMA Special Flood Hazard Area Yes X N	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No	If No, describe.	Street Asphalt Alley None 8/060298/0001 N FEM	
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No	If No, describe.	Street Asphalt Alley None 8/060298/0001 N FEM	A Map Date 06/02/1998
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No	If No, describe.	Street Asphalt Alley None 8/060298/0001 N FEM	A Map Date 06/02/1998
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No	If No, describe.	Street Asphalt Alley None 8/060298/0001 N FEM	A Map Date 06/02/1998
Electricity X Gas X Sector Sec	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr	If No, describe. nental conditions, land uses, et	Street Asphalt Alley None 8/060298/0001 N FEM c.)? Yes X No	A Map Date 06/02/1998 If Yes, describe. None noted.
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr	If No, describe. nental conditions, land uses, et X Assessment and Tax Reco	Street Asphalt Alley None 8/060298/0001 N FEM c.)? Yes X No	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe)	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS (If No, describe. nental conditions, land uses, et X Assessment and Tax Recon Data Source(s) for Gross Li	Street Asphalt Alley None 8/060298/0001 N FEM c.)? Yes X No	X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environn rty Appraisal Files X MLS (GENERAL DESCRIPTION	If No, describe. nental conditions, land uses, et X Assessment and Tax Recon Data Source(s) for Gross Li Heating / Cooling	Street Asphalt Alley None 8/060298/0001 N FEM c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities	X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space	If No, describe. nental conditions, land uses, et X Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB	Street Asphalt Alley None 8/060298/0001 N FEM c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1	X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environn rty Appraisal Files X MLS (GENERAL DESCRIPTION	If No, describe. nental conditions, land uses, et X Assessment and Tax Recon Data Source(s) for Gross Li Heating / Cooling	Street Asphalt Alley None 8/060298/0001 N FEM c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space	If No, describe. nental conditions, land uses, et X Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB	Street Asphalt Alley None 8/060298/0001 N FEM c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1	X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X) One One with Accessory Unit # of Stories 2 Type X) Det.	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished	If No, describe. nental conditions, land uses, et X Assessment and Tax Recor Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant	Street Asphalt Alley None 8/060298/0001 N FEM c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco	If No, describe. nental conditions, land uses, et Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One Yes 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style)	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS (GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle	If No, describe. nental conditions, land uses, et Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS (GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized	If No, describe. nental conditions, land uses, et Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual	Street Asphalt Alley None 8/060298/0001 N FEM c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None X Fence Wood	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Ange Carport # of Cars 0 Ange Carport # of Cars 0 Ange Carport # of Cars 0
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal	If No, describe. nental conditions, land uses, et X Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None X Fence Wood Other None	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0
Electricity X Gas X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X Refrigerator	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Disposal	If No, describe. nental conditions, land uses, et X Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Microwave X Washer/Dryee	Street Asphalt Alley None 8/060298/0001 N FEM c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None X Fence Wood Other None er Other (describe)	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X Refrigerator X Range/Oven Finished area above grade contains:	Sanitary Sewer X No FEMA Flood Zone X he market area? X) Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X 5 Rooms 2	If No, describe. nental conditions, land uses, et X Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Microwave X Washer/Dryee	Street Asphalt Alley None 8/060298/0001 N FEM c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None X Fence Wood Other None er Other (describe)	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Ange Carport # of Cars 0 Ange Carport # of Cars 0 Ange Carport # of Cars 0
Electricity X Gas X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X Refrigerator	Sanitary Sewer X No FEMA Flood Zone X he market area? X) Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X 5 Rooms 2	If No, describe. nental conditions, land uses, et X Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Vicrowave X Washer/Drye ooms 1.0 Bat	Street Asphalt Alley None 8/060298/0001 N FEM c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None X Fence Wood Other None er Other (describe) h(s) 1,600 Square	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X Refrigerator X Range/Oven Finished area above grade contains:	Sanitary Sewer X No FEMA Flood Zone X he market area? X) Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X 5 Rooms 2	If No, describe. nental conditions, land uses, et X Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Vicrowave X Washer/Drye ooms 1.0 Bat	Street Asphalt Alley None 8/060298/0001 N FEM c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None X Fence Wood Other None er Other (describe) h(s) 1,600 Square	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are the utilities and off-site improvements typical for t Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X) One One with Accessory Unit # of Stories 2 Type X) Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X) Refrigerator X) Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Disposal X I 5 Rooms 2 Bedri X.) As Mandated at date of constr	If No, describe. nental conditions, land uses, et X Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Microwave X Washer/Drye ooms 1.0 Bat uction, and / or permitted	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None X Fence Wood Other None er Other (describe) h(s) 1,600 Square renovation.	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in Built-in
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X) One One with Accessory Unit # of Stories 2 Type X) Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X) Refrigerator Additional features (special energy efficient items, etco Describe the condition of the property and data source	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Disposal X I 5 Rooms 2 Bedr C.) As Mandated at date of constr	If No, describe. nental conditions, land uses, et Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Microwave X Washer/Dryce ooms 1.0 Batt uction, and / or permitted deterioration, renovations, remove	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Pool None Pool None X Fence Wood Other None Other (describe) h(s) 1,600 Square renovation.	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in S an exterior only inspection
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X Refrigerator X Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.) Describe the condition of the property and data source appraisal report, all descriptions and subsequestion	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Disposal X I 5 Rooms 2 Bedr C.) As Mandated at date of constr	If No, describe. nental conditions, land uses, et Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Vicrowave X Washer/Drye ooms 1.0 Batt uction, and / or permitted deterioration, renovations, remon exterior inspection, inform	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None X Fence Wood Other None er Other (describe) h(s) 1,600 Square renovation.	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in S an exterior only inspection c Records, Owner Interview,
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X Refrigerator X Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc. Describe the condition of the property and data source appraisal report, all descriptions and subseq and/or previous appraisal report. The improvements and subseq and/or previous appraisal report.	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Disposal X I 5 Rooms 2 Bedr C.) As Mandated at date of constr ree(s) (including apparent needed repairs, or puent value estimates are based or rements appear to be well maintain puents appear to be well maintain	If No, describe. nental conditions, land uses, et Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Vicrowave X Washer/Drye ooms 1.0 Batt uction, and / or permitted deterioration, renovations, remon exterior inspection, inforr ed and feature limited phy	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None X Fence Wood Other None Cother (describe) h(s) 1,600 Square renovation. C3;This is mation from MLS, Public /sical depreciation due to	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in S an exterior only inspection c Records, Owner Interview, D normal wear and tear. Some
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X Refrigerator X Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.) Describe the condition of the property and data source appraisal report, all descriptions and subsequestion	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Disposal X I 5 Rooms 2 Bedr C.) As Mandated at date of constr ree(s) (including apparent needed repairs, or puent value estimates are based or rements appear to be well maintain puents appear to be well maintain	If No, describe. nental conditions, land uses, et Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Vicrowave X Washer/Drye ooms 1.0 Batt uction, and / or permitted deterioration, renovations, remon exterior inspection, inforr ed and feature limited phy	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None X Fence Wood Other None Cother (describe) h(s) 1,600 Square renovation. C3;This is mation from MLS, Public /sical depreciation due to	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in S an exterior only inspection c Records, Owner Interview, D normal wear and tear. Some
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X Refrigerator X Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc. Describe the condition of the property and data source appraisal report, all descriptions and subseq and/or previous appraisal report. The improvements and subseq and/or previous appraisal report.	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Joint As Mandated at date of constr Exe(s) (including apparent needed repairs, or guent value estimates are based or rements appear to be well maintain omponent, may have been updated	If No, describe. nental conditions, land uses, et X Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Microwave X Washer/Dryet ooms 1.0 Bati uction, and / or permitted deterioration, renovations, remon exterior inspection, inform ed and feature limited phy. As of the date of the insp	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Pool None Pool None X Fence Wood Other None er Other (describe) h(s) 1,600 Square renovation. Dedeling, etc.). C3;This is mation from MLS, Public rsical depreciation due to pection it appears as of a	X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in Feet of Gross Living Area Above Grade an exterior only inspection Records, Owner Interview, o normal wear and tear. Some all utilities were on and
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X Refrigerator X Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc. Describe the condition of the property and data source appraisal report, all descriptions and subseq and/or previous appraisal report. The improv components, but not every major building components.	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Disposal X If 5 Rooms 2 Bedr C) As Mandated at date of constr cs(s) (including apparent needed repairs, or rements appear to be well maintain or ements appear to be well maintain or an attached dwelling, the improvi	If No, describe. nental conditions, land uses, et X Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Microwave X Washer/Dryet ooms 1.0 Bati uction, and / or permitted deterioration, renovations, remon exterior inspection, inform ed and feature limited phy As of the date of the insp /ements are only abutting	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Pool None Pool None X Fence Wood Other None er Other (describe) h(s) 1,600 Square renovation. Dedeling, etc.). C3;This is mation from MLS, Public rsical depreciation due to pection it appears as of a the adjacent properties	X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in Feet of Gross Living Area Above Grade an exterior only inspection Records, Owner Interview, o normal wear and tear. Some all utilities were on and (subject is an SFR, not a PUD,
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X) One One with Accessory Unit # of Stories 2 Type X) Det. Att. S-Det./End Unit X esting Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X Refrigerator X Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.) Describe the condition of the property and data source appraisal report, all descriptions and subseq and/or previous appraisal report. The improv components, but not every major building co functioning. Though the subject appears to the this is typical for San Francisco), there is no	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Disposal S.) As Mandated at date of constr re(s) (including apparent needed repairs, or yements appear to be well maintain proponent, may have been updated or parts appear to be well maintain partial-bed dwelling, the improvision common/shared structural element	If No, describe. nental conditions, land uses, et X Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Microwave X Washer/Dryet ooms 1.0 Batt uction, and / or permitted deterioration, renovations, remon exterior inspection, informed and feature limited phy As of the date of the inspreements are only abutting ts, not a shared wall agre	Street Asphalt Alley None 8/060298/0001 N FEM c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None Pool None Pool None Ser Other (describe) h(s) 1,600 Square renovation. C3;This is mation from MLS, Public vsical depreciation due to poection it appears as of a the adjacent properties ement, and there is no	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in e Feet of Gross Living Area Above Grade can exterior only inspection c Records, Owner Interview, o normal wear and tear. Some all utilities were on and (subject is an SFR, not a PUD, < continued in addendum >
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X) One One with Accessory Unit # of Stories 2 Type X) Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X) Refrigerator Additional features (special energy efficient items, etc.) Describe the condition of the property and data source appraisal report, all descriptions and subseq and/or previous appraisal report. The improv components, but not every major building co functioning. Though the subject appears to the this is typical for San Francisco), there is no Are there any apparent physical deficiencies or adver	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Disposal X If 5 Rooms 2 Bedr C) As Mandated at date of constr See(s) (including apparent needed repairs, or puents appear to be well maintain or ponent, may have been updated or puents appear to be well maintain or ponent, may have been updated or puents appear to be well maintain or ponent, may have been updated or puents appear to be well maintain puents appear to be well	If No, describe. nental conditions, land uses, et X Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Microwave X Washer/Drye ooms 1.0 Batt uction, and / or permitted deterioration, renovations, remon exterior inspection, inform ed and feature limited phy As of the date of the insp rements are only abutting ts, not a shared wall agreents on structural integrity of Data Source(s) for Source (see Source) Heating / Cooling Note (see Source) Other None Microwave (see Source) Other None Microwave (see Source) Microwave (Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None Pool None X Fence Wood Other None er Other (describe) h(s) 1,600 Square renovation. Deter in Anne er conter (describe) h(s) 1,600 Square renovation.	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in Built-in Be Feet of Gross Living Area Above Grade Sean exterior only inspection Records, Owner Interview, Do normal wear and tear. Some all utilities were on and (subject is an SFR, not a PUD, < continued in addendum > X X No If Yes, describe.
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X) One One with Accessory Unit # of Stories 2 Type X) Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X) Refrigerator X) Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.) Describe the condition of the property and data source appraisal report, all descriptions and subseq and/or previous appraisal report. The improv components, but not every major building co functioning. Though the subject appears to the this is typical for San Francisco), there is no Are there any apparent physical deficiencies or adver This is an exterior only inspection appraisal	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Disposal S Rooms 2 Bedr C.) As Mandated at date of constr ree(s) (including apparent needed repairs, or puent value estimates are based or rements appear to be well maintain or ponent, may have been updated or ean attached dwelling, the improvision common/shared structural element rese conditions that affect the livability, sour report, all descriptions and subseq	If No, describe. nental conditions, land uses, et X Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Microwave X Washer/Drye ooms 1.0 Batt uction, and / or permitted deterioration, renovations, remon exterior inspection, inform ed and feature limited phy As of the date of the insp rements are only abutting ts, not a shared wall agreents on structural integrity of Data Source(s) for Source (see Source) Heating / Cooling Note (see Source) Other None Microwave (see Source) Other None Microwave (see Source) Microwave (Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None Pool None X Fence Wood Other None er Other (describe) h(s) 1,600 Square renovation. Deter in Anne er conter (describe) h(s) 1,600 Square renovation.	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in Built-in Be Feet of Gross Living Area Above Grade Sean exterior only inspection Records, Owner Interview, Do normal wear and tear. Some all utilities were on and (subject is an SFR, not a PUD, < continued in addendum > X X No If Yes, describe.
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X) One One with Accessory Unit # of Stories 2 Type X) Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X) Refrigerator Additional features (special energy efficient items, etc.) Describe the condition of the property and data source appraisal report, all descriptions and subseq and/or previous appraisal report. The improv components, but not every major building co functioning. Though the subject appears to the this is typical for San Francisco), there is no Are there any apparent physical deficiencies or adver	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Disposal S Rooms 2 Bedr C.) As Mandated at date of constr ree(s) (including apparent needed repairs, or puent value estimates are based or rements appear to be well maintain or ponent, may have been updated or ean attached dwelling, the improvision common/shared structural element rese conditions that affect the livability, sour report, all descriptions and subseq	If No, describe. nental conditions, land uses, et X Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Microwave X Washer/Drye ooms 1.0 Batt uction, and / or permitted deterioration, renovations, remon exterior inspection, inform ed and feature limited phy As of the date of the insp rements are only abutting ts, not a shared wall agreents on structural integrity of Data Source(s) for Source (see Source) Heating / Cooling Note (see Source) Other None Microwave (see Source) Other None Microwave (see Source) Microwave (Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None Pool None X Fence Wood Other None er Other (describe) h(s) 1,600 Square renovation. Deter in Anne er conter (describe) h(s) 1,600 Square renovation.	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in Built-in Be Feet of Gross Living Area Above Grade Sean exterior only inspection Records, Owner Interview, Do normal wear and tear. Some all utilities were on and (subject is an SFR, not a PUD, < continued in addendum > X X No If Yes, describe.
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X) One One with Accessory Unit # of Stories 2 Type X) Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X) Refrigerator X) Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.) Describe the condition of the property and data source appraisal report, all descriptions and subseq and/or previous appraisal report. The improv components, but not every major building co functioning. Though the subject appears to the this is typical for San Francisco), there is no Are there any apparent physical deficiencies or adver This is an exterior only inspection appraisal	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Disposal S Rooms 2 Bedr C.) As Mandated at date of constr ree(s) (including apparent needed repairs, or puent value estimates are based or rements appear to be well maintain or ponent, may have been updated or ean attached dwelling, the improvision common/shared structural element rese conditions that affect the livability, sour report, all descriptions and subseq	If No, describe. nental conditions, land uses, et X Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Microwave X Washer/Drye ooms 1.0 Batt uction, and / or permitted deterioration, renovations, remon exterior inspection, inform ed and feature limited phy As of the date of the insp rements are only abutting ts, not a shared wall agreents on structural integrity of Data Source(s) for Source (see Source) Heating / Cooling Note (see Source) Other None Microwave (see Source) Other None Microwave (see Source) Microwave (Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None Pool None X Fence Wood Other None er Other (describe) h(s) 1,600 Square renovation. Deter in Anne er conter (describe) h(s) 1,600 Square renovation.	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in Built-in Be Feet of Gross Living Area Above Grade Sean exterior only inspection Sean exterior only inspection Sean exterior Sean exterior only inspection Sean exterior Sean exterior only inspection
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X) One One with Accessory Unit # of Stories 2 Type X) Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X) Refrigerator X) Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.) Describe the condition of the property and data source appraisal report, all descriptions and subseq and/or previous appraisal report. The improv components, but not every major building co functioning. Though the subject appears to the this is typical for San Francisco), there is no Are there any apparent physical deficiencies or adver This is an exterior only inspection appraisal	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Disposal S Rooms 2 Bedr C.) As Mandated at date of constr ree(s) (including apparent needed repairs, or puent value estimates are based or rements appear to be well maintain or ponent, may have been updated or ean attached dwelling, the improvision common/shared structural element rese conditions that affect the livability, sour report, all descriptions and subseq	If No, describe. Inental conditions, land uses, et A Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling A FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual C Other None Vicrowave X Washer/Drye ooms 1.0 Bat uction, and / or permitted deterioration, renovations, remo a exterior inspection, inforr ed and feature limited phy As of the date of the insp //ements are only abutting ts, not a shared wall agre ndness, or structural integrity of uent value estimates are b	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None X Fence Wood Other None Pool None X Fence Wood Other None other (describe) h(s) 1,600 Square renovation.	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in Built-in Be Feet of Gross Living Area Above Grade Sean exterior only inspection Records, Owner Interview, Do normal wear and tear. Some all utilities were on and (subject is an SFR, not a PUD, < continued in addendum > X X No If Yes, describe.
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X) One One with Accessory Unit # of Stories 2 Type X) Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X) Refrigerator X) Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.) Describe the condition of the property and data source appraisal report, all descriptions and subseq and/or previous appraisal report. The improv components, but not every major building co functioning. Though the subject appears to the this is typical for San Francisco), there is no Are there any apparent physical deficiencies or adver This is an exterior only inspection appraisal	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Dishwasher X Disposal X St Rooms 2 Bedreice St Na Mandated at date of constr Sterior Sterior ce(s) (including apparent needed repairs, or pupents appear to be well maintain proponent, may have been updated or pomponent, may have been updated or puper se conditions that affect the livability, sour report, all descriptions and subseq evious appraisal report. State of the livability, sour report, all descriptions and subseq	If No, describe. nental conditions, land uses, et Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Central Air Conditioning Central Air Conditioning Central Air Conditioning Central Air Conditioning Central Air Conditioning Nother None Vicrowave X Washer/Drye ooms 1.0 Bat uction, and / or permitted deterioration, renovations, remo- nexterior inspection, inforr ed and feature limited phy As of the date of the insp vements are only abutting ts, not a shared wall agre- ndness, or structural integrity of uent value estimates are limited phy Contact of the date of the insp vements are only abutting ts, not a shared wall agre- ndness, or structural integrity of uent value estimates are limited phy Contact of the date of the insp vements are only abutting ts, not a shared wall agre- ndness, or structural integrity of uent value estimates are limited phy Contact of the date of the insp vements are only abutting ts, not a shared wall agre- ndness, or structural integrity of uent value estimates are limited phy Contact of the date of the insp vements are only abutting ts, not a shared wall agre- ndness, or structural integrity of uent value estimates are limited phy Contact of the date of the insp vements are only abutting ts, not a shared wall agre- to a s	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None X Fence Wood Other None Pool None X Fence Wood Other None er Other (describe) h(s) 1,600 Square renovation.	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in Built-in Be Feet of Gross Living Area Above Grade Sean exterior only inspection Records, Owner Interview, Do normal wear and tear. Some all utilities were on and (subject is an SFR, not a PUD, < continued in addendum > X X No If Yes, describe.
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X Ø Stories 2 Type X Det Att. S-Det//End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X Refrigerator X Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc. Describe the condition of the property and data source appraisal report, all descriptions and subseq and/or previous appraisal report. The improv components, but not every major building confurctioning. Though the subject appears to be this is typical for San Francisco), there is no Are there any apparent physical deficiencies or adver This is an exterior only inspection appraisal Public Records, Owner Interview, and/	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Dishwasher X Disposal X C:) As Mandated at date of constr c:e(s) (including apparent needed repairs, or yements appear to be well maintain Or pononent, may have been updated or pean attached dwelling, the improvide common/shared structural element report, all descriptions and subseq Evious appraisal report. nood (functional utility, style, condition, use	If No, describe. nental conditions, land uses, et Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Vicrowave X Washer/Drye ooms 1.0 Bat uction, and / or permitted deterioration, renovations, remo- nexterior inspection, inforr ed and feature limited phy As of the date of the insp vements are only abutting ts, not a shared wall agre adness, or structural integrity of uent value estimates are limited e, construction, etc.)?	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None Pool None X Fence Wood Other None Pool None Cother (describe) h(s) 1,600 Square renovation.	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in Records, Owner Interview, onormal wear and tear. Some all utilities were on and (subject is an SFR, not a PUD, << continued in addendum > X No X X X X X X X X X X X X X X X X X X X X X X </td
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X Refrigerator X Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc. Describe the condition of the property and data source appraisal report, all descriptions and subseq and/or previous appraisal report. The improv components, but not every major building confurctioning. Though the subject appears to be this is typical for San Francisco), there is no Are there any apparent physical deficiencies or adver This is an exterior only inspection appraisal Public Records, Owner Interview, and/or pre <	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Dishwasher X Disposal X C:) As Mandated at date of constr c:e(s) (including apparent needed repairs, or yements appear to be well maintain Or pononent, may have been updated or pean attached dwelling, the improvide common/shared structural element report, all descriptions and subseq Evious appraisal report. nood (functional utility, style, condition, use	If No, describe. nental conditions, land uses, et Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Vicrowave X Washer/Drye ooms 1.0 Bat uction, and / or permitted deterioration, renovations, remo- nexterior inspection, inforr ed and feature limited phy As of the date of the insp vements are only abutting ts, not a shared wall agre adness, or structural integrity of uent value estimates are limited e, construction, etc.)?	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None Pool None X Fence Wood Other None Pool None Cother (describe) h(s) 1,600 Square renovation.	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records X None Driveway Xurface Garage # of Cars 0 Driveway Surface Garage # of Cars 0 Attached Detached Built-in Records, Owner Interview, onormal wear and tear. Some all utilities were on and Subject is an SFR, not a PUD, < continued in addendum > X No If Yes, describe. stion, information from MLS,
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X Ø Stories 2 Type X Det Att. S-Det//End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X Refrigerator X Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc. Describe the condition of the property and data source appraisal report, all descriptions and subseq and/or previous appraisal report. The improv components, but not every major building confurctioning. Though the subject appears to be this is typical for San Francisco), there is no Are there any apparent physical deficiencies or adver This is an exterior only inspection appraisal Public Records, Owner Interview, and/	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal X Dishwasher X Dishwasher X Disposal X C:) As Mandated at date of constr c:e(s) (including apparent needed repairs, or yements appear to be well maintain Or pononent, may have been updated or pean attached dwelling, the improvide common/shared structural element report, all descriptions and subseq Evious appraisal report. nood (functional utility, style, condition, use	If No, describe. nental conditions, land uses, et Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Vicrowave X Washer/Drye ooms 1.0 Bat uction, and / or permitted deterioration, renovations, remo- nexterior inspection, inforr ed and feature limited phy As of the date of the insp vements are only abutting ts, not a shared wall agre adness, or structural integrity of uent value estimates are limited e, construction, etc.)?	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None Pool None X Fence Wood Other None Pool None Cother (describe) h(s) 1,600 Square renovation.	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in Records, Owner Interview, onormal wear and tear. Some all utilities were on and (subject is an SFR, not a PUD, << continued in addendum > X No X X X X X X X X X X X X X X X X X X X X X X </td
Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external factor Are there any adverse site conditions or external factor Source(s) Used for Physical Characteristics of Proper Other (describe) GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Traditional Year Built 1913 Effective Age (Yrs) 20 Appliances X Refrigerator X Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc. Describe the condition of the property and data source appraisal report, all descriptions and subseq and/or previous appraisal report. The improv components, but not every major building confurctioning. Though the subject appears to be this is typical for San Francisco), there is no Are there any apparent physical deficiencies or adver This is an exterior only inspection appraisal Public Records, Owner Interview, and/or pre <	Sanitary Sewer X No FEMA Flood Zone X he market area? X Yes No ors (easements, encroachments, environr ors (easements, encroachments, environr rty Appraisal Files X MLS GENERAL DESCRIPTION X Concrete Slab Crawl Space Full Basement Finished Partial Basement Finished Exterior Walls Wood/Stucco Roof Surface Comp Shingle Gutters & Downspouts Galvanized Window Type Wood/Thermal (X) Dishwasher X Disposal X)1 5 Rooms 2 Bedr C) As Mandated at date of constr Sec(s) (including apparent needed repairs, or guent value estimates are based or rements appear to be well maintain omponent, may have been updated or ean attached dwelling, the improvide common/shared structural element rese conditions that affect the livability, sour report, all descriptions and subseq avious appraisal report. mood (functional utility, style, condition, use and subsequent value estimates are and subsequent value	If No, describe. nental conditions, land uses, et Assessment and Tax Record Data Source(s) for Gross Li Heating / Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual X Other None Vicrowave X Washer/Drye ooms 1.0 Bat uction, and / or permitted deterioration, renovations, remo- nexterior inspection, inforr ed and feature limited phy As of the date of the insp vements are only abutting ts, not a shared wall agre adness, or structural integrity of uent value estimates are limited e, construction, etc.)?	Street Asphalt Alley None 8/060298/0001 N FEM. c.)? Yes X No rds Prior Inspection iving Area SFARMLS, Re Amenities X Fireplace(s) # 1 WoodStove(s) # 0 X Patio/Deck One Porch None Pool None Pool None X Fence Wood Other None Pool None Cother (describe) h(s) 1,600 Square renovation.	X X A Map Date 06/02/1998 If Yes, describe. None noted. X Property Owner alist/Public Records Car Storage X None Driveway # of Cars 0 Driveway Surface Garage # of Cars 0 Carport # of Cars 0 Attached Detached Built-in Records, Owner Interview, onormal wear and tear. Some all utilities were on and (subject is an SFR, not a PUD, << continued in addendum > X No X X X X X X X X X X X X X X X X X X X X X X </td

Exterior-Only Inspection Residential Appraisal Report File No. 32991559

Thoro are 0 compo	roblo pror	ortion ourrontly of	forod for ool	o in the cubi	ant polyhearband rang	ing in price fr	am ¢ 1.000	0.000 to ¢	4.00	0 000	
· · · · · · · · · · · · · · · · · · ·		,			ect neighborhood rang	<u> </u>	· · · · · · · · · · · · · · · · · · ·		-		
					ast twelve months rang				to \$	1,766,800	
FEATURE		SUBJECT			E SALE NO. 1		MPARABLE S	SALE NO. 2		COMPARABLE	SALE NO. 3
2363 33rd Avenue			1526 45t	h Avenue		2442 29th	n Avenue		3226	Ulloa Street	
Address San Francisco	o, CA 94	116	San Francisco, CA 94122 San Francisco, CA 94116				4116	San Francisco, CA 94116			
Proximity to Subject			1.11 mile	es NW		0.45 mile	s SE		0.16	miles SW	
Sale Price	\$				\$ 1,550,000		\$	1,550,000		\$	1,625,000
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 1,107.		.,	\$ 1,308.		.,000,000	\$	878.38 sq. ft.	1,020,000
	φ	0.00 Sq. II.									000-DOM 40
Data Source(s)					5875;DOM 5		S #4226274			RMLS #422650	•
Verification Source(s)					ords LP 1.298m	Realist/P	ublic Record	ds LP 1.550m		ist/Public Recor	ds LP 1.350m
VALUE ADJUSTMENTS	DE	SCRIPTION	DESC	RIPTION	+(-) \$ Adjustment	DESCI	RIPTION	+(-) \$ Adjustment	D	ESCRIPTION	+(-) \$ Adjustment
Sale or Financing			ArmLth			ArmLth			ArmL	_th	
Concessions			Conv;0			Conv:0			Conv	/:0	
Date of Sale/Time			s06/22;c	06/22		s05/22;c0	15/22			22;c06/22	
Location	N;Res		N;Res;	00/22		N;Res;	,0,2L		N;Re		
•											
Leasehold/Fee Simple	Fee Si	nple	Fee Simp	ole		Fee Simp	le			Simple	
Site	3000 s	f	3000 sf			3000 sf			2495	sf	0
View	N;Res		N;Res;			N;Res;			N;Re	es;	
Design (Style)	DT2;Ti	aditional	DT1;Trac	ditional	0	DT2;Trad	itional		DT2;	Traditional	
Quality of Construction	Q3		Q3			Q3			Q3		
Actual Age			86		0			0			0
	109				0			0			0
Condition	C3		C3	1		C3			C3		
Above Grade	Total Bdr	ms. Baths	Total Bdrms	. Baths		Total Bdrms.	Baths			Bdrms. Baths	
Room Count	5 2	1.0	5 2	2.0	-30,070	5 2	1.0		5	2 2.0	-31,525
Gross Living Area 185		1,600 sq. ft.		1,400 sq.		· · · · · · · · · · · · · · · · · · ·	1,185 sq. ft.	76,775	· · ·	1,850 sq. ft.	-46,250
Basement & Finished	0sf	, oq.iu	0sf	,		0sf	, <u> </u>		0sf	,	
	031		031			03			031		
Rooms Below Grade						.			<u> </u>		
Functional Utility	Averag		Average			Average			Avera		
Heating/Cooling	Centra	l	Central			Central			Cent	ral	
Energy Efficient Items	As Mai	ndated	As Mand	ated		As Manda	ated		As M	landated	
Garage/Carport	None		None			1gbi		-44,640	1gbi		-46,800
Porch/Patio/Deck	Patio		Patio			Patio			Patio		40,000
Accessory Rooms	None		None		_	None			None		
Additional Features	None		None			None			None	9	
Document Number	n/a		170807		0	46758		0	5232	:1	0
Net Adjustment (Total)			(X)+		\$ 6,930	X +	<u> </u>	32,135		+ X- \$	124,575
Adjusted Sale Price			Net Adj.	0.4%	· · ·	Net Adj.	2.1%	,	Net A		,
of Comparables				4.3%	\$ 1,556,930	· ·	7.8% \$	1,582,135		,	1,500,425
	1.11		Gross Adj.	4.3%	⇒ 1,550,950		1.0 % \$	1,002,100	GI055	Auj. 1.1% \$	1,500,425
I X did did not res	search the	sale or transfer h	istory of the	subject prop	erty and comparable s	ales. If not, e	xplain				
My research did X	did not r	eveal any prior sal	es or transfe	ers of the su	bject property for the th	ree vears pri	or to the effect	tive date of this appr	aisal.		
		Realist/Public F			-jpj						
									-		
				ers of the co	mparable sales for the	year prior to	ine date of sai	le of the comparable	sale.		
Data source(s) SFARM											
Report the results of the res	search an	d analysis of the p	rior sale or ti	ransfer histo	ry of the subject prope	rty and comp	arable sales (i	report additional prio	r sales	on page 3).	
ITEM		SU	BJECT		COMPARABLE SA	LE NO. 1	COMF	PARABLE SALE NO.	2	COMPARAB	LE SALE NO. 3
Date of Prior Sale/Transfer		08/29/1995		1	2/14/2015		11/28/19	97		06/01/1978	
Price of Prior Sale/Transfer		\$210,000			925,000		\$309,000	-		\$24,000	
		. ,	Deserds								Decerdo
Data Source(s)		Realist/Public	RECOLOS		ealist/Public Reco	us		ublic Records		Realist/Public	Vecolas
Effective Date of Data Sour		06/24/2022			6/24/2022		06/24/202			12/11/2020	
Analysis of prior sale or tran	nsfer histo	ry of the subject p	roperty and	comparable	sales No other s	sales or list	ings of the s	subject or compa	rables	over the past 3	6 months as
per San Francisco ML	S and R	ealist//Public R	ecords.								
Summary of Sales Compari	ison Appr	bach. See Atta	iched Add	endum							
	_					_			_		
Indicated Value by Sales C	ompariso	n Approach \$ 1,5	50,000								
Indicated Value by: Sale				0	Cost Approach (if de	veloped) ¢ ()	Income An	proach	n (if developed) \$	0
See Attached Addendu			,				-			(-
	ai i i										
This appraisal is made	X "as is,"	' 🔄 subject to	completion	per plans ar	d specifications on the	basis of a hy	pothetical con	ndition that the improv	vement	s have been compl	eted,
subject to the following		,				-			\frown	bject to the followin	
inspection based on the ext	•							Attached Addend			
	aorunal				of account of the alle		un. <u>066 /</u>		MIII		
Devid 1 1					and the first state		. 61				
Based on a visual inspe	ction of	the exterior are	as of the si	ublect pro	perty from at least t	ne street, d	etined scope	e of work, stateme	ent of a	assumptions and	umiting
					-		-			-	-
conditions, and apprais					-		-			-	-
			ur) opinior , which i	n of the ma is the date o	-	ed, of the re effective da	eal property te of this appi	that is the subject		s report is \$ 1,5	-

Fr

0			
	UE (not required by Fannie Mae)		
COST APPROACH TO VAL Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e	ations.		
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e	ations. estimating site value)	= \$	800.000
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e	ations.		800,000
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	ations. estimating site value)	= \$	
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	ations. estimating site value) OPINION OF SITE VALUE . Dwelling 1,600 Sq. Ft. @ \$ Sq. Ft. @ \$	= \$ = \$	0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$	= \$	0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Total Estimate of Cost-New Less 50 Physical Functional External	= \$ = \$ = \$ = \$	000000000000000000000000000000000000000
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Total Estimate of Cost-New Less 50 Physical Functional External Depreciation External	= \$ = \$ = \$ = \$ = \$ (0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	ations. estimating site value) OPINION OF SITE VALUE	= \$ = \$ = \$ = \$ = \$ (= \$	000000000000000000000000000000000000000
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Total Estimate of Cost-New Less 50 Physical Functional External Depreciation External	= \$ = \$ = \$ = \$ = \$ (= \$	0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) N/A Estimated Remaining Economic Life (HUD and VA only) 40 Year	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Garage/Carport Garage/Carport Sq. Ft. @ \$ Total Estimate of Cost-New Less 50 Physical Functional External Depreciated Cost of Improvements "As-is" Value of Site Improvements rs INDICATED VALUE BY COST APPROACH	= \$ = \$ = \$ = \$ = \$ = \$	0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) N/A Estimated Remaining Economic Life (HUD and VA only) 40 Year INCOME APPROACH TO VA	ations. ations. ations. OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Control Estimate of Cost-New Less 50 Physical Depreciation Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements Total Estimate of Cost APPROACH LUE (not required by Fannie Mae)	= \$ = \$ = \$ = \$ = \$ = \$	0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data comments on Cost Approach (gross living area calculations, depreciation, etc.) N/A Estimated Remaining Economic Life (HUD and VA only) 40 Year INCOME APPROACH TO VA	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Total Estimate of Cost-New Less 50 Physical Functional Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements Ts INDICATED VALUE BY COST APPROACH LUE (not required by Fannie Mae)	= \$ = \$ = \$ = \$ = \$ = \$	0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) N/A Estimated Remaining Economic Life (HUD and VA only) 40 Year INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Dwelling 1,600 Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Ituess 50 Physical Functional External Depreciated Cost of Improvements Less 50 Physical Functional External Depreciated Cost of Improvements "As-is" Value of Site Improvements "Indicated Value by Income Approach	= \$ = \$ = \$ = \$ = \$ = \$	0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) N/A Estimated Remaining Economic Life (HUD and VA only) 40 Year INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIC	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Dwelling 1,600 Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Total Estimate of Cost-New Less 50 Physical Functional External Depreciation External Depreciated Cost of Improvements 'As-is" Value of Site Improvements ''As-is" Value of	= \$ = \$ = \$ = \$ = \$ = \$	0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) N/A Estimated Remaining Economic Life (HUD and VA only) 40 Year INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HOMEOWNERS' Association (HOA)?	ations. estimating site value)	= \$ = \$ = \$ = \$ = \$ = \$	0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) N/A Estimated Remaining Economic Life (HUD and VA only) 40 Year Estimated Remaining Economic Life (HUD and VA only) 40 Year Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIC Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOMEOWNERS' Association (HOA)?	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Dwelling 1,600 Sq. Ft. @ \$ Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Total Estimate of Cost-New Less 50 Physical Functional External Depreciated Cost of Improvements	= \$ = \$ = \$ = \$ = \$ = \$	0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) N/A Estimated Remaining Economic Life (HUD and VA only) 40 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIN Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HO Legal name of project Tatel number of project	ations. estimating site value) OPINION OF SITE VALUE. Dwelling 1,600 Sq. Ft. @ \$ Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Total Estimate of Cost-New Less 50 Physical Functional External Depreciation Depreciated Cost of Improvements rs INDICATED VALUE BY COST APPROACH LUE (not required by Fannie Mae) = 1ndicated Value by Income Approach SQN FOR PUDS (if applicable) No Unit type(s) Detached Attached DA and the subject property is an attached dwelling unit. Total number of units sold Total number of units sold	= \$ = \$ = \$ = \$ = \$ = \$	0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) N/A Estimated Remaining Economic Life (HUD and VA only) 40 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIN Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HO Legal name of project Tatel number of project	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Dwelling 1,600 Sq. Ft. @ \$ Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Total Estimate of Cost-New Less 50 Physical Functional External Depreciated Cost of Improvements	= \$ = \$ = \$ = \$ = \$ = \$	0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) N/A Estimated Remaining Economic Life (HUD and VA only) 40 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIN Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HO Legal name of project Tatel number of project	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Total Estimate of Cost-New Less 50 Physical Functional External Depreciation External Depreciated Cost of Improvements "As-is" Value of Site Improvements "Indicated Value by Income Approach "Indicated Value Site Improvements Total number of units sold Data source(s) "Indicate Source(s) "Indicate Source(s)" "Indicate Source(s)	= \$ = \$ = \$ = \$ = \$ = \$	0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) N/A Estimated Remaining Economic Life (HUD and VA only) 40 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIN Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HO Legal name of project Tatel number of project	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Indicate of Cost-New Image: Cost of the second secon	= \$ = \$ = \$ = \$ = \$ = \$	0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Total Estimate of Cost-New Less 50 Physical Functional External Depreciated Cost of Improvements "As-is" Value of Site Improvements SINDICATED VALUE BY COST APPROACH ELUE (not required by Fannie Mae) = \$ Indicated Value by Income Approach ON FOR PUDs (if applicable) No Unit type(s) Detached Attached DA and the subject property is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion. If No, describe the status of completion	= \$ = \$ = \$ = \$ = \$ = \$	0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Total Estimate of Cost-New Less 50 Physical Functional External Depreciation External Depreciated Cost of Improvements "As-is" Value of Site Improvements "Indicated Value by Income Approach "Indicated Value Site Improvements Total number of units sold Data source(s) "Indicate Source(s) "Indicate Source(s)" "Indicate Source(s)	= \$ = \$ = \$ = \$ = \$ = \$	0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Total Estimate of Cost-New Less 50 Physical Functional External Depreciated Cost of Improvements "As-is" Value of Site Improvements SINDICATED VALUE BY COST APPROACH ELUE (not required by Fannie Mae) = \$ Indicated Value by Income Approach ON FOR PUDs (if applicable) No Unit type(s) Detached Attached DA and the subject property is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion. If No, describe the status of completion	= \$ = \$ = \$ = \$ = \$ = \$	0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for e Support for the opinion of site value (summary of comparable land sales or other methods for e ESTIMATED	ations. estimating site value) OPINION OF SITE VALUE Dwelling 1,600 Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Garage/Carport Sq. Ft. @ \$ Total Estimate of Cost-New Less 50 Physical Functional External Depreciated Cost of Improvements "As-is" Value of Site Improvements SINDICATED VALUE BY COST APPROACH ELUE (not required by Fannie Mae) = \$ Indicated Value by Income Approach ON FOR PUDs (if applicable) No Unit type(s) Detached Attached DA and the subject property is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion. If No, describe the status of completion	= \$ = \$ = \$ = \$ = \$ = \$ = \$	0 0 0 0 0

Exterior-Only Inspection Residential Appraisal Report File No. 32991559

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 concessions but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

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

5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report File No. 32991559

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).

Exterior-Only Inspection Residential Appraisal Report File No. 32991559

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

	7			
-	lr=	_	 \sim	5

Signature
Name Mitchell S. Diamond
Company Name Clario Appraisal Network
Company Address 300 East 2nd Street #1405
Reno, NV 89501
Telephone Number 530-550-2565
Email Address mitch.diamond@clarioappraisal.com
Date of Signature and Report 06/24/2022
Effective Date of Appraisal 06/24/2022
State Certification # AR007000
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 02/16/2023
ADDRESS OF PROPERTY APPRAISED
2363 33rd Avenue
San Francisco, CA 94116
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,550,000
LENDER/CLIENT
Name Clear Capital
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

COMPARABLE SALES

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

Email Address

Exterior-Only Inspection Residential Appraisal Report	File No. 32991559
---	-------------------

Sale Price(Gross Liv. Ava \$ 0.00 sq. ft. \$ 1,655.00 sq. ft. \$ 1,161.86 sq. ft. \$ 979.02 sq. ft. SFARMLS #422632803:DOM 14 SFARMLS #42266576;DOM 21 SFARMLS #42267571610;DOM 1 Verification Source(s) Verification Source(s) Realist/Public Records Realist/Public Records Realist/Public Records Realist/Public Records Realist/Public Records Realist/Public Records ValUE ADJUSTMENTS DESCRIPTION +() \$ Adjustment DESCRIPTION +() \$ Adjustment DESCRIPTION +() \$ Adjustment Concessions Conv;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;	FEATURE		LACT	or-Only ins	pection Resi	dential	Apprai	sarkepon	File f	No. 32991559	
Abexa, Ban Transitan, CA 94110 San Tra			SUBJECT	COMPARA	BLE SALE NO. 4	CC	MPARABLE S	SALE NO. 5	C	OMPARABLE S	ALE NO. 6
Non-thy 20, bold OB OB THE Image Table 00 Table 00 <thtable 00<="" th=""> <thtable 00<="" td=""><td colspan="3"></td><td>2626 26th Avenu</td><td>2552 24th</td><td>n Avenue</td><td></td><td colspan="3"></td></thtable></thtable>				2626 26th Avenu	2552 24th	n Avenue					
She Res S O O S 1.055 00 ± 10 S 1.020 00 ± 10 S 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10 1.200 00 ± 10			San Francisco, C				San Francisco, CA 94116				
SuftPart Server 1 2 0 00 m 1 2 14550 m 10 m 2 14101 00 m 10 m 2 14101 00 m 10 m 2 1410 m 10 m 10 m 2 1410 m 10				0.56 miles SE			s SE		0.06 mil		
Line Serond SFAMUL S #22023002 OO 41 SFAMUL S #22023002 OF 100 SFAMUL S #20207000 OF 100 SFAMUL S #202070								1,249,000			1,680,000
Vertradio Starse() DESCRIPTION Control LP GRAFT Vertradio Starse() Vertradio Starse		\$	0.00 sq. ft.	· · · · · · · · · · · · · · · · · · ·							
MALE ADJORTANDS DESCRIPTION dist Sector DESCRIPTION DESCRIPTION DESCRIPTION Dist Sector DESCRIPTION Dist Sector DESCRIPTION Dist Sector DESCRIPTION DESCRIPTION Dist Sector DESCRIPTION DESCRIPTION Dist Sector DESCRIPTION Dist Sector DESCRIPTION Dist Sector Dist Sector Dist Sector <thdist sector<="" th=""></thdist>					*						
Site of Function Convolution Justice Lation of Convolution Lation of Convolution <thlation convolution<="" of="" th=""> Lation of Convolution<td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td><td></td></thlation>						-					
Consistency Down		DE	SCRIPTION		+(-) \$ Adjustment		RIPTION			CRIPTION	+(-) \$ Adjustment
Date of service Active Active Active Active Active Name Name <th< td=""><td>0</td><td></td><td></td><td></td><td></td><td>-</td><td></td><td>249,800</td><td></td><td></td><td></td></th<>	0					-		249,800			
Instant N.Res; Eachabrie Synce N.Res; Fee Synce N.Res; Fee Synce N.Res; D274 at N.Res; D274 at N.Res; D274 at Sine 3000 d ⁻ 448 d ⁻ 0 3 59° d ⁻ 0 274 dt - Sine 3000 d ⁻ 448 d ⁻ 0 3 59° d ⁻ 0 274 dt - N.Res;											
Listantizity Fee Simple Fee Simple Pee		NiRos									
Site 000 dt 4499 st 0 0 197 st 0 274 dt Delga (Syn) D72, Traditional <		· · ·								nle	
View N.New: DP2/Traditional D72/Traditional D72/Traditional D72/Traditional Oatily directionation C3 03 <td></td> <td></td> <td>•</td> <td></td> <td>0</td> <td></td> <td></td> <td>0</td> <td></td> <td>pic</td> <td>C</td>			•		0			0		pic	C
Desgr (Sys) D12_Traditional D12_Traditional D12_Traditional D12_Traditional Actual Age 100 108 0 07 0 85											
Quarty of consistent Q3					02,000		litional		· · · ·	ditional	
Add is Age: 108 T 0 97 0 85 1 <th1< th=""> 1 1</th1<>		· · · ·	aanona						,		
Cardin C3 Image later C3 Image later C3 Image later					0			0			0
Mate Conte Tate						-					
Non Count 5 2 100 5 2 100 5 2 100 5 2 100 5 2 100 5 2 100 5 2 100 5 2 100 5 12 10 2 12 10 2 12 10 2 12 10 2 12 10 2 12 10 2 13 40 13 13 100 12 12 14 12 12 14 12 12 12 12 13 40 13 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100			ms. Baths		5		Baths			s. Baths	
Const lange 1,000 sg t 1,010 sg t 1,076 sg t 97,125 1,716 sg t -21,44 Rooms Source Carde Opt											0
Samemari Arinbad Opf						-		97,125			-21,460
Norme Average Average Average Serveral Central Central Central Central Carran Central Central Central Central Server, Utdate Items As Mandated As Mandated As Mandated Server, Utdate Items None None None None Server, Utdate Items None None None None None Document Number Na 2237 D None None None Document Number Na 2237 D None	×	0sf						,	0sf		, , , , , , , , , , , , , , , , , , , ,
Health Control Control Control Control As Mandated As	Rooms Below Grade										
Health Control Control Control Control As Mandated As		Averac	е	Average		Average			Average		
Circuy Direct Items As Mandated As Mandated <td>J</td> <td></td>	J										
Gragos/Zanot None None Igbi -35.871 2gbi -48.3 Parlo Parlo <t< td=""><td></td><td>As Ma</td><td>ndated</td><td></td><td></td><td>As Manda</td><td>ated</td><td></td><td>As Mano</td><td>dated</td><td></td></t<>		As Ma	ndated			As Manda	ated		As Mano	dated	
Packball Patio Patio Patio None None Additional Features None No		None		None		1gbi		-35,971	2gbi		-48,384
Additional Features None None </td <td></td> <td>Patio</td> <td></td> <td>Patio</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		Patio		Patio							
Decument Number In/a 22377 0 In/a In/a In/a Net Adjusterel Totolik Net Adjusterel Totolik Net Adjusterel Totolik S 310.954 J. 559.968 Net Adj. 4.2% 5.68,88 Adjusterel Totolik Gross Adj. 10.5% J. 1,703.441 Gross Adj. 0.7% J. 1,599.968 Gross Adj. 4.2% J. 1,610.1 Of Comparities Gross Adj. 10.5% J. 1,699.968 Gross Adj. 4.2% J. 1,610.1 Of Comparities Gross Adj. 10.5% J. 1,699.968 Gross Adj. 4.2% J. 1,610.1 Of Comparities Gross Adj. 0.5% (5/1970 V. COMPARABLE SALE NO.6 2.058.967 Date of Prof SabiTrandr BealsetProble Records RealistProble Records<	Accessory Rooms	None		None		None			None		
NM Adjusted Sale Price IXI IXIII IXIII IXIII IXIIII IXIIIII IXIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	Additional Features	None		None		None			None		
Adapted Ster Proc. Net Adg. 2.9% T. 703.441 Cost.34 30.7% Ster Proc. Net Adg. 2.9% T. 161.01 01 Comparable. SUBJECT COMPARABLE SALE NO.4 COMPARABLE SALE NO.4 COMPARABLE SALE NO.4 COMPARABLE SALE NO.6 1206.19172 Date of Prior Sale/Transfer 08/26/1995 Ox/15/1970 Sol 1206.19172 1206.19172 Date of Prior Sale/Transfer 08/26/1000 S27.500 So 42/25.00 1206.19172 Data Subject(0) Realist/Public Records Realist/Public Records </td <td>Document Number</td> <td>n/a</td> <td></td> <td></td> <td>0</td> <td></td> <td></td> <td></td> <td>n/a</td> <td></td> <td></td>	Document Number	n/a			0				n/a		
of Comparables Consc Adj 10.5% [s 1.703,441 [consc Adj 30.7% [s 1.559,954 [consc Adj 4.2% [s 1.610,01 Date of Pior Sale/Transfer 08/29/1995 05/15/1970 COMPARABLE SALE NO. 4 COMPARABLE SALE NO. 5 1206/1972 Price of Pior Sale/Transfer \$272,000 \$2 Sol \$242,000 \$242,000 Data Source(s) Realis/Public Records R	Net Adjustment (Total)			X + -	\$ 48,441	<u>X</u> +	- \$	310,954	+	X- \$	69,844
ITEM SUBJECT COMMPARABLE SALE NO. 4 COMMPARABLE SALE NO. 5 COMMPARABLE SALE NO. 6 Date of Prior Sale/Transfer 08/29/1995 06/15/1970 12/05/1972 12/05/1972 Date of Prior Sale/Transfer S210.000 S27.500 S0 S42.500 S42.500 Date Source(s) Realist/Public Records Realist/Public Records Realist/Public Records Realist/Public Records Realist/Public Records Ethork Date of Data Source(s) 06/24/2022 06	Adjusted Sale Price			Net Adj. 2.9%		Net Adj.	24.9%		Net Adj.	-4.2%	
Date of Prior Sale/Transfer 08/20/1996 05/15/1970 1205/1972 Price of Prior Sale/Transfer \$21,000 \$27,500 \$0 \$42,500 Date Surce(s) Realist/Public Records Reali	Net Adjustment (Total) Adjusted Sale Price of Comparables ITEM			Gross Adj. 10.5%	\$ 1,703,441	Gross Adj.			· · · · · · · · · · · · · · · · · · ·	4.2% \$	1,610,156
Price of Prior Sale/Transfor \$210,000 \$27,500 \$0 \$42,500 Data Source(s) Realist/Public Records	ITEM			BJECT		ALE NO. 4	COMF	PARABLE SALE NO.			E SALE NO. 6
de Mar Fam 2055 March 200 UAD Version V2011 Produced streps ACI withers: 00.254 (1272 war strate, cm 1	Date of Prior Sale/Transfer										
de Mar Fam 2055 March 200 UAD Version V2011 Produced streps ACI withers: 00.254 (1272 war strate, cm 1	Price of Prior Sale/Transfer										
de Mar Fam 2055 March 200 UAD Version V2011 Produced streps ACI withers: 00.254 (1272 war strate, cm 1	Data Source(s)			Records		rds					ecords
de Mar Fam 2055 March 200 UAD Version V2011 Produced streps ACI withers: 00.254 (1272 war strate, cm 1	Effective Date of Data Sour	ce(s)			06/24/2022		06/24/202	22	06	/24/2022	
de Mar Fam 2055 March 200 UAD Version V2011 Produced streps ACI withers: 00.254 (1272 war strate, cm 1	Summary of Sales Compar	ison Appr	oach See Atta	ached Addendum							
de Mar Fam 2055 March 200 UAD Version V2011 Produced streps ACI withers: 00.254 (1272 war strate, cm 1											
de Marc Form 265 March 2015 March 2015 March 2015 March 2014 827 ww.xabueb.com											
de Mac Ferr 2055 Mirch 205 UAD Vesion 9/2011 Protocol using ACI synthese. 80/234.027 www.actuete.com											
de Mac Form 2055 March 2005 VLAD Version 92011 Produced uarg ACI velhaves, 602.024.077 www.acuekt.com											
de Mic Fom 265 Merch 205 UAD Version 92011 Polaced using ACI selfnere. 80.214.827/ www.acket.com 267.55.04.07.17											
de Mcc Form 2055 March 2005 UAD Version 92011 Protocol using ACI software, 500.234.077 www.acivits.com											
de Mac Form 2055 March 2005 VAD Version 92011 Protect using ACI softwere, 80.0234.8777 www.acutet.com											
de Mac Form 2655 March 2005 UAD Version 9/2011 Produced using ACI software, 802.324.8727 www.advets.com											
de Ma: Form 2055 March 205 UAD Version 9/2011 Produced using ACI software, 800.224.8727 www.activeb.com											
de Mar Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800.324.8727 www.adweb.com Famile Mar Form 2055 March 2005											
de Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software. 800.234.8727 www.adveb.com											
de Mac Farm 2055 March 2005 UAD Version 9/2011 Produced using ACI software. 800.234.877 Vww.sciweb.com Same Same Same Same Same Same Same Sam											
de Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800.214.8727 www.atweb.com Safety Safety 2002 Panle Mac Form 2055 March 2005											
de Mac Form 2055. March 2005 UAD Version 9/2011 Produced using ACI software, 800.234.8727 www.adweb.com											
de Mac Form 2005 March 2005 UAD Version 9/2011 Produced using ACI software, 800.234.8727 www.adweb.com Famile Mae Form 2055 March 2005											
de Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software. 800.234.8727 www.adweb.com 2655 March 2005											
de Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800.234 8727 www.aciweb.com											
de Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800 234.8727 www.aciweb.com Fannie Mae Form 2055 March 2050											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800 234 8727 www.aciweb.com Fannie Mae Form 2055 March 2005											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800 234 8727 www.adweb.com Famile Mae Form 2055 March 1218											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800 234.8727 www.aciweb.com Fannie Mae Form 2055 March 2005											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800 234.8727 www.aciweb.com Fannie Mae Form 2055 March 2005											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800.234.8727 www.aciweb.com Fannie Mae Form 2055 March 2005											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800.234.8727 www.aclweb.com Fannie Mae Form 2055 March 2005											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800.234.8727 www.aciweb.com Fannie Mae Form 2055 March 1218											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800.234.8727 www.aciweb.com Fannie Mae Form 2055 March 1218											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800 234.8727 www.aciweb.com Fannie Mae Form 2055 March 2005_05UAD 1218											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800 234.8727 www.aciweb.com Fannie Mae Form 2055 March 2005_05UAD 1218											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800 234.8727 www.aciweb.com Fannie Mae Form 2055 March 2005_05UAD 1218											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800.234.8727 www.aciweb.com Fannie Mae Form 2055 March 1218											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800.234.8727 www.aciweb.com Fannie Mae Form 2055 March 2055_05UAD 1218											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800.234.8727 www.aciweb.com Fannie Mae Form 2055 March 2005_05UAD 1218											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800.234.8727 www.aciweb.com Fannie Mae Form 2055 March 2055_05UAD 1218											
die Mac Form 2055 March 2005 UAD Version 9/2011 Produced using ACI software, 800.234.8727 www.aciweb.com Fannie Mae Form 2055 March 2055_05UAD 1218											
Call Index on 2000 March 2000 Creation /2011 Frank Control Con											
						8727 www.achush					

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Quality Ratings and Definitions

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

O2 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.

O3 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.

Uniform Appraisal Dataset Definitions

File No. 32991559

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

Other Appraiser-Defined Abbreviations

Abbrev.	FullName	Appropriate Fields	Abbrev.	FullName	Appropriate Fields
		Version 9/2011 Produced using ACI software.			2055 0514D 121820

	ADDENDUM	
Borrower: Redwood Holdings LLC	File N	o.: 32991559
Property Address: 2363 33rd Avenue	Case	No.:
City: San Francisco	State: CA	Zip: 94116
Lender: Wedgewood Inc.		

Legal Description

The City and County of San Francisco utilizes the Lot/Block System which is included within the report as well as plat map. This information was gathered through the City and County of San Francisco Assessor's Office official web page. The subject's full legal description was not available from the public or tax record data sources available to the appraiser. In the subject's market area legal descriptions are not typically available from the public or tax records data sources. Appraiser contacted the assessor's office and was unable to obtain the subject's full legal description in a timely manner and without additional expenses. Furthermore, the appraiser was not provided a copy of the subject's preliminary title report, and therefore, unable to provide the subject's full description. The subject was identified by its physical address and parcel number available from public records.

Owner of Record

The reason for the discrepancy between the borrower name and owner of record is unknown.

Twelve Month Listing History of Subject Property

Not Applicable

Analysis of the Sales Contract

n/a

Neighborhood Description

The subject is located in the Parkside - Sunset neighborhood of San Francisco, a moderate density, primarily residential use area consisting of Condominium units, SFR's and 2-4 unit buildings, with commercial mixed use, and apartment buildings interspersed along access streets. Local services are available within five blocks, most levels of schools, as well as local parks are within ten blocks. Downtown employment and cultural centers are within six miles.

Neighborhood Market Conditions

Over the past 12 months there has been 27 sales of similar utility and appeal, traditional design, three to four bedroom homes in the subject's Central Sunset - Parkside market area, resulting in a value range of \$1,190,000 to \$1,766,800. Presently there are 8 offerings similar to the subject resulting in a 4.79 months supply based on an indicated absorption rate of 1.67 sales per month, when compared to the previous six and twelve month periods supply and demand appear to be balanced, with the median sales price stabilized at \$1,600,000. The median days on market for closed sales has stabilized at 12 days. The median sales price as a percentage of list price has increased to a 12 month high of 122.90%

Zoning Description

Per the San Francisco Planning Department "SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS. These Districts are intended to recognize, protect, conserve and enhance areas characterized by dwellings in the form of houses, usually with one, two or three units with separate entrances, and limited scale in terms of building width and height. Such areas tend to have similarity of building styles and predominantly contain large units suitable for family occupancy, considerable open space, and limited nonresidential uses. RH-1 Districts: One-Family. These Districts are occupied almost entirely by single-family houses on lots 25 feet in width, without side yards. Floor sizes and building styles vary, but tend to be uniform within tracts developed in distinct time periods. Though built on separate lots, the structures have the appearance of small-scale row housing, rarely exceeding 35 feet in height. Front setbacks are common, and ground level open space is generous. In most cases the single-family character of these Districts has been maintained for a considerable time."

Highest and Best Use

The subjects current use represent the highest and best use based on the following Appraisal Institute definition "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value"

Condition of the Property Continued from Condition of the Property: association, this is a common characteristic for most homes in the market area. Living area size per past MLS Listing and Assessor/Tax records and Planning Department records.

Comments on Sales Comparison

This is an exterior only inspection appraisal report, all descriptions and subsequent value estimates are based on exterior inspection, information from MLS, Planning Department / Assessor records. The dominant characteristics of the subject's comparable search are similar utility and appeal, larger than typical living area size, two to three bedroom homes in the subject's Central Sunset - Parkside market area. Though some comparables may have crossed access roads all are considered to be from within the subjects market area, and are viewed as having similar overall marketability as the subject as no geographic or market barriers have been traversed. The comparables are grouped by relevance, with comparables one, two, three, and four being the most relevant closed sales. Comparable one used primarily for date of sale, and to bracket the lack of parking for the subject. Comparable two used for date of sale, location and condition. Comparable three employed to bracket the subject living area size and for date of sale. Comparable four is an additional closed sale used location, condition, and somewhat offset features of superior view with inferior living area size. Comparables five and six are the most applicable current offers similar regarding overall utility as the subject.

The adjustments, or lack thereof, for time/date are based on the 1004mc indicators as well as the sales to list price ratio of the closed sales used in the analysis. Supply and demand appear to be balanced, with the median sales price stabilized at \$1,600,000. The median days on market for closed sales has stabilized at 12 days. The median sales price as a percentage of list price has increased to a 12 month high of 122,90%

View adjustment made to comparable four derived from historical and current market data, through a property search using San Francisco MLS, and selecting sales to isolate for variants in view as much as is feasible, the adjustments are based on the difference between the median sales price of 16 sales featuring residential views as a characteristic similar to the subject, with the median sales price at of five sales with superior park or greenbelts views as a characteristic, resulting in a 3.78% variant in median sales price.

Bathroom count adjustments derived from historical and current market data, through a property search using San Francisco MLS, and selecting sales to isolate for variants regarding bathroom count as much as is feasible, the adjustments are based on the difference between the median sales price of 11 sales featuring 1.0 as a characteristic similar to the subject, with median sales price of 27 sales with 1.1 to 2.0 baths as a characteristic, resulting in a 1.94% variant in median sales price.

Gross Living Area adjustments are derived from historical and current market data, through a property search using San Francisco MLS, and selecting sales to isolate for living area size as much as is feasible, the adjustments are based on the difference between the median sales price of 8 sales featuring gross living area of between 1400 and 1800 square feet as a characteristic similar to the subject, with median sales price of 12 featuring gross living area of between 1000 and 1400 square feet as a characteristic, then applying the adjustment at a rate of \$185 per square foot. Size adjustments are based on Tax/Assessors Records unless the building department records indicate additions / expansion with permits, in which case the added area is included, it is common for discrepancies to exist between the tax record and building department regarding size as often the tax assessment / building area size is not updated.

ADDENDUM

Borrower: Redwood Holdings LLC		File No.: 32991559
Property Address: 2363 33rd Avenue		Case No.:
City: San Francisco	State: CA	Zip: 94116
Lender: Wedgewood Inc		

Parking adjustments derived from historical and current market data, through a property search using San Francisco MLS, and selecting sales to isolate for variants in parking as much as is feasible, the adjustments are based on the difference between the median sales price of 21 sales featuring one to two car parking as a characteristic superior to the subject, with median sales price of five sales lacking this characteristic, resulting in a 2.88% variant in median sales price.

No adjustments for variants in site size, actual age, bedroom count (rather it is total room count and gross living area acknowledged by the market), no adjustment for variants in heating/cooling as these characteristics are not acknowledged by the market, the subject and all comparables are considered to be similar and typical regarding these characteristics.

Though some comparables may have required significant line, gross or net adjustments in excess of guidelines, all are considered nonetheless to be the most applicable sales and offerings available as of the date of the appraisal. Within the sales comparison approach, the middle to lower end of the adjusted range is emphasized, with the comparables grouped by relevance, comparables one, two, three, and four being the most relevant closed sales. Comparable one used primarily for date of sale, and to bracket the lack of parking for the subject. Comparable two used for date of sale, location and condition. Comparable three employed to bracket the subject living area size and for date of sale. Comparable four is an additional closed sale used location, condition, and somewhat offset features of superior view with inferior living area size. Comparables five and six are the most applicable current offers similar regarding overall utility as the subject. The wide range in both unadjusted and adjusted sales prices of the comparables is typical for the area as it is composed primarily of custom built dwellings of varied size, age and view. Regardless, the comparables used as considered the most applicable available as of the effective date of this appraisal report.

Final Reconciliation

This is an exterior only inspection appraisal report, all descriptions and subsequent value estimates are based on exterior inspection, information from MLS, Public Records, Assessor/Tax records and Planning Department records. The value as indicated in the Sales Comparison Analysis is emphasized in the reconciliation as it best represents the typical Investors motivation. Though some comparables may have required significant line, gross or net adjustments in excess of guidelines, all are considered nonetheless to be the most applicable sales and offerings available as of the date of the appraisal. Within the sales comparison approach, the middle to lower end of the adjusted range is emphasized, with the comparables grouped by relevance, comparables one, two, three, and four being the most relevant closed sales. Comparable one used primarily for date of sale, and to bracket the lack of parking for the subject. Comparable two used for date of sale, location and condition. Comparable three employed to bracket the subject living area size and for date of sale. Comparable four is an additional closed sale used location, condition, and somewhat offset features of superior view with inferior living area size. Comparables five and six are the most applicable current offers similar regarding overall utility as the subject. The wide range in both unadjusted and adjusted sales prices of the comparables used as considered the most applicable available as of the effective date of this appraisal report. The cost approach is is not required though a land / site value estimate is included, while the Income Approach is not applicable based on the lack of reliable rental information for properties similar to the subject. A reasonable exposure time for the subject property developed independently from the stated marketing time is 60 days. The appraisal is made "as is" with no conditions or required though a land / site value estimate is made "as is" with no conditions or

Conditions of Appraisal

This is an exterior only inspection appraisal report, all descriptions and subsequent value estimates are based on exterior inspection, information from MLS, Public Records, Assessor/Tax records and Planning Department records.

Support for the Opinion of Site Value

Due to the limited number of land sales as the area is essentially 100% developed, the subject's site value is based on the following somewhat dissimilar, dated and / or distant site sales. The indicated land to value ratio of 51% is typical for the subject's market area.

Status	Status Date	List/Sell \$	SZ	DOM	Address	City
Closed	05/31/21	\$940,000	3,458	1	552 Ortega St	San Francisco
Closed	04/07/21	\$750,000	8,140	88	1 Castenada Ave	San Francisco
Closed	05/20/22	\$1,046,850	4,100	7	112 Kensington Way	San Francisco
Closed	08/23/21	\$1,000,000	2,796	12	1326 Stanyan St	San Francisco

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

The address cited is that of my employer, I reside in the local market area and possess the appropriate geographic competence to complete appraisal assignments within the market area of the subject property. The appraiser is signing the report using the corporate address of the appraisal company. The appraiser is not based in the corporate office and is based in San Francisco, CA. The appraiser is located roughly five miles from the property and has 34 years appraising in the market.

The appraiser is an hourly employee of Clario Appraisal Network and received no appraisal fee for the assignment. Appraisal AMC# - California AMC Registration # for ClearCapital.com, Inc: California #1256

The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs this certification.

Prior Services

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.

Market Conditions Addendum to the Appraisal Report File No. 32991559

The purpose of this addendum is to provide the lender/client wit		understanding of the	market trends and cor	ditions prev	alent in t	he subject ne	eighborhood	. This is a requir	ed
addendum for all appraisal reports with an effective date on or a	fter April 1, 2009.								
Property Address 2363 33rd Avenue	City San Francisco State CA Zip Code 94116							4116	
Borrower Redwood Holdings LLC									
Instructions: The appraiser must use the information require	ed on this form as the l	basis for his/her conc	usions, and must prov	ide support	for those	conclusions,	, regarding l	nousing trends a	Ind
overall market conditions as reported in the Neighborhood section	on of the appraisal repo	ort form. The appraise	r must fill in all the info	rmation to th	ne extent	it is available	e and reliabl	e and must provi	ide
analysis as indicated below. If any required data is unavailable	e or is considered unre	eliable, the appraiser	must provide an expla	anation. It is	recogniz	zed that not a	all data sou	rces will be able	; to
provide data for the shaded areas below; if it is available, howev	er, the appraiser must	include the data in the	e analysis. If data sourc	es provide	the requir	red informatio	on as an ave	rage instead of t	the
median, the appraiser should report the available figure and iden	tify it as an average. Sa	ales and listings must	be properties that com	pete with the	e subject	property, dete	ermined by a	applying the crite	eria
that would be used by a prospective buyer of the subject prope	rty. The appraiser mu	<u>st explain any anoma</u>	ies in the data, such a	s seasonal	markets,	new constru	ction, forec	losures, etc.	
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months			Overall .	Trend		
Total # of Comparable Sales (Settled)	10	12	5	Increa	sing	X Stable		Declining	
Absorption Rate (Total Sales/Months)	1.67	4.00	1.67	Increa	sing	X Stable		Declining	
Total # of Comparable Active Listings	15	15	8	X Declin	ing	Stable		Increasing	
Months of Housing Supply (Total Listings/Ab.Rate)	8.98	3.75	4.79	Declin	ing	X Stable		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	1,595,000	1,617,500	1,600,000	Increa	sing	X Stable		Declining	_
Median Comparable Sales Days on Market	26	12	12	Declin	ing	X Stable			
Median Comparable List Price	1,338,000	1,406,000	1,449,000	X Increa	<u> </u>	Stable		Declining	
Median Comparable Listings Days on Market	59	13	27	Declin		X Stable		Increasing	_
Median Sale Price as % of List Price	118.31%	113.11%	122.90%	X Increa	0	Stable		Declining	-
Seller-(developer, builder, etc.)paid financial assistance prevaler		No	122.3078	Declin		X Stable		Increasing	-
		-	from 20/ to E0/ increa		0				~)
Explain in detail the seller concessions trends for the past 12 n	-			-	-	-			
Seller concessions are atypical, though present in ne	w construction. vvr	nen present, they t	ypically range betv	/een 0.5%	o to 2%	and have b	been such	for the past 1	2
months.									
Are foreclosure sales (REO sales) a factor in the market?	Yes X No If	yes, explain (including	the trends in listings a	nd sales of	foreclose	d properties)			
Foreclosure and REO sales represent 1% of the over	rall sales and listing	g volume in the su	bject's area. The p	resence o	f the RE	EO sales ha	as had a r	nominal effect	
on values and marketing time as supported by the ab	ove overall trend in	ndicators.							
Cite data sources for above information. San Francisco ML	S. Realist/Public R	Records							
Cummorize the above information as support for your conclu	ciono in the Neighbor	hand continu of the s	naralaal rapart form	If you yood	o nu o d d	itional inform	ation and		
Summarize the above information as support for your conclust	sions in the iverghbor	nood section of the a	opraisal report form.	ii vou usea	any add		nation, sucr		
				-	-			1 as all allalysis	; of
pending sales and/or expired and withdrawn listings, to formulate		ovide both an explana	tion and support for yo	ur conclusio	ins.			-	; of
Over the past 12 months there has been 27 sales of	similar utility and a	ovide both an explana ppeal, traditional d	tion and support for yo lesign, three to four	ur conclusion bedroom	ns. homes	in the subj	ject's Cen	tral Sunset -	s of
Over the past 12 months there has been 27 sales of Parkside market area, resulting in a value range of \$	similar utility and a 1,190,000 to \$1,76	ovide both an explana ppeal, traditional c 6,800. Presently tl	tion and support for yo lesign, three to four here are 8 offerings	ur conclusion bedroom sisimilar to	ns. homes the su	in the subj	ject's Cen ing in a 4.	tral Sunset - 79 months	
Over the past 12 months there has been 27 sales of Parkside market area, resulting in a value range of supply based on an indicated absorption rate of 1.67	similar utility and a 1,190,000 to \$1,76 sales per month, w	ovide both an explana ppeal, traditional c 6,800. Presently th /hen compared to	tion and support for yo lesign, three to four nere are 8 offerings the previous six an	ur conclusion bedroom s similar to d twelve n	homes the su nonth p	in the subj bject resulti eriods supp	ject's Cen ing in a 4. bly and de	tral Sunset - 79 months mand appear	
Over the past 12 months there has been 27 sales of Parkside market area, resulting in a value range of supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized	similar utility and a 1,190,000 to \$1,76 sales per month, w I at \$1,600,000. Th	ovide both an explana ppeal, traditional of 6,800. Presently th then compared to be median days on	tion and support for yo lesign, three to four nere are 8 offerings the previous six an	ur conclusion bedroom s similar to d twelve n	homes the su nonth p	in the subj bject resulti eriods supp	ject's Cen ing in a 4. bly and de	tral Sunset - 79 months mand appear	
Over the past 12 months there has been 27 sales of Parkside market area, resulting in a value range of supply based on an indicated absorption rate of 1.67	similar utility and a 1,190,000 to \$1,76 sales per month, w I at \$1,600,000. Th	ovide both an explana ppeal, traditional of 6,800. Presently th then compared to be median days on	tion and support for yo lesign, three to four nere are 8 offerings the previous six an	ur conclusion bedroom s similar to d twelve n	homes the su nonth p	in the subj bject resulti eriods supp	ject's Cen ing in a 4. bly and de	tral Sunset - 79 months mand appear	
Over the past 12 months there has been 27 sales of Parkside market area, resulting in a value range of supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized	similar utility and a 1,190,000 to \$1,76 sales per month, w I at \$1,600,000. Th	ovide both an explana ppeal, traditional of 6,800. Presently th then compared to be median days on	tion and support for yo lesign, three to four nere are 8 offerings the previous six an	ur conclusion bedroom s similar to d twelve n	homes the su nonth p	in the subj bject resulti eriods supp	ject's Cen ing in a 4. bly and de	tral Sunset - 79 months mand appear	
Over the past 12 months there has been 27 sales of Parkside market area, resulting in a value range of supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized	similar utility and a 1,190,000 to \$1,76 sales per month, w I at \$1,600,000. Th	ovide both an explana ppeal, traditional of 6,800. Presently th then compared to be median days on	tion and support for yo lesign, three to four nere are 8 offerings the previous six an	ur conclusion bedroom s similar to d twelve n	homes the su nonth p	in the subj bject resulti eriods supp	ject's Cen ing in a 4. bly and de	tral Sunset - 79 months mand appear	
Over the past 12 months there has been 27 sales of Parkside market area, resulting in a value range of supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized	similar utility and a 1,190,000 to \$1,76 sales per month, w I at \$1,600,000. Th	ovide both an explana ppeal, traditional of 6,800. Presently th then compared to be median days on	tion and support for yo lesign, three to four nere are 8 offerings the previous six an	ur conclusion bedroom s similar to d twelve n	homes the su nonth p	in the subj bject resulti eriods supp	ject's Cen ing in a 4. bly and de	tral Sunset - 79 months mand appear	
Over the past 12 months there has been 27 sales of Parkside market area, resulting in a value range of supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized	similar utility and a 1,190,000 to \$1,76 sales per month, w I at \$1,600,000. Th 12 month high of 1	ovide both an explana ppeal, traditional c 6,800. Presently th then compared to the median days on 22.90%	tion and support for yo lesign, three to four nere are 8 offerings the previous six an	ur conclusion bedroom s similar to d twelve n	ns. homes the su nonth p stabiliz	in the subj bject resulti eriods supp	ject's Cen ing in a 4. bly and de	tral Sunset - 79 months mand appear	
Over the past 12 months there has been 27 sales of Parkside market area, resulting in a value range of supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a	similar utility and a 1,190,000 to \$1,76 sales per month, w I at \$1,600,000. Th 12 month high of 1	ovide both an explana ppeal, traditional c 6,800. Presently th then compared to the median days on 22.90%	tion and support for yo lesign, three to four nere are 8 offerings the previous six an	ur conclusion bedroom s similar to d twelve n	ns. homes the su nonth p stabiliz	in the subj bject resulti eriods supp ed at 12 da	ject's Cen ing in a 4. oly and de ays. The n	tral Sunset - 79 months mand appear	
Over the past 12 months there has been 27 sales of 3 Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperation	similar utility and a 1,190,000 to \$1,76 sales per month, w I at \$1,600,000. Th 12 month high of 1 // wonth high of 1	ovide both an explana ppeal, traditional of 6,800. Presently the then compared to the median days on 22.90%	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion bedroom s similar to d twelve n	ns. homes the su nonth p stabiliz Projec	in the subj bject resulti eriods supp ed at 12 da	ject's Cen ing in a 4. oly and de ays. The n	tral Sunset - 79 months mand appear	
Over the past 12 months there has been 27 sales of 3 Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data	similar utility and a 1,190,000 to \$1,76 sales per month, w I at \$1,600,000. Th 12 month high of 1 // wonth high of 1	ovide both an explana ppeal, traditional of 6,800. Presently the then compared to the median days on 22.90%	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has	ns. homes the su nonth p stabiliz Projec sing	in the subj bject resulti eriods supp ed at 12 da t Name: Overall	ject's Cen ing in a 4. oly and de ays. The n	tral Sunset - 79 months mand appear nedian sales	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled)	similar utility and a 1,190,000 to \$1,76 sales per month, w I at \$1,600,000. Th 12 month high of 1 // wonth high of 1	ovide both an explana ppeal, traditional of 6,800. Presently the then compared to the median days on 22.90%	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has	ns. homes the su nonth p stabiliz Projec sing sing	in the subj bject resulti eriods supp ed at 12 da t Name: Overall	ject's Cen ing in a 4. oly and de ays. The n	tral Sunset - 79 months mand appear hedian sales	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	similar utility and a 1,190,000 to \$1,76 sales per month, w I at \$1,600,000. Th 12 month high of 1 // wonth high of 1	ovide both an explana ppeal, traditional of 6,800. Presently the then compared to the median days on 22.90%	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing	t Name: Overall	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	similar utility and a 1,190,000 to \$1,76 sales per month, w 1 at \$1,600,000. Th 12 month high of 1 // project , comple Prior 7-12 Months	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	-
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	similar utility and a 1,190,000 to \$1,76 sales per month, w 1 at \$1,600,000. Th 12 month high of 1 // project , comple Prior 7-12 Months	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	-
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	similar utility and a 1,190,000 to \$1,76 sales per month, w 1 at \$1,600,000. Th 12 month high of 1 // project , comple Prior 7-12 Months	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	similar utility and a 1,190,000 to \$1,76 sales per month, w 1 at \$1,600,000. Th 12 month high of 1 // project , comple Prior 7-12 Months	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	-
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	similar utility and a 1,190,000 to \$1,76 sales per month, w 1 at \$1,600,000. Th 12 month high of 1 // project , comple Prior 7-12 Months	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	similar utility and a 1,190,000 to \$1,76 sales per month, w 1 at \$1,600,000. Th 12 month high of 1 // project , comple Prior 7-12 Months	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	-
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	similar utility and a 1,190,000 to \$1,76 sales per month, w 1 at \$1,600,000. Th 12 month high of 1 // project , comple Prior 7-12 Months	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	-
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	similar utility and a 1,190,000 to \$1,76 sales per month, w 1 at \$1,600,000. Th 12 month high of 1 // project , comple Prior 7-12 Months	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 //e project , comple Prior 7-12 Months Yes No If	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 //e project , comple Prior 7-12 Months Yes No If	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 //e project , comple Prior 7-12 Months Yes No If	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 //e project , comple Prior 7-12 Months Yes No If	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 //e project , comple Prior 7-12 Months Yes No If	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$' supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a fifther subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 //e project , comple Prior 7-12 Months Yes No If	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$' supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a fifther subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 /e project , comple Prior 7-12 Months Yes No If	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$' supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a fifther subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 /e project , comple Prior 7-12 Months Yes No If	ovide both an explana ppeal, traditional c 6,800. Presently tl /hen compared to ie median days on 22.90% te the following: Prior 4-6 Months	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	ur conclusion r bedroom s similar to d twelve n sales has ales has Increa	ns. homes the su nonth p stabiliz Projec sing sing ing	t Name: Overall Stable Stable	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing	·
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 /e project , comple Prior 7-12 Months Yes No If	ovide both an explana ppeal, traditional of 6,800. Presently ti /hen compared to ise median days on 22.90% te the following: Prior 4-6 Months yes, indicate the numb	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed Current - 3 Months Current - 3 Months Deer of REO listings and	conclusion bedroom similar to d twelve n sales has	ns. homes the su nonth p stabiliz Projec sing ing ing trends in 	in the subj bject resulti eriods supp ed at 12 da t Name: Overall Stable Stable Istings and s Istings and s	ject's Cen ing in a 4. oly and de ays. The n	tral Sunset - 79 months mand appear hedian sales Declining Declining Increasing closed propertie	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$' supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a fifther subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 /e project , comple Prior 7-12 Months Yes No If	ovide both an explana ppeal, traditional of 6,800. Presently ti /hen compared to le median days on 22.90% te the following: Prior 4-6 Months yes, indicate the numb	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed	conclusion bedroom similar to d twelve n sales has	ns. homes the su nonth p stabiliz Projec sing ing ing trends in 	in the subj bject resulti eriods supp ed at 12 da t Name: Overall Stable Stable Istings and s Istings and s	ject's Cen ing in a 4. oly and de ays. The n	tral Sunset - 79 months mand appear hedian sales Declining Declining Increasing closed propertie	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 /e project , comple Prior 7-12 Months Yes No If	ovide both an explana ppeal, traditional of 6,800. Presently ti /hen compared to le median days on 22.90% te the following: Prior 4-6 Months yes, indicate the numb	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed Current - 3 Months Current - 3 Months Deer of REO listings and	conclusion bedroom similar to d twelve n sales has	ns. homes the su nonth p stabiliz Projec sing ing ing trends in 	in the subj bject resulti eriods supp ed at 12 da t Name: Overall Stable Stable Istings and s Istings and s	ject's Cen ing in a 4. oly and de ays. The n	tral Sunset - 79 months mand appear hedian sales Declining Declining Increasing closed propertie	·
Over the past 12 months there has been 27 sales of 3 Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the sub APPRAISER APPRAISER	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 /e project , comple Prior 7-12 Months Yes No If	ovide both an explana ppeal, traditional of 6,800. Presently ti then compared to the median days on 22.90% te the following: Prior 4-6 Months yes, indicate the numb sec, indicate the numb	Ition and support for yo lesign, three to four here are 8 offerings the previous six an market for closed Current - 3 Months C	conclusion bedroom similar to d twelve m sales has lincrea Increa Declin Declin Declin explain the	ns. homes the su nonth p stabiliz Projec sing ing ing trends in R (ON	in the subj bject resulti eriods supp ed at 12 da t Name: Overall Stable Stable Stable Istings and s Stable	ject's Cen ing in a 4. oly and de ays. The n	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing closed propertie	
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the sub APPRAISER Signature	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 /e project , comple Prior 7-12 Months Yes No If	by ide both an explana ppeal, traditional of 6,800. Presently the compared to the median days on 22.90% te the following: Prior 4-6 Months yes, indicate the numb yes, indicate the numb SUP Sign	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed Current - 3 Months Current - 3 Months Cur	conclusion bedroom similar to d twelve n sales has lincrea Increa Declin Declin constant	ns. homes the su nonth p stabiliz Projec sing sing ing trends in R (ON	in the subj bject resulti eriods supp ed at 12 da t Name: Overall Stable Stable Stable Istings and s	ject's Cen ing in a 4. oly and de ays. The n Trend	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing closed propertie	·
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the sub APPRAISER Signature Name Mitchell S. Diamond	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 /e project , comple Prior 7-12 Months Yes No If	by ide both an explana ppeal, traditional of 6,800. Presently the ide median days on 22.90% te the following: Prior 4-6 Months yes, indicate the number yes, indicate the number SUP SUP	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed Current - 3 Months Current - 3 Months Current - 3 Months ERVISORY API ature e	conclusion bedroom similar to d twelve n sales has lincrea Declin Declin Declin PrAISEI	ns. homes the su nonth p stabiliz Projec sing sing ing trends in R (ON	in the subj bject resulti eriods supp ed at 12 da t Name: Overall Stable Stable Stable Istings and s Stable Stable	ject's Cen ing in a 4. oly and de ays. The n	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing closed propertie	·
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the sub APPRAISER Signature Name Mitchell S. Diamond Company Name Clario Appraisal Network	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 //e project , comple Prior 7-12 Months Prior 7-12 Months Ves No If y iject unit and project.	bovide both an explana ppeal, traditional of 6,800. Presently the compared to the median days on 22.90% te the following: Prior 4-6 Months yes, indicate the number yes, indicate the number SUP SUP Sign. Name Com	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed Current - 3 Months Current - 3 Months Cur	Increa Declin Declin Declin Declin PRAISEI	ns. homes the su nonth p stabiliz Projec sing sing ing trends in R (ON	in the subj bject resulti eriods supp ed at 12 da t Name: Overall Stable Stable Stable Istings and s Stable Stable LY IF RE	ject's Cen ing in a 4. oly and de ays. The n	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing closed propertie	·
Over the past 12 months there has been 27 sales of 3 Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the sub Summarize the above trends and address the impact on the sub Company Name Clario Appraisal Network Company Address <u>300 East 2nd Street #1405</u>	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 //e project , comple Prior 7-12 Months Prior 7-12 Months Ves No If y iject unit and project.	bovide both an explana ppeal, traditional of 6,800. Presently the compared to the median days on 22.90% te the following: Prior 4-6 Months yes, indicate the number yes, indicate the number SUP SUP Sign. Name Com	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed Current - 3 Months Current - 3 Months Current - 3 Months ERVISORY API ature e	Increa Declin Declin Declin Declin PRAISEI	ns. homes the su nonth p stabiliz Projec sing sing ing trends in R (ON	in the subj bject resulti eriods supp ed at 12 da t Name: Overall Stable Stable Stable Istings and s Stable Stable LY IF RE	ject's Cen ing in a 4. oly and de ays. The n	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing closed propertie	·
Over the past 12 months there has been 27 sales of a Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the sub Summarize the above trends and address the impact on the sub Company Name Clario Appraisal Network Company Address <u>300 East 2nd Street #1405 Reno, NV 89501</u>	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 //e project , comple Prior 7-12 Months Prior 7-12 Months Yes No If y iject unit and project.	by ide both an explana of the presently the compared to the median days on 22.90% te the following: Prior 4-6 Months yes, indicate the number of the number	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed Current - 3 Months Current - 3 Months ERVISORY API ature Pany Name Pany Address	Increa Declin Declin Declin PRAISEI	ns. homes the su nonth p stabiliz Projec sing sing ing trends in R (ON	in the subj bject resulti eriods supp ed at 12 da t Name: Overall Stable Stable Stable Istings and s Stable	ject's Cen ing in a 4. oly and de ays. The n	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing closed propertie	·
Over the past 12 months there has been 27 sales of 3 Parkside market area, resulting in a value range of \$ supply based on an indicated absorption rate of 1.67 to be balanced, with the median sales price stabilized price as a percentage of list price has increased to a If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the sub Summarize the above trends and address the impact on the sub Company Name Clario Appraisal Network Company Address <u>300 East 2nd Street #1405</u>	similar utility and a 1,190,000 to \$1,76 sales per month, w at \$1,600,000. Th 12 month high of 1 //e project , comple Prior 7-12 Months Yes No If the second	bovide both an explana ppeal, traditional of 6,800. Presently the the compared to the median days on 22.90% te the following: Prior 4-6 Months Prior 4-6 Months SUP SUP SUP Sup Sup Sup	tion and support for yo lesign, three to four here are 8 offerings the previous six an market for closed Current - 3 Months Current - 3 Months Cur	Increa Declin Declin Declin PRAISEI	ns. homes the su nonth p stabiliz Projec sing sing ing trends in R (ON	in the subj bject resulti eriods supp ed at 12 da t Name: Overall Stable Stable Stable Istings and s Stable	ject's Cen ing in a 4. oly and de ays. The n	tral Sunset - 79 months mand appear nedian sales Declining Declining Increasing Increasing closed propertie	

Freddie Mac Form 71 March 2009

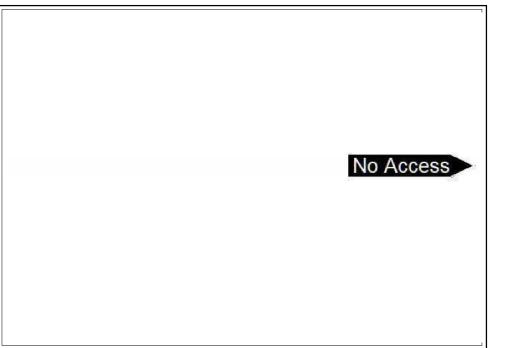
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No).: 32991559
Property Address: 2363 33rd Avenue	Case	No.:
City: San Francisco	State: CA	Zip: 94116
Lender: Wedgewood Inc		



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: June 24, 2022 Appraised Value: \$ 1,550,000



REAR VIEW OF SUBJECT PROPERTY

STREET SCENE



COMPARABLE PROPERTY PHOTO ADDENDUM

 Borrower: Redwood Holdings LLC
 File No.:
 32991559

 Property Address: 2363 33rd Avenue
 Case No.:

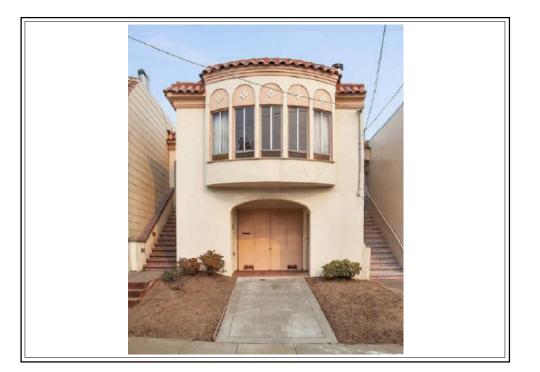
 City: San Francisco
 State: CA
 Zip: 94116

 Lender: Wedgewood Inc
 Case No.:



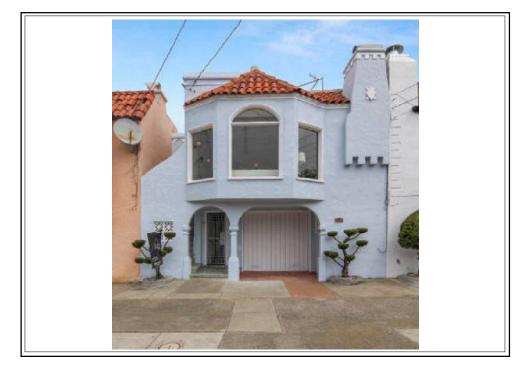
COMPARABLE SALE #1

1526 45th Avenue San Francisco, CA 94122 Sale Date: s06/22;c06/22 Sale Price: \$ 1,550,000



COMPARABLE SALE #2

2442 29th Avenue San Francisco, CA 94116 Sale Date: s05/22;c05/22 Sale Price: \$ 1,550,000



COMPARABLE SALE #3

3226 Ulloa Street San Francisco, CA 94116 Sale Date: s06/22;c06/22 Sale Price: \$ 1,625,000

COMPARABLE PROPERTY PHOTO ADDENDUM

 Borrower: Redwood Holdings LLC
 File No.:
 32991559

 Property Address: 2363 33rd Avenue
 Case No.:

 City: San Francisco
 State: CA
 Zip: 94116

 Lender: Wedgewood Inc
 Case No.:
 Case No.:



COMPARABLE SALE #4

2626 26th Avenue San Francisco, CA 94116 Sale Date: s03/22;c03/22 Sale Price: \$ 1,655,000



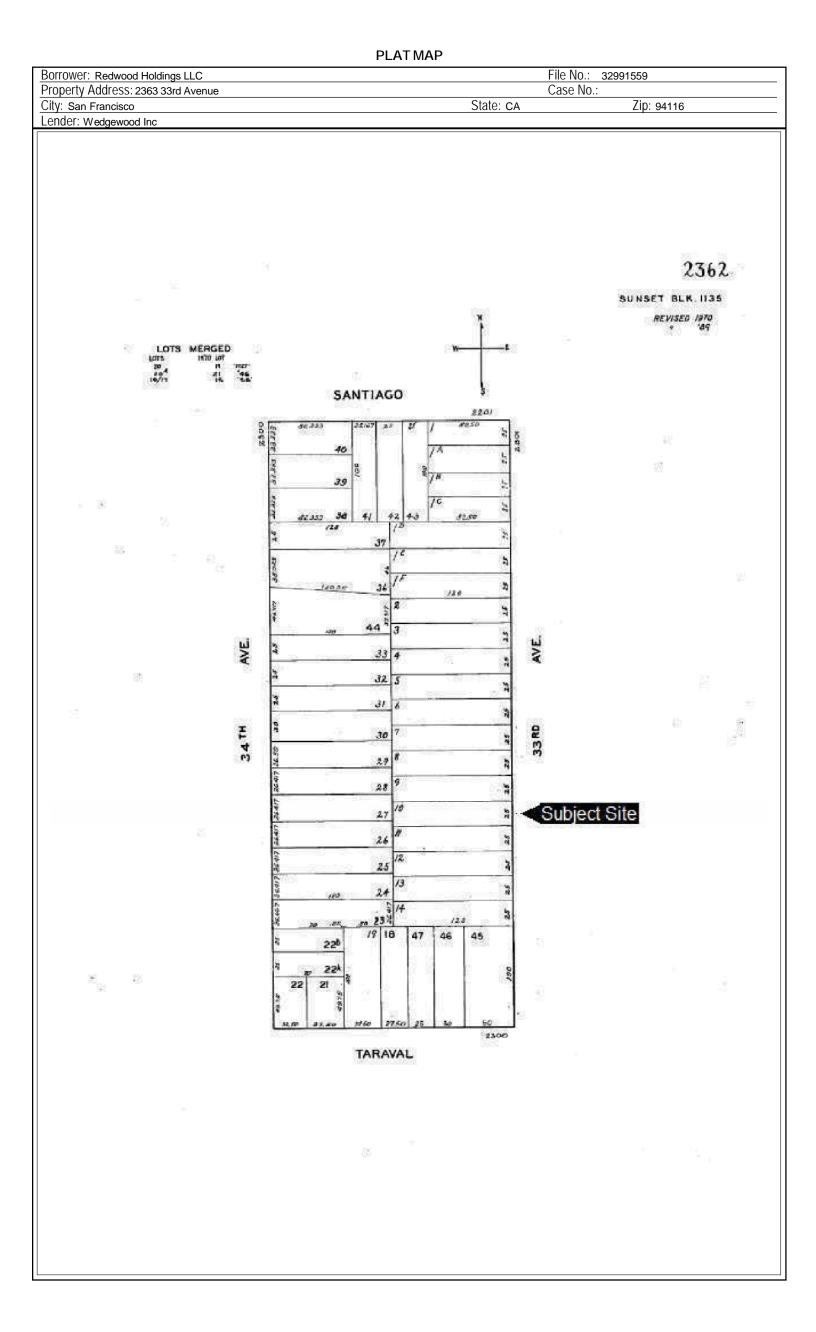
COMPARABLE SALE #5

2552 24th Avenue San Francisco, CA 94116 Sale Date: Active Sale Price: \$ 1,249,000



COMPARABLE SALE #6

2314 34th Avenue San Francisco, CA 94116 Sale Date: Active Sale Price: \$ 1,680,000



LOCATION MAP

Zip: 94116

Map data ©2022 Google

Borrower: Redwood Holdings LLC File No.: 32991559 Property Address: 2363 33rd Avenue Case No .: City: San Francisco State: CA Lender: Wedgewood Inc

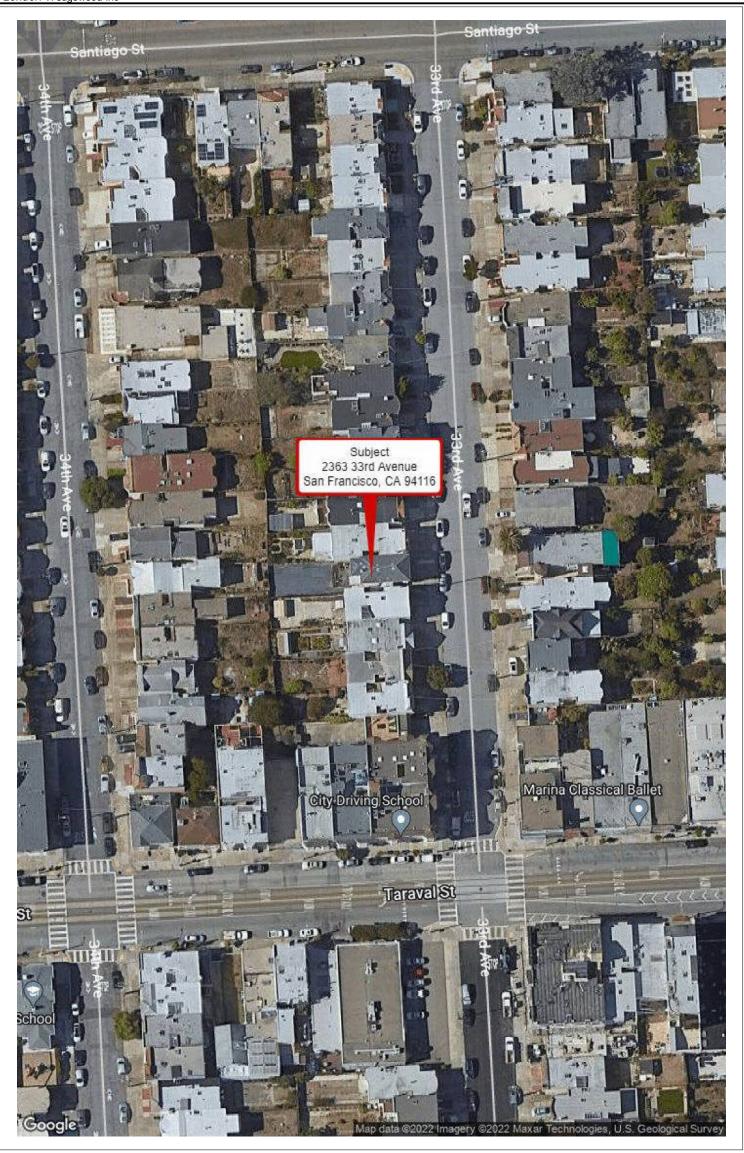
Marin Luther King Jr Dr NOTICIO NICORON A a Middle Dr W Lincoln Way Lincoln Way 20th Lincoln Way Bre n Gate 1167 Lincoln Way 1 NUMBER 39.4.9 300m 45th States. 40m 4-7 SA PANE. Irving St PANE A nue ANG Ave AVE Irving St SAM AW 2200 round Irving St 27th 26th Inling 32md 3350 合 Sunset Blvd PAN'N R A Kell PAMPE Judah St 3 AVE AVE Judah St Hidden Garden Steps Ave 21st 208 22md 6119 23rd **OUTER SUNSET** AND Lawton Ave AVE 4151 -4011 390 Ave Ave 380 MAR 43rd 4200 -PANIe Alternative School 441m S Lawton St NAMI^N AVE AVe **MAR 1708U** PH40 **WOW** Lawton St 27th 93h0 AMM/ PAR A AVE 16th Avenue Tiled Steps Ave 45th Ave Moraga Ave Moraga St Noriega St Comparable Sale 1 Noriega St 2781 201 23rd 22nd 1526 45th Avenue Noriega St 1118 25th -24世 200 30th 27th -32pd 28th 59th Norie San Francisco, CA 94122 340W 33rd AVe 35H 1ST-AVE PANEL I PANE NE ANG 10.00 Ave 1.11 miles NW 1 DIVID (RWR 445 Sunset PAN4 N/V/e MAN 242 AP Giannini t Blvd Sunset Middle School Reservoir Pache Robert Louis Stevenson Elementary School 20th Ave 19th Ave Abraham Lincoln St. Ignatius 🕤 18th High School Ouin (Pure Subject Sunset 1000 9th 4390 DISTRICT 2363 33rd Avenue Nove 11111 San Francisco, CA 94116 10/10/0 BIN era St Comparable Sale 6 NER F Comparable Sale 2 Comparable Sale 5 2314 34th Avenue 2442 29th Avenue 2552 24th Avenue San Francisco, CA 94116 San Francisco, CA 94116 San Francisco, CA 94116 0.06 miles NW 0.45 miles SE Tarav 0.61 miles SE MINIOUPE Taraval St 3151 30th Ave u168 33rd araval St 341h Ave 4370 42nd NAME: 46th 454 Comparable Sale 3 Ulloa t 香雪 Ulloa St 3226 Ulloa Street DVA **MAN** MVC San Francisco, CA 94116 34 0.16 miles SW Comparable Sale 4 Carl Larsen 2626 26th Avenue Park Vicente St Blvd San Francisco, CA 94116 Ide Vicente St 0.56 miles SE re lementary School 😡 Wawo Wawona St Sigmund Stern San Fra **Recreation Grove** Pine Lake Park Waldorf High : 100 Blvd Crestlake Dr Yorba St 2 Ave Sloat Blvd slo Sloat Blvd 24th Ave 25th Ave 23rd Ave Sloat Blvd 26th Ave 日本の市口ののの ADD4N plaugu **HON** MERCED MAN Sunset Ş Ocean Ave 2011 0, C Jake' 9th Blvd alyptus Dr. Lowell High School EU ĝ e Merced Blvd Ave ave Merced Blvd City Sports Club Shine LAKESHORE Coople

AERIAL MAP

State: CA

Borrower: Redwood Holdings LLC Property Address: 2363 33rd Avenue City: San Francisco Lender: Wedgewood Inc

Zip: 94116



Borrower: Redwood Holdings LLC		File No.: 32991559
Property Address: 2363 33rd Avenue		Case No.:
City: San Francisco	State: CA	Zip: 94116
Lender: Wedgewood Inc		

License



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

Mitchell S. Diamond

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

"Certified Residential Real Estate Appraiser"

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

BREA APPRAISER IDENTIFICATION NUMBER:

AR 007000

Effective Date: Date Expires:

Date: February 17, 2021 February 16, 2023

Loretta Dillon, Deputy Bureau Chief, BREA

3054284

Yer: Redwood Holdings LLC ty Address: 2363 33rd Avenue		State		File No.: 32991559 Case No.: Zip:	94116	
an Francisco		Jidit	e. CA	Ζιρ.	94110	
ACORD			URANC	:Е [100	WDD/YYYY)
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFOR CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIN BELOW. THIS CERTIFICATE OF INSURANCE DOES NO REPRESENTATIVE OR PRODUCER, AND THE CERTIFICAT IMPORTANT: If the certificate holder is an ADDITIONAL I IF SUBROGATION IS WAIVED, subject to the terms and c this certificate does not confer rights to the certificate hold	VELY AMEND, I DT CONSTITUTI TE HOLDER. NSURED, the po onditions of the	EXTEND OR ALT E A CONTRACT I blicy(ies) must have policy, certain po	ER THE CO BETWEEN T ve ADDITION olicies may	VERAGE AFFORDED THE ISSUING INSUREF	TE HOL BY THE R(S), AU	POLICIES THORIZED
PRODUCER Assurance, a Marsh & McLennan Agency LLC company		CONTACT Fiona Che	n	1 EXV.		
20 N Martingale Road	13	PHONE IAVC. No. Extl: 312-629		CALIFY THE CONDACT	: (847) 44	10-9123
Suite 100 Schaumburg IL 60173		ADDRESS, TOhen(0)a	ssuranceage	ncy.com RDING COVERAGE	1	NAIC #
		NSURER A ; AXA Insi			1	31127
NSURED ClearCapital.com, Inc.		NSURER B :			1	
ClearCapital Holdings, Inc.	1	NSURER C :			-	
300 E 2nd Street Suite 1405		NSURER D : NSURER E :			3	
Reno NV 89501		NSURER F :				
COVERAGES CERTIFICATE NUMBER THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LIST	the second s	E BEEN ISSUED TO	and the second se	REVISION NUMBER:		CY PERIOD
INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM (CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSUR	OR CONDITION O	F ANY CONTRACT	OR OTHER	DOCUMENT WITH RESPE	ECT TO V	VHICH THIS
EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHO NSR [ADDL[SUBR]					S 1054 (1	The The survey
LTR TYPE OF INSURANCE INSU WVD P COMMERCIAL GENERAL LIABILITY	OLICY NUMBER	(MM/DD/YYYY)	(MM/DD/0001	LIM	Dec	
CLAIMS-MADE OCCUR				EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Es occurrence)	5	
				MED EXP (Any one person)	5	
				PERSONAL & ADV INJURY	5	
GEN'L AGGREGATE LIMIT APPLIES PER:				GENERAL AGGREGATE	\$	
OTHER:				PRODUCTS - COMPIOP AGG	5	
AUTOMOBILE LIABILITY			5	COMBINED SINGLE LIMIT (Ea accident)	5	
ANYAUTO				BOOILY INJURY (Per person)	\$	
OWNED SCHEDULED AUTOS ONLY AUTOS HIRED NON-OWNED AUTOS ONLY AUTOS ONLY				BODILY INJURY (Per accident PROPERTY DAMAGE (Per accident)	5	
AUTOS ONLY AUTOS ONLY				(Per accident)	5	
UWBRELLA LIAB OCCUR				EACH OCCURRENCE	\$	
EXCESS LIAB CLAIMS-MADE				AGGREGATE	5	
DED RETENTION \$		-		PER OTH-	\$	
AND EMPLOYERS' LIABILITY Y/N ANYPROPRIETOR PARTNER EXECUTIVE				EL EACH ACCIDENT	5	
OFFICERMEMBEREXCLUDED? N/A (Mandstory in NH)				E.L. DISEASE - EA EMPLOYE	ES	
If yes, describe under DESCRIPTION OF OPERATIONS below A Professional Unbline ANDDOD444	61	10/10/2000	10/10/0000	EL. DISEASE - POLICY LIMIT	\$	000
A Professional Liability MPP90441	03	10/18/2021	10/18/2022	Claim/Apprepate	00.000	
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Addition RE: PROOF OF INSURANCE It is agreed that the following is an Additional Insured, when requ						
CERTIFICATE HOLDER		CANCELLATION				
Class Appendix Mature 122			DATE TH	ESCRIBED POLICIES BE EREOF, NOTICE WILL CY PROVISIONS.		
Clario Appraisal Network, Inc. PROOF OF INSURANCE	5			51).		
4		fine T			011-5	
ACORD 25 (2016/03) The ACORD nar	ne and logo are	© 19 registered mark:		ORD CORPORATION.	All righ	its reserve

USPAP ADDENDUM

File No. 32991559

Borrower: Redwood Holdings LLC			
Property Address: 2363 33rd Avenue			
City: <u>San Francisco</u>	County: San Francisco	State: CA	Zip Code: 94116
Lender: Wedgewood Inc			
APPRAISAL AND REPORT IDEN	TIFICATION		
This report was prepared under th	e following USPAP reporting	g option:	
X Appraisal Report	A written report prepared under Sta	andards Rule 2-2(a).	
Restricted Appraisal Report	A written report prepared under Sta		
Reasonable Exposure Time			
My opinion of a reasonable exposure time	for the subject property at the market	t value stated in this report is:	60 Days
n/a			
Additional Certifications			
x I have performed NO services, as an	appraiser or in any other capacity, re	egarding the property that is the	e subject of this report within the three-year
period immediately preceding accepta		- <u>-</u>	
	project of in another canacity, regar	ding the property that is the su	biast of this report within the three year
period immediately preceding accepta			bject of this report within the three-year ents below.
n/a			
Additional Comments			
Clarification of Intended Use and Intended U	Jser:		
The Intended Liser of this appraisal report is	the Lender/Client The Intended Lise	a is to evaluate the property that	at is the subject of this appraisal for a mortgage
			is appraisal report form, and Definition of Market
Value. No additional Intended Users are ide	ntified by the appraiser.		
L			
APPRAISER:		SUPERVISORY APPRAIS	ER (only if required):
Signature:	\frown	Signature:	
Name: Mitchell S. Diamond			
		Date Signed:	
State Certification #: AR007000			
or State License #: or Other (describe):	State #:	State:	
State: CA		Expiration Date of Certifica	ation or License:
Expiration Date of Certification or License Effective Date of Appraisal: <u>06/24/2022</u>		Supervisory Appraiser insp	pection of Subject Property: ior-only from street D Interior and Exterior
	Produced using ACI software	e, 800.234.8727 www.aciweb.com	USPAP_140427