

Exterior-Only Inspection Residential Appraisal Report

33489377
File # 33489377

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.

SUBJECT	Property Address	275 Briggs Ct	City	San Jose	State	CA	Zip Code	95139
	Borrower	Redwood Holdings LLC	Owner of Public Record	Redwood Holdings LLC	County	Santa Clara		
	Legal Description	TRACT 5415 BOOK 325 PAGE 47 PAGE 49 LOT 120						
	Assessor's Parcel #	708-18-013	Tax Year	2021	R.E. Taxes \$	5,850		
	Neighborhood Name	Fremont	Map Reference	Book 708 Page 18	Census Tract	5120.35		
	Occupant	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$	1,943	<input type="checkbox"/> PUD HOA \$	0	<input type="checkbox"/> per year	<input type="checkbox"/> per month
	Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
	Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							

CONTRACT	I <input type="checkbox"/> did <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes, report the total dollar amount and describe the items to be paid.		

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

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining	PRICE AGE	One-Unit 90 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) (yrs)	2-4 Unit 4 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	1,000 Low 44	Multi-Family 2 %
Neighborhood Boundaries	To the north/west; Bernal Road, north/east; Monterey Highway, south/east;	1,900 High 54	Commercial 3 %
	Coyote Alamitos Canal and south/west; Golfcourse Lane.	1,100 Pred. 50	Other 1 %
Neighborhood Description San Jose - the subject's neighborhood is conforming, with access to Silicon Valley employment (by way of local roadways. Schools, shopping, public transportation and supporting services are located within the area. Land Use other = vacant/parks/schools/worship			
Market Conditions (including support for the above conclusions) Declining values per area research performed. A Sale Prices over Time table of the zip code as well as a 1004MC are included for demonstration purposes of the market area's most current trend.			

SITE	Dimensions	111.09, 72.93, 98.03, 65.50 (plat map)	Area	6472 sf	Shape	mostly triangular	View	N;Res;
	Specific Zoning Classification	R1-8P	Zoning Description	Single Family Residential				
	Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe please refer to addendum							
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley none	<input type="checkbox"/>	<input type="checkbox"/>
	FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone	D	FEMA Map #	06085C0407H	
	FEMA Map Date 05/18/2009							
	Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe								
No apparent adverse easements, encroachments, environmental conditions, land uses, etc. were noted. No survey was provided so normal conditions are assumed. For evaluations of the existence of hazardous substances or detrimental environmental conditions, a qualified hazardous substance and environmental expert should be consulted								

Source(s) Used for Physical Characteristics of Property	<input type="checkbox"/> Appraisal Files <input type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner			
<input checked="" type="checkbox"/> Other (describe)	Exterior Curb Inspection Data Source for Gross Living Area Realist			
General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck open	Driveway Surface concrete/avg
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco/Avg	Fuel Gas	<input checked="" type="checkbox"/> Porch entry	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Ranch	Roof Surface CompShingle/A	<input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Pool IG Pool	<input type="checkbox"/> Carport # of Cars 0
Year Built 1975	Gutters & Downspouts Aluminum/Avg	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence wood/Avg	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 25	Window Type Thermal/Avg	<input checked="" type="checkbox"/> Other none	<input type="checkbox"/> Other none	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)	

IMPROVEMENTS	Finished area above grade contains:	6 Rooms	3 Bedrooms	2.0 Bath(s)	1,219 Square Feet of Gross Living Area Above Grade
	Additional features (special energy efficient items, etc.) Standard efficiency, thermal windows were viewed from the front curb inspection. The assumption is made that the subject has thermal windows.				
	Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.) C3;Extraordinary Assumption:				
	This is an exterior only inspection. Therefore, an Extraordinary Assumption is utilized regarding the interior of the subject. It is assumed that the interior of the subject is substantially consistent with the exterior of the home visible in the limited inspection, and the County Assessor reported characteristics. If an Extraordinary Assumption is found to be untrue it may affect the assignment results. NOTE: there have not been any recent sales of the subject in order to locate interior photographs. The assumption has been made that the subject has a range and refrigerator. Per Realist the subject is heated, however the type of heater and fuel are not available. Assumed to be forced air heat in order to process software.				
	Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
	If Yes, describe.				
	There are no known physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property. No functional obsolescence is expected. (to the best of this appraiser's knowledge per an exterior curb inspection) From a front view, the subject appears to be on a concrete slab foundation.				
	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.				

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There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,269,000 to \$ 1,298,800		There are 25 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,000,000 to \$ 1,470,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	275 Briggs Ct San Jose, CA 95139	298 Granville Ct San Jose, CA 95139	118 Biddleford Ct San Jose, CA 95139	47 Avenida Espana San Jose, CA 95139	
Proximity to Subject		0.06 miles SW	0.44 miles N	0.73 miles N	
Sale Price	\$	\$ 1,400,000	\$ 1,175,000	\$ 1,060,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 1088.65 sq.ft.	\$ 1049.11 sq.ft.	\$ 946.43 sq.ft.	
Data Source(s)		MLS #ML81876170;DOM 6	MLS #ML81903240;DOM 8	MLS #ML81898074;DOM 35	
Verification Source(s)		Doc #25254415/Realist	Doc #25372085/Realist	Doc #25373493/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s03/22;c02/22	-378,000	s09/22;c08/22	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	6472 sf	6231 sf	0	6072 sf	+5,000
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch	
Quality of Construction	Q3	Q3		Q3	
Actual Age	47	50	0	50	0
Condition	C3	C3	-50,000	C3	-25,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 2.0	6 3 2.0		6 3 2.0	
Gross Living Area	1,219 sq.ft.	1,286 sq.ft.	-13,000	1,120 sq.ft.	+20,000
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FWA/NoAC	FWA/CAC	0	FWA/CAC	0
Energy Efficient Items	2Pane Windows	2Pane Windows		2Pane Windows	
Garage/Carport	2ga2dw	2ga2cp2dw	-10,000	2ga2dw	
Porch/Patio/Deck	Patio & Porch	Patio & Porch		Patio & Porch	
Pool Features	IG Pool	NoPool	0	NoPool	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -451,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -5,000
Adjusted Sale Price of Comparables		Net Adj. 32.2 % Gross Adj. 32.2 %	\$ 949,000	Net Adj. 0.4 % Gross Adj. 3.8 %	\$ 1,170,000
				Net Adj. 0.0 % Gross Adj. 4.7 %	\$ 1,060,000

SALES COMPARISON APPROACH

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) Realist

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

Data Source(s) Realist

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	10/21/2022			
Price of Prior Sale/Transfer	\$825,000			
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	10/21/2022	10/21/2022	10/21/2022	10/21/2022

Analysis of prior sale or transfer history of the subject property and comparable sales Please refer to attached addendum

Summary of Sales Comparison Approach As per supplemental addendum

Indicated Value by Sales Comparison Approach \$ 1,060,000

Indicated Value by: Sales Comparison Approach \$ 1,060,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

The income and cost approach are not applicable due to the insufficient relevant data and land sales. The sales comparison analysis is considered the most reliable indication of value and is given most emphasis.

RECONCILIATION

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

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,060,000 , as of 10/26/2022 , which is the date of inspection and the effective date of this appraisal.

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please refer to supplemental addendum

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

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) Not developed see Reconciliation comment.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			=\$
Source of cost data	DWELLING	Sq.Ft. @ \$	=\$
Quality rating from cost service	Effective date of cost data	Sq.Ft. @ \$	=\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				=\$
	Garage/Carport	Sq.Ft. @ \$	=\$
	Total Estimate of Cost-New			=\$
	Less Physical	Functional	External	
	Depreciation			= \$()
	Depreciated Cost of Improvements			=\$
	"As-is" Value of Site Improvements			=\$
Estimated Remaining Economic Life (HUD and VA only)	Years	INDICATED VALUE BY COST APPROACH		=\$

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? 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 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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

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

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

APPRAISER

Signature 
Name Beth Finnigan
Company Name Clario Appraisal Network
Company Address 300 E 2nd St Ste 1405
Reno, NV 89501-1508
Telephone Number (530) 550-2565
Email Address support@clarioappraisal.com
Date of Signature and Report 10/27/2022
Effective Date of Appraisal 10/26/2022
State Certification # AR040054
or State License # _____
or Other (describe) _____ State # _____
State CA
Expiration Date of Certification or License 04/13/2024

ADDRESS OF PROPERTY APPRAISED

275 Briggs Ct
San Jose, CA 95139
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,060,000

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 of subject property
 Did inspect exterior of subject property from street
Date of Inspection _____

COMPARABLE SALES

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

Exterior-Only Inspection Residential Appraisal Report

33489377
File # 33489377

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	275 Briggs Ct San Jose, CA 95139	36 Kittery Ct San Jose, CA 95139								
Proximity to Subject		0.74 miles NE								
Sale Price	\$	\$ 1,060,000			\$			\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 909.87 sq.ft.			\$ sq.ft.			\$ sq.ft.		
Data Source(s)		MLS #ML81856054;DOM 47								
Verification Source(s)		Doc #25185216/Realist								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Conv;0								
Date of Sale/Time		s12/21;c09/21	-64,000							
Location	N;Res;	N;Res;								
Leasehold/Fee Simple	Fee Simple	Fee Simple								
Site	6472 sf	5937 sf	+6,000							
View	N;Res;	N;Res;								
Design (Style)	DT1;Ranch	DT1;Ranch								
Quality of Construction	Q3	Q3								
Actual Age	47	49	0							
Condition	C3	C3								
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	6 3 2.0	6 3 2.0								
Gross Living Area	1,219 sq.ft.	1,165 sq.ft.	+11,000	sq.ft.		sq.ft.		sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf								
Functional Utility	Average	Average								
Heating/Cooling	FWA/NoAC	WallFrnc/NoAC	0							
Energy Efficient Items	2Pane Windows	2Pane Windows								
Garage/Carport	2qa2dw	2qa2dw								
Porch/Patio/Deck	Patio & Porch	Patio & Porch								
Pool Features	IG Pool	IG Pool								
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -47,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net Adj. 4.4 %		Net Adj. %		Net Adj. %		Net Adj. %		
		Gross Adj. 7.6 %	\$ 1,013,000	Gross Adj. %	\$	Gross Adj. %	\$	Gross Adj. %	\$	

SALES COMPARISON APPROACH

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 # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	10/21/2022			
Price of Prior Sale/Transfer	\$825,000			
Data Source(s)	Realist	Realist		
Effective Date of Data Source(s)	10/21/2022	10/26/2022		

SALE HISTORY

Analysis of prior sale or transfer history of the subject property and comparable sales Please refer to attached addendum

ANALYSIS / COMMENTS

Analysis/Comments please refer to addendum

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

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

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, 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 are either 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 residence 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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

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

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

Example:

3.2 indicates three full baths and two half baths.

Supplemental Addendum

File No. 33489377

Borrower	Redwood Holdings LLC						
Property Address	275 Briggs Ct						
City	San Jose	County	Santa Clara	State	CA	Zip Code	95139
Lender/Client	Wedgewood Inc.						

1004MC Search Parameters: MLS Sales, boundaries as per page 1, 1,00-1,500 GLA and 4,000-9,000 sf site sizes.

OCCUPANCY - since the subject's tax billing address is different than the subject's address, the assumption has been made that the owners do not occupy the property. The ASSUMPTION has to be made that the subject is currently vacant. However, if this is found to be untrue it does not appear that it would affect the assignment results at this time.

PROPERTY TAXES - are per Realist, they may not have been adjusted yet for the new owners.

FLOOD ZONE VERIFICATION - Zone D designation is used for areas where there are possible but undetermined flood hazards. In areas designated as Zone D, no analysis of flood hazards has been conducted. Based on this information and local topography the appraiser assumes that the subject is not in a designated flood zone. The lender is encouraged to verify this information and notify the appraiser of any new information that may be had so this appraisal can be updated. Please reference Statement of Assumptions and Limiting Conditions No. 3

Certification Clarification of No. 20 and 21: The reader of this report understands that any individual, party, entity or government enterprise choosing to relying on this appraisal report for any purpose other than that specifically stated by the appraiser is not authorized or intended and does so at their own risk. This report was prepared with a specific scope of work effective on a specific date and may not be fully understood by any other party other than the original intended user stated by the appraiser in this assignment. An independent appraisal should be ordered for any use or user not specifically identified by the appraiser in this report.

URAR Page 1 Supplemental Comments

Subject Legal Description: The legal description was taken from Realist Public Records and or inferred from the plat map and typically reflects a representative portion of the legal description. Based on available online data sources, the subject site is believed to be a legally permitted and a legally created site.

Subject: Assessments; Taxes: The subject's taxes are as posted to Realist. However, in the instance of when SPECIAL ASSESSMENTS are posted, it is because it is not atypical for homes throughout California to have special assessments levied. Please refer to the attached tax data information for any special assessment description. A special assessment is a tax charged to property owners to fund specific infrastructure projects such as the creation or upkeep of roads, schools, sewer lines, parks, support of emergency services and more. Buyers are typically made aware of special assessments at the time of purchase and the assessments are typically paid with property taxes. However, per a conversation with a county property tax representative, the special assessments are typically, but not always, incorporated into the annual tax. Therefore, the special assessment box is marked as per county records. This may be double-reporting because it is unknown to this appraiser as to whether this amount is already included in the total tax roll which is posted to page 1. Note: special assessments are typically levied for up to 40 years or more. The comparable properties within the market area usually have similar special assessments and there is no indication of an effect on marketability. The breakdown of the special assessments is included on the Tax information that is attached to this report. This report should not be used for tax verification purposes. Contact the County Assessor office for questions, confirmation of taxes and any clarifications desired.

Subject: Property Rights: The property rights reported and used in this appraisal is Fee Simple. No personal property is included unless otherwise stated.

Adverse Conditions or External Factors: Disclaimer: This appraisal is not a guarantee the site is free from adverse site conditions as the statement of such would require inspections from outside of the appraisers expertise and outside of the scope of this assignment. The appraiser only states that there are no known adverse site conditions based on visual observation and subject to the stated limiting conditions and scope of work for this assignment. The appraiser recommends that any desired in depth inspections to determine the full scope of the site an any possible adverse site conditions, that the intended user(s) have those inspections deemed necessary completed by a professional in the industry.

Title was not provided for review. I am not a Title Officer. I recommend that any questions or concerns regarding Title be addressed by a qualified professional in the related field.

Standard utility and right of way easements have no measurable influence or effect on the market value of the subject and are common in this development.

Highest and Best Use: The criteria for the highest and best use of real estate is most profitable use, legally permitted, physically possible and financially feasible. Due to the wide use of zoning, the highest and best use of real estate is typically the legally permitted use determined by zoning. The appraiser did not find it necessary to complete an intensive highest and best use study. For the purposes of this appraisal assignment, only existing permitted land uses are considered and based on the use of logic and observed evidence. The improvements were considered to be the highest and best use for the subject property: free standing, deeded, single family residential, except for those items of depreciation described in the improvement section.

MLS PHOTO - may be used on the report when necessary

URAR Page 2 Supplemental Comments

Disclaimer: The data source relied upon and deemed as reliable for the physical characteristics of the comparables used was the local MLS and is believed to be a reliable data source. The quality and condition ratings were determined based on interpretation of MLS data, exterior inspections from the street, professional judgment based on experience and were assumed to be accurate. It is impossible to fully know the quality and condition of comparables without completing both an interior and exterior inspection therefore requires certain assumptions of interpretation of data believed to be reliable.

Lot Size: The appraiser has no knowledge of or any reason to believe that the functional utility of comparable sites were less than or atypical to market expectations.

Design: Designs are difficult to measure in terms of contributory value and are subjective. All sales were conforming in nature in terms of the design composition of the neighborhood with no noted or support of favorable or unfavorable influence to marketability.

Supplemental Addendum

File No. 33489377

Borrower	Redwood Holdings LLC						
Property Address	275 Briggs Ct						
City	San Jose	County	Santa Clara	State	CA	Zip Code	95139
Lender/Client	Wedgewood Inc.						

Age: Age adjustments were not supported in the current market. Comparable sales used were built within a reasonable time frame. Any differences in overall maintenance levels, updating, etc, influencing effective age, will reflect in the condition rating and applied adjustments.

Amenities: Fencing, personal storage sheds, personal property or fireplaces were not included in the sales grid. Only those amenities with supportable evidence of contributory value within the market were included.

Comp Selection: The appraiser began the data gathering process by researching the local MLS using a polygon search that defined the neighborhood boundaries selected by the appraiser using a search criteria of near like characteristics. Use of the physical criteria encompassed the functional, legal and economic characteristics that cumulatively produced a price agreed upon between buyers and sellers. Transactions of optimum similarity were identified for final selection to be used in the comparison approach. It is not always reasonable for the appraiser to expand search criteria in such a manner to provide the most recent sales or for bracketing all physical features as it may miss lead the reader.

SCOPE OF WORK / SUPPLEMENTAL COMMENTS

Conclusions reported herein are based on data gathered, analyzed and considered reasonably available. The steps necessary to obtain a logically supported market value opinion pertaining to the subject property are noted herein. In the preparation of the appraisal, I conducted an exterior curb inspection. All general data pertinent to the subject property that was not obtained from my personal examination of the subject was obtained from sources believed to be reliable (i.e. government entities, title companies, etc.).

A visual examination of the comparable sales from the street view was performed. MLS was relied upon for the general data source including that of overall quality, condition, GLA, bedrooms and bathrooms while Realist Public records is generally more reliable for lot size. Accuracy of data sources is not guaranteed and are believed to be reliable.

Craftsman was used in rendering an opinion of quality of construction for the subject and comparable properties.

I was asked to perform an appraisal in accordance with Fannie Mae guidelines. This requires the use of the Uniform Appraisal Dataset (UAD) where many items regarding the description of the subject and comparable properties are identified with a "best fit" scenario based on my observations and information provided by real estate agents and/or owners. The extent of data research includes the local Multiple Listing Service (MLS), appraiser's work files, tax office records, other appraisers and interviews with real estate agents/Realtors. Conclusions reported herein were based on data gathered, analyzed and considered reasonably available during the course of this assignment.

EXCLUSIONS:

The standard scope of appraisal practice does not require, and I did not investigate the legality of the construction of the original subject structures. If additional information is desired, I recommend researching through independent qualified professional services.

I did not investigate the subject, nor the comparable sales, to form an opinion regarding 1) a death may have occurred at the properties or 2) if any prior criminal acts have been committed at the properties. I have no knowledge of any such occurrences or acts, nor was I informed by any third party regarding such occurrences or acts. This type of investigation is beyond the standard scope of appraisal practice.

I did not conduct an investigation into "Megan's Law" (which was passed by Congress in 1996, said law governs sex offender registration and community notification) as it relates to the subject, the immediate market area of the subject and the comparable sales. This type of investigation is beyond the standard scope of appraisal practice and normal appraisal business practices.

I did not notice any posting of code violations at the subject property, nor was I informed by any third party of any such violations. I did not conduct an investigation to determine if a notice of pending of action relative to a code violation has been recorded against the subject property by the local code enforcement agency relative to violations of Health and Safety Codes and/or applicable sections of the Code of Civil Procedure. This type of investigation is beyond the scope of appraisal practice.

I am not a surveyor. I have utilized computer models for flood zone determination. Any concerns with flood zone delineation should be discussed a qualified professional as the information obtained by me for the purpose of this appraisal may not be correct.

I am not a building contractor or a qualified home inspector. I am not qualified to observe or report on physical items that are not easily visible. Any parties to this transaction having concerns regarding structural, mechanical, infestation, contamination or other issues about the subject property are urged to consult an expert in the appropriate field. This report should not be relied upon to disclose condition and defects.

No Influence to Value / AIR: This appraiser completed this assignment with no influence on value (written or verbal) from any party connected with this assignment as referenced in the signed certification located on page 5 of the URAR (Items 16 and 18). To this appraiser's knowledge and only to the extent to which this appraiser would know (from the appraisal receiving end), the subject appraisal is in compliance with the Fannie Mae/Freddie Mac Appraiser Independence Requirements (AIR), Appraiser Independence Safeguards (I). Requirements such as Acceptability of Subsequent Appraisals (II), Borrower Receipt of Appraisal (III), Appraiser Engagement (IV), Use of Reports (V), Transfer of Appraisals (VI), Referrals of Appraisal Misconduct (VII), and Compliance (VIII) are requirements that are unknown to this appraiser. This appraiser is not related to the owner of the subject property, and if this is a purchase, not related to the buyer.

Data Source Information: The MLS is the most common tool used in the buying and selling of real estate and therefore the most reliable source of comparable sales. Alternative common data sources are used including online maps, public records, assessor data and online county resources. Accuracy of data sources is not guaranteed but was considered to be a reliable data source within the market.

Fair Housing Act: To the best of the appraisers knowledge, this appraisal report is in compliance with the Fair Housing Act. The appraiser did not intentionally violate any Fair Lending requirements within this assignment. Additionally, the intended user / Financial institution is responsible for ensuring Fair Lending requirements have been met and cannot shift fair housing or fair lending responsibility to a third party appraiser. For more information regarding the Fair Lending Rights and Fair Housing Act visit www.Hud.gov/fair housing. The borrowers are also encouraged to talk to their lenders. Lenders have the responsibility to provide necessary documentation as required by law to the borrowers.

Supplemental Addendum

File No. 33489377

Borrower	Redwood Holdings LLC						
Property Address	275 Briggs Ct						
City	San Jose	County	Santa Clara	State	CA	Zip Code	95139
Lender/Client	Wedgewood Inc.						

Site Comments: A certified plat was not provided to the appraiser. The site dimensions are estimated from public tax maps, recorded deeds or the appraiser's measurements. No adverse conditions are indicated by the site's size or shape.

Standard utility easements are present which do not adversely affect the site. No encroachments were noted

Unless otherwise noted it is assumed that the subject conforms to the current zoning codes as recorded and taken from public zoning records

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

The appraiser utilized flood maps, and GIS information as integrated by Alamode/Wintotal appraisal platform, Interflood data, and FEMA databases. Unless otherwise noted in the body of the report of the attached addendum, the subject property is considered by the appraiser to be zone D or X, which are not special flood hazard areas requiring flood zone information on the survey report. Should the lender client have questions or concerns about the subject and flood zones, a flood certification is recommended.

AMC Registration # for ClearCapital.com, Inc: 1256

The appraiser is signing the report using the corporate address of the appraisal management company, Clario Appraisal Network, the appraisers employer. The appraiser is not based in the corporate office and is based in Saratoga, CA. The subject is located within a reasonable proximity of the appraisers home based office. Further, the appraiser has approximately 16 years experience appraising.

PRIOR SALE - the subject was purchased by Redwood Holdings LLC with a recording date of 10/21/2022 at \$825,000. This was not an MLS sale, it appears to have been off market. The most recent sale data indicates a higher value of the subject property than this sale. Per the attached Sale Prices over Time table, the current average sale price is approximately \$1,055,000. Per research, the neighborhood predominant value is \$1,100,000. The research performed indicates that the subject's value is higher than the recent sale and the terms of the prior sale are not available to this appraiser within the scope of work of this report. The conclusion is that the subject's value is higher than the recent sale price, and the reason and terms of the previous sale are unknown to this appraiser.

WEIGHTING - the most weight is given to comps 1 and 2 due to their proximities to the subject. Comp 1 is within the immediate neighborhood and comp 2 is a newly closed sale. Comp 3 is selected as a relevant recent sale and given 3rd weight. Comp 4 is selected for bracketing of the subject's pool and condition. Although it is considered, it is given lighter weight due to its combined distance and older sale date.

298 Granville Court - this sale is assumed to be in superior condition. Remodeling includes, but is not limited to: flooring, skylight, paint custom kitchen cabinets, solid surface countertops, stainless steel appliances, custom light fixtures; upgraded interior doors, remodeled bathrooms. **MARKET CONDITIONS** - Per the attached Sale Prices over Time table, and 1004MC, values have recently decreased. The Sale Prices over Time table is used for the market analysis because it has more sale data than the 1004MC for area trends. (the 1004MC is specific to the subject) **APPROXIMATIONS FOLLOW:** Per the table, the average sale price 02/2022 was \$1,461,000. Compared to the most average sale price of \$1,056,000, this is a decrease of 27%.

118 Biddlefield Court - this sale is assumed to be in superior condition. Remodeling includes, but is not limited to: flooring, remodeled kitchen, interior paint, light fixtures, remodeled bathrooms. This remodel is not as recent or modern as that of 298 Granville Court.

47 Avenida Espana - similar condition commentary as made for 118 Biddlefield Court.

36 Kittery Court - this sale is selected to bracket the subject's pool feature and assumed condition. The surface materials are average, slightly dated. **MARKET CONDITIONS** - it is considered the most recent, relevant sale for bracketing of the subject's pool It sold 09/2021. Per the attached Sale Prices over Time table, and 1004MC, values have recently decreased. The Sale Prices over Time table is used for the market analysis because it has more sale data than the 1004MC for area trends. (the 1004MC is specific to the subject) **APPROXIMATIONS FOLLOW:** Per the table, the average sale price 09/2021 was \$1,125,000. Compared to the most average sale price of \$1,056,000, this is a decrease of 6%.

Borrower	Redwood Holdings LLC	File No. 33489377
Property Address	275 Briggs Ct	
City	County Santa Clara	State CA Zip Code 95139
Lender/Client	Wedgewood Inc.	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

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

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I have made a personal inspection from the street and/or front of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

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

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-40 days

Comments on Appraisal and Report Identification

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

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 prior immediately preceding acceptance of this assignment.

APPRAISER:

Signature: 
 Name: Beth Finnigan
 State Certification #: AR040054
 or State License #: _____
 State: CA Expiration Date of Certification or License: 04/13/2024
 Date of Signature and Report: 10/27/2022
 Effective Date of Appraisal: 10/26/2022
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 10/26/2022

SUPERVISORY or CO-APPRAISER (if applicable):

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

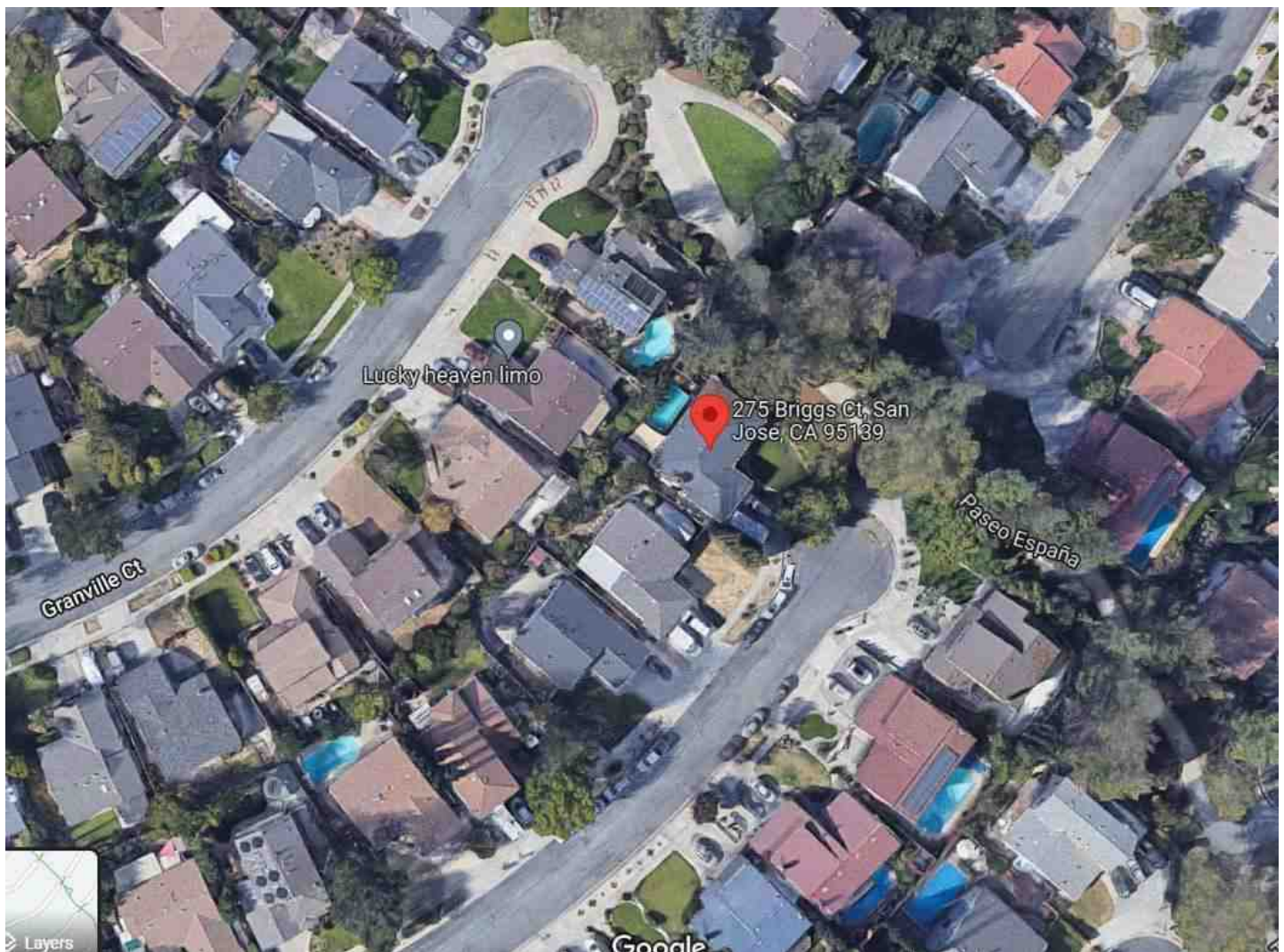
Plat Map per Realist

Borrower	Redwood Holdings LLC			
Property Address	275 Briggs Ct			
City	San Jose	County	Santa Clara	State CA Zip Code 95139
Lender/Client	Wedgewood Inc.			



Aerial

Borrower	Redwood Holdings LLC				
Property Address	275 Briggs Ct				
City	San Jose	County	Santa Clara	State	CA Zip Code 95139
Lender/Client	Wedgewood Inc.				



Sale Prices Over Time

Borrower	Redwood Holdings LLC						
Property Address	275 Briggs Ct						
City	San Jose	County	Santa Clara	State	CA	Zip Code	95139
Lender/Client	Wedgewood Inc.						

Sale Prices Over Time Edit

Search
 Chart
 Data

Sale Price, Average

Month	2019	2020	2021	2022
Jan	\$830,500	\$1,039,500	\$1,075,000	\$1,238,667
Feb	\$873,000	\$797,625	\$927,020	\$1,461,286
Mar	\$864,444	\$994,000	\$1,200,455	\$1,283,400
Apr	\$981,409	\$851,857	\$1,059,553	\$1,258,545
May	\$921,400	\$721,333	\$1,037,857	\$1,170,167
Jun	\$902,300	\$862,000	\$1,325,000	\$1,297,929
Jul	\$808,333	\$793,250	\$1,189,859	\$1,293,750
Aug	\$937,429	\$1,016,361	\$1,125,726	\$982,800
Sep	\$846,486	\$993,691	\$1,125,500	\$1,056,222
Oct	\$902,333	\$990,778	\$1,041,013	
Nov	\$923,313	\$1,032,333	\$1,236,833	
Dec	\$812,143	\$906,825	\$1,126,400	

Export as CSV

Time frame is from Jan 2019 to Sep 2022
 Zip Code is '95139'
 Property Type is 'Residential'
 Results calculated from 346 listings

License

Borrower	Redwood Holdings LLC						
Property Address	275 Briggs Ct						
City	San Jose	County	Santa Clara	State	CA	Zip Code	95139
Lender/Client	Wedgewood Inc.						



Subject Photo Page

Borrower	Redwood Holdings LLC						
Property Address	275 Briggs Ct						
City	San Jose	County	Santa Clara	State	CA	Zip Code	95139
Lender/Client	Wedgewood Inc.						



Subject Front

275 Briggs Ct
Sales Price
Gross Living Area 1,219
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 6472 sf
Quality Q3
Age 47

Blank



Subject Street

Photograph Addendum

Borrower	Redwood Holdings LLC						
Property Address	275 Briggs Ct						
City	San Jose	County	Santa Clara	State	CA	Zip Code	95139
Lender/Client	Wedgewood Inc.						



subject front




subject street

Tax Data per Realist - Page 1

275 Briggs Ct, San Jose, CA 95139-1413, Santa Clara County

APN: 708-18-013 CLIP: 3839903830

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	\$225,000	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,219	6,472	1975	SFR	

OWNER INFORMATION			
Owner Name	Thomas Cynthia S & Danny L	Tax Billing Zip+4	1413
Tax Billing Address	275 Briggs Ct	Owner Occupied	Yes
Tax Billing City & State	San Jose, CA	Owner Name 2	Thomas Family Trust 10/23/01
Tax Billing Zip	95139		

LOCATION INFORMATION			
School District	Morgan Hill	Property Carrier Route	C004
Community College District	Gavilan	Zoning	R1-8P
Census Tract	5120.35	Market Area	2
Tract Number	5415		

TAX INFORMATION			
APN	708-18-013	Tax Area	17082
% Improved	51%	Lot Number	120
Legal Description	TRACT 5415 BOOK 325 PAGE 47 P AGE 49 LOT 120		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$345,297	\$338,527	\$335,056
Assessed Value - Land	\$168,812	\$165,502	\$163,805
Assessed Value - Improved	\$176,485	\$173,025	\$171,251
YOY Assessed Change (\$)	\$6,770	\$3,471	
YOY Assessed Change (%)	2%	1.04%	
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$5,607		
2020	\$5,579	-\$27	-0.49%
2021	\$5,850	\$271	4.85%

Special Assessment	Tax Amount
Scco Vector Contro	\$5.08
Mosquito Asmt #2	\$8.74
Sfbra Measure Aa	\$12.00
Sccosa Asmt Dist 1	\$12.00
Scvwd Flood Contr	\$21.08
Scvosa Measure T	\$24.00
S.j. Library Assmt.	\$36.88
Sj Maint Dist #1	\$61.62
Safe Clean Water	\$69.02
Sj Sewer Sani/Storm	\$594.12
Sj Current Garbage Services	\$1,098.48
Total Of Special Assessments	\$1,943.02

CHARACTERISTICS			
Land Use - CoreLogic	SFR	Bedrooms	3
Land Use - County	Resid Single Family	Total Baths	2
Lot Frontage	65	Full Baths	2
Lot Depth	110	Heat Type	Heated
Lot Acres	0.1486	Porch	None
Lot Area	6,472	Patio Type	None
Style	L-Shape	Parking Type	Type Unknown
Year Built	1975	Garage Sq Ft	440
Effective Year Built	1975	Construction	Wood

Property Details Courtesy of Beth Finnigan, MLS Listings

Generated on: 10/25/22

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Page 1/3

Tax Data per Realist - Page 2

Building Sq Ft	1,219	Other Impvs	Laundry Room
Stories	1	Condition	Average
Total Rooms	7	Quality	Good

SELL SCORE			
Rating	Moderate	Value As Of	2022-10-23 04:33:26
Sell Score	526		

ESTIMATED VALUE			
RealAVM™	\$1,195,900	Confidence Score	62
RealAVM™ Range	\$1,033,100 - \$1,358,700	Forecast Standard Deviation	14
Value As Of	10/12/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	02/05/1997	Deed Type	Grant Deed
Sale Price	\$225,000	Owner Name	Thomas Cynthia S & Danny L
Price Per Square Feet	\$184.58	Owner Name 2	Thomas Family Trust 10/23/01
Document Number	13601629	Seller	Corl Bradley D & Karren L

Recording Date	02/23/2018	10/20/2003	10/16/2003	12/20/2001	02/05/1997
Sale Price	\$245,000				\$225,000
Nominal		Y	Y	Y	
Buyer Name	Thomas Cynthia S	Thomas Trust	Thomas Cynthia S	Thomas Trust	Thomas Cynthia
Buyer Name 2	Thomas Danny L				
Seller Name	Thomas Family Trust	Thomas Cynthia S	Thomas Trust	Thomas Cynthia	Corl Bradley D & Karren L
Document Number	23874301	17425743	17419085	16022609	13601629
Document Type	Grant Deed	Grant Deed	Grant Deed	Trustee's Deed(Transfer)	Grant Deed

Recording Date	11/06/1995	04/05/1993	04/14/1989
Sale Price	\$205,000	\$16,979	\$77,000
Nominal			
Buyer Name	Corl Bradley D & Karren L	Lee Thomas L & Cheryl Ann	Greaves Philip D & Diane M
Buyer Name 2	Corl Karren L	Lee Cheryl Ann	Greaves Diane M
Seller Name	Lee Thomas L & Cheryl A	Greaves Philip D & Diane M	Quackenbush Howard & Elyrn
Document Number	13084437	11845953	10075028
Document Type	Grant Deed	Trustee Deed	Deed (Reg)

MORTGAGE HISTORY					
Mortgage Date	02/23/2018	03/23/2007	10/27/2005	10/16/2003	12/31/2001
Mortgage Amount	\$490,000	\$40,000	\$409,500	\$297,500	\$60,000
Mortgage Lender	Own It Hm Loans	Washington Mutual Bk Fa	Encore Credit Corp	First Franklin Fin'l Corp	
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Private Party Lender
Mortgage Type	Resale	Refi	Refi	Nominal	Refi

Mortgage Date	01/27/1998	01/27/1998	02/05/1997
Mortgage Amount	\$31,200	\$168,750	\$180,000
Mortgage Lender	Parkside Fin'l	Parkside Fin'l	Community Lending Corp
Mortgage Code	Conventional	Conventional	Conventional
Mortgage Type	Refi	Refi	Resale

Property Details Courtesy of Beth Finnigan, MLS Listings

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Generated on: 10/25/22

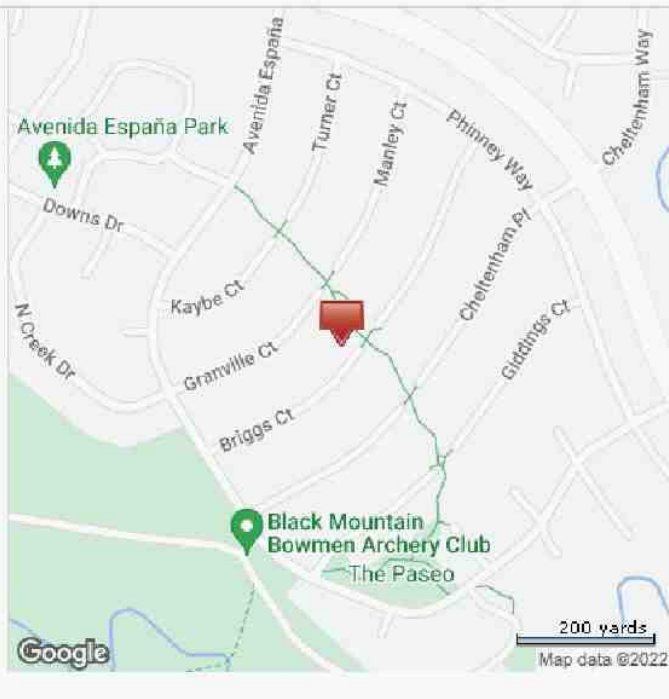
Page 2/3

Tax Data per Realist - Page 3

PROPERTY MAP



*Lot Dimensions are Estimated



Property Details Courtesy of Beth Finnigan, MLS Listings

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Generated on: 10/25/22

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Market Conditions Addendum to the Appraisal Report

33489377
File No. 33489377

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 **275 Briggs Ct** City **San Jose** State **CA** ZIP Code **95139**

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)	12	7	6	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.00	2.33	2.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	4	2	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.0	1.7	1.0	<input 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	\$1,316,000	\$1,200,000	\$1,080,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	9	8	24	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	N/A	\$1,101,975	\$1,283,900	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	N/A	29	33	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	118%	120%	100%	<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.). **An analysis was performed on 25 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to have seller concessions.**

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

An analysis was performed on 25 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information. **Information reported in the MLSListings system (using an effective date of 10/24/2022) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.**

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

An analysis was performed on 25 competing sales over the past 12 months. The sales within this group had a median sale price of \$1,180,000. This analysis shows a change of -0.9% per month. Based on all sales in this same group, there is a 1.0 month supply. This analysis shows a change of +14.8% per month. These sales had a median DOM of 10. This analysis shows a change of +48.8% per month.


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

Project Name:

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

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

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

Signature 
 Appraiser Name **Beth Finnigan**
 Company Name **Clario Appraisal Network**
 Company Address **300 E 2nd St Ste 1405, Reno, NV 89501-1508**
 State License/Certification # **AR040054** State **CA**
 Email Address **support@clarioappraisal.com**

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

Supplemental Addendum

File No. 33489377

Borrower	Redwood Holdings LLC						
Property Address	275 Briggs Ct						
City	San Jose	County	Santa Clara	State	CA	Zip Code	95139
Lender/Client	Wedgewood Inc.						

* SUBJECT 36-MONTH PRIOR TRANSFER HISTORY *

275 Briggs Ct
-No transfer history.

* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY *
(may include properties that were considered but not utilized as comparables)

298 Granville Ct
-No transfer history.

118 Biddleford Ct
-No transfer history.

47 Avenida Espana
-No transfer history.

Comparable Photo Page

Borrower	Redwood Holdings LLC				
Property Address	275 Briggs Ct				
City	San Jose	County	Santa Clara	State	CA
Lender/Client	Wedgewood Inc.				
				Zip Code	95139



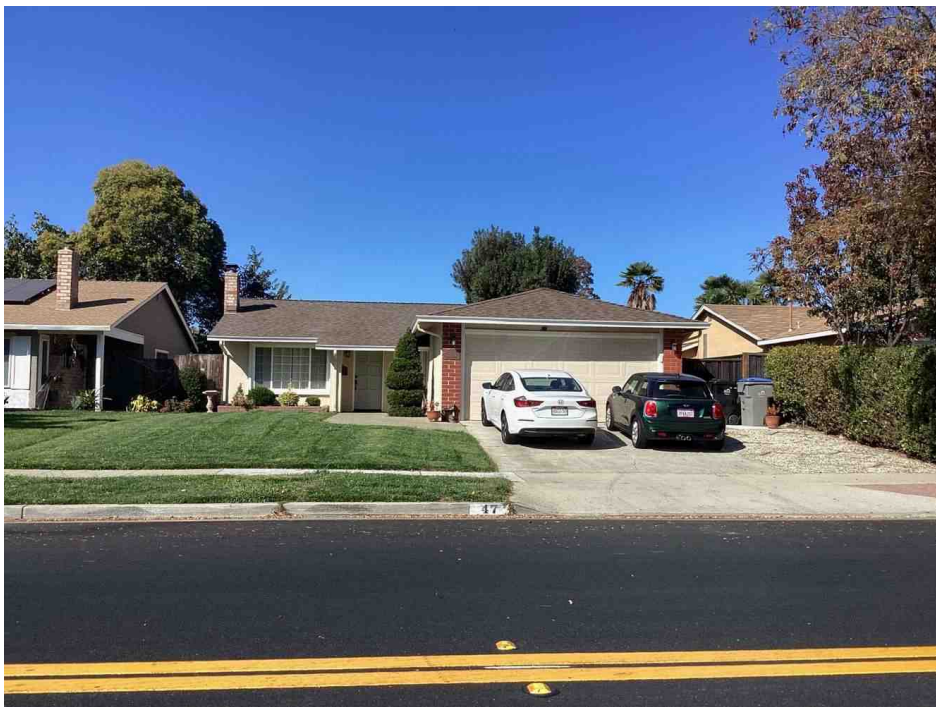
Comparable 1

298 Granville Ct
 Prox. to Subject 0.06 miles SW
 Sale Price 1,400,000
 Gross Living Area 1,286
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 6231 sf
 Quality Q3
 Age 50



Comparable 2

118 Biddleford Ct
 Prox. to Subject 0.44 miles N
 Sale Price 1,175,000
 Gross Living Area 1,120
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 6072 sf
 Quality Q3
 Age 50



Comparable 3

47 Avenida Espana
 Prox. to Subject 0.73 miles N
 Sale Price 1,060,000
 Gross Living Area 1,120
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 6050 sf
 Quality Q3
 Age 50

Comparable Photo Page

Borrower	Redwood Holdings LLC						
Property Address	275 Briggs Ct						
City	San Jose	County	Santa Clara	State	CA	Zip Code	95139
Lender/Client	Wedgewood Inc.						



Comparable 4

36 Kittery Ct
Prox. to Subject 0.74 miles NE
Sale Price 1,060,000
Gross Living Area 1,165
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 5937 sf
Quality Q3
Age 49

Comparable 5

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

Comparable 6

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

Supplemental Addendum

File No. 33489377

Borrower	Redwood Holdings LLC						
Property Address	275 Briggs Ct						
City	San Jose	County	Santa Clara	State	CA	Zip Code	95139
Lender/Client	Wedgewood Inc.						

* SUBJECT 36-MONTH PRIOR TRANSFER HISTORY *

275 Briggs Ct

- per Realist (county records) The subject was transferred with a recording date of 10/21/2022 from Danny L Thomas to Cynthia S Thomas at \$0 by affidavit. This appears to be a family between two known parties. On the same day, 10/21/2022, there is a sale recorded at \$825,000 to Redwood Holdings LLC. This was not an MLS sale, it appears to have sold off market. It appears to be an arms length transaction. However, any further information is unknown to this appraiser within the scope of work of this assignment.

* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY *

(may include properties that were considered but not utilized as comparables)

298 Granville Ct

-No transfer history.

118 Biddleford Ct

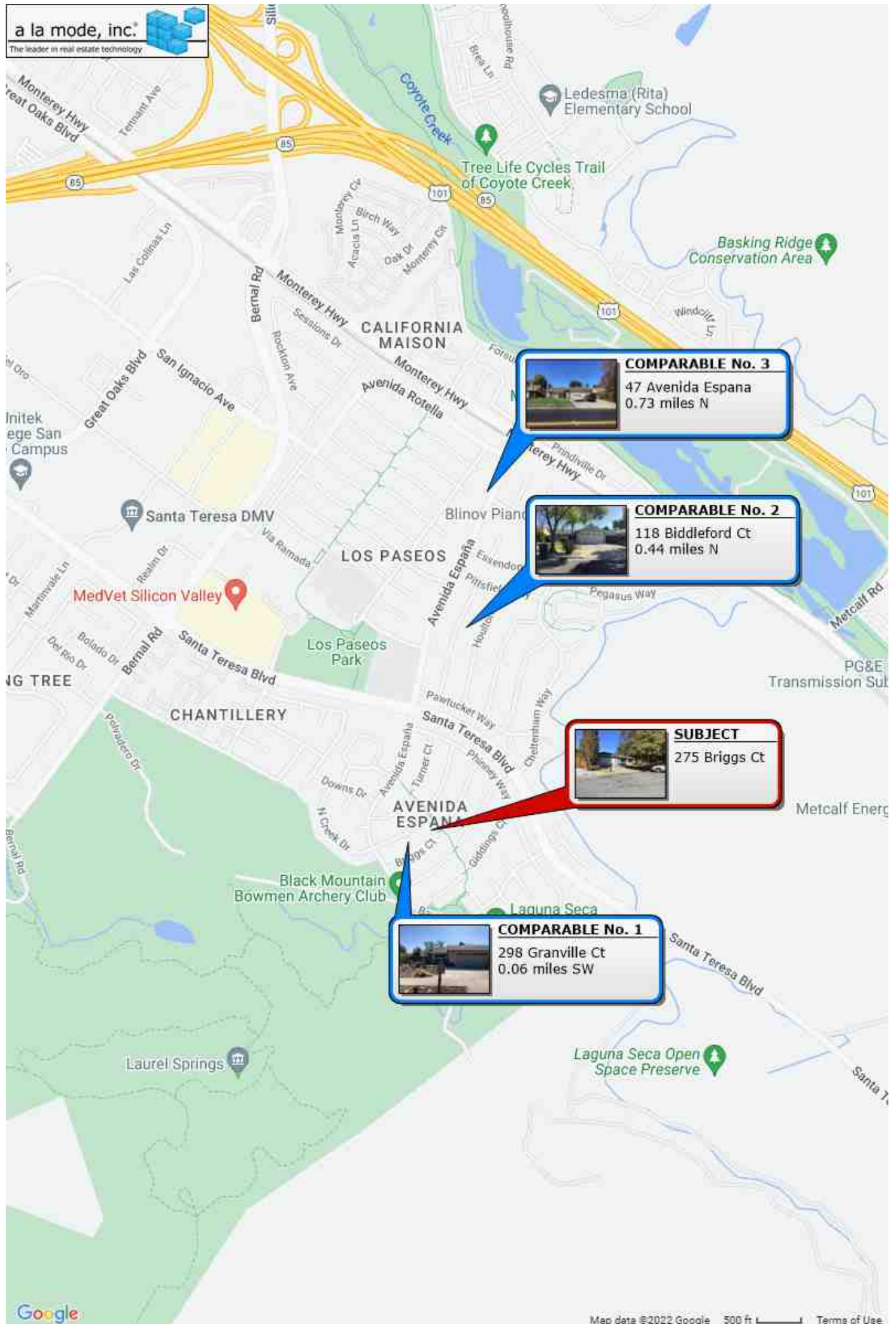
-No transfer history.

47 Avenida Espana

-No transfer history.

Location Map

Borrower	Redwood Holdings LLC			
Property Address	275 Briggs Ct			
City	San Jose	County	Santa Clara	State CA Zip Code 95139
Lender/Client	Wedgewood Inc.			



Supplemental Addendum

File No. 33489377

Borrower	Redwood Holdings LLC						
Property Address	275 Briggs Ct						
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* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY *
(may include properties that were considered but not utilized as comparables)

36 Kittery Ct
-No transfer history.