

**APPRAISAL OF**



**LOCATED AT:**

1870 47th Avenue  
San Francisco, CA 94122

**FOR:**

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

**BORROWER:**

Redwood Holdings LLC

**AS OF:**

August 23, 2022

**BY:**

Mitchell S. Diamond

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

File Number: 33206909

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

1870 47th Avenue  
San Francisco, CA 94122

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 August 23, 2022 is:

\$1,600,000  
One Million Six Hundred 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.



Mitchell S. Diamond

Exterior-Only Inspection Residential Appraisal Report

File No. 33206909

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

Property Address 1870 47th Avenue City San Francisco State CA Zip Code 94122
Borrower Redwood Holdings LLC Owner of Public Record Drayton Victoria C County San Francisco
Legal Description See Attached Addendum Lot 022 Block 2083
Assessor's Parcel # 2083 022 Tax Year 2021 R.E. Taxes \$ 1,681
Neighborhood Name Sunset - Parkside Map Reference 666-H3 Census Tract 0352.01
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 [ ] Refinance Transaction [X] Other (describe) Servicing
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). San Francisco Multiple Listing Service

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

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics One-Unit Housing Trends One-Unit Housing Present Land Use %
Location [X] Urban [ ] Suburban [ ] Rural Property Values [ ] Increasing [X] Stable [ ] Declining PRICE AGE One-Unit 70 %
Built-Up [X] Over 75% [ ] 25-75% [ ] Under 25% Demand/Supply [ ] Shortage [X] In Balance [ ] Over Supply \$(000) (yrs) 2-4 Unit 20 %
Growth [ ] Rapid [X] Stable [ ] Slow Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths 700 Low 0 Multi-Family 5 %
Neighborhood Boundaries Golden Gate Park to the North, Stern Grove to the South, 19th Avenue to the East, 2,900 High 150 Commercial 5 %
Ocean Beach to the West. 1,600 Pred. 85 Other 0 %
Neighborhood Description See Attached Addendum
Market Conditions (including support for the above conclusions) See Attached Addendum

Dimensions 25x120 Area 3000 sf Shape Rectangle View N;Res;
Specific Zoning Classification RH1 Zoning Description See Attached Addendum
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. See Attached Addendum
Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private
Electricity [X] [ ] Water [X] [ ] Street Asphalt [X] [ ]
Gas [X] [ ] Sanitary Sewer [X] [ ] Alley None [ ] [ ]
FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone X FEMA Map # 060298/060298/0001 N FEMA Map Date 06/02/1998
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. None noted.

Source(s) Used for Physical Characteristics of Property [ ] Appraisal Files [X] MLS [X] Assessment and Tax Records [ ] Prior Inspection [X] Property Owner
[ ] Other (describe) Data Source(s) for Gross Living Area SFARMLS, Realist/Public Records
GENERAL DESCRIPTION GENERAL DESCRIPTION Heating / Cooling Amenities Car Storage
Units [X] One [ ] One with Accessory Unit [X] Concrete Slab [ ] Crawl Space [X] FWA [ ] HWBB [X] Fireplace(s) # 1 [ ] None
# of Stories 2 [ ] Full Basement [ ] Finished [ ] Radiant [ ] WoodStove(s) # 0 [X] Driveway # of Cars 1
Type [X] Det. [ ] Att. [ ] S-Det./End Unit [ ] Partial Basement [ ] Finished [ ] Other [X] Patio/Deck One Driveway Surface Concrete
[X] Existing [ ] Proposed [ ] Under Const. Exterior Walls Wood/Stucco Fuel Gas [ ] Porch None [X] Garage # of Cars 1
Design (Style) Traditional Roof Surface Comp Shingle [ ] Central Air Conditioning [ ] Pool None [ ] Carport # of Cars 0
Year Built 1947 Gutters & Downspouts Galvanized [ ] Individual [X] Fence Wood [ ] Attached [ ] Detached
Effective Age (Yrs) 20 Window Type Wood/Thermal [X] Other None [ ] Other None [X] Built-in
Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 6 Rooms 2 Bedrooms 2.0 Bath(s) 1,449 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) As Mandated at date of construction, and / or permitted renovation.

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3; This is an exterior only inspection appraisal report, all descriptions and subsequent value estimates are based on exterior inspection, information from MLS, Public Records, Owner Interview, and/or previous appraisal report. The improvements appear to be well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may have been updated. As of the date of the inspection it appears as if all utilities were on and functioning. Though the subject appears to be an attached dwelling, the improvements are only abutting the adjacent properties (subject is an SFR, not a PUD, this is typical for San Francisco), there is no common/shared structural elements, not a shared wall agreement, and there is no < continued in addendum >
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe. This is an exterior only inspection appraisal report, all descriptions and subsequent value estimates are based on exterior inspection, information from MLS, Public Records, Owner Interview, and/or previous appraisal report.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe. This is an exterior only inspection appraisal report, all descriptions and subsequent value estimates are based on exterior inspection, information from MLS, Public Records, Owner Interview, and/or previous appraisal report.

Exterior-Only Inspection Residential Appraisal Report

File No. 33206909

There are **8** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **1,198,000** to \$ **1,680,000**

There are **46** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **1,290,000** to \$ **2,165,000**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
1870 47th Avenue Address San Francisco, CA 94122		1431 41st Avenue San Francisco, CA 94122		1610 38th Avenue San Francisco, CA 94122		2547 41st Avenue San Francisco, CA 94116	
Proximity to Subject		0.65 miles NE		0.62 miles NE		0.93 miles SE	
Sale Price	\$	\$ 1,550,000		\$ 1,603,000		\$ 1,500,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 1,279.93 sq. ft.		\$ 948.52 sq. ft.		\$ 1,183.90 sq. ft.	
Data Source(s)		SFARMLS #422672506;DOM 6		SFARMLS #81886683;DOM 24		SFARMLS #422671271;DOM 14	
Verification Source(s)		Realist/Public Records LP 1.295m		Realist/Public Records LP 1.300m		Realist/Public Records LP 1.495m	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s07/22;c07/22		s06/22;c06/22		s07/22;c07/22	
Location	N;Res;	N;Res;		N;Res;		N;Res;School	55,800
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	3000 sf	3000 sf		2060 sf		31,419	
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;Traditional	DT2;Traditional		DT2;Traditional		DT2;Traditional	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	75	73		82		70	
Condition	C3	C3		C3		C3	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 2 2.0	6 2 1.0	30,070	6 2 2.0		6 3 1.1	29,100
Gross Living Area 225	1,449 sq. ft.	1,211 sq. ft.	53,550	1,690 sq. ft.	-54,225	1,267 sq. ft.	40,950
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Central	Central		Central		Central	
Energy Efficient Items	As Mandated	As Mandated		As Mandated		As Mandated	
Garage/Carport	1gbi1dw	1gbi1dw		1gbi1dw		2gbi1dw	
Porch/Patio/Deck	Patio	Patio		Patio		Patio	
Accessory Rooms	None	None		None		None	
Additional Features	None	None		None		None	
Document Number	n/a	170807	0	55228	0	71170	0
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 83,620	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 22,806	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 90,300
Adjusted Sale Price of Comparables		Net Adj. 5.4%		Net Adj. -1.4%		Net Adj. 6.0%	
		Gross Adj. 5.4%	\$ 1,633,620	Gross Adj. 5.3%	\$ 1,580,194	Gross Adj. 10.8%	\$ 1,590,300

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

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

Data source(s) SFARMLS and Realist/Public Records

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

Data source(s) SFARMLS and Realist/Public Records

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

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	08/29/1995	09/17/2004	10/27/1998	10/21/2014
Price of Prior Sale/Transfer	\$210,000	\$750,000	\$0	\$878,000
Data Source(s)	Realist/Public Records	Realist/Public Records	Realist/Public Records	Realist/Public Records
Effective Date of Data Source(s)	08/23/2022	08/23/2022	08/23/2022	08/23/2022

Analysis of prior sale or transfer history of the subject property and comparable sales **No other sales or listings of the subject or comparables over the past 36 months as per San Francisco MLS and Realist//Public Records.**

Summary of Sales Comparison Approach. **See Attached Addendum**

Indicated Value by Sales Comparison Approach \$ **1,600,000**

Indicated Value by: Sales Comparison Approach \$ **1,600,000** Cost Approach (if developed) \$ **0** Income Approach (if developed) \$ **0**

**See Attached Addendum**

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

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **1,600,000** as of **08/23/2022**, which is the date of inspection and the effective date of this appraisal.

SALES COMPARISON APPROACH

RECONCILIATION

Exterior-Only Inspection Residential Appraisal Report

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ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) See Attached Addendum

COST APPROACH

Table with columns for cost approach details: ESTIMATED, REPRODUCTION OR, REPLACEMENT COST NEW, OPINION OF SITE VALUE, Dwelling, Sq. Ft. @ \$, Garage/Carport, Total Estimate of Cost-New, Depreciation, etc.

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

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

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

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

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

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

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

Describe common elements and recreational facilities.

## Exterior-Only Inspection Residential Appraisal Report

File No. 33206909

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

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

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

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

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

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

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

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

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

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

## Exterior-Only Inspection Residential Appraisal Report

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

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

Exterior-Only Inspection Residential Appraisal Report

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

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

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

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

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

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

APPRAISER

Signature [Handwritten Signature]
Name 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 08/23/2022
Effective Date of Appraisal 08/23/2022
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
1870 47th Avenue
San Francisco, CA 94122

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,600,000

LENDER/CLIENT
Name Clear Capital
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

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

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





## Uniform Appraisal Dataset Definitions

**Condition Ratings and Definitions**

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

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

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

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

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

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

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

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

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

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

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

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

**Quality Ratings and Definitions**

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

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

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

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

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

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

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

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

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

**Updated**

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

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

**Remodeled**

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

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

**Explanation of Bathroom Count**

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



## ADDENDUM

Borrower: Redwood Holdings LLC  
Property Address: 1870 47th Avenue  
City: San Francisco  
Lender: Wedgewood Inc

File No.: 33206909  
Case No.:  
State: CA  
Zip: 94122

### 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 Outer 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 46 sales of similar utility and appeal, traditional or mid century design, two to three bedroom homes in the subject's Central Sunset - Parkside market area, resulting in a value range of \$1,290,000 to \$2,165,000. Presently there are six offerings similar to the subject resulting in a 1.63 months supply based on an indicated absorption rate of 3.67 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 \$1,603,000. The median days on market for closed sales has increased to a 12 month high of 18 days. The median sales price as a percentage of list price has decreased to a 12 month low of 119.41%

### 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 similar utility and appeal, traditional or mid century design, two to three bedroom homes in the subject's 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 condition. Comparable two used to bracket the subjects living area size and bathroom count, and for date of sale, location and condition. Comparable three employed for date of sale and condition, though of varied location directly facing a school building. Comparable four is an additional closed sale used for date of sale, location, condition, and similar living area size as the subject. 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 \$1,603,000. The median days on market for closed sales has increased to a 12 month high of 18 days. The median sales price as a percentage of list price has decreased to a 12 month low of 119.41% No listing adjustment made to comparable five which appears to be listed above the anticipated sales price.

Location adjustment made to comparable three derived from historical and current market data, through a property search using San Francisco MLS, and selecting sales to isolate for variants in location as much as is feasible, the adjustments are based on the difference between the median sales price of 13 sales featuring standard residential locations as a characteristic similar to the subject, with the median sales price of five sales with mixed use locations as a characteristic, resulting in a 3.72% variant in median sales price.

Site size adjustments derived from historical and current market data, through a property search using San Francisco MLS, and selecting sales to isolate for variant in site size as much as is feasible, the adjustments are based on the difference between the median sales price of 9 sales featuring smaller sites as a characteristic inferior to the subject, with median sales price of 21 sales with standard site size of 2500 to 3500 sqft, resulting in a 1.96% 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 to 1.1 bathrooms as a characteristic inferior to the subject, with median sales price of 17 sales with 2.0 to 2.1 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

ADDENDUM

Borrower: Redwood Holdings LLC
Property Address: 1870 47th Avenue
City: San Francisco
Lender: Wedgewood Inc

File No.: 33206909
Case No.:
State: CA Zip: 94122

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 1300 and 1600 square feet as a characteristic similar to the subject, with median sales price of 12 featuring gross living area of between 1000 and 1300 square feet as a characteristic, then applying the adjustment at a rate of \$225 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.

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 two car garage parking as a characteristic superior to the subject, with median sales price of 18 sales with one car garage parking as a characteristic, resulting in a 2.37% variant in median sales price.

No adjustments for variants in design, 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 of the adjusted range is emphasized, with the comparables grouped by relevance, comps one, two, three, and four being the most relevant closed sales. Comparable one used primarily for date of sale, and condition. Comparable two used to bracket the subjects living area size and bathroom count, and for date of sale, location and condition. Comparable three employed for date of sale and condition, though of varied location directly facing a school building. Comparable four is an additional closed sale used for date of sale, location, condition, and similar living area size as the subject. 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 of the adjusted range is emphasized, with the comparables grouped by relevance, comps one, two, three, and four being the most relevant closed sales. Comparable one used primarily for date of sale, and condition. Comparable two used to bracket the subjects living area size and bathroom count, and for date of sale, location and condition. Comparable three employed for date of sale and condition, though of varied location directly facing a school building. Comparable four is an additional closed sale used for date of sale, location, condition, and similar living area size as the subject. 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. 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 requirements.

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 50% is typical for the subject's market area.

Table with 7 columns: Status, Status Date, List/Sell \$, Lot SZ, DOM, Address, City. Rows include sales at 552 Ortega St, 1 Castenada Ave, 112 Kensington Way, and 1326 Stanyan St.

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 35 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. 33206909

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

Property Address **1870 47th Avenue** City **San Francisco** State **CA** Zip Code **94122**

Borrower **Redwood Holdings LLC**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	20	15	11	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.33	5.00	3.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	15	15	6	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	4.50	3.00	1.63	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	1,595,000	1,617,500	1,603,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	12	11	18	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	1,295,000	1,395,000	1,450,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	12	13	22	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	123.72%	131.53%	119.41%	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).  
**Seller concessions are atypical, though present in new construction. When present, they typically range between 0.5% to 2% and have been such for the past 12 months.**

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).  
**Foreclosure and REO sales represent 1% of the overall sales and listing volume in the subject's area. The presence of the REO sales has had a nominal effect on values and marketing time as supported by the above overall trend indicators.**

Cite data sources for above information. San Francisco MLS, Realist/Public Records

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

**Over the past 12 months there has been 46 sales of similar utility and appeal, traditional or mid century design, two to three bedroom homes in the subject's Central Sunset - Parkside market area, resulting in a value range of \$1,290,000 to \$2,165,000. Presently there are six offerings similar to the subject resulting in a 1.63 months supply based on an indicated absorption rate of 3.67 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 \$1,603,000. The median days on market for closed sales has increased to a 12 month high of 18 days. The median sales price as a percentage of list price has decreased to a 12 month low of 119.41%**

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

Project Name: \_\_\_\_\_


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

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

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

**APPRAISER**

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature   
 Name Mitchell S. Diamond  
 Company Name Clario Appraisal Network  
 Company Address 300 East 2nd Street #1405  
Reno, NV 89501  
 State License/Certification # AR007000 State CA  
 Email Address mitch.diamond@clarioappraisal.com

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Email Address \_\_\_\_\_

MARKET RESEARCH & ANALYSIS

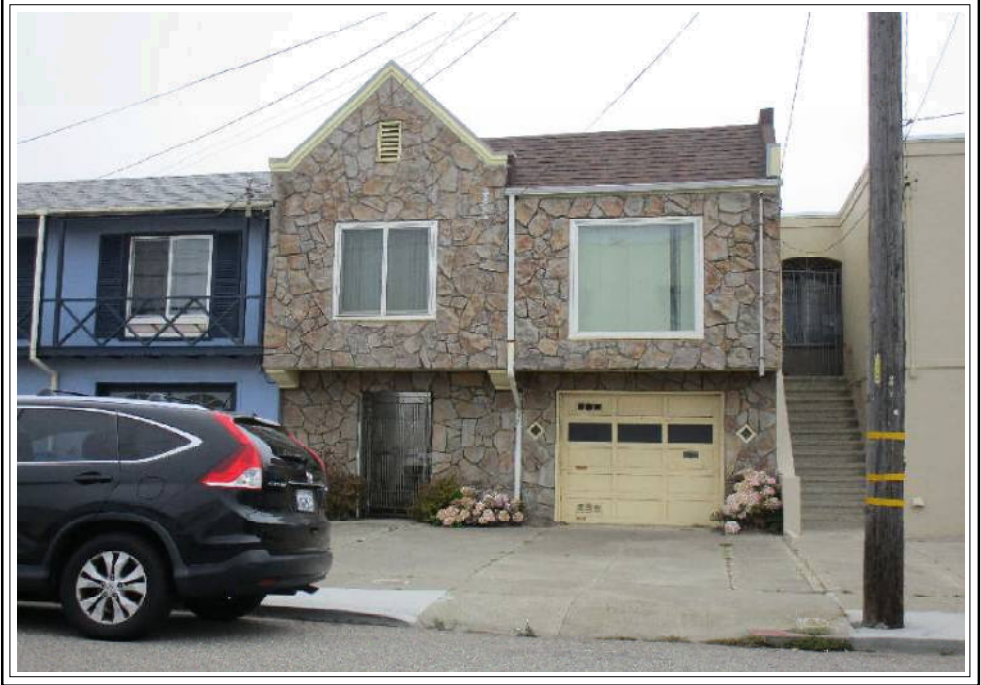
CONDO/CO-OP PROJECTS

APPRAISER



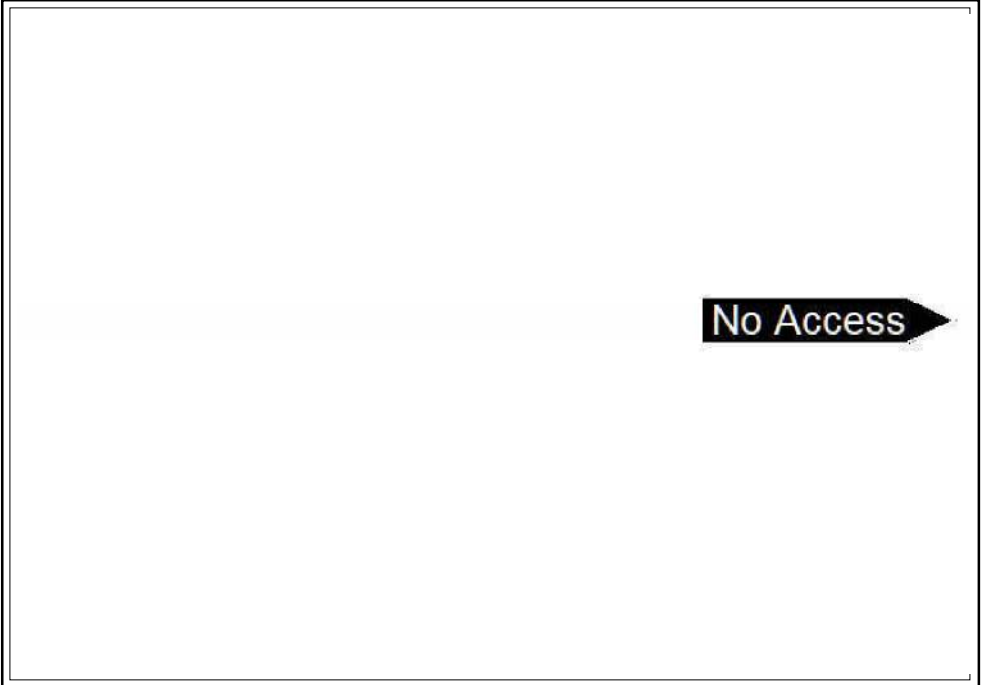
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 33206909	
Property Address: 1870 47th Avenue	Case No.:	
City: San Francisco	State: CA	Zip: 94122
Lender: Wedgewood Inc		



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: August 23, 2022  
Appraised Value: \$ 1,600,000



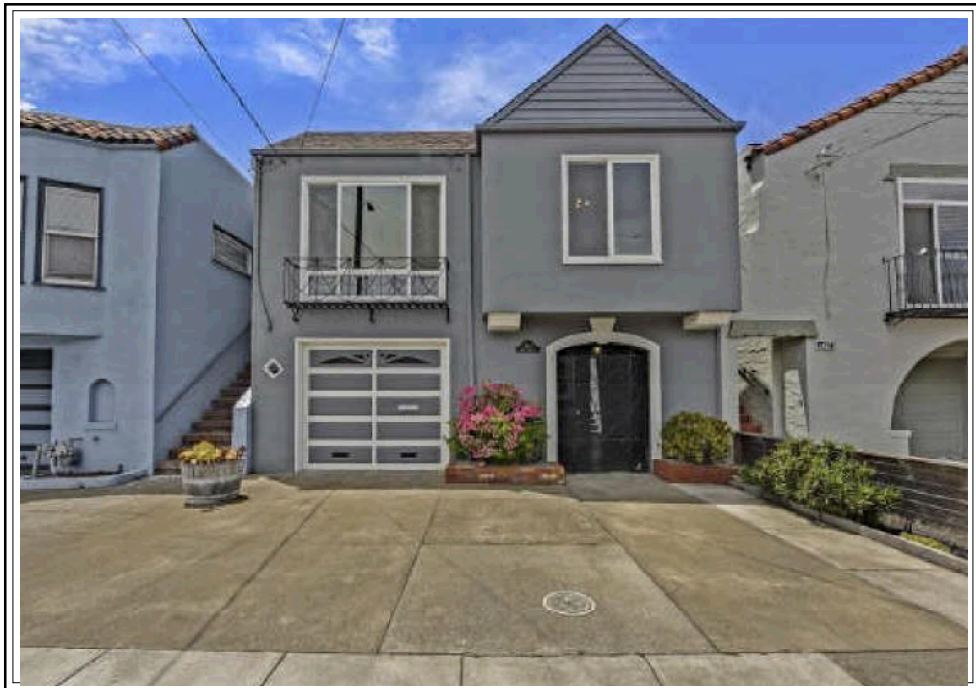
**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

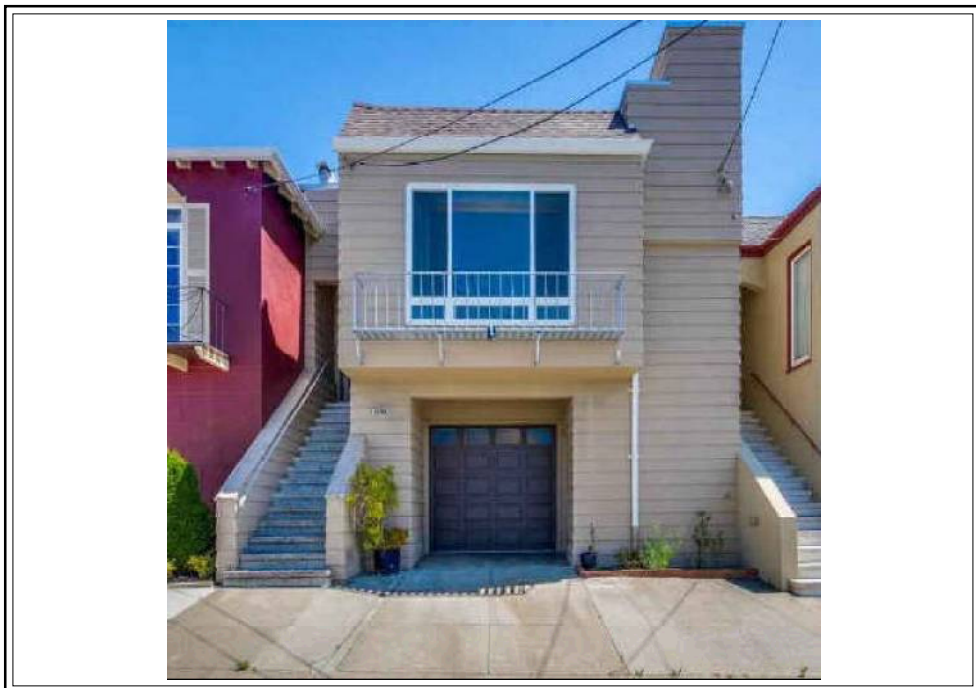
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 33206909	
Property Address: 1870 47th Avenue	Case No.:	
City: San Francisco	State: CA	Zip: 94122
Lender: Wedgewood Inc		



COMPARABLE SALE #1

1431 41st Avenue  
San Francisco, CA 94122  
Sale Date: s07/22;c07/22  
Sale Price: \$ 1,550,000



COMPARABLE SALE #2

1610 38th Avenue  
San Francisco, CA 94122  
Sale Date: s06/22;c06/22  
Sale Price: \$ 1,603,000



COMPARABLE SALE #3

2547 41st Avenue  
San Francisco, CA 94116  
Sale Date: s07/22;c07/22  
Sale Price: \$ 1,500,000



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 33206909	
Property Address: 1870 47th Avenue	Case No.:	
City: San Francisco	State: CA	Zip: 94122
Lender: Wedgewood Inc		



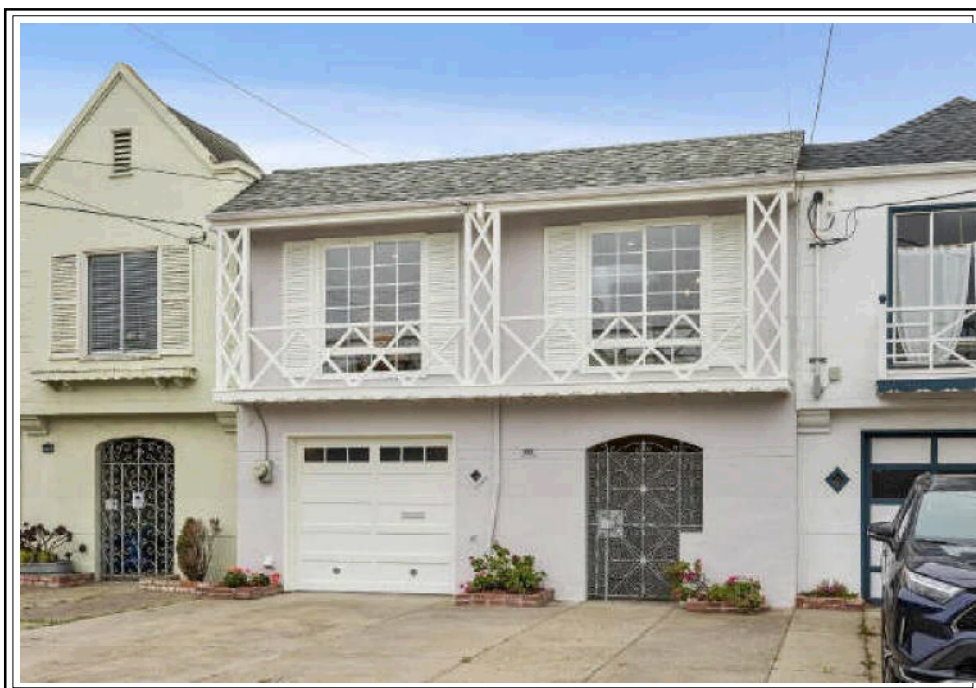
COMPARABLE SALE #4

1631 44th Avenue  
San Francisco, CA 94122  
Sale Date: s06/22;c06/22  
Sale Price: \$ 1,650,000



COMPARABLE SALE #5

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



COMPARABLE SALE #6

2123 41st Avenue  
San Francisco, CA 94116  
Sale Date: c08/22  
Sale Price: \$ 1,195,000

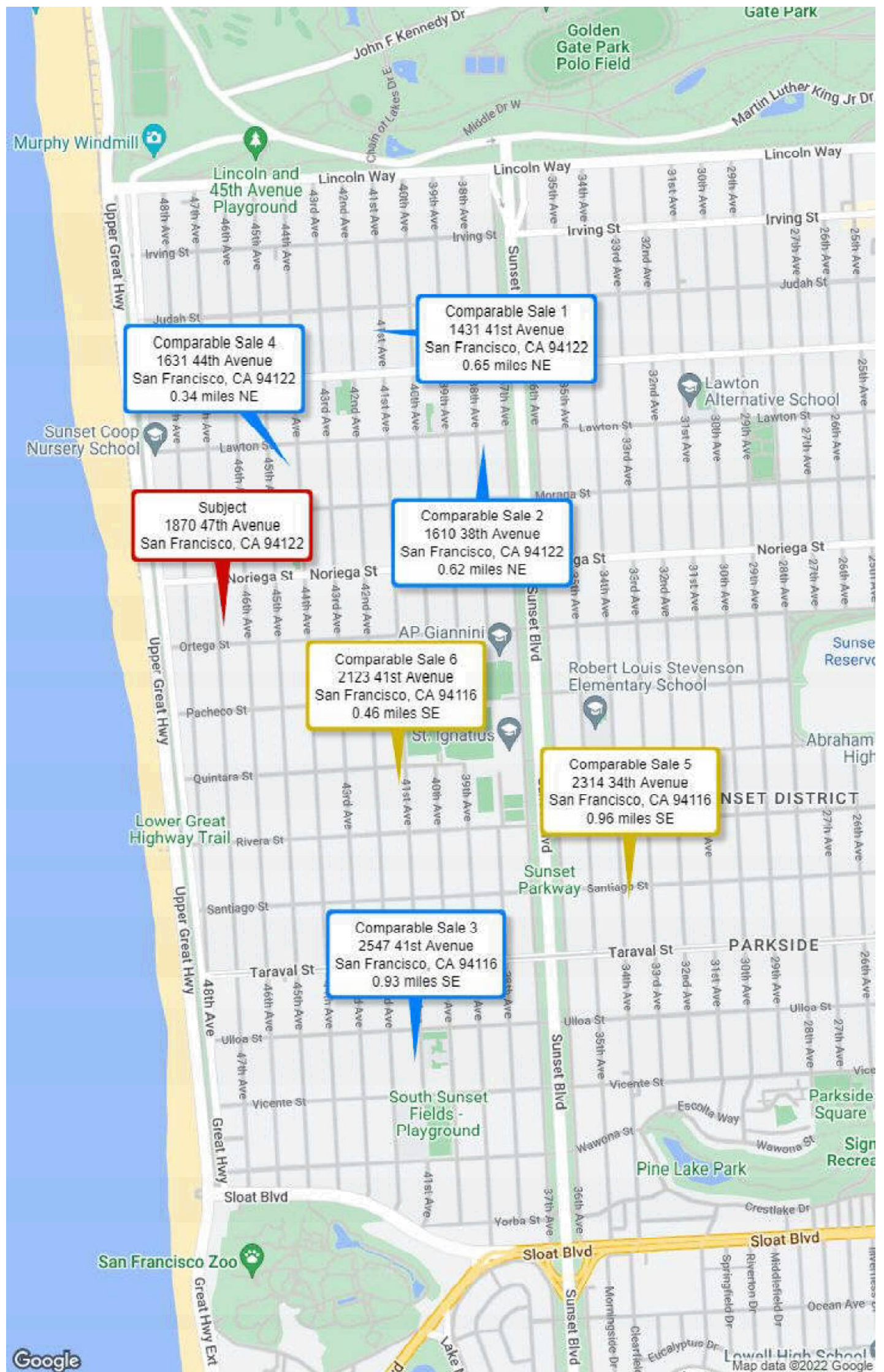




LOCATION MAP

Borrower: Redwood Holdings LLC  
Property Address: 1870 47th Avenue  
City: San Francisco  
Lender: Wedgewood Inc

File No.: 33206909  
Case No.:  
State: CA  
Zip: 94122

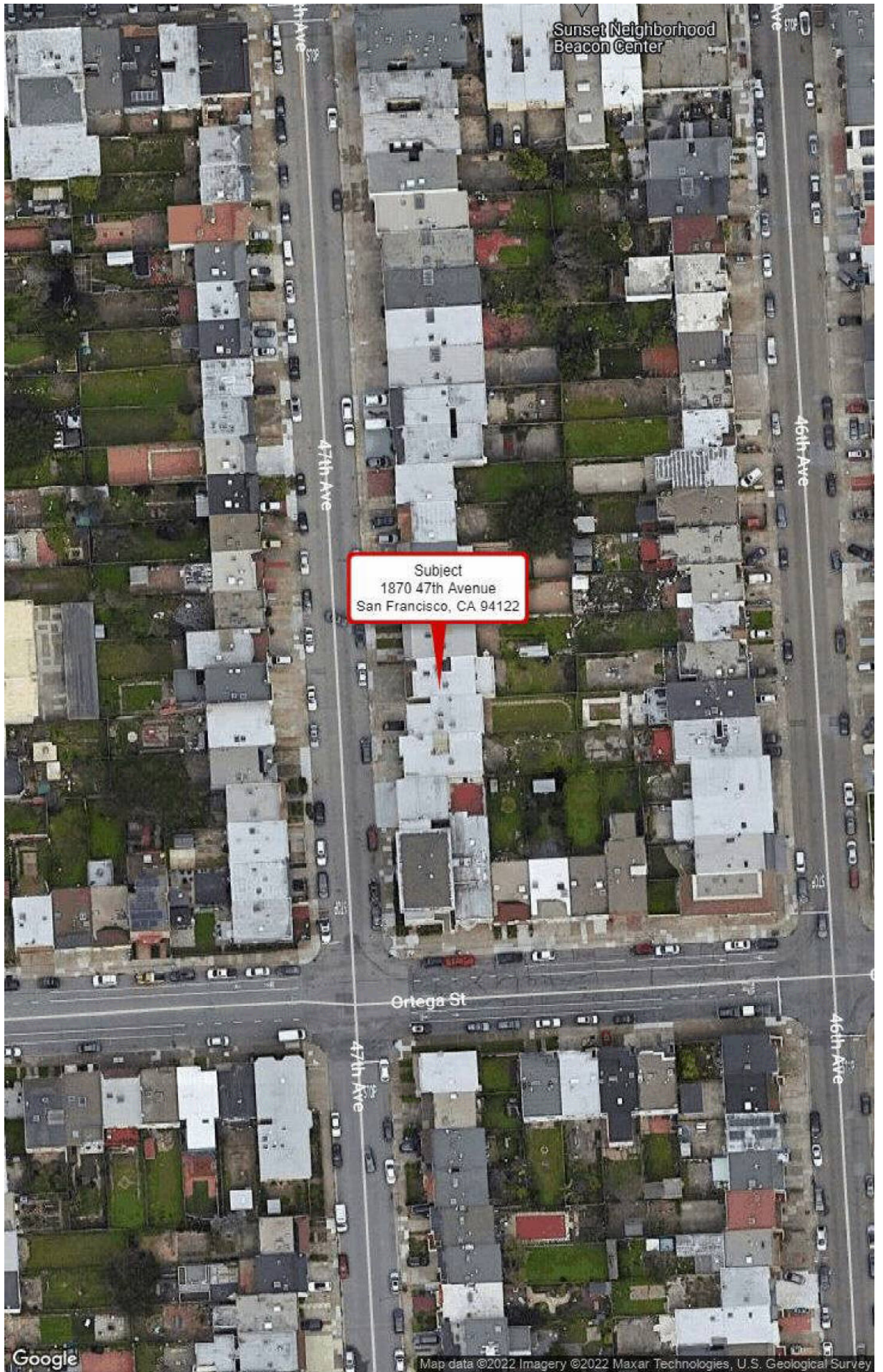




AERIAL MAP

Borrower: Redwood Holdings LLC  
Property Address: 1870 47th Avenue  
City: San Francisco  
Lender: Wedgewood Inc

File No.: 33206909  
Case No.:  
State: CA  
Zip: 94122



Subject  
1870 47th Avenue  
San Francisco, CA 94122

Sunset Neighborhood  
Beacon Center

Google

Map data ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey



Borrower: Redwood Holdings LLC

File No.: 33206909

Property Address: 1870 47th Avenue

Case No.:

City: San Francisco

State: CA

Zip: 94122

Lender: Wedgewood Inc



Borrower: Redwood Holdings LLC File No.: 33206909  
 Property Address: 1870 47th Avenue Case No.:  
 City: San Francisco State: CA Zip: 94122  
 Lender: Wedgewood Inc



**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)  
10/11/2021

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

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

<b>PRODUCER</b> Assurance, a Marsh & McLennan Agency LLC company 20 N Martingale Road Suite 100 Schaumburg IL 60173	<b>CONTACT NAME:</b> Fiona Chen <b>PHONE (A/C No. Ext):</b> 312-625-5592 <b>E-MAIL ADDRESS:</b> fchen@assuranceagency.com	<b>FAX (A/C No.):</b> (847) 440-9123
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> ClearCapital.com, Inc. ClearCapital Holdings, Inc. 300 E 2nd Street Suite 1405 Reno NV 89501	<b>INSURER A:</b> AXA Insurance Company	
	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	

**COVERAGES**      **CERTIFICATE NUMBER:** 667417962      **REVISION NUMBER:**

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

INBR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-SUBJECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPL OVERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE    OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			MDP9044163	10/18/2021	10/18/2022	Claim/Aggregate \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 RE: PROOF OF INSURANCE  
 It is agreed that the following is an Additional Insured, when required by written contract, on the Professional Liability policy.

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

File No. 33206909

Borrower: Redwood Holdings LLC  
 Property Address: 1870 47th Avenue  
 City: San Francisco County: San Francisco State: CA Zip Code: 94122  
 Lender: Wedgewood Inc

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

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

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 60 Days

n/a

Additional Certifications

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


n/a

Additional Comments

Clarification of Intended Use and 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.

APPRAISER:

Signature:   
 Name: Mitchell S. Diamond  
 Date Signed: 08/23/2022  
 State Certification #: AR007000  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: CA  
 Expiration Date of Certification or License: 02/16/2023  
 Effective Date of Appraisal: 08/23/2022

SUPERVISORY APPRAISER (only if required):

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