

APPRAISAL OF



Single Family Residence

LOCATED AT:

3767 S Victoria Ave
Los Angeles, CA 90016

FOR:

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

BORROWER:

Redwood Holdings LLC

AS OF:

October 15, 2022

BY:

Jieun Kim
Certified Residential Appraiser

LN: 51306

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

File Number: BF2210019

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

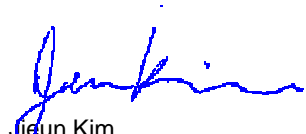
3767 S Victoria Ave
Los Angeles, CA 90016

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 October 15, 2022 is:

\$870,000
Eight Hundred Seventy 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.



Jigun Kim
Certified Residential Appraiser
Bona Fide Appraisals

Exterior-Only Inspection Residential Appraisal Report

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 3767 S Victoria Ave	City Los Angeles	State CA	Zip Code 90016
Borrower Redwood Holdings LLC	Owner of Public Record Nancy L Jones	County Los Angeles	
Legal Description TRACT # 12120 LOT 47			
Assessor's Parcel # 5045-017-002	Tax Year 2021	R.E. Taxes \$ 1,591	
Neighborhood Name Crenshaw	Map Reference 51-B1	Census Tract 2361.01	
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ 0	<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, Ste 100, Redondo Beach, CA 90278	
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s). DOM 53;Subject property has a closed listing;Latest Price \$870,000;Latest Date 10/13/2022;Original Price \$1,015,000;Original Date 07/26/2022;CRMLS# MB22163712			

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 checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %		
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	5 %		
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	870	Low	70	Multi-Family	5 %	
Neighborhood Boundaries Exposition Boulevard to the North, Martin Luther King Jr Boulevard to the South, Chesapeake Avenue to the West, and Crenshaw Boulevard to the East.		1,725	High	100	Commercial	5 %	
Neighborhood Description The subject is located in the city of Los Angeles in an area known as Crenshaw. The neighborhood consists predominantly of average to good quality single family residences. Many neighborhood properties have undergone some degree of remodeling, and/or additions, and no new construction was observed in the area at the time of this inspection. The subject is in close proximity to most consumer and recreational needs.		1,210	Pred.	80	Other	%	

Market Conditions (including support for the above conclusions) **See 1004MC (Market Conditions Addendum)**
*****Subject's appraised value is lower than the predominate neighborhood price, however is within range of comparable homes in the neighborhood. This has no impact on the subject's value and/or marketability*****

Dimensions 52 X 120	Area 6240 sf	Shape Rectangular	View N;Res;
Specific Zoning Classification LAR1	Zoning Description Single Family Residence		
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 the 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.		
Utilities Public <input checked="" type="checkbox"/> Other (describe) <input type="checkbox"/>	Public <input checked="" type="checkbox"/> Other (describe) <input type="checkbox"/>	Off-site Improvements—Type Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	
Electricity <input checked="" type="checkbox"/>	Water <input checked="" type="checkbox"/>	Street Asphalt <input checked="" type="checkbox"/> <input type="checkbox"/>	
Gas <input checked="" 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 X	FEMA Map # 06037C 1614G	FEMA Map Date 12/21/2018
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe. No known easements, encroachments, hazardous waste sites, toxic substances, or adverse environmental conditions were noted. However, the subject does front a moderate traffic street. See addendum for further commentary (Site Comments).			
For flood information discrepancy with lender's certification, lender certification supersedes appraisal flood information.			

Source(s) Used for Physical Characteristics of Property <input type="checkbox"/> Appraisal Files <input checked="" type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner	Data Source(s) for Gross Living Area RealQuest - Public Records		
<input checked="" type="checkbox"/> Other (describe) Exterior Inspection			
GENERAL DESCRIPTION	GENERAL DESCRIPTION	Heating / Cooling	Amenities
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> WoodStove(s) # 0
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 Uncvcd
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco	Fuel Gas	<input type="checkbox"/> Porch None
Design (Style) Contemporary	Roof Surface Composition	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None
Year Built 1941	Gutters & Downspouts Yes	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Block
Effective Age (Yrs) 30	Window Type Aluminum	<input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Other None
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)			
Finished area above grade contains: 5 Rooms	2 Bedrooms	2.0 Bath(s)	1,325 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) See attached addendum (Subject Improvement Comments)			
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;See attached addendum (Subject Improvement Comments)			
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.			
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.			

Exterior-Only Inspection Residential Appraisal Report

There are **2** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **1,200,000** to \$ **1,249,000**
 There are **14** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **870,000** to \$ **1,725,000**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
3767 S Victoria Ave Address Los Angeles, CA 90016		3630 Virginia Rd Los Angeles, CA 90016		3786 Wellington Rd Los Angeles, CA 90016		3790 Somerset Dr Los Angeles, CA 90016	
Proximity to Subject		0.32 miles NW		0.10 miles SW		0.41 miles NW	
Sale Price	\$	\$ 1,290,000		\$ 995,000		\$ 950,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 760.61 sq. ft.		\$ 727.87 sq. ft.		\$ 786.42 sq. ft.	
Data Source(s)		CRMLS#22180083;DOM 12		CRMLS#22165777;DOM 11		CRMLS#IN22058100;DOM 0	
Verification Source(s)		Doc#868693/COE:09/01/2022		Doc#723611/COE:07/14/2022		Doc#696111/COE:07/06/2022	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		CrtOrd Cash;0	
Date of Sale/Time		s09/22;c08/22		s07/22;c06/22		s07/22;c03/22	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6240 sf	6240 sf		6533 sf	0	6269 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Contemporary	DT1;Contemporary		DT1;Contemporary		DT1;Contemporary	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	81	82	0	81		81	
Condition	C4	C2	-200,000	C4		C4	
Above Grade	Total Bdrms Baths	Total Bdrms Baths	0	Total Bdrms Baths		Total Bdrms Baths	
Room Count	5 2 2.0	6 4 2.0		5 2 2.0		5 2 1.0	10,000
Gross Living Area 100	1,325 sq. ft.	1,696 sq. ft.	-37,000	1,367 sq. ft.	0	1,208 sq. ft.	11,500
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/C/Air	FWA/C/Air		Floor/None	7,500	Floor/None	7,500
Energy Efficient Items	None	None		None		None	
Garage/Carport	2gd1dw	2gd2dw	0	2gd2dw	0	2gd2dw	0
Porch/Patio/Deck	Porch/Patio	Similar	0	Similar	0	Similar	0
Fireplace	1 F/P	1 F/P		None	5,000	None	5,000
Pool/Spa	None/None	None/None		None/None		None/None	
ADU	None	None		None		None	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 237,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 12,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 34,000
Adjusted Sale Price of Comparables		Net Adj. -18.4%		Net Adj. 1.3%		Net Adj. 3.6%	
		Gross Adj. 18.4%	\$ 1,053,000	Gross Adj. 1.3%	\$ 1,007,500	Gross Adj. 3.6%	\$ 984,000

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 NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	10/13/2022			
Price of Prior Sale/Transfer	\$870,000			
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	10/16/2022	10/16/2022	10/16/2022	10/16/2022

Analysis of prior sale or transfer history of the subject property and comparable sales **The subject last transferred within the past 36 months on 10/13/2022 for \$870,000 as a GRANT DEED.**

There were no comparable sales that sold within the year prior to their current sales.

Summary of Sales Comparison Approach. **See attached addendum.(Sales Comparison Analysis)**
Differences in living area over 100 square feet were adjusted at \$100 per square foot.
Differences in site area over 1,000 square feet were adjusted at \$10 per square foot.
Differences in actual and effective age are reflected in the "condition" section of the market grid.
Differences in bathroom count adjusted at \$10,000 per full bathroom.
Adjustments for bedroom count differences of the comparables relative to the subject property were not made as bedroom count differences in the subjects neighborhood appear to be reflected in gross living area adjustments.

Indicated Value by Sales Comparison Approach \$ **870,000** **Eight Hundred Seventy Thousand Dollars**

Indicated Value by: Sales Comparison Approach \$870,000 Cost Approach (if developed) \$ 870,100 Income Approach (if developed) \$ 0

See attached addendum (Final Reconciliation)

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 \$ **870,000** as of **10/15/2022**, which is the date of inspection and the effective date of this appraisal.

Exterior-Only Inspection Residential Appraisal Report

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) **The site value is estimated by using the extraction method. This approach is performed by extracting the depreciated replacement cost new of all improvements from the total value or sales price of the comparable sales used to determine the value of the land.**

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 680,000		
Source of cost data costtobuild.net	Dwelling	1,325 Sq. Ft. @ \$ 250	= \$ 331,250
Quality rating from cost service Class 2 Effective date of cost data 2022		Sq. Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			
Physical depreciation is estimated by the age/life method.	Garage/Carport	400 Sq. Ft. @ \$ 80	= \$ 32,000
Depreciation is calculated as follows: 30 years effective age divided by 70 years life new = 43%+/- The remaining economic life of the subject is estimated to be 40 years. Land to value ratio exceeds 30% and is typical for the area.	Total Estimate of Cost-New = \$ 363,250		
Functional depreciation: None noted.	Less 70 Physical	Functional	External
External depreciation: busy road (reflected in site value).	Depreciation	188,125	= \$ (188,125)
Estimated Remaining Economic Life (HUD and VA only) 40 Years	Depreciated Cost of Improvements = \$ 175,125		
	"As-is" Value of Site Improvements = \$ 15,000		
	INDICATED VALUE BY COST APPROACH = \$ 870,100		

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ **0** X Gross Rent Multiplier **0** = \$ **0** Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) **Insufficient data available to utilize the income approach.**

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

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

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

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 Jieun Kim
Company Name Bona Fide Appraisals
Company Address 19360 Rinaldi St #701
Porter Ranch, CA 91326
Telephone Number (323) 387-3270
Email Address bonafideappr@gmail.com
Date of Signature and Report 10/16/2022
Effective Date of Appraisal 10/15/2022
State Certification # 3000762
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 03/21/2023
Certified Residential Appraiser
ADDRESS OF PROPERTY APPRAISED
3767 S Victoria Ave
Los Angeles, CA 90016

APPRAISED VALUE OF SUBJECT PROPERTY \$ 870,000

LENDER/CLIENT

Name Clear Capital
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd, Ste 100
Redondo Beach, CA 90278
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

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

COMPARABLE SALES

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

Exterior-Only Inspection Residential Appraisal Report

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
3767 S Victoria Ave Address Los Angeles, CA 90016		3663 Wellington Rd Los Angeles, CA 90008		3729 Buckingham Rd Los Angeles, CA 90016		3545 Hillcrest Dr Los Angeles, CA 90016	
Proximity to Subject		0.24 miles NW		0.24 miles NW		0.50 miles NW	
Sale Price	\$		\$ 800,000		\$ 1,498,888		\$ 1,203,540
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 467.56 sq. ft.		\$ 1,128.68 sq. ft.		\$ 1,189.27 sq. ft.	
Data Source(s)		CRMLS#22197169;DOM 15		CRMLS#CV22185518;DOM 50		CRMLS#22202883;DOM 22	
Verification Source(s)		Doc#960160/COE:10/04/2022		Listing Agent		Listing Agent	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		Listing ;0		Listing ;0	
Date of Sale/Time		s10/22;c09/22		Active		Active	
Location	N;Res;	A;BacksComm;	75,000	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6240 sf	4840 sf	14,000	6240 sf		6142 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Contemporary	DT1;Contemporary		DT1;Spanish	0	DT1;Contemporary	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	81	86	0	81		78	0
Condition	C4	C4		C2	-200,000	C4	
Above Grade	Total Bdrms Baths	Total Bdrms Baths	0	Total Bdrms Baths		Total Bdrms Baths	0
Room Count	5 2 2.0	5 3 2.0		5 2 2.0		6 3 1.0	10,000
Gross Living Area 100	1,325 sq. ft.	1,711 sq. ft.	-38,500	1,328 sq. ft.	0	1,012 sq. ft.	31,500
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/C/Air	FWA/None	5,000	FWA/C/Air		FWA/C/Air	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2gd1dw	2gd1dw		5cp5dw	-5,000	2ga2cp2dw	-10,000
Porch/Patio/Deck	Porch/Patio	Similar	0	Similar	0	Similar	0
Fireplace	1 F/P	1 F/P		1 F/P		None	10,000
Pool/Spa	None/None	None/None		None/None		None/None	
ADU	None	None		ADU	-100,000	None	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 55,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 305,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 41,500
Adjusted Sale Price of Comparables		Net Adj. 6.9%		Net Adj. -20.3%		Net Adj. 3.4%	
		Gross Adj. 16.6%	\$ 855,500	Gross Adj. 20.3%	\$ 1,193,888	Gross Adj. 5.1%	\$ 1,245,040
ITEM	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Date of Prior Sale/Transfer	10/13/2022						
Price of Prior Sale/Transfer	\$870,000						
Data Source(s)	Realist	Realist		Realist		Realist	
Effective Date of Data Source(s)	10/16/2022	10/16/2022		10/16/2022		10/16/2022	
Summary of Sales Comparison Approach <u>Comparables #5 and #6 are current listings; however, no adjustments were made for negotiation allowances. The listing comparables appear to be supportive of the final value conclusion.</u>							

SALES COMPARISON APPROACH

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

File No.: BF2210019

Property Address: 3767 S Victoria Ave

Case No.: LN: 51306

City: Los Angeles

State: CA

Zip: 90016

Lender: Wedgewood Inc

Extra Comments

NOTE: THE APPRAISER'S ANALYSIS, OPINIONS AND CONCLUSIONS WERE DEVELOPED AND THIS REPORT HAS BEEN PREPARED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP) STANDARDS 1-3, FNMA GUIDELINES, THE OFFICE OF THRIFT SUPERVISION (OTS), AND THE OFFICE OF THE COMPTROLLER OF THE CURRENCY'S (OCC) MINIMUM APPRAISAL STANDARDS.

This appraisal assignment has been completed utilizing digital transfer of information including digitally transferred signatures and photographs. The digitally transferred blue ink signature is protected and controlled by the appraiser through electronic password.

The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

Site Comments:

The subject site is a level, interior lot that is located on a quiet, residential street.

The size, shape, topography, and landscaping are typical of sites in this neighborhood. There were no apparent adverse environmental conditions, easements, encroachments, special assessments, or slide areas affecting the subject's marketability. I have not checked the land records for recorded easements and have reported only apparent adverse environmental conditions, easements, encroachments, special assessments, and slide areas.

The subject is zoned LAR1 which includes single family residences. This zoning is typical of the area.

The relevant legal, physical, and economic factors were analyzed to the extent necessary. This analysis resulted in a conclusion that the current use of the subject property is the highest and best use.

Subject Improvement Comments:

Based on a drive-by inspection only, the subject appears to be of average quality construction and in average condition.

Information concerning the subject's gross living area, heating/cooling, kitchen appliances, and bedroom/bathroom count was based on MLS #MB22163712, public records, client information, typical characteristics observed in the neighborhood, as well as various data sources utilized in this appraisal report. Due to the nature of curbside inspections, the accuracy concerning the interior and rear yard cannot be guaranteed.

Should a subsequent full inspection reveal significant changes to that specified within the scope of this drive-by appraisal, the appraiser reserves the right to change the estimated value conclusion.

Sales Comparison Analysis Comments:

All comparable sales and listings included in this report are located in the subject's immediate neighborhood and are considered the most recent, relevant, and closest in proximity available. All sales are considered similar in quality and design appeal.

Comparable #1 is superior in condition due to being completely remodeled throughout based on MLS description/photos and per discussions with listing agent. An adjustment of \$200,000 is used to reflect the market reaction to the difference in condition versus the subject and is based on paired sales analysis and per discussions with local area agents. Comparable #1 exceeds 20% GLA difference and was presented due to the lack of more recent and relevant sales of similar size and location as the subject property. Comparable #1 exceeds 10% one-line and 15% net adjustment mainly due to its condition and GLA adjustments.

Comparable #4 exceeds 20% GLA difference and was presented due to the lack of more relevant comparables of similar size and location as the subject property.

Comparable #5 is superior in condition due to being completely remodeled throughout based on MLS description/photos and per discussions with listing agent. An adjustment of \$200,000 is used to reflect the market reaction to the difference in condition versus the subject and is based on paired sales analysis and per discussions with local area agents. Comparable #5 exceeds 10% one-line and 15% net adjustment mainly due to its condition adjustment.

Comparable #6 exceeds 20% GLA difference and was presented due to the lack of more recent and relevant listings of similar size and location as the subject property.

All sales are considered good indicators of value, however, sale #4 was given most weight in the final estimate of value due to being the most recent sale in similar condition as the subject. All other comparables were given some weight and support the final estimate of value.

All comparables have been verified with their associated listing agents.

In the event of conflicting information between data sources, the comparables' living areas and room count above are based on information supplied by the MLS that is felt to be more accurate than the data revealed on the tax records.

ADDENDUM

Borrower: Redwood Holdings LLC

File No.: BF2210019

Property Address: 3767 S Victoria Ave

Case No.: LN: 51306

City: Los Angeles

State: CA

Zip: 90016

Lender: Wedgewood Inc

All sales were selected and weighted based on their varying similarities to the subject property, and adjusted for differences. The comparables bracket the major characteristics of the subject property.

All adjustments made in the sales comparison grid are based on the appraiser's research and knowledge of the local market, paired sales analysis and per discussions with local real estate agents.

Subject property photographs and the majority of the comparable photographs have been taken by the appraiser. In some instances, photographs taken just prior to the sale are considered to better reflect the condition of the property at the time it sold. In other instances access to the property may be limited (gated) resulting in an obscured view of the property. Given these factors the appraiser reserves the right to utilize photographs provided by the MLS when conditions warrant such use.

As there are many varying styles of homes in the subject's market area, it was not possible to perform a paired sale analysis utilizing only comparables presented in this report. Appraiser utilized paired sale analysis for all characteristics using comparables presented in this report as well as sales not presented in this report. Appraiser interviewed several agents in regard to comparables presented in this appraisal, utilized paired sale analysis, and also relied on personal knowledge of this specific market area using current market data as well as data from previous appraisals in the subject's market area.

Condition ratings of the comparables were based on field observations and information supplied by the data sources reviewed; RealQuest, NDCData, and MLS; adjustments for condition ratings where applicable, are based on effective ages of each property and the degree of improvements and/or refurbishing and upon the appraisers knowledge of the local market as well as discussions with local area real estate agents.

The construction ratings in the market section of this report, reflect an overall rating of building materials used in construction for each property. The extent to which various materials are utilized in the construction of a given property such as hardwood, oak, ceramic, marble, granite, brick, copper, brass and so on, are a few of the characteristics of the general quality of construction. The construction ratings are based on exterior inspection of each comparable and information supplied by the data sources utilized.

Scope of Work, Appraisal Comments, and Conditions:

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.

This is a federally related transaction.

The client is Wedgewood Inc. The intended user of this report is Wedgewood Inc, its subsidiaries, successors, and assigns. Use of this report by others is not intended by the appraiser.

No value was given to personal property, as this appraisal includes real property only.

This appraisal assignment was not based on a requested minimum valuation, a specific valuation or the loan. The appraiser's compensation is not contingent upon the reporting of a predetermined value of direction in value that favors the cause of the client, the amount of the value estimated, the attainment of a stipulated result or the occurrence of a subsequent event.

The effective date (date of value) of the subject property is as indicated on the second page of the report.

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

In accordance with the competency provision in the USPAP, the appraiser certifies that his education, experience, and knowledge is sufficient to appraise the type of property being valued.

Kareen Harboyan (Trainee, License: 3009864) provided assistance in report write-up and contributed input in the preparation, scope, analyses, and reconciliation of value in this report. The supervisory appraiser completed the inspection of the subject and exterior inspection of all comparables with the assistance of the trainee. All work was prepared under the direct supervision of Jieun Kim, who has reviewed and signed the report.

Final Reconciliation:

The market data approach is considered the most reliable indicator of current market value, as it best reflects the actions of a buyer and seller in an open and competitive market. The income approach was not applied, as the subject's neighborhood is predominantly residential-owner occupied. The cost approach was applied but was considered less reliable than the market data approach due to the subject's age.

1) This appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the market data source section of the market grid along with the source of confirmation, if available. The data sources are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for

ADDENDUM

Borrower: Redwood Holdings LLC

File No.: BF2210019

Property Address: 3767 S Victoria Ave

Case No.: LN: 51306

City: Los Angeles

State: CA

Zip: 90016

Lender: Wedgewood Inc

the value conclusion.

2) Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda.

3) The subject property is located in an area of primarily owner-occupied single family residences and the income approach is not considered to be meaningful. For this reason, the income approach was not used.

Market Conditions Addendum to the Appraisal Report

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 3767 S Victoria Ave City Los Angeles State CA Zip Code 90016

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.

Table with columns: Inventory Analysis, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales (Settled), Absorption Rate, Total # of Comparable Active Listings, Months of Housing Supply, Median Sale & List Price, etc.

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.). The data used in the grid above does not indicate there were any concessions associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some transactions that do include concessions, but have not been reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Are foreclosure sales (REO sales) a factor in the market? [X] No If yes, explain (including the trends in listings and sales of foreclosed properties). The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. The CRMLS MLS was the data source used to complete the Market Conditions Addendum. Effective Date: Sunday, October 16, 2022

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.

- 1.)Property Values - Per MLS, the median comparable home price in the subject's market area appears to have stabilized over the past 12 months, therefore, the 'Stable' rating has been checked on page 1 of this report for the property value trend.
2.)Demand/Supply - There are currently (2) comparable active listings and (14) comparable sales in the past 12 months. The above figures support an absorption rate of 1.17 homes/month. The current inventory of homes for sale is estimated to be 0.9 months indicating a balance of inventory in the subject's market area.
3.)Marketing Times - The typical marketing time for comparable properties in the subject's neighborhood is estimated at below 3 months. This estimation was based on review of marketing times of current sales and listings as provided by Multiple Listing Services (MLS) and upon discussions with local area Real Estate Agents.

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

Table with columns: Subject Project Data, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales (Settled), Absorption Rate, Total # of Active Comparable Listings, Months of Unit Supply.

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

Signature [Signature]
Name Jieun Kim
Company Name Bona Fide Appraisals
Company Address 19360 Rinaldi St #701
Porter Ranch, CA 91326
State License/Certification # 3000762 State CA
Email Address bonafideappr@gmail.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: BF2210019
Property Address: 3767 S Victoria Ave	Case No.: LN: 51306
City: Los Angeles	State: CA
Lender: Wedgewood Inc	Zip: 90016



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: October 15, 2022
Appraised Value: \$ 870,000



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: BF2210019	
Property Address: 3767 S Victoria Ave	Case No.: LN: 51306	
City: Los Angeles	State: CA	Zip: 90016
Lender: Wedgewood Inc		



COMPARABLE SALE #1

3630 Virginia Rd
Los Angeles, CA 90016
Sale Date: s09/22;c08/22
Sale Price: \$ 1,290,000



COMPARABLE SALE #2

3786 Wellington Rd
Los Angeles, CA 90016
Sale Date: s07/22;c06/22
Sale Price: \$ 995,000



COMPARABLE SALE #3

3790 Somerset Dr
Los Angeles, CA 90016
Sale Date: s07/22;c03/22
Sale Price: \$ 950,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: BF2210019	
Property Address: 3767 S Victoria Ave	Case No.: LN: 51306	
City: Los Angeles	State: CA	Zip: 90016
Lender: Wedgewood Inc		



COMPARABLE SALE #4

3663 Wellington Rd
Los Angeles, CA 90008
Sale Date: s10/22;c09/22
Sale Price: \$ 800,000



COMPARABLE SALE #5

3729 Buckingham Rd
Los Angeles, CA 90016
Sale Date: Active
Sale Price: \$ \$1,498,888



COMPARABLE SALE #6

3545 Hillcrest Dr
Los Angeles, CA 90016
Sale Date: Active
Sale Price: \$ \$1,203,540

PLAT MAP

Borrower: Redwood Holdings LLC

File No.: BF2210019

Property Address: 3767 S Victoria Ave

Case No.: LN: 51306

City: Los Angeles

State: CA

Zip: 90016

Lender: Wedgewood Inc

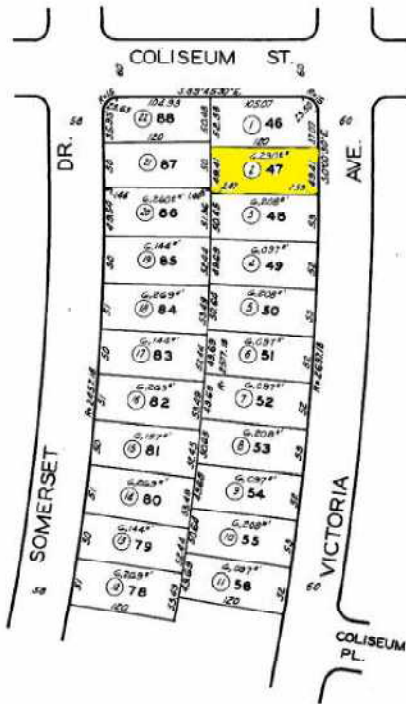
5045 17
SCALE 1" = 80'

2 72 44
220174
78109

TRACT NO. 12120
M.B. 232-28-30



FOR PREV. ASSMT. SEE: 968-13 & 14



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

AERIAL MAP

Borrower: Redwood Holdings LLC

File No.: BF2210019

Property Address: 3767 S Victoria Ave

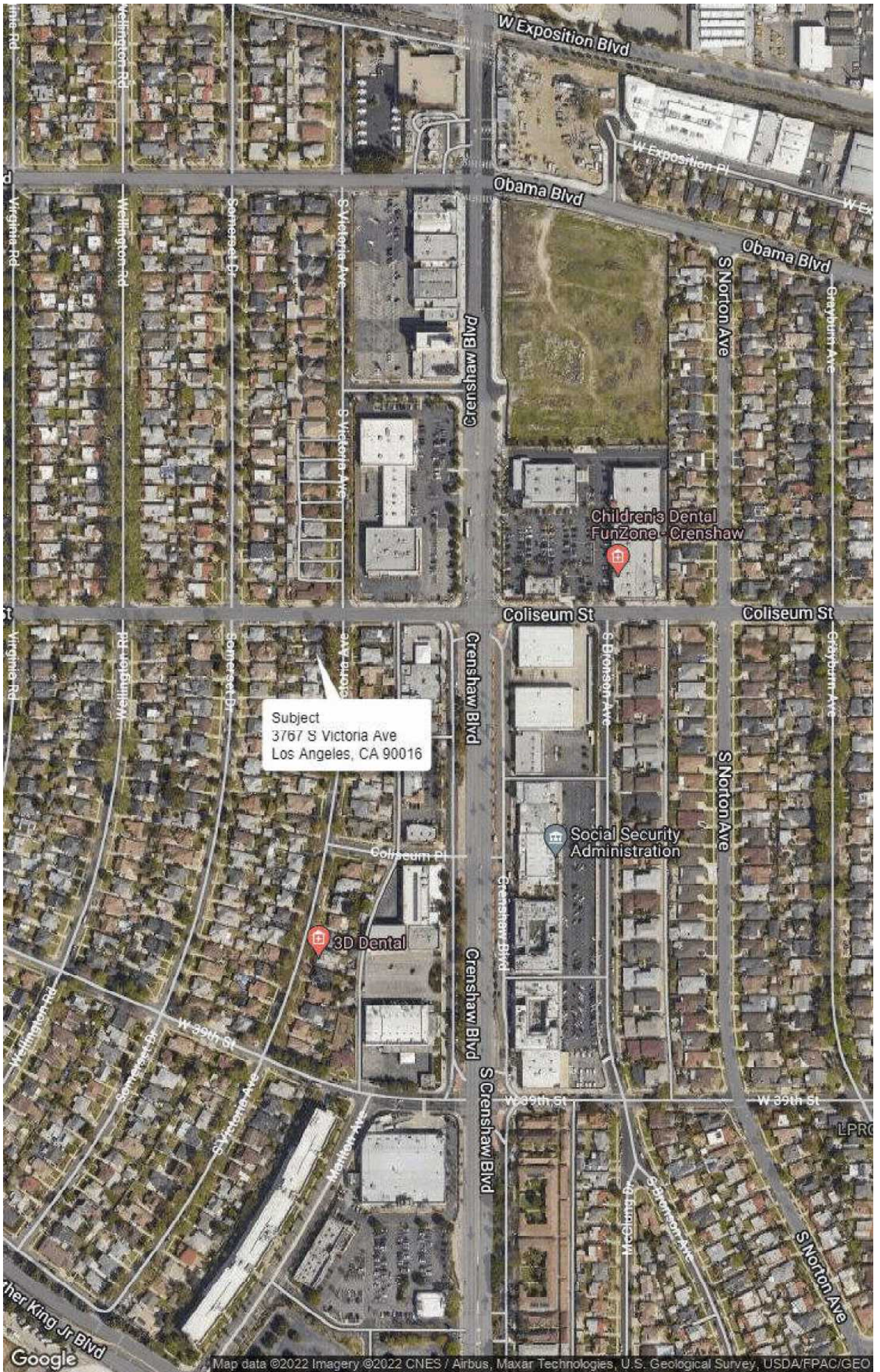
Case No.: LN: 51306

City: Los Angeles

State: CA

Zip: 90016

Lender: Wedgewood Inc



Map data ©2022 Imagery ©2022 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Borrower: Redwood Holdings LLC	File No.: BF2210019
Property Address: 3767 S Victoria Ave	Case No.: LN: 51306
City: Los Angeles	State: CA
Lender: Wedgewood Inc	Zip: 90016

Property Detail Report

For Property Located At :

3767 S VICTORIA AVE, LOS ANGELES, CA 90016-4858



Owner Information			
Owner Name:	JONES NANCY L		
Mailing Address:	3767 S VICTORIA AVE, LOS ANGELES CA 90016-4858 C021		
Vesting Codes:	UW / /		
Location Information			
Legal Description:	TRACT # 12120 LOT 47		
County:	LOS ANGELES, CA	APN:	5045-017-002
Census Tract / Block:	2361.01 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	12120
Legal Book/Page:	232-28	Map Reference:	51-B1 /
Legal Lot:	47	Tract #:	12120
Legal Block:		School District:	LOS ANGELES
Market Area:	PHHT	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES
Owner Transfer Information			
Recording/Sale Date:	02/20/2015 / 02/11/2015	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	186480
Document #:	186479		
Last Market Sale Information			
Recording/Sale Date:	12/08/1998 / 10/13/1998	1st Mtg Amount/Type:	\$148,500 / CONV
Sale Price:	\$165,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	2224002
Document #:	2224001	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$124.53
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	CAL FED LENDING		
Seller Name:	TOKUSHIGE TRUST		
Prior Sale Information			
Prior Rec/Sale Date:	01/22/1993 /	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	137748	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	QUIT CLAIM DEED		
Property Characteristics			
Gross Area:		Parking Type:	PARKING AVAIL
Living Area:	1,325	Garage Area:	
Tot Adj Area:		Garage Capacity:	
Above Grade:		Parking Spaces:	2
Total Rooms:	5	Basement Area:	
Bedrooms:	2	Finish Bsmnt Area:	
Bath(F/H):	2 /	Basement Type:	
Year Built / Eff:	1941 / 1946	Roof Type:	
Fireplace:	Y / 1	Foundation:	RAISED
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE
Construction:		Heat Type:	HEATED
Exterior wall:		Exterior wall:	STUCCO
Porch Type:		Patio Type:	
Pool:		Air Cond:	
Style:		Style:	CONVENTIONAL
Quality:		Quality:	
Condition:		Condition:	
Other Improvements: FENCE Building Permit			
Site Information			
Zoning:	LAR1	Acres:	0.14
County Use:		County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,306	Lot Width/Depth:	52 x 120
Land Use:	SFR	Res/Comm Units:	1 /
State Use:		State Use:	
Water Type:		Water Type:	TYPE UNKNOWN
Sewer Type:		Sewer Type:	
Tax Information			
Total Value:	\$261,192	Assessed Year:	2022
Land Value:	\$193,069	Improved %:	26%
Improvement Value:	\$68,123	Tax Year:	2021
Property Tax:	\$1,591.14	Tax Area:	67
Tax Exemption:	MISC	Tax Exemption:	
Total Taxable Value:	\$111,199		

Appraiser Independence Certification

LN: 51306
File No.: BF2210019

Borrower: Redwood Holdings LLC
 Property Address: 3767 S Victoria Ave
 City: Los Angeles County: Los Angeles State: CA Zip Code: 90016
 Lender/Client: Wedgewood Inc

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

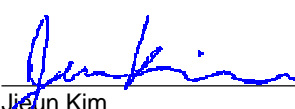
I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments:

APPRAISER:

SUPERVISORY APPRAISER (only if required):

Signature: 
 Name: Jieun Kim
 Date Signed: 10/16/2022
 State Certification #: 3000762
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: CA
 Expiration Date of Certification or License: 03/21/2023

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

LICENSE PAGE

Borrower: Redwood Holdings LLC

File No.: BF2210019

Property Address: 3767 S Victoria Ave

Case No.: LN: 51306

City: Los Angeles

State: CA

Zip: 90016

Lender: Wedgewood Inc



Borrower: Redwood Holdings LLC

File No.: BF2210019

Property Address: 3767 S Victoria Ave

Case No.: LN: 51306

City: Los Angeles

State: CA

Zip: 90016

Lender: Wedgewood Inc

HUDSON INSURANCE COMPANY100 William Street, 5th Floor
New York, NY 10038**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE
POLICY DECLARATIONS**

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-2AX-1006670 **Renewal of:** PRA-2AX-1000024

1. Named Insured: Jieun Kim

2. Address: 530 S Lake Ave #758
Pasadena, CA 90019

3. Policy Period: **From:** February 3, 2022 **To:** February 3, 2023

12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above

4. Limit of Liability	Each Claim	Policy Aggregate
Damages Limit of Liability	A. <u>\$1,000,000</u>	B. <u>\$1,000,000</u>
Claims Expense Limit of Liability	C. <u>\$1,000,000</u>	D. <u>\$1,000,000</u>

5. Deductible (Inclusive of Claims Expenses):

5A. \$ 500 Each Claim **5B. \$ 1,000 Aggregate**

6. Policy Premium: \$716.00 **State Taxes/Surcharges:** \$0.00

7. Retroactive Date: February 3, 2016

8. Notice to Company: Notice of a **Claim** or Potential **Claim** should be sent to:
Hudson Insurance Group
100 William Street, 5th Floor
New York, NY 10038
Fax: 646-216-3786
Email: hudsonclaims300@hudsoninsgroup.com
On weekends or holidays: **866-546-3981 (Toll Free)**

9. A. Program Administrator: Riverton Insurance Agency Corp.
OREP- Organization of Real Estate Professionals
B. Agent/Broker: Insurance Services

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

President

Secretary