APPRAISAL OF REAL PROPERTY



LOCATED AT

896 Skyline Dr
Daly City, CA 94015
LOT 27 BLK 171 WESTLAKE UNIT NO 11C RSM 55/4 5

FOR

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

OPINION OF VALUE

1,325,000

AS OF

10/07/2022

BY

Sandra Sanchez-Thom Clario Appraisal Network 300 E 2nd St Ste 1405 Reno, NV 89501-1508 (530) 550-2565 sandra.sanchezthom@clarioappraisal.com

USPAP ADDENDUM

51524 File No. 33414782

			File No. 33414782
Borro	Neuwood Holdings LLC		
Prop	erty Address 896 Skyline Dr		
City	Daly City	County San Mateo	State CA Zip Code 94015
Lend			5
_	vvcugcwood mo		1
	This report was prepared under the following l	JSPAP reporting option:	
	Appraisal Report	This report was prepared in accordance with USPAP Standards Rule 2-2(a).	
	Appraisal Report	This report was prepared in accordance with OSFAF Standards hale 2-2(a).	
	Restricted Appraisal Report	This report was prepared in accordance with USPAP Standards Rule 2-2(b).	
L			
_			
	Reasonable Exposure Time		
	My opinion of a reasonable exposure time for the sub	ject property at the market value stated in this report is:	0 - 90 days.
			<u>0 - 50 days.</u>
L			
_			
	Additional Certifications		
	I certify that, to the best of my knowledge and belief:		
		or in any other capacity, regarding the property that is the subject of this report withi	in the
	three-year period immediately preceding accept	ance of this assignment.	
		n another capacity, regarding the property that is the subject of this report within the	three-year
	period immediately preceding acceptance of this	s assignment. Those services are described in the comments below.	
	- The statements of fact contained in this repor	t are true and correct	
	•		d are my percenal importial and unbiased
		ons are limited only by the reported assumptions and limiting conditions and	u are my personal, impartial, and unbiased
	professional analyses, opinions, and conclusion		
	- Unless otherwise indicated, I have no present	or prospective interest in the property that is the subject of this report and n	o personal interest with respect to the parties
	involved.		
	- I have no bias with respect to the property that	t is the subject of this report or the parties involved with this assignment.	
		ontingent upon developing or reporting predetermined results.	
		ent is not contingent upon the development or reporting of a predetermined	value or direction in value that favore the cause of
			
	•	ttainment of a stipulated result, or the occurrence of a subsequent event dire	
	- My analyses, opinions, and conclusions were	developed, and this report has been prepared, in conformity with the Uniform	m Standards of Professional Appraisal Practice that
	were in effect at the time this report was prepare	d.	
	- Unless otherwise indicated, I have made a per	sonal inspection of the property that is the subject of this report.	
		ignificant real property appraisal assistance to the person(s) signing this cel	rtification (if there are exceptions, the name of each
		raisal assistance is stated elsewhere in this report).	initialistic (in the order of supplieries) the marrie of such
	iliulviduai providing signilicant real property app	aisai assistance is stated eisewhere in this report.	
L			
Г	A 44'8' 1 O 1 -		
	Additional Comments		
			I ,
L			
A	PPRAISER:	SUPERVISORY APPRAISER	t: (only if required)
-			
	1. 1 1	1/	
Si	ignature: Studra Suncha	Signature:	
		Name:	
	Carara Carionoz Trioni		
	ate Signed: 10/11/2022	Date Signed:	
	tate Certification #: AR 007442	State Certification #:	
10	State License #:	or State License #:	
St	tate: CA	State:	
		0/2023 Expiration Date of Certification or Licer	nse:
		Supervisory Appraiser Inspection of St	
	<u>10/07/2022</u>		
		Did Not Exterior-on	lly from Street Interior and Exterior

51524 File# 33414782

ı	The purpose	of this	summar	y appraisal repor	t is to pro	ovide the	lender/clien	it with an	accurate,	and adequa	telv su	pported, opin	nion of th	ie mark	et value	of the	subject p	property.
-	Property Addre				10 to pro	04100 010	TOTIGOT, OTTOT	it with the	City		toly ou	рропов, орп		State		Zip Code		
				line Dr			Numer of Pu	ıblic Record	-	Daly City				County	O, t		94015	1
	Legal Descripti	Redwood			CTLAKE					en F Oca	mpo			Odulity	San N	nateo		
	Assessor's Par			BLK 171 WE	SILAKE	UNII NO	TICK	SIVI 55/4	Tax Ye	ar 2021				R.E. Tax	res \$ c	000		
	Neighborhood			492-280							4400	4		Census		3,982		
Ç	•	Owner	_	lake #11c enant	ant		Special Assi	essments \$	0	010101100	4188	4 PU	D HOA \$		11401 6	010.00 per year		r month
8	Property Rights			Fee Simple	Leasehol		Other (desi		U				D HONG	U		por your	poi	month
S	Assignment Ty			ase Transaction		ance Transactio	,	Other	(describe)	Servicin	~							
	Lender/Client			od Inc			Address			tan Beach		Suito 10	n Podor	do Bo	ach C	۸ ۵۸۵7	Ω	
				d for sale or has it be	en offered for sal	le in the twelve		2010			Divu,	, Suite 10	u, Redui	iuo be			No	
			-	rice(s), and date(s).						d listings	found	in the 12	months	nrior t				hie
	annraical	l on local	MI S	(Multiple Listi	na Service				or expire	u listiligs	iouria	III uic 12	momins	prior	O tile ei	icclive	date of t	1113
	I did			ne contract for sale for		,			the analysis o	f the contract for	r sale or v	why the analysi	s was not					
	performed.		,		, , , , , , ,				, , , , , , , , , , , , , , , , , , , ,			, , .						
AC	Contract Price	\$		Date of Contra	ıct		Is the prop	perty seller the	owner of pub	lic record?		Yes	No	Data Sour	ce(s)			
CONTRAC	Is there any fin	ancial assistan	ce (loan	charges, sale conces	sions, gift or dow	vnpayment ass	istance, etc	.) to be paid b	y any party or	behalf of the bo	orrower?					Г	Yes	No
ဗ	If Yes, report th	he total dollar a	nount ar	nd describe the items	to be paid.											L		
	Note: Race an	nd the racial co	mpositi	on of the neighborh	ood are not appr	raisal factors.												
		Neighb	orhood	Characteristics				One-l	Jnit Housing	Trends			One-	Unit Hou	sing	Pre	sent Land Us	se %
	Location [Urban	V	Suburban	Rural	Property Vali	ues Γ	Increasing		Stable	□ De	eclining	PRICE		AGE	One-Unit		85 %
	Built-Up	Over 75%	$\overrightarrow{\Box}$	25-75%	Under 25%	Demand/Sup		Shortage		In Balance	H 0	ver Supply	\$ (000)		(yrs)	2-4 Unit		2 %
٥	Growth [Rapid	X	Stable	Slow	Marketing Ti		Under 3 n	nths	3-6 mths	T 0	ver 6 mths	510	Low	0	Multi-Fam	nily	3 %
H00H	Neighborhood			North: Olym	nic Club ar			_		· Pacific C			2,050	High	117	Commerc	ial	5 %
SOR	South: Pa	acifica cit	/ limit	s / Skyline Dr				0 0011 01	ub. 1100	r domo c	Joodii	•	1,150	Pred.	63	Other		5 %
뿛	Neighborhood		,	NBHD is fully I				s of Flevat	ed ranch	styles home	s man	v which off		views.		eloned r	mostly in t	
Ē	1950's and	1 60's Loc	ated s	outh of San Fra														
				services are all														u.b.110
				or the above conclus				-		s continue								
	however	trend is to	ward	ls in balance	and longer													3 .
				verall stable v														,
	Dimensions	33 x 100						3300 sf		Sha	pe R	ectangula	ar		View B;	Ocean;		
	Specific Zoning	g Classification		R1-RP			Zoning D	escription	Single	Family Re				esour				
	Zoning Complia	ance	Legal	Legal Nonco	onforming (Grand	fathered Use)		No Zoi		Illegal (describe								
	Is the highest a	and best use of	subject	property as improved	(or as proposed	per plans and	specificatio	ns) the preser	nt use?			X	Yes	No	If No, descr	ibe :	See atta	ched
	addendu							,,,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,										
	addonadi	m.						mo) the proces										
	Utilities	Public	Other (c	describe)			Publi	c Other (describe)			Off-site Improve				Publi	ic Priv	
TE	Utilities Electricity	Public	Other (d	describe)		Water	X	c Other (8	Off-site Improve	ments - Type halt				ic Priv	
SITE	Utilities Electricity Gas	Public			:	Sanitary Sewer	x X	c Other (describe)	"	S <i>F</i>	Off-site Improve Street Asp	ments - Type halt			Publ	ic Priv	/ate
SITE	Utilities Electricity Gas FEMA Special F	Public X	rea	Yes	No FE		r X	c Other (describe) FEMA M	. 00	S <i>F</i>	Off-site Improve	ments - Type halt	FI	EMA Map Da	Publ	ic Priv	/ate
SITE	Utilities Electricity Gas FEMA Special I Are the utilities	Public Control Contro	rea	Yes	No FE	Sanitary Sewer	r X	oc Other (describe) FEMA M No If No	ap # 06	S <i>F</i>	Off-site Improve Street Asp	ments - Type halt ie			Publ	ic Priv	/ate
SITE	Utilities Electricity Gas FEMA Special F Are the utilities Are there any a	Public X	rea proveme	Yes ents typical for the ma	No FE	Sanitary Sewer	r X	oc Other (describe) FEMA M No If No	. 00	S <i>F</i>	Off-site Improve Street Asp	ments - Type halt			Publ	ic Priv	/ate
SITE	Utilities Electricity Gas FEMA Special I Are the utilities	Public X	rea proveme	Yes ents typical for the ma	No FE	Sanitary Sewer	r X	oc Other (describe) FEMA M No If No	. 00	S <i>F</i>	Off-site Improve Street Asp	ments - Type halt ie			Publ	ic Priv	/ate
SITE	Utilities Electricity Gas FEMA Special F Are the utilities Are there any a	Public X	rea proveme	Yes ents typical for the ma	No FE	Sanitary Sewer	r X	oc Other (describe) FEMA M No If No	. 00	S <i>F</i>	Off-site Improve Street Asp	ments - Type halt ie			Publ	ic Priv	/ate
SITE	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a	Public Control Contro	provement ditions of the conductions of the conduction of the conductions of the conduction of the conduc	Yes Yes Yes Yes The man and the man an	No FE	Sanitary Sewer	r X e X ronmental c	Yesonditions, land	FEMA M No If No	o, describe	5 6081C	Off-site Improve Street Asp Alley Non	ments - Type halt ie	Yes	No No	Publ	ic Priv 8/02/201	/ate
SITE	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a	Public X	provement ditions of the conductions of the conduction of the conductions of the conduction of the conduc	Yes ents typical for the ma	No FE	Sanitary Sewer	r X e X ronmental c	oc Other (FEMA M No if No uses, etc.)?	essment and Ta	SO81C	Off-site Improve Street Asp Alley Non 0036F	halt le	Yes	No P	Publication Public	ic Privilla Riversity Rive	/ate
SITE	Utilities Electricity Gas FEMA Special If Are the utilities Are there any a See attac	Public X	proveme ditions o	Yes Ints typical for the ma or external factors (ea n.	No FE rrket area?	Sanitary Sewer	r X e X	Yesonditions, land	FEMA M No If No uses, etc.)?	o, describe	SO81C	Off-site Improve Street Asp Alley Non 0036F	ments - Type halt ie	Yes	No P	Public Pu	ic Privilla Riversity Rive	/ate
SITE	Utilities Electricity Gas FEMA Special if Are the utilities Are there any a See attac Source(s) Used	Public X X X	provement ditions of the conductions of the conduction of the conductions of the conduction of the conduc	Yes Ints typical for the ma or external factors (ea n.	No FE rrket area?	Sanitary Sewer EMA Flood Zon chments, envir Appraisal General Desc	r X e X	C Other (FEMA M No If No Uses, etc.)? Ass Data Sou	essment and Ta:	SO81C	Off-site Improve Street Asp Alley Non 0036F	halt lee	Yes ection Corel	No P	Public Pu	ic Privile R/02/201	/ate
SITE	Utilities Electricity Gas FEMA Special if Are the utilities Are there any a See attac Source(s) Used	Public Signature Public	provement ditions of the conductions of the conduction of the conductions of the conduction of the conduc	Yes Ints typical for the ma or external factors (ea m. istics of Property	No FE rrket area?	Sanitary Sewer MA Flood Zone chments, envir Appraisal General Desc	r X e X X conmental c	C Other (FEMA M No If No uses, etc.)?	essment and Ta:	SO81C	off-site improve Street Asp Non 0036F	halt lee	Yes ection Corel	No P	Public Pu	ic Privile R/02/201	rate
SITE	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attac Source(s) Used Other (de	Public Public Rood Hazard A and off-site im adverse site coched adde d for Physical (scribe) General D One One 2	rea provemenditions of the conductions of the conductions of the conduction of the c	Yes Ints typical for the ma or external factors (ea m. istics of Property	No FE rket area? sements, encroad	Sanitary Sewer MA Flood Zon chments, envir Appraisal General Desc Slab ment	r X e X Tonmental c	Ves MLS	FEMA M No If No Uses, etc.)? Ass Data Sou Hea	essment and Ta:	SO81C	off-site improve Street Asp Non 0036F	Prior Insp MLS and Amenities ce(s) # ttove(s) #	Yes ection Corel 1	No No P	Public Pu	Reforms to range	1 1
SITE	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Source(s) Used Other (de: Units 0 0 5 tories Type 0 0	Public Public Rood Hazard A and off-site im adverse site coched adde d for Physical (scribe) General D One One 2	provemenditions of the conductions of the conduction of the co	Yes ants typical for the ma or external factors (ea m	No FE rket area? sements, encroad	Sanitary Seweie MA Flood Zon chments, envir Appraisal General Desc Slab ment sement	r X e X conmental c Files Crawl Sp Finish Finish	Yes	FEMA M No If No uses, etc.)? Ass Data Sou Hea	essment and Ta: rice for Gross Liting/Cooling HWBB	SO81C	Off-site Improve Street Asp Non 0036F	ments - Type halt hale Prior Insp MLS and Amenities ce(s) # ttove(s) #	ection Corel 1 0	No No No None None Drivew	Publication of the publication o	Privile Privil	1 crete
SITE	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attac Source(s) Used Other (de:	Public Control Contro	provement and a control of the contr	Yes Into typical for the ma or external factors (ea n. istics of Property on cessory Unit S-Det/End Unit Under Const.	No FE rket area? sements, encroad Concrete Full Baser Partial Bas	Sanitary Sewei Chments, envir Appraisal General Desc Slab ment sement	r X e X conmental c ription Crawl Sp Finish Finish Stucco	Yes	FEMA M No if No uses, etc.)? Ass Data Soo Hee Radiant Other Fuel	essment and Ta:	6081C x Records ving Area	Off-site Improve Street Asp Non 0036F	ments - Type halt hale Prior Insp MLS and Amenities ce(s) # ttove(s) # None	ection Corel 1 0	No Priveway St	Publication Publication Publication Publication Publication Property Own Property Own Publication Publ	ic Privilla	1 1
SITE	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Source(s) Used Other (de: Units 0 0 # of Stories Type 0 D Existing	Public Control Contro	provement ditions of the conductions of the conductions of the conductions of the conduction of the co	Yes Into typical for the ma or external factors (ea m. Into the ma or external facto	No FE rket area? sements, encroace Concrete Full Baser Partial Bas Exterior Walls	Sanitary SeweieMA Flood Zon chments, envir Appraisal General Desc Slab ment sement	r X e X conmental c Finish Finish Stucco	Yes	FEMA M No if No uses, etc.)? Ass Data Soo Hee Radiant Other Fuel	essment and Tairce for Gross Liting/Cooling HWBB Gas Air Conditioning	6081C x Records ving Area	Off-site Improve Off-site Im	ments - Type halt hale Prior Insp MLS and Amenities ce(s) # ttove(s) #	ection Corel 1 0	No Progic Ta None Driveway St Garage	Publication Public	ner Privalent Concept of Cars	1 crete 2 0
SITE	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Source(s) Used Other (de: Units 0 0 # of Stories Type 0 Existing Design (Style)	Public Company Compan	provement ditions of the conductions of the conductions of the conductions of the conduction of the co	Yes Into typical for the ma or external factors (ea n. istics of Property on cessory Unit S-Det/End Unit Under Const.	No FE rket area? sements, encroace Sements area? Concrete Full Baser Partial Bas Exterior Walls Roof Surface	Sanitary Seweie MA Flood Zon chments, envir Appraisal General Desc Slab ment sement sement	r X e X conmental co	Yes onditions, land	FEMA M No if No uses, etc.)? Ass Data Sou Heee Radiant Other Fuel Central	essment and Tairce for Gross Liting/Cooling HWBB Gas Air Conditioning	6081C x Records ving Area	Off-site Improve Off-site Im	Prior Insp MLS and Amenities ce(s) # ttove(s) # None None	ection Corel 1 0	No None None Driveway St Garage Carpon	Publication Publication Publication Publication Publication Property Owners Recorded Publication Publi	ner Privalent Concept of Cars Concept of Cars # of Cars	1 crete 2 0
SITE	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attac Other (de: Units 0 Other (de: # of Stories Type 0 Existing Design (Style) Year Built	Public Compared to the comp	haracter with Ac calculations of the conduction	Yes Into typical for the ma or external factors (ea m. Into the ma or external factors (ea m. Into the ma or external factors (ea m. S-Det/End Unit Under Const.	No FE rket area? sements, encroad Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down	Sanitary Seweie EMA Flood Zon chments, envir Appraisal General Desc Slab ment sement inspouts	r X e X commental c ription Crawl Sp Finish Finish Stucco Comp	Yes onditions, land	FEMA M No If No uses, etc.)? Ass Data Sou Hea FWA [Radiant Other Fuel Individu	essment and Ta: rce for Gross Li ting/Cooling HWBB Gas Air Conditioning	S F J J J J J J J J J J J J J J J J J J	Off-site Improve Off-site Im	Prior Insp MLS and Amenities ce(s) # deck Pa None None Wood None	ection Corel 1 0	None None Driveway St Garage Carpon Attach	Publication Publication Publication Publication Publication Property Owners Recorded Publication Publi	ner Privalent Concept of Cars Concept of Cars # of Cars	1 crete 2 0
SITE	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Other (de: Units 0 0 Horiss Type 0 Existing Design (Style) Year Built Effective Age (**)	Public Company Public P	eea proveme diditions of the control	yes Ints typical for the ma or external factors (ea n. Interest of Property Interest	No FE rket area? sements, encroad Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type	Sanitary Seweie EMA Flood Zon chments, envir Appraisal General Desc Slab ment sement inspouts	r X e X commental c ription Crawl Sp Finish Finish Stucco Comp Metal Dual P Disposal	Yes onditions, land	FEMA M No if No uses, etc.)? Ass Data Sou Hea FWA [Grading of the companies of the com	essment and Ta. rice for Gross Lit ting/Cooling HWBB Gas Air Conditioning al None	S F J J J J J J J J J J J J J J J J J J	Off-site Improve Off-site Im	Prior Insp MLS and Amenities ce(s) # clove(s) # None None Wood None escribe)	ection Corel 1 0 tio	None None Driveway St Garage Carpon Attach	Public Public Public Property Own ax Record Car Surface Strategy S	B/O2/201 B/O2/201 B/O2/201 cribe mer prds torage # of Cars # of Cars Detached	1 crete 2 0
NTS SITE	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Other (de: Units 0 0 # of Stories Type 0 0 Existing Design (Style) Year Built Effective Age (' Appliances Finished area a	Public Proposition of the public of the pub	ea proveme haracter haracter with Ac mtem 652	yes Ints typical for the ma or external factors (ea n. Interest of Property Interest	No FE rket area? sements, encroad sements, encroad Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms	Sanitary Seweie EMA Flood Zon chments, envir Appraisal General Desc Slab ment sement inspouts	r X e X conmental c ription Crawl Sp Finish Finish Stucco Comp Metal Dual P Disposal	Yes	FEMA M No if No uses, etc.)? Ass Data Sou Hea FWA [Grading of the companies of the com	essment and Ta: rice for Gross Lit ting/Cooling HWBB Gas Air Conditioning al None Washer/Dry	S F J J J J J J J J J J J J J J J J J J	Off-site Improve Off-site Im	Prior Insp MLS and Amenities ce(s) # clove(s) # None None Wood None escribe)	ection Corel 1 0 tio	No Pogic Ta None None Priveway Su Garage Carpor Attach Built-ir	Public Public Public Property Own ax Record Car Surface Strategy S	B/O2/201 B/O2/201 B/O2/201 cribe mer prds torage # of Cars # of Cars Detached	1 crete 2 0
EMENTS SITE	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Other (de: Units 0 0 # of Stories Type 0 0 Existing Design (Style) Year Built Effective Age (' Appliances Finished area a	Public Proposition of the public of the pub	ea proveme haracter haracter with Ac mtem 652	yes Ints typical for the ma or external factors (ea n. Istics of Property Int Cessory Unit Under Const. DOTARY Range/Oven	No FE rket area? sements, encroad sements, encroad Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms	Sanitary SeweieMA Flood Zon- chments, envir Appraisal General Desc Slab ment sement mspouts	r X e X conmental c ription Crawl Sp Finish Finish Stucco Comp Metal Dual P Disposal	Yes	FEMA M No if No uses, etc.)? Ass Data Sou Hea FWA [Grading of the companies of the com	essment and Ta: rice for Gross Lit ting/Cooling HWBB Gas Air Conditioning al None Washer/Dry	S F J J J J J J J J J J J J J J J J J J	Off-site Improve Off-site Im	Prior Insp MLS and Amenities ce(s) # clove(s) # None None Wood None escribe)	ection Corel 1 0 tio	No Pogic Ta None None Priveway Su Garage Carpor Attach Built-ir	Public Public Public Property Own ax Record Car Surface Strategy S	B/O2/201 B/O2/201 B/O2/201 cribe mer prds torage # of Cars # of Cars Detached	1 crete 2 0
COVEMENTS	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Source(s) User Other (de: Units 0 0 # of Stories Type 0 0 Design (Style) Year Built Effective Age ('Appliances Finished area a Additional feat.	Public Problic Problic Proposition of the image of the	provement and a construction of the constructi	yes Ints typical for the ma or external factors (ea n. Istics of Property Int Cessory Unit Under Const. DOTARY Range/Oven	No FE rket area? sements, encroad sements, encroad Concrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Sanitary Seweie MA Flood Zon chments, envir Appraisal General Desc Slab ment sement mspouts Dual pan	r X e X conmental c ription Crawl Sp Finist Finist Stucco Comp Metal Dual P Disposal 4 ine wind	or Other (c) Yes Conditions, land MLS MLS Acce ed hed hed Shingle/(c) ane Mic Bedrooms Ows.	FEMA M No If No uses, etc.)? Ass Data Sou Hea FWA [Radiant Other Fuel Individu Other	essment and Talerce for Gross Litting/Cooling HWBB Gas Air Conditioning al None Washer/Dn 3.0 Bath(s)	S F J J J J J J J J J J J J J J J J J J	Off-site Improve Off-site Im	Prior Insp MLS and Amenities ce(s) # ttove(s) # None None None Source Insp Source Ins	ection Corel 1 0 titio	None None Driveway St Carpor Attach Built-ir	Publicate O	B/O2/201 B/O2/201 B/O2/201 cribe mer prds torage # of Cars # of Cars Detached	1 1 crete 2 0 d d
MPROVEMENTS	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Source(s) User Other (de: Units 0 0 # of Stories Type 1 0 Design (Style) Year Built Effective Age ('Appliances Finished area a Additional feath.	Public Proble A and off-site irr adverse site conched added d for Physical (secribe) General D Dne One 2 Det Att. Propos Co 1991 Yrs) 25 Refrigera above grade co ures (special er	provement and the second and the sec	yes Ints typical for the ma or external factors (ea n. Interest of Property On Cessory Unit S-Det/End Unit Under Const. Doorary Range/Oven cient items, etc.)	No FE rket area? sements, encroad Concrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Sanitary Seweie MA Flood Zon chments, envir Appraisal General Dest Slab ment sement sement Dual pan ut needed repain	r X e X commental c ription Crawl Sp Finish Finish Stucco Comp Metal Dual P Disposal 4 ine wind	or Other (c) Yes Conditions, land MLS Ace ed hed hed Shingle/(c) Bedrooms Ows.	FEMA M No If No uses, etc.)? Ass Data Sou Hea FWA [Radiant Other Fuel Individual Other Towave	eassment and Ta- rice for Gross Li- titing/Cooling HWBB Gas Air Conditioning al None Washer/Dn 3.0 Bath(s)	E S F F F F F F F F F F F F F F F F F F	Marie Improve Asp	ments - Type halt lee Prior Insp MLS and Amenities ce(s) # tove(s) # None None Wood None Wood None Jescribe	ection Core 1 0 titio	No Pojc Ta None Norieway St Garagei Attach Built-ir	Publicate O If Yes, description of the control of	sic Privile Pr	1 1 crete 2 0 d d
IMPROVEMENTS	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Source(s) Used Other (de: Units Other (de: Units Other (de: Units Other (de: Existing Design (Style) Year Built Effective Age ('Appliances Finished area a Additional featu	Public Proble A and off-site irr adverse site conched added d for Physical (escribe) General D Dec Att. Propos Co 199 Yrs) 25 Refriger above grade co ures (special er ondition of the in Januar	provement and the second and the sec	yes Ints typical for the ma or external factors (ea n. Interest of Property Interest	No FE rket area? sements, encroad sements, encroad Concrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms Rooms	Sanitary Seweie MA Flood Zon chments, envir Appraisal General Desc Slab ment sement Dual par ut needed repair	r X e X conmental c Files Cription Crawl Sp Finish Finish Stucco Comp Metal Dual P Disposal 4 ine wind rs, deterioras in C3	or Other (c) Yes	FEMA M No If No uses, etc.)? Ass Data Sou Hea FWA [Radiant Other Fuel Individual Other Towave	eassment and Ta- rice for Gross Li- titing/Cooling HWBB Gas Air Conditioning al None Washer/Dn 3.0 Bath(s)	E S F F F F F F F F F F F F F F F F F F	Marie Improve Asp	ments - Type halt lee Prior Insp MLS and Amenities ce(s) # tove(s) # None None Wood None Wood None Jescribe	ection Core 1 0 titio	No Pojc Ta None Norieway St Garagei Attach Built-ir	Publicate O If Yes, description of the control of	sic Privile Pr	1 1 crete 2 0 d
IMPROVEMENTS	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Source(s) Used Other (de: Units Other (de: Units Other (de: Units Other (de: Existing Design (Style) Year Built Effective Age ('Appliances Finished area a Additional featu	Public Proble A and off-site irr adverse site conched added d for Physical (secrible) General D Det	provement and the second and the sec	Yes ants typical for the ma or external factors (ea m	No FE rket area? sements, encroad sements, encroad Concrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms Rooms	Sanitary Seweie MA Flood Zon chments, envir Appraisal General Desc Slab ment sement Dual par ut needed repair	r X e X conmental c Files Cription Crawl Sp Finish Finish Stucco Comp Metal Dual P Disposal 4 ine wind rs, deterioras in C3	or Other (c) Yes	FEMA M No If No uses, etc.)? Ass Data Sou Hea FWA [Radiant Other Fuel Individual Other Towave	eassment and Ta- rice for Gross Li- titing/Cooling HWBB Gas Air Conditioning al None Washer/Dn 3.0 Bath(s)	E S F F F F F F F F F F F F F F F F F F	Marie Improve Asp	ments - Type halt lee Prior Insp MLS and Amenities ce(s) # tove(s) # None None Wood None Wood None Jescribe	ection Core 1 0 titio	No Pojc Ta None Norieway St Garagei Attach Built-ir	Publicate O If Yes, description of the control of	sic Privile Pr	1 1 crete 2 0 d d
IMPROVEMENTS SITE	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Source(s) Used Other (de: Units Other (de: Units Other (de: Units Other (de: Existing Design (Style) Year Built Effective Age ('Appliances Finished area a Additional featu	Public Proble A and off-site irr adverse site conched added d for Physical (secrible) General D Det	provement and the second and the sec	Yes ants typical for the ma or external factors (ea m	No FE rket area? sements, encroad sements, encroad Concrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms Rooms	Sanitary Seweie MA Flood Zon chments, envir Appraisal General Desc Slab ment sement Dual par ut needed repair	r X e X conmental c Files Cription Crawl Sp Finish Finish Stucco Comp Metal Dual P Disposal 4 ine wind rs, deterioras in C3	or Other (c) Yes	FEMA M No If No uses, etc.)? Ass Data Sou Hea FWA [Radiant Other Fuel Individual Other Towave	eassment and Ta- rice for Gross Li- titing/Cooling HWBB Gas Air Conditioning al None Washer/Dn 3.0 Bath(s)	E S F F F F F F F F F F F F F F F F F F	Marie Improve Asp	ments - Type halt lee Prior Insp MLS and Amenities ce(s) # tove(s) # None None Wood None Wood None Jescribe	ection Core 1 0 titio	No Pojc Ta None Norieway St Garagei Attach Built-ir	Publicate O If Yes, description of the control of	sic Privile Pr	1 1 crete 2 0 d d
IMPROVEMENTS	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Source(s) Used Other (de: Units 0 # of Stories Type 0 Existing Design (Style) Year Built Effective Age (1 Appliances Finished area a Additional feat. Describe the cc prior sale Appraise!	Public Continue C	provement dittions of the control of	yes yes ints typical for the ma or external factors (ea n. istics of Property on cessory Unit S-Det/End Unit Under Const. DOPARY Range/Oven cient items, etc.) and data source(s) (ii 13. At that tir subject is in of	No FE rket area? sements, encroad Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms Rooms ncluding apparent me the propoverall ave	Sanitary Seweie MA Flood Zon- chments, envir Appraisal General Desc Slab ment sement sement Dual pan tt needed repair perty was rrage, C4	r X e X conmental control of the con	Tyes onditions, land Tyes onditions, land MLS Acce ed hed Shingle/C Bedrooms Ows. condition	FEMA M No if No uses, etc.)? Ass Data Sou Hea Radiant Other Fuel Central Individu Other Towave Ons, remodelin	essment and Ta: rice for Gross Li ting/Cooling HWBB Gas Air Conditioning al None Washer/Dn 3.0 Bath(s) g, etc.). by inspect	E S F F F F F F F F F F F F F F F F F F	Marie Improve Asp	ments - Type halt lee Prior Insp MLS and Amenities ce(s) # tove(s) # None None Wood None Wood None Jescribe	ection Core 1 0 titio	No No None None Oriveway St Garage Carpon Attach Built-ir atta sourced of external	Publicate 0 If Yes, description of the control of	sic Privile Pr	1 1 crete 2 0 d d
IMPROVEMENTS	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Source(s) User Other (de: Units 0 0 # of Stories Type 0 0 Besign (Style) Year Built Effective Age (' Appliances Finished area a' Additional featt Describe the cr prior sale Appraise	Public Public Pu	provement dittions of the control of	Yes ants typical for the ma or external factors (ea m	No FE rket area? sements, encroad Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms Rooms ncluding apparent me the propoverall ave	Sanitary Seweie MA Flood Zon- chments, envir Appraisal General Desc Slab ment sement sement Dual pan tt needed repair perty was rrage, C4	r X e X conmental control of the con	Tyes onditions, land Tyes onditions, land MLS Acce ed hed Shingle/C Bedrooms Ows. condition	FEMA M No if No uses, etc.)? Ass Data Sou Hea Radiant Other Fuel Central Individu Other Towave Ons, remodelin	essment and Ta: rice for Gross Li ting/Cooling HWBB Gas Air Conditioning al None Washer/Dn 3.0 Bath(s) g, etc.). by inspect	E S F F F F F F F F F F F F F F F F F F	Marie Improve Asp	ments - Type halt lee Prior Insp MLS and Amenities ce(s) # tove(s) # None None Wood None Wood None Jescribe	ection Core 1 0 titio	No Pojc Ta None Norieway St Garagei Attach Built-ir	Publicate 0 If Yes, description of the control of	sic Privile Pr	1 1 crete 2 0 d d
IMPROVEMENTS	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Source(s) Used Other (de: Units 0 # of Stories Type 0 Existing Design (Style) Year Built Effective Age (1 Appliances Finished area a Additional feat. Describe the cc prior sale Appraise!	Public Public Pu	provement dittions of the control of	yes yes ints typical for the ma or external factors (ea n. istics of Property on cessory Unit S-Det/End Unit Under Const. DOPARY Range/Oven cient items, etc.) and data source(s) (ii 13. At that tir subject is in of	No FE rket area? sements, encroad Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms Rooms ncluding apparent me the propoverall ave	Sanitary Seweie MA Flood Zon- chments, envir Appraisal General Desc Slab ment sement sement Dual pan tt needed repair perty was rrage, C4	r X e X conmental control of the con	Tyes onditions, land Tyes onditions, land MLS Acce ed hed Shingle/C Bedrooms Ows. condition	FEMA M No if No uses, etc.)? Ass Data Sou Hea Radiant Other Fuel Central Individu Other Towave Ons, remodelin	essment and Ta: rice for Gross Li ting/Cooling HWBB Gas Air Conditioning al None Washer/Dn 3.0 Bath(s) g, etc.). by inspect	E S F F F F F F F F F F F F F F F F F F	Marie Improve Asp	ments - Type halt lee Prior Insp MLS and Amenities ce(s) # tove(s) # None None Wood None Wood None Jescribe	ection Core 1 0 titio	No No None None Oriveway St Garage Carpon Attach Built-ir atta sourced of external	Publicate 0 If Yes, description of the control of	sic Privile Pr	1 1 crete 2 0 d d
IMPROVEMENTS	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Source(s) User Other (de: Units 0 0 # of Stories Type 0 0 Besign (Style) Year Built Effective Age (' Appliances Finished area a' Additional featt Describe the cr prior sale Appraise	Public Compared to the public Public Propose Public Propose Pro	provement ditions of the provement of th	Yes Into ypical for the ma or external factors (ea n. Section 1. Section 1. Into	No FE rket area? sements, encroad Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms Rooms ncluding apparent me the propoverall ave	Sanitary Seweie MA Flood Zon- chments, envir Appraisal General Desc Slab ment sement sement Dual pan tt needed repair perty was rrage, C4	r X e X conmental control of the con	Tyes onditions, land Tyes onditions, land MLS Acce ed hed Shingle/C Bedrooms Ows. condition	FEMA M No if No uses, etc.)? Ass Data Sou Hea Radiant Other Fuel Central Individu Other Towave Ons, remodelin	essment and Ta: rice for Gross Li ting/Cooling HWBB Gas Air Conditioning al None Washer/Dn 3.0 Bath(s) g, etc.). by inspect	E S F F F F F F F F F F F F F F F F F F	Marie Improve Asp	ments - Type halt lee Prior Insp MLS and Amenities ce(s) # tove(s) # None None Wood None Wood None Jescribe	ection Core 1 0 titio	No No None None Oriveway St Garage Carpon Attach Built-ir atta sourced of external	Publicate 0 If Yes, description of the control of	sic Privile Pr	1 1 crete 2 0 d d
IMPROVEMENTS	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Source(s) Used Other (de: Units 0 0 # of Stories Type 0 Design (Style) Year Built Effective Age (1) Appliances Finished area a Additional feat. Describe the cu	Public Compared to the public Public Propose Public Propose Pro	provement ditions of the provement of th	Yes Into ypical for the ma or external factors (ea n. Section 1. Section 1. Into	No FE rket area? sements, encroad Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms Rooms ncluding apparent me the propoverall ave	Sanitary Seweie MA Flood Zon- chments, envir Appraisal General Desc Slab ment sement sement Dual pan tt needed repair perty was rrage, C4	r X e X conmental control of the con	Tyes onditions, land Tyes onditions, land MLS Acce ed hed Shingle/C Bedrooms Ows. condition	FEMA M No if No uses, etc.)? Ass Data Sou Hea Radiant Other Fuel Central Individu Other Towave Ons, remodelin	essment and Ta: rice for Gross Li ting/Cooling HWBB Gas Air Conditioning al None Washer/Dn 3.0 Bath(s) g, etc.). by inspect	E S F F F F F F F F F F F F F F F F F F	Marie Improve Asp	ments - Type halt lee Prior Insp MLS and Amenities ce(s) # tove(s) # None None Wood None Wood None Jescribe	ection Core 1 0 titio	No No None None Oriveway St Garage Carpon Attach Built-ir atta sourced of external	Publicate 0 If Yes, description of the control of	sic Privile Pr	1 1 crete 2 0 d d
IMPROVEMENTS	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Units Other (de: Units Other (de: Units Other (de: Appliances Finished area a Additional feature Appraises Are there any a If Yes, describe None kno	Public Problic Rood Hazard A and off-site irr adverse site conched adde d for Physical C escribe) General D Dne One 2 Det Att. Propos Co 199 (Yrs) 25 Refrigera above grade co ures (special er ondition of the in Januar assume	haracter haracter with Ac with Ac tor	Yes Into typical for the ma or external factors (ea m. Into the ma or external facto	No FE rket area? sements, encroad Concrete Full Baser Partial Base Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms ncluding apparent me the propoverall ave	Sanitary Seweie MA Flood Zon chments, envir Appraisal General Dest Slab ment sement sement sement the department sement semen	r X e X commental commenta	or Structural i	FEMA M No If No uses, etc.)? Ass Data Sou Hea FWA [Radiant Other Fuel Central Individu Moreovave Ons, remodelin Drive-Integrity of the	essment and Ta: rice for Gross Li ting/Cooling HWBB Gas Air Conditioning al None Washer/Dn 3.0 Bath(s) g, etc.). by inspect	E S F F F F F F F F F F F F F F F F F F	Off-site Improve Street Asp Non 0036F S	ments - Type halt lee Prior Insp MLS and Amenities ce(s) # tove(s) # None None Wood None esscribe) O Square I	Yes ection Corel 1 0 Ottio	None None None Norieway St Garage Carpor Attach Static St. Living A	Publicate 0 If Yes, description of the control of	sic Privile Pr	1 1 crete 2 0 d d
IMPROVEMENTS	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Units Other (de: Units Other (de: Units Other (de: Appliances Finished area a Additional feature Appraises Are there any a If Yes, describe None kno	Public Problic Rood Hazard A and off-site irr adverse site conched adde d for Physical C escribe) General D Dne One 2 Det Att. Propos Co 199 (Yrs) 25 Refrigera above grade co ures (special er ondition of the in Januar assume	haracter haracter with Ac with Ac tor	Yes Into ypical for the ma or external factors (ea n. Section 1. Section 1. Into	No FE rket area? sements, encroad Concrete Full Baser Partial Base Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms ncluding apparent me the propoverall ave	Sanitary Seweie MA Flood Zon chments, envir Appraisal General Dest Slab ment sement sement sement the department sement semen	r X e X commental commenta	or Structural i	FEMA M No If No uses, etc.)? Ass Data Sou Hea FWA [Radiant Other Fuel Central Individu Moreovave Ons, remodelin Drive-Integrity of the	essment and Ta: rice for Gross Li ting/Cooling HWBB Gas Air Conditioning al None Washer/Dn 3.0 Bath(s) g, etc.). by inspect	E S F F F F F F F F F F F F F F F F F F	Marie Improve Asp	ments - Type halt lee Prior Insp MLS and Amenities ce(s) # tove(s) # None None Wood None esscribe) O Square I	Yes ection Corel 1 0 Ottio	No No None None Oriveway St Garage Carpon Attach Built-ir atta sourced of external	Publicate 0 If Yes, description of the control of	sic Privile Pr	1 1 crete 2 0 d d
IMPROVEMENTS	Utilities Electricity Gas FEMA Special I Are the utilities Are there any a See attact Units Other (de: Units Other (de: Units Other (de: Appliances Finished area a Additional feature Appraises Are there any a If Yes, describe None kno	Public Problic Rood Hazard A and off-site irr adverse site conched adde d for Physical C escribe) General D Dne One 2 Det Att. Propos Co 199 (Yrs) 25 Refrigera above grade co ures (special er ondition of the in Januar assume	haracter haracter with Ac with Ac tor	Yes Into typical for the ma or external factors (ea m. Into the ma or external facto	No FE rket area? sements, encroad Concrete Full Baser Partial Base Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms ncluding apparent me the propoverall ave	Sanitary Seweie MA Flood Zon chments, envir Appraisal General Dest Slab ment sement sement sement the department sement semen	r X e X commental commenta	or Structural i	FEMA M No If No uses, etc.)? Ass Data Sou Hea FWA [Radiant Other Fuel Central Individu Moreovave Ons, remodelin Drive-Integrity of the	essment and Ta: rice for Gross Li ting/Cooling HWBB Gas Air Conditioning al None Washer/Dn 3.0 Bath(s) g, etc.). by inspect	E S F F F F F F F F F F F F F F F F F F	Off-site Improve Street Asp Non 0036F S	ments - Type halt lee Prior Insp MLS and Amenities ce(s) # tove(s) # None None Wood None esscribe) O Square I	Yes ection Corel 1 0 Ottio	None None None Norieway St Garage Carpor Attach Static St. Living A	Publicate 0 If Yes, description of the control of	sic Privile Pr	1 1 crete 2 0 d d

Form 2055UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

51524 File # 33414782

There are 25 comparable	properties currently o	ffered for sale in	the subject neighborhoo	d ranging in price	from \$ 1,030,000)	to \$ 1,	989,000
There are 134 comparable	sales in the subject	neighborhood within	the past twelve months	ranging in sale	price from \$ 617.00	0	to \$	1,950,000
FEATURE	SUBJECT	COMPARA	BLE SALE # 1	COMPAR	ABLE SALE # 2	Ĭ		BLE SALE # 3
						C70 CL		
ooo okyiiilo bi		371 Skyline Dr		97 Clearview D		1	kyline Dr	
Daly City, CA 940)15	Daly City, Ca 94	015	Daly City, CA 9	4015	Daly C	City, CA 94	1015
Proximity to Subject		1.22 miles N		0.32 miles S		0.52 m	niles NW	
Sale Price	\$		\$ 1,260,000		\$ 1,325,000			\$ 1,385,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 821.92 sq.ff		\$ 655.94 sq			15.56 sq.f	
Data Source(s)		021.02			<u> </u>			•
.,,		SFMLS#422684		SFMLS#81901	· ·			20;DOM 29
Verification Source(s)		Doc#63969/Cor			relogic Tax Rec			elogic Tax Rec
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESC	CRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth		ArmLth	h	
Concessions		Conv;0		Conv;0		Conv;0		
Date of Sale/Time								
Location		s08/22;c08/22		s08/22;c08/22			2;c04/22	
	A;BsyRd;	A;BsyRd;Hwy	0	A;Nr School;	0	A;BsyF	Rd;Hwy	0
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Si	imple	
Site	3300 sf	3128 sf	0	3744 sf	0	3300 s	sf	
View	B;Ocean;	B;Res;CtySky	0	B;Ocean;Mtn	0	B;Mtn;l	Res	0
Design (Style)	DT2;Contemp	DT2;Contemp		DT2;Contemp			ontemp	
Quality of Construction	<u> </u>						опеттр	
	Q4	Q4	1	Q4		Q4		
Actual Age	60	66	0	61	0	64		0
Condition	C4	C4		C4		СЗ		-75,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Bath	s		Bdrms. Baths	.,
Room Count		8 4 1.1	+30,000					0
			,					
Gross Living Area	2,050 sq.ft.		+103,500	· · · · · · · · · · · · · · · · · · ·	ft. 0		2,250 sq.f	-40,000
Basement & Finished	0sf	0sf		0sf		0sf		
Rooms Below Grade								
Functional Utility	Average	Average		Average		Fair		+50,000
Heating/Cooling	FWA/No AC	FWA/No AC	1	FWA/No AC		FWA/N	No AC	. 50,000
Energy Efficient Items					_			
**	DualPn Wndws	DualPn Wndws	1	DualPn Wndw	8		n Wndws	
Garage/Carport	2gbi1dw	2gbi1dw		2gbi1dw		2gbi1d	lw	
Porch/Patio/Deck	Patio	Patio		Patio		Patio		
Fireplace	1 Fireplace	1 Fireplace		1 Fireplace		1 Firep	olace	
		None		None				
	None	LINE DE DE		COLUMN TO THE STATE OF THE STAT		None		1
Other		110110		110110				
Other								
Other Net Adjustment (Total)		X +	\$ 133,500	+ -	\$ 0		+ 🛛 -	\$ -65,000
Other		★ +	100,000		0	Net Adj.	+ 🔀 -	-00,000
Other Net Adjustment (Total) Adjusted Sale Price of Comparables		★ +	100,000	+ - Net Adj. 0.0	%	Net Adj.	4.7 %	-00,000
Other Net Adjustment (Total) Adjusted Sale Price of Comparables		+	\$ 1,393,500	+ - Net Adj. 0.0	0	Net Adj.	4.7 %	-00,000
or comparable	sale or transfer history of the	+	\$ 1,393,500	+ - Net Adj. 0.0	%	Net Adj.	4.7 %	-00,000
or comparables		+	\$ 1,393,500	+ - Net Adj. 0.0	%	Net Adj.	4.7 %	-00,000
or comparables		+	\$ 1,393,500	+ - Net Adj. 0.0	%	Net Adj.	4.7 %	-00,000
l did did not research the s	sale or transfer history of the	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp	\$ 1,393,500	+ Net Adj. 0.0 Gross Adj. 0.0	% \$ 1,325,000	Net Adj.	4.7 %	-00,000
i Mid did not research the s	ale or transfer history of the	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp	\$ 1,393,500 arable sales. If not, explain	+ Net Adj. 0.0 Gross Adj. 0.0	% \$ 1,325,000	Net Adj.	4.7 %	-00,000
My research did M did not research the s	ale or transfer history of the ot reveal any prior sales or treveal any prior sales or transfer history of the prior tra	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp	\$ 1,393,500 arable sales. If not, explain erty for the three years prior to	Net Adj. 0.0 Gross Adj. 0.0	% \$ 1,325,000 appraisal.	Net Adj.	4.7 %	-00,000
My research did M did not research the s My research did M did not not research the s My research did M did not research the s	ale or transfer history of the ot reveal any prior sales or transfer Records of treveal any prior sales or transfer history of the sales of transfer history of the sales of transfer history of transfer history of the sales of transfer history of transfer history of the sales of transfer history of transfer histor	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp	\$ 1,393,500 arable sales. If not, explain	Net Adj. 0.0 Gross Adj. 0.0	% \$ 1,325,000 appraisal.	Net Adj.	4.7 %	-00,000
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I My research did did not research the s My research did did not research the s My research did did not	aale or transfer history of the ot reveal any prior sales or treveal any prior sales or treveal any prior sales or treveal any prior sales or trand Realist Public	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable.	\$ 1,393,500 arable sales. If not, explain erty for the three years prior to sales for the year prior to the o	Net Adj. 0.0 Gross Adj. 0.0 the effective date of this	% \$ 1,325,000 appraisal.	Net Adj.	4.7 %	-00,000
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I M did did not research the s My research did did did id did not research the s My research did did did id id id id id id id id id	tale or transfer history of the ot reveal any prior sales or transfer by the cords of treveal any prior sales or transfer by the prior sale or transfer of the prior sale or transfer by t	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable. Records, ster history of the subject prop	\$ 1,393,500 arable sales. If not, explain erty for the three years prior to sales for the year prior to the cooperty and comparable sales	Net Adj. 0.0 Gross Adj. 0.0 the effective date of this late of sale of the compar	% \$ 1,325,000 appraisal. able sale. es on page 3).	Net Adj.	4.7 %	\$ 1,320,000
My research did did not research the s My research did did did not research the s My research did did did not research the s My research did did not research the s	tale or transfer history of the ot reveal any prior sales or transfer by the cords of treveal any prior sales or transfer by the prior sale or transfer of the prior sale or transfer by t	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable.	\$ 1,393,500 arable sales. If not, explain erty for the three years prior to sales for the year prior to the o	Net Adj. 0.0 Gross Adj. 0.0 the effective date of this late of sale of the compar	% \$ 1,325,000 appraisal.	Net Adj.	4.7 %	-00,000
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I M did did not research the s My research did did did id did not research the s My research did did did id id id id id id id id id	ot reveal any prior sales or transfer history of the prior sales or transfer to traveal any prior sales or transfer to transfer to the prior sale or transfer transfe	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable. Records, ster history of the subject prop	\$ 1,393,500 arable sales. If not, explain erty for the three years prior to sales for the year prior to the co operty and comparable sales COMPARABLE SA	Net Adj. 0.0 Gross Adj. 0.0 the effective date of this late of sale of the comparation of	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2	Net Adj. Gross Adj.	4.7 % 11.9 %	\$ 1,320,000 PARABLE SALE #3
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I	ot reveal any prior sales or transfer history of the ot reveal any prior sales or transfer even and Realist Public ysis of the prior sale or transfer even and Realist Public ysis of the prior sale or transfer even and Realist Public ysis of the prior sale or transfer even when the prior sale or transfer even and Realist Public ysis of the prior sale or transfer even and Realist Public ysis o	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable. Records, ster history of the subject prop	\$ 1,393,500 arable sales. If not, explain erty for the three years prior to sales for the year prior to the cooperty and comparable sales	Net Adj. 0.0 Gross Adj. 0.0 the effective date of this late of sale of the comparing (report additional prior sale. #1	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011	Net Adj. Gross Adj.	4.7 % 11.9 %	\$ 1,320,000 PARABLE SALE #3
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I Mid did not research the s My research did did did not research the s My research did did did did not research the s My research did did did did not research the s My research did did did not research the s My research did did did not research the s My research did Not research did not research the s My research did Not research did Not research the s My research did Not research di	ot reveal any prior sales or transfer history of the prior sales or transfer history prior sales or transfer expensive prior sales or transfer expensive prior sale or transfer expensive prior sales or transfer expensi	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable. Records, ster history of the subject prop UBJECT	\$ 1,393,500 arable sales. If not, explain erty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021	Net Adj. 0.0 Gross Adj. 0.0 the effective date of this late of sale of the comparate (report additional prior sale. #1 12/ \$57	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000	Net Adj. Gross Adj.	4.7 % 11.9 % COMI 04/02/202 \$600,000	\$ 1,320,000 \$ 1,320,000
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I Mid did not research the significant of the search of the research and analyses of the research and analyses of the research of the r	ale or transfer history of the ot reveal any prior sales or tr Public Records To treveal any prior sales or tr and Realist Public ysis of the prior sale or trans Si 09/11/2012 \$552,000 Corelogic Pu	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable. Records, ster history of the subject prop	\$ 1,393,500 arable sales. If not, explain erty for the three years prior to sales for the year prior to the cooperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec	Net Adj. 0.0 Gross Adj. 0.0 The effective date of this late of sale of the comparate (report additional prior sale. E #1 12/ \$57	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Reco	Net Adj. Gross Adj.	4.7 % 11.9 % commod/02/202 \$600,000 CoreLogic	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I	cale or transfer history of the or reveal any prior sales or tr Public Records or reveal any prior sales or tr and Realist Public ysis of the prior sale or trans SI 09/11/2012 \$552,000 Corelogic Pu 10/07/2022	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject prop UBJECT	\$ 1,393,500 arable sales. If not, explain erty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021	Net Adj. 0.0 Gross Adj. 0.0 The effective date of this late of sale of the comparate (report additional prior sale. E #1 12/ \$57	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000	Net Adj. Gross Adj.	4.7 % 11.9 % COMI 04/02/202 \$600,000	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I Mid did not research the significant of the search of the research and analyses of the research and analyses of the research of the r	cale or transfer history of the or reveal any prior sales or tr Public Records or reveal any prior sales or tr and Realist Public ysis of the prior sale or trans SI 09/11/2012 \$552,000 Corelogic Pu 10/07/2022	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject prop UBJECT	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the cooperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022	Net Adj. 0.0 Gross Adj. 0.0 the effective date of this late of sale of the comparate (report additional prior sale. #1 12/ \$57 Correct Correct 10/0	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Reco	Net Adj. Gross Adj. 0 \$rds C	COMM 04/02/202 \$600,000 CoreLogic 10/07/202	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I	cale or transfer history of the or reveal any prior sales or tr Public Records or treveal any prior sales or tr and Realist Public ysis of the prior sale or trans 09/11/2012 \$552,000 Corelogic Pu 10/07/2022 the subject property and cor	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, ster history of the subject prop UBJECT	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor	Net Adj. 0.0 Gross Adj. 0.0 the effective date of this date of sale of the comparate of th	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 el_ogic Public Recoi 07/2022 cords indicate the su	Net Adj. Gross Adj. 0 \$rds C 1 ubject's	COMM 04/02/2028 6600,000 CoreLogic 10/07/202 most rec	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I	cale or transfer history of the or reveal any prior sales or tr Public Records or reveal any prior sales or tr and Realist Public ysis of the prior sale or trans SI 09/11/2012 \$552,000 Corelogic Pu 10/07/2022 the subject property and cor ant deed - doc #8	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, ster history of the subject prop UBJECT Liblic Records mparable sales 4454 recorded on	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I	cale or transfer history of the or reveal any prior sales or tr Public Records or reveal any prior sales or tr and Realist Public ysis of the prior sale or trans SI 09/11/2012 \$552,000 Corelogic Pu 10/07/2022 the subject property and cor ant deed - doc #8	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, ster history of the subject prop UBJECT Liblic Records mparable sales 4454 recorded on	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I did did not research the state of Comparables I did did not research the state of Corelogic F My research did did did not did not research the state of Corelogic F My research did did not did not research and analytic for the	cale or transfer history of the or reveal any prior sales or tr Public Records or reveal any prior sales or tr and Realist Public ysis of the prior sale or trans SI 09/11/2012 \$552,000 Corelogic Pu 10/07/2022 the subject property and cor ant deed - doc #8	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, ster history of the subject prop UBJECT Liblic Records mparable sales 4454 recorded on	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I did did not research the state of Comparables I did did not research the state of Corelogic In ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of occurred on 9/11/2012 (gr	cale or transfer history of the or reveal any prior sales or tr Public Records or reveal any prior sales or tr and Realist Public ysis of the prior sale or trans SI 09/11/2012 \$552,000 Corelogic Pu 10/07/2022 the subject property and cor ant deed - doc #8	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, ster history of the subject prop UBJECT Liblic Records mparable sales 4454 recorded on	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I did did not research the state of Comparables I did did not research the state of Corelogic In ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of occurred on 9/11/2012 (gr	cale or transfer history of the or reveal any prior sales or tr Public Records or reveal any prior sales or tr and Realist Public ysis of the prior sale or trans SI 09/11/2012 \$552,000 Corelogic Pu 10/07/2022 the subject property and cor ant deed - doc #8	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, ster history of the subject prop UBJECT Liblic Records mparable sales 4454 recorded on	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I did did not research the state of Comparables I did did not research the state of Corelogic In ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of occurred on 9/11/2012 (gr	ot reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer and Realist Public ysis of the prior sale or transfer sales of the prior sales or transfer sales of transfer sales of the prior sales of transfer sales of the sales of th	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject pr UBJECT ublic Records mparable sales 454 recorded on the from M Kaczyns	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to the comparty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp ski to Hudson Pacifi	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I did did not research the s My research did did not research the s My research did did not research the s My research did did not research and anal research did did not re	ot reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer and Realist Public ysis of the prior sale or transfer sales of the prior sales or transfer sales of transfer sales of the prior sales of transfer sales of the sales of th	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, ster history of the subject prop UBJECT Liblic Records mparable sales 4454 recorded on	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to the comparty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp ski to Hudson Pacifi	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I did did not research the s My research did did not research the s My research did did not research the s My research did did not research and anal research did did not re	ot reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer and Realist Public ysis of the prior sale or transfer sales of the prior sales or transfer sales of transfer sales of the prior sales of transfer sales of the sales of th	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject pr UBJECT ublic Records mparable sales 454 recorded on the from M Kaczyns	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I My research did did not research the s My research did did not research the s My research did did did not research the s My research did did did not research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method	ot reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer and Realist Public ysis of the prior sale or transfer sales of the prior sales or transfer sales of transfer sales of the prior sales of transfer sales of the sales of th	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject pr UBJECT ublic Records mparable sales 454 recorded on the from M Kaczyns	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I My research did did not research the s My research did did not research the s My research did did did not research the s My research did did did not research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method	ot reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer and Realist Public ysis of the prior sale or transfer sales of the prior sales or transfer sales of transfer sales of the prior sales of transfer sales of the sales of th	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject pr UBJECT ublic Records mparable sales 454 recorded on the from M Kaczyns	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I My research did did not research the s My research did did not research the s My research did did did not research the s My research did did did not research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method	ot reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer and Realist Public ysis of the prior sale or transfer sales of the prior sales or transfer sales of transfer sales of the prior sales of transfer sales of the sales of th	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject pr UBJECT ublic Records mparable sales 454 recorded on the from M Kaczyns	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I My research did did not research the s My research did did not research the s My research did did did not research the s My research did did did not research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method	ot reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer and Realist Public ysis of the prior sale or transfer sales of the prior sale or transfer sales of transfer sales of the prior sales of transfer sales of the prior sales of transfer sales of the sales	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject pr UBJECT ublic Records mparable sales 454 recorded on the from M Kaczyns	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I My research did did not research the s My research did did not research the s My research did did did not research the s My research did did did not research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method	ot reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer and Realist Public ysis of the prior sale or transfer sales of the prior sale or transfer sales of transfer sales of the prior sales of transfer sales of the prior sales of transfer sales of the sales	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject pr UBJECT ublic Records mparable sales 454 recorded on the from M Kaczyns	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I My research did did not research the s My research did did not research the s My research did did did not research the s My research did did did not research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method of the results of the research and anal method	ot reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer history of the cords of reveal any prior sales or transfer and Realist Public ysis of the prior sale or transfer sales of the prior sale or transfer sales of transfer sales of the prior sales of transfer sales of the prior sales of transfer sales of the sales	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject pr UBJECT ublic Records mparable sales 454 recorded on the from M Kaczyns	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I	ot reveal any prior sales or transfer history of the ot reveal any prior sales or transfer treveal any prior sales or transfer treveal any prior sales or transfer treveal any prior sale or transfer tra	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject pr UBJECT ublic Records mparable sales 454 recorded on the from M Kaczyns	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I did did not research the s My research did did not research the s My research did did not research the s My research did did not research and analytic search did did not research did did not	tale or transfer history of the control of reveal any prior sales or transfer history of the control of reveal any prior sales or transfer and Realist Public ysis of the prior sale or transfer	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject pr UBJECT ublic Records mparable sales 454 recorded on the from M Kaczyns	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this date of sale of the comparate of the	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Net Adj. Gross Adj. Compared to the compared	COMM 04/02/202 \$600,000 CoreLogic 10/07/202 most receptor to Hi	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I	tale or transfer history of the or treveal any prior sales or treveal any prior sales or treveal any prior sales or transfer expensive of the prior sale or transfer expensive or transfer	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject p UBJECT ublic Records mparable sales 454 recorded on the from M Kaczyns upplemental Add	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp	Net Adj. 0.0 Gross Adj. 0.0 If the effective date of this late of sale of the compa (report additional prior sa LE #1 12/ \$57 C. Cor 10// elogic public rec #1 had a Grant fic LLC; there w	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the su Deed 09/03/21 from	Ret Adj. Gross Adj. Gross Adj. Tds C 1 ubject's m C We Gor no s	COMM 04/02/202 \$600,000 CoreLogid 10/07/202 most recement to Hisale price	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I	tale or transfer history of the correct of the corr	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject p UBJECT ublic Records mparable sales 454 recorded on the from M Kaczyns upplemental Add	\$ 1,393,500 arable sales. If not, explain enty for the three years prior to the concept yand comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp ski to Hudson Pacification	Net Adj. 0.0 Gross Adj. 0.0 If the effective date of this late of sale of the compa (report additional prior sa LE #1 12/ \$57 C. Cor 10// elogic public rec #1 had a Grant fic LLC; there w	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Reco 17/2022 cords indicate the si Deed 09/03/21 from as no previous MLS	Ret Adj. Gross Adj. Gross Adj. Tds C 1 ubject's m C We Gor no s	COMM 04/02/202 \$600,000 CoreLogid 10/07/202 most recement to Hisale price	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I	tale or transfer history of the correct of the corr	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject p UBJECT ublic Records mparable sales 454 recorded on the from M Kaczyns upplemental Add	\$ 1,393,500 arable sales. If not, explain enty for the three years prior to the concept yand comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp ski to Hudson Pacification	Net Adj. 0.0 Gross Adj. 0.0 If the effective date of this late of sale of the compa (report additional prior sa LE #1 12/ \$57 C. Cor 10// elogic public rec #1 had a Grant fic LLC; there w	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Reco 17/2022 cords indicate the si Deed 09/03/21 from as no previous MLS	Ret Adj. Gross Adj. Gross Adj. Tds C 1 ubject's m C We Gor no s	COMM 04/02/202 \$600,000 CoreLogid 10/07/202 most recement to Hisale price	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I	tale or transfer history of the correct of the corr	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject p UBJECT ublic Records mparable sales 454 recorded on the from M Kaczyns upplemental Add	\$ 1,393,500 arable sales. If not, explain enty for the three years prior to the concept yand comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp ski to Hudson Pacification	Net Adj. 0.0 Gross Adj. 0.0 If the effective date of this late of sale of the compa (report additional prior sa LE #1 12/ \$57 C. Cor 10// elogic public rec #1 had a Grant fic LLC; there w	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Reco 17/2022 cords indicate the si Deed 09/03/21 from as no previous MLS	Ret Adj. Gross Adj. Gross Adj. Tds C 1 ubject's m C We Gor no s	COMM 04/02/202 \$600,000 CoreLogid 10/07/202 most recement to Hisale price	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I M did did not research the s My research did did not research the s My research did did did not research the s My research did did did not research the s My research did did did not research and anal remains of the research and analysis of prior sale or transfer history of occurred on 9/11/2012 (gr LLC and another Grant Desertion of Sales Comparison Approach and analysis of prior sale or transfer history of occurred on 9/11/2012 (gr LLC and another Grant Desertion of Sales Comparison Approach and the remains of the remain	tale or transfer history of the correct of the corr	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, sfer history of the subject p UBJECT ublic Records mparable sales 454 recorded on the from M Kaczyns upplemental Add	\$ 1,393,500 arable sales. If not, explain enty for the three years prior to the concept yand comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp ski to Hudson Pacification	Net Adj. 0.0 Gross Adj. 0.0 If the effective date of this late of sale of the compa (report additional prior sa LE #1 12/ \$57 C. Cor 10// elogic public rec #1 had a Grant fic LLC; there w	% \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Reco 17/2022 cords indicate the si Deed 09/03/21 from as no previous MLS	Ret Adj. Gross Adj. Gross Adj. Tds C 1 ubject's m C We Gor no s	COMM 04/02/202 \$600,000 CoreLogid 10/07/202 most recement to Hisale price	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I M did did not research the s My research did did not research the s My research did did did not research the s My research did did did not research the s My research did did did not research and anal remains of the research and analysis of prior sale or transfer history of occurred on 9/11/2012 (gr LLC and another Grant Desertion of Sales Comparison Approach and analysis of prior sale or transfer history of occurred on 9/11/2012 (gr LLC and another Grant Desertion of Sales Comparison Approach and the remains of the remain	cale or transfer history of the contract of th	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable. Records, ster history of the subject prop UBJECT	\$ 1,393,500 arable sales. If not, explain enty for the three years prior to the concept yand comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp ski to Hudson Pacification	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this late of sale of the comparate of the	appraisal. able sale. son page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2022 cords indicate the st Deed 09/03/21 fror as no previous MLS	Net Adj. Gross Adj. Compared to the compared	commod/2022 \$600,000 CoreLogic 10/07/202 most recement to Hisale price	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I	cale or transfer history of the control of reveal any prior sales or transfer history of the control of treval any prior sales or transfer history of the prior sale or transfer history or sale or transfer h	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable. Records, ster history of the subject prop UBJECT Jublic Records mparable sales 454 recorded on the from M Kaczyns upplemental Add 325,000 1,325,000 completion per plant	\$ 1,393,500 arable sales. If not, explain arable sales. If not, explain arty for the three years prior to sales for the year prior to the o operty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp ski to Hudson Pacit are defined by cost Approach (if developed)	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this late of sale of the comparate of the	appraisal. able sale. son page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2022 cords indicate the st Deed 09/03/21 fror as no previous MLS	Ret Adj. Gross Adj. Compared to the compared	commodulos and state of the sta	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific indicated.
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I	coach \$ 1. proproach \$ al Addendum.	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, Ster history of the subject p UBJECT Jublic Records Imparable sales Interpretation of the Subject p UBJECT Jublic Records Imparable sales Interpretation of the Subject p Interpretation of the	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp ski to Hudson Pacifi endum. Cost Approach (if developed)	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 I the effective date of this late of sale of the comparate of th	## \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2022 cords indicate the stance of the sta	Ret Adj. Gross Adj. Compared to the compared	commodulos and state of the sta	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific indicated.
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I	coach \$ 1. proproach \$ al Addendum.	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, Ster history of the subject p UBJECT Jublic Records Imparable sales Interpretation of the Subject p UBJECT Jublic Records Imparable sales Interpretation of the Subject p Interpretation of the	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to sales for the year prior to the coperty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp ski to Hudson Pacifi endum. Cost Approach (if developed)	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 I the effective date of this late of sale of the comparate of th	## \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2022 cords indicate the stance of the sta	Ret Adj. Gross Adj. Compared to the compared	commodulos and selection of the commodulos and selection of th	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific indicated.
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I M did did not research the s My research did did not research the s My research did did did not research the s My research did did did not research the s My research did did did not research the s My research did did did not research and anal research search	ot reveal any prior sales or transfer history of the ot reveal any prior sales or transfer history of the Public Records of reveal any prior sales or transfer and Realist Public ysis of the prior sale or transfer sales of the prior sales or transfer sales of transfer sales or transfer sales of trans	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable Records, Ster history of the subject p UBJECT ublic Records mparable sales 454 recorded on from M Kaczyns upplemental Add upplemental Add 325,000 1,325,000 completion per plans alterations on the ba r assumption that the	\$ 1,393,500 arable sales. If not, explain arty for the three years prior to the content of the sales for the year prior to the content of the sales for the year prior to the content of the year prior to the content of the sales of the year prior to the content of the year prior to the year p	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 I the effective date of this late of sale of the compa (report additional prior sa LE #1 12/ \$577 C Cor 10// elogic public rec #1 had a Grant fic LLC; there w	## \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the surple of the s	Ret Adj. Gross Adj. Compared to the compared	COMM COMM COMM COMM COMM COMM COMM COMM	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 0 Public Records 2 ent transfer udson Pacific indicated. have been r subject to the
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I Mid did did not research the s My research did Mid did not research the s My research did Mid did not research the s My research did Mid did not research the s My research did Mid did not research and analyse of the results of the research and analyse of the results of the research and analyse of the results of the research and analyse of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of occurred on 9/11/2012 (gr LLC and another Grant Desertion of Sales Comparison Approach Indicated Value by Sales Comparison Approach Indicated Value by Sales Comparison Approach See attached Supplement This appraisal is made Missection based Based on a visual inspection based	ot reveal any prior sales or transfer history of the process of transfer history of the prior sales or transfer history prior sales or transfer history prior sales or transfer history prior sale or transfer history pr	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable. Records, ster history of the subject p UBJECT UB	\$ 1,393,500 arable sales. If not, explain arable sales. arable sales for the year prior to the or operty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp ski to Hudson Pacific to Hudso	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 The effective date of this late of sale of the comparate of the	## \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2022 cords indicate the st Deed 09/03/21 fror as no previous MLS Income Approx hypothetical condition the repairs or alterations have alteration or repair.	Net Adj. Gross Adj. O \$ rds C 1 ubject's m C We sor no s ach (if devel	commodulos and state of assuments completed, of assuments	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 Public Records ent transfer udson Pacific indicated. have been r subject to the
Other Net Adjustment (Total) Adjusted Sale Price of Comparables I M did did not research the s My research did did not research the s My research did did did not research the s My research did did did not research the s My research did did did not research the s My research did did did not research and anal research search	ot reveal any prior sales or transfer history of the process of treveal any prior sales or transfer history prior sales or transfer history prior sales or transfer history prior sale or	Net Adj. 10.6 % Gross Adj. 10.6 % subject property and comp ransfers of the subject prop ransfers of the comparable. Records, ster history of the subject pu UBJECT U	s 1,393,500 arable sales. If not, explain arable sales. If not, explain arty for the three years prior to sales for the year prior to the o operty and comparable sales COMPARABLE SA 09/03/2021 Realist Public Rec 10/07/2022 Cor 1/16/2013). Comp ski to Hudson Pacifi endum. Cost Approach (if developed a sand specifications on sis of a hypothetical e condition or deficien property from at lie ket value, as defined	Net Adj. 0.0 Gross Adj. 0.0 Gross Adj. 0.0 the effective date of this late of sale of the compa (report additional prior sa LE #1 12/ \$57 C Cor 10// elogic public rec #1 had a Grant fic LLC; there w d) d) \$ the basis of a condition that the cy does not requires ast the street, de I, of the real p	## \$ 1,325,000 appraisal. able sale. es on page 3). COMPARABLE SALE #2 15/2011 9,000 eLogic Public Recolor/2/2022 cords indicate the surple of the s	Net Adj. Gross Adj. Compared to the statement subject of the statement subject s	commodulos and state of assuments completed, of assuments	\$ 1,320,000 \$ 1,320,000 PARABLE SALE #3 Public Records ent transfer udson Pacific indicated. have been r subject to the

Client File No. Page # 5 of 32

Exterior-Only Inspection Residential Appraisal Report

51524 File# 33414782

FEATURE		SUBJEC	T		COI	MPARABL	E SALE #	4		CO	MPARABL	E SALE # 5			CO	MPARABL	E SALE #	6
Address 896 Skyline Dr				413 L	akesl	hire Di	r		92 R	idaefie	eld Ave	9		36 P	ortola	Ave		
Daly City, CA 940)15					Ca 940					Ca 940					CA 940	015	
Proximity to Subject				_	miles				_	miles					miles			
Sale Price	\$			0.00	1111100		\$	1,380,000		1111100		\$ 1,230	000	-	1111100		\$	1,350,000
Sale Price/Gross Liv. Area	\$		sq.ft.	\$ -	722.5°	1 sq.ft.		1,000,000	\$	878.5	7 sq.ft.	1,200	,000	\$	784.8	g sq.ft.		1,000,000
Data Source(s)							17;DOM	28				366;DOM 54					™ 706;DOI	VI 13
Verification Source(s)							logic Ta					elogic Tax R	ec	_			logic Ta	
VALUE ADJUSTMENTS		DESCRIPTI	ION		SCRIPTI			Adjustment		ESCRIPTI		+(-) \$ Adjustm			ESCRIPTI			Adjustment
Sales or Financing				ArmL	th		().	-,	Arml	th		(7.1.37.1.		Arml	th		().	-,
Concessions				Conv					Con					Conv				
Date of Sale/Time						/22			_	v;u 22;c09	V22			_	7;0 22:c07	100		
Location	A . D .	DI.			2;c08	122					1/2/2					122		
Leasehold/Fee Simple		syRd;		N;Re				0	N;Re				0	N;Re				0
Site		Simple	е		Simple	9			_	Simple	9			_	Simple	9		
View	330			3366					3300					3400				0
Design (Style)	, -	cean;		N;Re				0	B;Oc					N;Re				0
		2;Conte	emp		Conte	mp				;Conte	mp			-	Conte	mp		
Quality of Construction	Q4			Q4					Q4					Q4				
Actual Age	60			62				0	62				0	61				0
Condition	C4			C4					C4					C3				-75,000
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths			Total	Bdrms.	Baths		
Room Count	8	4	3.0	8	4	3.0			6	3	3.0		0		3	2.0		+20,000
Gross Living Area		2,050	O sq.ft.		1,910) sq.ft.		+28,000		1,400	g sq.ft.	+130	,000		1,720) sq.ft.		+66,000
Basement & Finished	0sf			0sf					0sf					0sf				
Rooms Below Grade																		
Functional Utility	Ave	rage		Avera	age				Aver	age				Aver	age			
Heating/Cooling	FW	A/No A	C	FWA	/No A	С			FWA	VNo A	С			FWA	/No A	С		
Energy Efficient Items	Dua	ılPn Wı	ndws	Duall	⊃n Wr	ndws			Dual	Pn Wr	ndws			Dual	Pn Wr	ndws		·
Garage/Carport	2gbi	i1dw		2gbi1	dw				1gbi			+12	,500	3gbi	1dw			-10,000
Porch/Patio/Deck	Pati			Patio					Deck	k, Patio	0			Patio				
Fireplace		replace	9		eplace)				eplace					eplace)		
Other	Non			None					None					None				
Net Adjustment (Total)				X	+ [-	\$	28,000	X] + [٦-	\$ 142	,500	X	+ [-	\$	1,000
Adjusted Sale Price				Net Adj.		2.0 %		_3,000	Net Adj.		11.6 %		, _ 00	Net Adj.		0.1 %		.,000
of Comparables				Gross A	dj.	2.0 %	\$	1,408,000			11.6 %	\$ 1,372	500	Gross A	dj.	12.7 %	\$	1,351,000
Report the results of the research and anal	ysis of	the prior sa	ale or trans										,,,,,,,,,	1		1		.,551,550
ITEM	I			UBJECT				MPARABLE SAL		4		COMPARABLE SALE	#	5		COMPAR	RABLE SALE	# 6
Date of Prior Sale/Transfer		09/11/					10/29/20				01/18			J	07/04	5/2006		U
Price of Prior Sale/Transfer		\$552,0					\$1,270,5				01/10	12011			07/00	J/2000		
Data Source(s)		Corelo		ıblic D	مدددط		· , ,	gic Public	Reco	rde	Corol	ogic Public F	2000	rds	Coro	Logic	Dublia F	Records
Effective Date of Data Source(s)		10/07/		INIIC K	ecord				KECO	ius			\eco	ius				vecoids
Analysis of prior sale or transfer history of				mnarahlo	sales		10/07/20	JZZ			10/07	12022			10/0	7/2022		
Analysis of prior sale of transfer filstory of	tile sub	noct proper	ty and con	прагавіс	Jaios													
Analysis/Comert-																		
Analysis/Comments																		

Client File No.	Page # 6 of 32

51524 File# 33414782

FEATURE							E 041 E			001		FOME # -			101010	E 0 11 E # -
TENTOTIE		SUBJECT	I		CO	MPARABI	LE SALE :	# 7		COI	MPARABL	LE SALE # 8		COI	MPARABL	.E SALE # 9
Address 896 Skyline Dr				22 Lo	navie	w Dr										
Daly City, CA 940	115					Ca 940	115									
	713						J13									
Proximity to Subject				0.14 ו	miles	<u>S</u>										•
Sale Price	\$						\$	1,328,888				\$				\$
Sale Price/Gross Liv. Area	\$		sq.ft.	s c	242.4	7 sq.ft.		.,,	s		sq.ft.		\$		sq.ft.	
Data Source(s)	*		- 4						1				1			
. , ,				SFML	_S#42	226986	643;D	OM 7								
Verification Source(s)				Corel	Loaic											
VALUE ADJUSTMENTS		DESCRIPTI	ON	DE	SCRIPTI	ON	+(-) \$ Adjustment	DES	CRIPTI	ON	+(-) \$ Adjustment	1	ESCRIPTION	ON	+(-) \$ Adjustment
Sales or Financing							· ·	, ,				(), .,				(7,1, 3,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,
-				Listin	g											
Concessions																
Date of Sale/Time				Active												
Location																
	A;B	syRd;		N;Re	s;			(
Leasehold/Fee Simple	Fee	Simple	е	Fee S	Simple	Э										
Site	330			3300												
View									_				_			
	B;O	cean;		B;Oce	ean;											
Design (Style)	DT2	:Conte	emp	DT2;0	Conte	mp			DT2;C	conte	emp		DT2	;Conte	mp	
Quality of Construction	Q4			Q4												
Actual Age	60			62				(<u> </u>							
Condition	C4			C4												
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths		Total	Bdrms.	Baths	
	-		_							Duillio.	Danie		1000	Durino.	Dutilo	
Room Count	8	4	3.0	7	4	2.0		+20,000			1			1		
Gross Living Area		2,050	g sq.ft.		1,410	g sq.ft.		+128,000			sq.ft.				sq.ft.	
Basement & Finished	0sf	,,,,,,		555sf				-111,000				ĺ				
	USI															
Rooms Below Grade				1rr1b	r1.0b	a0o		-20,000								
Functional Utility	Ave	rage		Avera	age											
Heating/Cooling		4/No A	C	FWA		_										
							-		-				-			
Energy Efficient Items		IPn Wr	ndws	DualF	⊃n Wı	ndws										
Garage/Carport	2ab	i1dw		2gbi1	dw											
Porch/Patio/Deck	Pati			Patio												
									-				-			
Fireplace	1 Fi	replace	•	1 Fire	eplace)										
Other	Non			None				-					_			
		-														
Not Adicates at (T-1-D				-		_	•		-				-	- · ·		6
Net Adjustment (Total)					+	-	\$	17,000		+		\$	LL.] +	-	\$
Adjusted Sale Price				Net Adj.		1.3 %			Net Adj.		%		Net Adj		%	
of Comparables				Gross Ac	di	21.0 %	s	1,345,888				\$	Gross A		%	\$
		de e e e	la sail		-p	∠1.U ″	<u> </u>	1,345,888	(a. Jou nu)			1.	u.000 F	j.	/0	*
Report the results of the research and anal	ysis of	uie prior sa			y or the s	ubject pro				шопаі р						
ITEM			SI	UBJECT				COMPARABLE SA	E# 7			COMPARABLE SALE #	8		COMPA	RABLE SALE # g
Date of Prior Sale/Transfer		09/11/2	2012				03/07	/2000								
· ·						$\overline{}$				_				_		
		\$552,0	000				\$13,0	00								
Price of Prior Sale/Transfer						ا ما			D	ls						
Data Source(s)			aic Pu	ıblic R	ecord		CoreL	oaic Public.	Record							
Data Source(s)		Corelo		ıblic R	ecord			ogic Public	Record	-						
Data Source(s) Effective Date of Data Source(s)		Corelo 10/07/2	2022				CoreL 10/07		Record							
Data Source(s)		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s)		Corelo 10/07/2	2022						Kecord							
Data Source(s) Effective Date of Data Source(s)		Corelo 10/07/2	2022						Kecord							
Data Source(s) Effective Date of Data Source(s)		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s)		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s)		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s)		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s)		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of Analysis/Comments		Corelo 10/07/2	2022						Record							

Client File No.	Page # 7 of 32

51524 File # 33414782

	ClearCapital.com, Inc. California Registrat	tion #1256			
s					
Ž					
ADDITIONAL COMMENTS					
ខ					
Ž					
Ĕ					
뎧					
		COST APPROACH TO VA	UE (not required by Fannie Mae)		
	Provide adequate information for the lender/client to replicate the below c		.UE (not required by Fannie Mae)		
	Provide adequate information for the lender/client to replicate the below c Support for the opinion of site value (summary of comparable land sales	cost figures and calculations.	.UE (not required by Fannie Mae)		
		cost figures and calculations.	.UE (not required by Fannie Mae)		
		cost figures and calculations.	.UE (not required by Fannie Mae)		
	Support for the opinion of site value (summary of comparable land sales	cost figures and calculations. or other methods for estimating site value)			
-	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN	cost figures and calculations. or other methods for estimating site value)	OPINION OF SITE VALUE		=\$
DACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data	cost figures and calculations. or other methods for estimating site value)		Sq.Ft. @ \$	=\$
PROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$
T APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE DWELLING		=\$
SOST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport		= \$ = \$ = \$ = \$
COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE DWELLING	Sq.Ft. @ \$	=\$ =\$ =\$
COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical	Sq.Ft. @ \$	= \$ = \$ = \$ = \$
COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation	Sq.Ft. @ \$	= \$ = \$ = \$ = \$ = \$ = \$ = \$ External = \$ (
COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements	Sq.Ft. @ \$	= \$
COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation	Sq.Ft. @ \$	= \$ = \$ = \$ = \$ = \$ = \$ = \$ External = \$ (
COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements	Sq.Ft. @ \$ Sq.Ft. @ \$	= \$ = \$ = \$ = \$ = \$ = \$ External = \$ = \$ = \$ = \$
COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACE	Sq.Ft. @ \$ Sq.Ft. @ \$	= \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation) Estimated Remaining Economic Life (HUD and VA only)	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements	Sq.Ft. @ \$ Sq.Ft. @ \$	= \$ = \$ = \$ = \$ = \$ = \$ External = \$ = \$ = \$ = \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACE	Sq.Ft. @ \$ Sq.Ft. @ \$	= \$ = \$ = \$ = \$ = \$ = \$ External = \$ = \$ = \$ = \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation) Estimated Remaining Economic Life (HUD and VA only)	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V X Gross Rent Multiplier	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC	Sq.Ft. @ \$ Sq.Ft. @ \$	= \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V X Gross Rent Multiplier	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC	Sq.Ft. @ \$ Sq.Ft. @ \$	= \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC	Sq.Ft. @ \$ Sq.Ft. @ \$	= \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier 3M)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	= \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements ars INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	= \$
	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDs ONLY if the developer/builder Legal Name of Project	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements ars INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDS ONLY if the developer/builder	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes is in control of the HOA and the subject pro-	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements ars INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDs ONLY if the developer/builder Legal Name of Project Total number of phases Total number	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes is in control of the HOA and the subject pro-	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact- Detact is an attached dwelling unit.	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDs ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Total number of units rented Total numb Was the project created by the conversion of existing building(s) into a P	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT 1)? is in control of the HOA and the subject pro- ber of units for sale PUD? Yes Yes Yes Yes Yes Yes Yes Ye	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Depreciation Site Improvements "As-is" Value of Site Improvements ars INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact Detact Detact is an attached dwelling unit.	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDS ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Total number of units rented Total numb Was the project created by the conversion of existing building(s) into a P Does the project contain any multi-dwelling units?	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT 1)? is in control of the HOA and the subject pro ber of units for sale PUD? Yes No Data Source(s)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ON FOR PUDs (if applicable) No Unit type(s) Detach Detach Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional H Attache	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDs ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Total number of units rented Total numb Was the project created by the conversion of existing building(s) into a P	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT 1)? is in control of the HOA and the subject pro ber of units for sale PUD? Yes No Data Source(s)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact Detact of the public o	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional H Attache	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDS ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Total number of units rented Total numb Was the project created by the conversion of existing building(s) into a P Does the project contain any multi-dwelling units?	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V. X Gross Rent Multiplier RM) PROJECT INFORMAT 1)? is in control of the HOA and the subject pro ber of units for sale PUD? Yes No Data Source(s)	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ON FOR PUDs (if applicable) No Unit type(s) Detach Detach Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional H Attache	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDs ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Was the project created by the conversion of existing building(s) into a P Does the project contain any multi-dwelling units? Are the units, common elements, and recreation facilities complete?	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes is in control of the HOA and the subject pro the form of units for sale PUD? Yes Yes Yes Yes I I Yes I I Yes I I I Yes I I I I I I I I I I I I I I I I I I I	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact Detact Total number of units sold Data source(s) No If Yes, date of conversion Io If No, describe the status of completion	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional H Attache	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDS ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Total number of units rented Total numb Was the project created by the conversion of existing building(s) into a P Does the project contain any multi-dwelling units?	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes is in control of the HOA and the subject pro the form of units for sale PUD? Yes Yes Yes Yes I I Yes I I Yes I I I Yes I I I I I I I I I I I I I I I I I I I	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ON FOR PUDs (if applicable) No Unit type(s) Detach Detach Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional H Attache	= \$
PUD INFORMATION INCOME COST APPROACH	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDs ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Total number of units rented Total numb Was the project created by the conversion of existing building(s) into a P Does the project contain any multi-dwelling units? Are the common elements leased to or by the Homeowners' Association	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes is in control of the HOA and the subject pro the form of units for sale PUD? Yes Yes Yes Yes I I Yes I I Yes I I I Yes I I I I I I I I I I I I I I I I I I I	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact Detact Total number of units sold Data source(s) No If Yes, date of conversion Io If No, describe the status of completion	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional H Attache	= \$
INCOME	Support for the opinion of site value (summary of comparable land sales ESTIMATED REPRODUCTION OR REPLACEMEN Source of cost data Quality rating from cost service Effective date Comments on Cost Approach (gross living area calculations, depreciation Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GF Is the developer/builder in control of the Homeowners' Association (HOA Provide the following information for PUDs ONLY if the developer/builder Legal Name of Project Total number of phases Total numb Was the project created by the conversion of existing building(s) into a P Does the project contain any multi-dwelling units? Are the units, common elements, and recreation facilities complete?	cost figures and calculations. or other methods for estimating site value) NT COST NEW e of cost data n, etc.) Ye INCOME APPROACH TO V X Gross Rent Multiplier RM) PROJECT INFORMAT)? Yes is in control of the HOA and the subject pro the form of units for sale PUD? Yes Yes Yes Yes Yes Yes Yes Ye	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC LUE (not required by Fannie Mae) = \$ ION FOR PUDs (if applicable) No Unit type(s) Detact Detact Total number of units sold Data source(s) No If Yes, date of conversion Io If No, describe the status of completion	Sq.Ft. @ \$ Sq.Ft. @ \$ Functional H Attache	= \$

51524 File # 3341478

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 user, 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 under 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: to the following assumptions and limiting conditions:

The appraiser's certification in this report is subject

- 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 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 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.

51524 File # 33414782

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees th

- 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.

Freddie Mac Form 2055 March 2005 UAD Version 9/2011 Page 5 of 6 Fannie Mae Form 2055 March 2005

Client File No. Page # 10 of 32

tο

Exterior-Only	Inspection Residential Appraisal Report	File #	51524 33414782
20. I identified the lender/client in this appraisal rejordered and will receive this appraisal report.	eport who is the individual, organization, or agent	for	the organization that
21. The lender/client may disclose or distribute this borrower; the mortgagee or its successors and secondary market participants; data collection or agency, or instrumentality of the United States; and obtain the appraiser's or supervisory appraiser's (if report may be disclosed or distributed to any other relations news sales or other media)	assigns; mortgage insurers; government sponsore reporting services; professional appraisal orga I any state, the District of Columbia, or other f applicable) consent. Such consent must be o	ed e nizatio	ictions; without having to d before this appraisal

- 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 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.

Signature Signature Name Sandra Sanchez-Thom Company Name Clario Appraisal Network Company Address 300 E 2nd St Ste 1405 Reno, NV 89501-1508 Telephone Number (530) 550-2565 Email Address Sandra sanchezthom@clarioappraisal.com Date of Signature and Report 10/11/2022 Effective Date of Appraisal AR 007442 or State License # or Other (describe) State # Signature Signature Company Address Company Name Company Address Company Address Telephone Number Email Address Email Address Sandra sanchezthom@clarioappraisal.com Date of Signature State Certification # or State License # State Expiration Date of Certification or License		
Name Sandra Sanchez-Thom Company Name Clario Appraisal Network Company Name Company Address 300 E 2nd St Ste 1405 Company Address Reno, NV 89501-1508 Telephone Number (530) 550-2565 Telephone Number (530) 550-2565 Email Address sandra.sanchezthom@clarioappraisal.com Email Address Date of Signature and Report 10/11/2022 Date of Signature Effective Date of Appraisal 10/07/2022 State Certification # AR 007442 or State License # Or State License # State or Other (describe) State # Expiration Date of Certification or License	APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Company Name	Signature Sanche Mom	Signature
Company Address Solid State 1405 Company Address	Name Sandra Sanchez-Thom	Name
Reno, NV 89501-1508 Telephone Number (530) 550-2565 Telephone Number (530) 550-2565 Email Address sandra.sanchezthom@clarioappraisal.com Date of Signature and Report 10/11/2022 Effective Date of Appraisal 10/07/2022 State Certification # AR 007442 or State License # State or Other (describe) State # Expiration Date of Certification or License	Company Name Clario Appraisal Network	Company Name
Telephone Number (530) 550-2565 Telephone Number Email Address sandra.sanchezthom@clarioappraisal.com Email Address Date of Signature and Report 10/11/2022 Date of Signature Effective Date of Appraisal 10/07/2022 State Certification # State Certification # AR 007442 or State License # or Other (describe) State # Expiration Date of Certification or License	Company Address 300 E 2nd St Ste 1405	Company Address
Email Address sandra.sanchezthom@clarioappraisal.com Date of Signature and Report 10/11/2022 Date of Signature Effective Date of Appraisal 10/07/2022 State Certification # State Certification # AR 007442 or State License # or State License # State or Other (describe) State # Expiration Date of Certification or License	Reno, NV 89501-1508	
Date of Signature and Report 10/11/2022 Date of Signature	Telephone Number (530) 550-2565	Telephone Number
Effective Date of Appraisal 10/07/2022 State Certification # State Certification # or State License # or State License # State or Other (describe) State # Expiration Date of Certification or License	Email Address sandra.sanchezthom@clarioappraisal.com	Email Address
State Certification # Or State License # Or State License # State or Other (describe) State # Expiration Date of Certification or License	Date of Signature and Report 10/11/2022	Date of Signature
or State License # State or Other (describe) State # Expiration Date of Certification or License	Effective Date of Appraisal 10/07/2022	State Certification #
or Other (describe) State # Expiration Date of Certification or License	State Certification # AR 007442	or State License #
	or State License #	State
Obt.	or Other (describe) State #	Expiration Date of Certification or License
State CA	State CA	
Expiration Date of Certification or License 11/20/2023 SUBJECT PROPERTY	Expiration Date of Certification or License 11/20/2023	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED Did not inspect exterior of subject property	ADDRESS OF PROPERTY APPRAISED	Did not inspect exterior of subject property
Did inspect exterior of subject property from street		Did inspect exterior of subject property from street
896 Skyline Dr Date of Inspection	-	Date of Inspection
Daly City, CA 94015 APPRAISED VALUE OF SUBJECT PROPERTY \$ 1 325 000		
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,325,000 COMPARABLE SALES	1,020,000	COMPARABLE SALES
Name OL O 11 I		
Company Name Unit inspect exterior of comparable sales from street	Olour Gupital	
Company Address		
2015 Manhattan Beach Blvd, Suite 100, Date of Inspection Redondo Beach, CA 90278	2010 Maimattan Boath Biva, Guite 100,	Date of Inspection
Email Address info@ClearCapital com		

Supplemental Addendum

		Supplementa	l Addendum		Fi	le No. 33414	782	
Borrower	Redwood Holdings LLC							
Property Address	896 Skyline Dr							
City	Daly City	County	San Mateo	State	CA	Zip Code	94015	
Lender/Client	Wedgewood Inc							

Exterior-Only: SITE - Zoning, HBU, Adverse Conditions or External Factors

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.

The appraiser has not been informed, nor does the appraiser have any knowledge of the existence of any environmental or health impediment, which if known, could have a negative impact on the market value of the subject property. The valuation contained herein is not valid if any hazardous items are found in the subject property and not stated within the appraisal report, including but not limited to: termites, Urea Formaldehyde insulation, radon gas, asbestos products, and/or toxic waste contaminates. However, the appraiser is not qualified to identify such substances. The client is urged to retain the services of a professional expert in these fields.

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.

Site data: Public records indicate the subject is 33 x 100 and rectangular with a 3,300 sf site size.

External factors noted: Subject is located on a busy traffic street and near Skyline Blvd, Hwy 35; market analysis did not reflect any impact on value or marketability in the current market.

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 C 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

The zoning is: R1-RP, Single Family Residential District with Resource Protection overlay; minimum 3,000 sf lot. Resource protection overlay is for the protection of open space. Subject backs to open space area. Subject is legal, conforming .

Highest and best use: The highest and best use for this property is: as improved.

Subject is located in an area that has similar homes in a similar setting. The homes are well accepted in the market. The four tests for highest and best use include: be legally permissible, be physically possible, be financially feasible and be maximally productive. The subject satisfies all of these tests.

Exterior-Only: IMPROVEMENTS: Additional Features, Condition, Health & Safety

Property data: The square footage per public records and MLS is 2,050 sf which the Appraiser utilized for this report.

Health and safety and deferred maintenance:

Please note that any potential health and safety issues have been disclosed and this report made subject to necessary repairs. I am not a home inspector, electrician, plumber, HVAC expert, roofer, contractor, etc.

Health and safety concerns: None known.

Deferred maintenance/damages: The Appraiser did not conduct an interior inspection and had a limited view of the property from the street. Appraiser observed debris on site and an overhang at the side of the house with exposed wood; it appears that this was part of a covered walkway and not the roof. Research disclosed photos at Realtor.com, assumed to be from last listing. Those photos reflect the interior is dated and in overall fair condition, kitchen cabinetry was observed to have missing doors and broken cabinetry, tile floors were worn and chipped and wall furnace appears dented and stained. Based on these observations the subject was rated as C4 condition, cost to cure estimated at \$10,000. The Appraiser makes the extraordinary assumption the subject dwelling is useable and functional as a residence and does not require major repairs.

The presence of smoke detectors, Co2 detectors and whether the water heater is double strapped is not known; Appraiser assumes they are present and operational.

An extraordinary assumption has been made that this information is accurate. Should this information prove to be false or inaccurate, this report and the conclusions and opinions held within, shall be null and void until such time as the appraiser has opportunity to address the impact on value or any other conclusions, if any.

URAR: Sales Comparison Comments

Gross living areas shown for the comparable sales are estimates based on information provided by MLS, Tax assessment data, Realtor's, buyers, sellers, appraiser's database, and/or actual measurement. Slight variations in size will have no effect on the estimate of value and no adjustments were made for GLA differences less than 100 sf.

Comps selected were all from the subject's immediate market, were of similar age and quality and were selected to bracket the subject's primary characteristics of GLA, lot size, bedroom/bath count, condition, location and views. Comparables were adjusted for noted market differences.

The sales provided were considered the most reliable and most indicative of the subject property. The comparable sales selected were the closest proximite sales that are representative of the subject property. They are the most likely to be considered by prospective buyers of the subject property. All comparable sales confirmed closed unless specified as a Listing.

Adjustments were based on market and/or matched pair analysis, discussion with market participants and/or appraisers knowledge of the area. Differences were bracketed within the sales comparison grid.

File No. 22444702

Supplemental Addendum

		ouppiomonta	ii Addolladiii			33414	102	
Borrower	Redwood Holdings LLC							
Property Address	896 Skyline Dr							
City	Daly City	County	San Mateo	State	CA	Zip Code	94015	
Lender/Client	Wedgewood Inc							

Gross living area adjustments are based on: \$200 per square foot, and rounded to the nearest \$500.

Time adjustments - Market analysis did not support a market / time adjustment, see 1004 MC.

Location - Based on paired sales analysis, there is no negative impact on value or marketability in the current market for external influences including the properties located on Skyline Drive (access street), near a school or for properties which backed Hwy 35 (Comp #1 and #3).

Views - The subject and Comps #2, #5 and #7 all have ocean views however the current market did not support an adjustment for superior views based on paired sales analysis.

Garage - Subject and comparables reflecting 2 car garage parking are tandem parking which is typical for this market.

Comp #1 - 371 Skyline Dr: This comparable was over 25% smaller in GLA than the subject and was over 1 mile distant from the subject. It was included for it's location on the subject street, date of sale and condition. It is located on the same access street but it backs to Skyline Blvd/Hwy 35. Two car tandem garage. Original parquet wood floors, Kitchen has older cabinetry and original bath. Family room has exterior access plus interior access to main living area; floor plan photo indicates the family room is is 23'1" x 13'1", approx 303 sf and not included in reported 1230 GLA.; Appraiser included lower level for total GLA of 1533 sf as this is above grade square footage. No views.

Comp #2 - 97 Clearview Dr: This property is a large corner lot with Ocean views across from a school field. Large tandem garage, space for 3 cars. Original kitchen and baths and per MLS.

Comp #3 - 673 Skyline Dr: This comparable is on the same street as the subject, backs to Skyline Blvd/Hwy 35. MLS notes that this was a former 6-bed care facility so it has multiple bedrooms and rooms as evidenced by the incuded floor plan; based on the floor plan the functional utility of this property was considered inferior and was adjusted \$50,000. MLS notes the current seller utilized this as a single family home.

Comp #4- 413 Lakeshire Dr: MLS indicates newly remodeled but photos reflect home with many original features in the kitchen and baths; overall it appears to be in C4 condition.

Comp #5 - 92 Ridgefield Ave: This comparable was over 25% smaller in GLA than the subject and due to it's GLA size, the line adjustment exceeded typical adjustment guidelines of 10%. It was included for it's recent date of sale, proximity, similar ocean view, site size and condition. It was given less weight in the final reconciliation but is supportive of the value conclusion.

Comp #6 - 36 Portola Ave: MLS indicates the GLA reported in public records may not be correct but doesn't provide GLA. This has a full, unfinished garage with tandem parking for up to 3 cars.

Comp #7 - 22 Longview Dr: This is a nearby listing with ocean views. MLS indicates 5 bedrooms, 3.0 baths but this includes the 1 bedroom, 1 bath downstairs. The GLA is based on public records and MLS indicates this may not reflect all living area. Although the GLA is more than 25% smaller than the subject there is additional finished living area below grade; when combined the square footage is similar to the subject. Public records reflects 555 sf below grade which Appraiser determined is fully finished (based on MLS description/photos) and encompasses the 1 bedroom, 1 bath down plus bonus room. This area was considered below grade due to the sloping topography and was adjusted at the same rate as the GLA as the typical buyer would consider this all as GLA.

An additional sale at 1262 Skyline Dr, MLS #422649128 was reviewed. It sold for \$1,650,000 which was 27% over list price and closed on 05/25/22 after 8 DOM. This was located on the subject street but near a school and had ocean views. Public records indicates 1090 sf, 3 beds, 1 bath however MLS indicates 1753 sf, 4 beds, 3 baths which include 1 room,1 bed, 1 bath on ground floor with separate entrance and interior access (based on photos); square footage source is architect. This property had a previous sale on 08/10/21 for \$1,200,000 and appears to have been renovated and "flipped". Current sale price is high in comparison to other sales in the area even after considering the condition (C2) and was therefore not included; this was an outlier.

URAR: Reconciliation - Reconciliation and Final Value Conclusion

Sales comparison approach was given all weight due to the availability and reliability of market data. The cost approach was not developed due to lack of vacant land sales and the age of the subject property. The income approach was not developed as homes in the subject market are primarily owner occupied and there is a paucity of rental data.

Most weight given to Comp #2 for date of sale, similar GLA, views, condition and proximity. Remaining comps have a close adjusted sales price range and are supportive of the final opinion of value.

On March 13,2020, the United States Government declared a National Emergency concerning the Novel Corona Virus (COVID-19) Pandemic. The effective date of this appraisal is after this declaration and is being performed using historical comparable sales and a consideration of active listings/pending sales in the appraisal conclusion. Due to the changing economic conditions with this outbreak, the future impact to property values is unknown. The impact if any will also vary from market to market.

Additional Commentary

CLARIFICATION OF INTENDED USE AND USERS:

The Intended User of this appraisal report is the Lender/Client/HUD. 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 any other use of the report by any other user is prohibited. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for, and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained.

COMPETENCY PROVISION:

The appraiser has the appropriate knowledge and experience to complete this assignment competently. The comments made in this addendum are intended to expand on what the appraiser feels are areas of the most concern to the reader in order to fully

Client File No. Page # 13 of 32

Supplemental Addendum

		Supplementa	l Addendum	File No. 33414782				
Borrower	Redwood Holdings LLC							
Property Address	896 Skyline Dr							
City	Daly City	County	San Mateo	State	CA	Zip Code	94015	
Lender/Client	Wedgewood Inc							

understand the appraisal report and methodology. The expanded narrative allows the appraiser to provide additional comments where sufficient space is not available on the appraisal form. The market has been thoroughly searched and the sales reported represent the best available sales that properly weigh the four major elements of comparison, i.e. location, date of sale, physical characteristics and condition of sale.

Limiting Statements: The appraiser is not a home inspector. This report should not be relied upon to disclose any conditions present in the subject property. The appraisal report does not guarantee that the property is free of defects. A professional home inspection is recommended.

Fee Disclosure: The appraiser signing this report is a staff appraiser and is paid hourly opposed to being paid on a per assignment basis.

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 South San Francisco, California. The appraiser has competency in the subject's area.

ClearCapital.com, Inc. California Registration #1256

Subject Photo Page

Borrower	Redwood Holdings LLC							
Property Address	896 Skyline Dr							
City	Daly City	County	San Mateo	State	CA	Zip Code	94015	
Lender/Client	Wedgewood Inc							



Subject Front

896 Skyline Dr Sales Price

Gross Living Area 2,050 Total Rooms 8 Total Bedrooms 4 Total Bathrooms 3.0 A;BsyRd; B;Ocean; Location View Site 3300 sf Quality Q4 60 Age

Subject Rear



Subject Street

Comparable Photo Page

Borrower	Redwood Holdings LLC							
Property Address	896 Skyline Dr							
City	Daly City	County	San Mateo	State	CA	Zip Code	94015	
Lender/Client	Wedgewood Inc							



Comparable 1

371 Skyline Dr

 Prox. to Subject
 1.22 miles N

 Sale Price
 1,260,000

 Gross Living Area
 1,533

 Total Rooms
 8

 Total Bedrooms
 4

 Total Bathrooms
 1.1

View B;Res;CtySky
Site 3128 sf
Quality Q4
Age 66



Comparable 2

97 Clearview Dr

 Prox. to Subject
 0.32 miles S

 Sale Price
 1,325,000

 Gross Living Area
 2,020

 Total Rooms
 8

 Total Bedrooms
 5

 Total Bathrooms
 3.0

 Location
 A;Nr School;

 View
 B;Ocean;Mtn

 Site
 3744 sf

 Quality
 Q4

 Age
 61



Comparable 3

673 Skyline Dr

 Oros Ryyline Dr
 0.52 miles NW

 Sale Price
 1,385,000

 Gross Living Area
 2,250

 Total Rooms
 10

 Total Bedrooms
 6

 Total Bathrooms
 3.0

 Location
 A;BsyRd;Hwy

 View
 B;Mtn;Res

 Site
 3300 sf

 Quality
 Q4

 Age
 64

Comparable Photo Page

Borrower	Redwood Holdings LLC							
Property Address	896 Skyline Dr							
City	Daly City	County	San Mateo	State	CA	Zip Code	94015	
Lender/Client	Wedgewood Inc							



Comparable 4

413 Lakeshire Dr

Prox. to Subject 0.39 miles NE Sale Price 1,380,000 Gross Living Area 1,910 Total Rooms 8 Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; View N;Res; 3366 sf Site Q4 Quality Age 62



Comparable 5

92 Ridgefield Ave

Prox. to Subject 0.30 miles N Sale Price 1,230,000 Gross Living Area 1,400 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 3.0 Location N;Res; B;Ocean; View Site 3300 sf Quality Q4 Age 62



Comparable 6

36 Portola Ave

Prox. to Subject 0.25 miles NE Sale Price 1,350,000 Gross Living Area 1,720 Total Rooms 7 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; N;Res; View Site 3400 sf Quality Q4 Age 61

Comparable Photo Page

Borrower	Redwood Holdings LLC							
Property Address	896 Skyline Dr							
City	Daly City	County	San Mateo	State	CA	Zip Code	94015	
Lender/Client	Wedgewood Inc							



Comparable 7

22 Longview Dr

Prox. to Subject 0.14 miles S Sale Price 1,328,888 1,410 Gross Living Area Total Rooms Total Bedrooms 4 Total Bathrooms 2.0 Location N;Res; View B;Ocean; 3300 sf Site Q4 Quality Age 62

Comparable 8

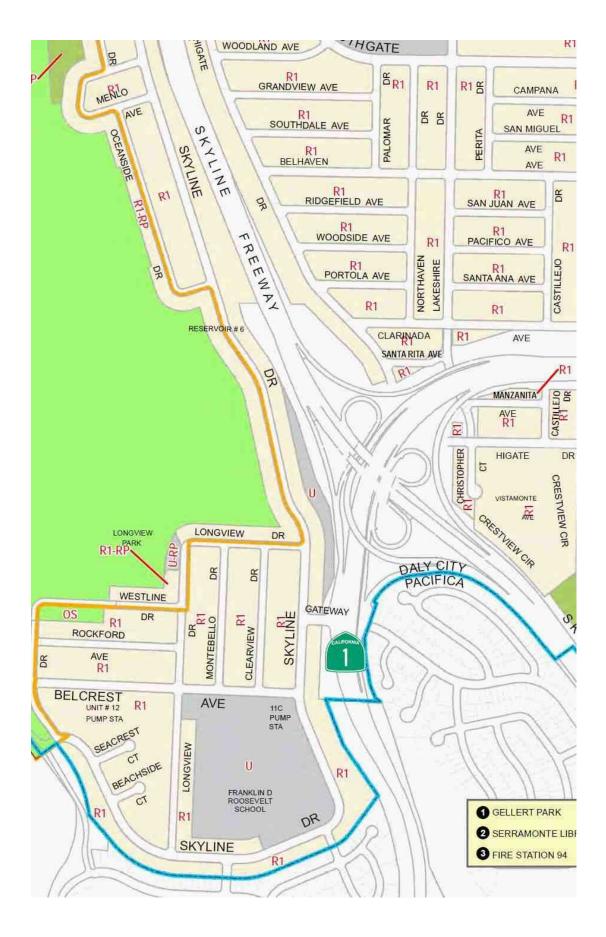
Prox. to Subject Sale Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

Comparable 9

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

Zoning Map

Borrower	Redwood Holdings LLC							
Property Address	896 Skyline Dr							
City	Daly City	County	San Mateo	State	CA	Zip Code	94015	
Landar/Cliant	Wodgowood Inc							



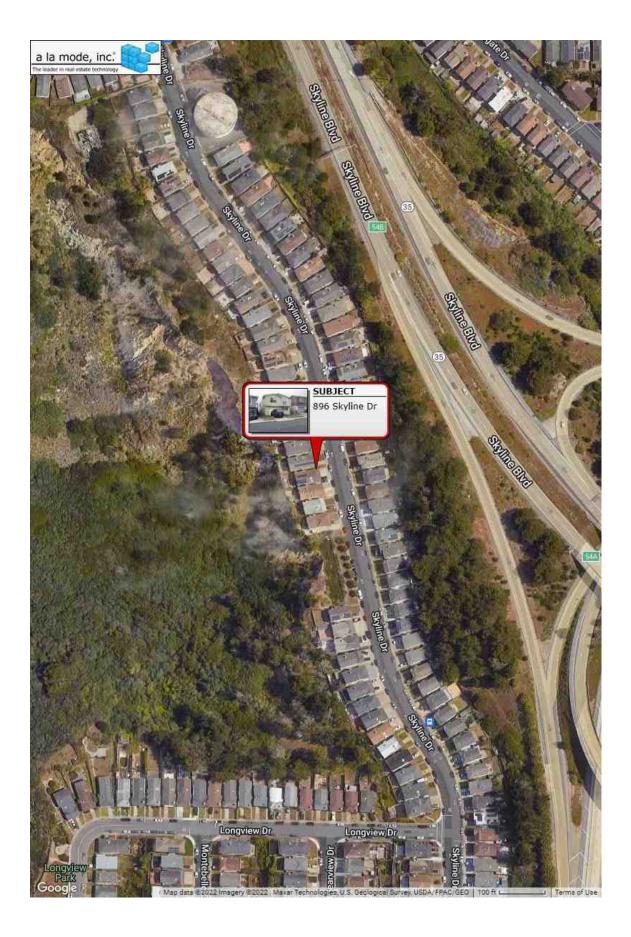
Location Map

Borrower	Redwood Holdings LLC							
Property Address	896 Skyline Dr							
City	Daly City	County	San Mateo	State	CA	Zip Code	94015	
Lender/Client	Wedgewood Inc							



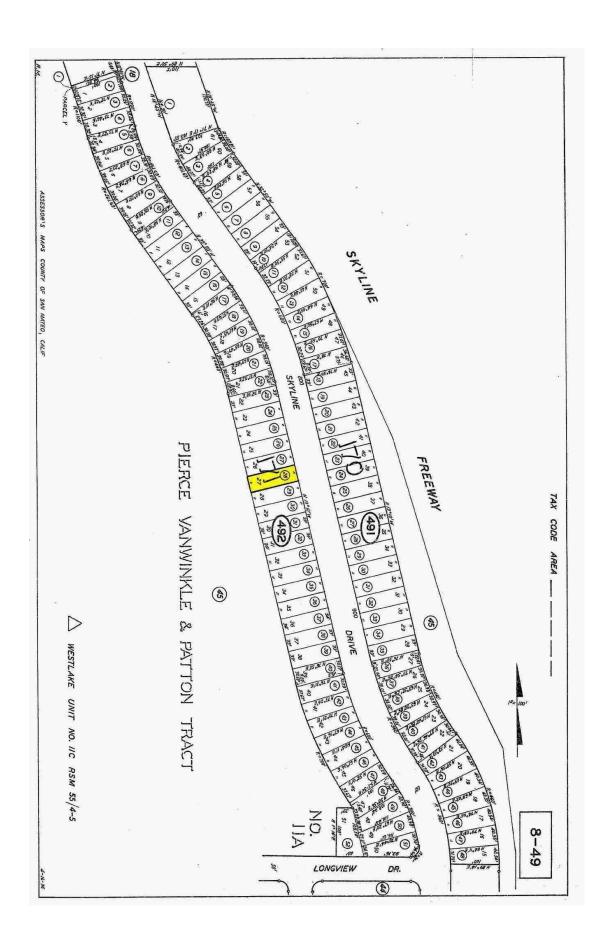
Aerial Map

Borrower	Redwood Holdings LLC							
Property Address	896 Skyline Dr							
City	Daly City	County	San Mateo	State	CA	Zip Code	94015	
Lender/Client	Wedgewood Inc							



Plat Map

Borrower	Redwood Holdings LLC							
Property Address	896 Skyline Dr							
City	Daly City	County	San Mateo	State	CA	Zip Code	94015	
Lender/Client	Wedgewood Inc					•		



Market Conditions Addendum to the Appraisal Report

Client File No. Page # 22 of 32 51524 File No. 33414782

The purpose of this addendum is to provide the lender/client with a cl			ends and conditi	ons prevalent in the subject							
neighborhood. This is a required addendum for all appraisal reports w	vith an effective date on or after A										
Property Address 896 Skyline Dr		Cit	y Daly City	<u> </u>	S	tate CA	ZI	IP Code 940	15		
Borrower Redwood Holdings LLC	forms on the best of the first	abadaa 1									
Instructions: The appraiser must use the information required on this											
housing trends and overall market conditions as reported in the Neigh					nt						
it is available and reliable and must provide analysis as indicated belo	* '										
explanation. It is recognized that not all data sources will be able to pr											
in the analysis. If data sources provide the required information as an											
average. Sales and listings must be properties that compete with the					•						
subject property. The appraiser must explain any anomalies in the dat											
Inventory Analysis	Prior 7–12 Months	Prior 4–	-6 Months	Current – 3 Months				verall Trend			
Total # of Comparable Sales (Settled)	70	3	33	31	L	Increasing	\perp	Stable		Declining	
Absorption Rate (Total Sales/Months)	11.67	11	.00	10.33		Increasing	\perp	Stable		Declining	
Total # of Comparable Active Listings	8		8	25		Declining		Stable	\boxtimes	Increasing	
Months of Housing Supply (Total Listings/Ab.Rate)	0.7	0).7	2.4		Declining		Stable	X	Increasing	
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4-	-6 Months	Current – 3 Months			0v	verall Trend			
Median Comparable Sale Price	\$1,392,500	\$1,48	30,000	\$1,330,000		Increasing	X	Stable		Declining	
Median Comparable Sales Days on Market	12	1	12	13		Declining	X	Stable		Increasing	
Median Comparable List Price	\$1,374,000	\$1,24	17,500	\$1,298,000		Increasing	X	Stable		Declining	
Median Comparable Listings Days on Market	15	2	29	46		Declining		Stable	X	Increasing	
Median Sale Price as % of List Price	110%		6%	109%	T	Increasing	Ħ	Stable	\overline{X}	Declining	
Seller-(developer, builder, etc.)paid financial assistance prevalent?	Yes	X №	•		〒	Declining	X	Stable	Ħ	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 134 competing sales over the past 12 months. For those sales, a total of 0.0% were											
reported to have seller concessions.											
repertor to have control control control.											
1											
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).											
, ,							ortor	d to be Di			
An analysis was performed on 134 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											
Cite data sources for above information. Information reported in the SFARMLSPlus system (using an effective date of 10/07/2022) was utilized to											
arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.											
								9.000.0			
Summarize the above information as support for your conclusions in					s			9, 000,0,1,1			
Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to					s			9.000.0			
	o formulate your conclusions, pro	vide both an ex	xplanation and su	upport for your conclusions.							
an analysis of pending sales and/or expired and withdrawn listings, to	formulate your conclusions, pro ing sales over the pa	vide both an exast 12 mo	xplanation and su onths. The	upport for your conclusions. sales within this group	had	d a mediar	ı sale	e price of			
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet	formulate your conclusions, pro ing sales over the pa of 0% per month. Th	vide both an e ast 12 mo ne same a	xplanation and su onths. The analysis wa	upport for your conclusions. sales within this group as performed on 419 s	had	d a mediar	sale	e price of	ed	1	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change	oformulate your conclusions, pro ing sales over the pa of 0% per month. Th had a median sale pu	vide both an exast 12 mo ne same a rice of \$1	onths. The analysis was,258,473.	upport for your conclusions. sales within this group as performed on 419 s This analysis shows a	had ales cha	d a mediar s from the nge of -0.	n sale broa	e price of ader defina per month	ed . Ar		
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group	oformulate your conclusions, pro ing sales over the pa of 0% per month. The had a median sale pro eting sales over the p	wide both an exast 12 mo ne same a rice of \$1 past 12 m	onths. The sanalysis was 258,473.	upport for your conclusions. sales within this group as performed on 419 s This analysis shows a e sales within this grou	had ales cha cha	d a mediar s from the nge of -0.	n sale broa 1% p an sa	e price of ader defini per month ale price p	ed . Ar		
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet	oformulate your conclusions, pro ing sales over the pa of 0% per month. Th had a median sale pro eting sales over the p 0% per month. The s	wide both an exast 12 mone same arice of \$1 past 12 mosame ana	wplanation and such that. The analysis was 1,258,473. The another than the allysis was 1	upport for your conclusions. sales within this group as performed on 419 s This analysis shows a a sales within this group performed on 419 sales	had ales cha cha o ha	d a mediar s from the nge of -0. ad a media om the bro	n sale broa 1% p an sa adei	e price of ader defind per month ale price p r defined	ed . Ar er s	sqft of	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group leighborhood.	oformulate your conclusions, pro- ing sales over the par- of 0% per month. The had a median sale pre- eting sales over the par- 0% per month. The se- had a median sale pre-	wide both an exact 12 mone same arice of \$1 past 12 mosame anarice per s	wplanation and sunths. The analysis was poortion the contract was part of \$878	upport for your conclusions. sales within this group as performed on 419 s This analysis shows a a sales within this group performed on 419 sales 3.57. This analysis show	had ales cha o ha s fro	d a mediar s from the nge of -0. ad a media om the bro a change o	n sale broa 1% p an sa ader of -0.	e price of ader define per month ale price p r defined .1% per m	ed . Ar er s	sqft of h. In	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 and the sales within this group addition, an analysis was performed on 134 analysis was perfor	of formulate your conclusions, pro- ing sales over the pa of 0% per month. The had a median sale pre- eting sales over the pa 0% per month. The se had a median sale pro- 4 sales plus all active	wide both an exact 12 mone same a rice of \$1 past 12 mone same anarice per selections.	onths. The analysis was possible state of the state of th	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show properties, ov	had cha cha o ha s fro ws a er t	d a mediar s from the nge of -0. ad a media om the bro a change of the past 12	n sale broa 1% p an sa ader of -0.	e price of ader defina per month ale price p r defined .1% per m nths. Bas	ed . Ar er s	h. In	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 13-this entire set of data there is a 2.2 month s	of formulate your conclusions, pro- ing sales over the particle of 0% per month. The had a median sale pre- eting sales over the properties of per month. The second a median sale properties of the properties of	wide both an exact 12 mone same a rice of \$1 past 12 mone same anarice per selections.	onths. The analysis was possible state of the state of th	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show properties, ov	had cha cha o ha s fro ws a er t	d a mediar s from the nge of -0. ad a media om the bro a change of the past 12	n sale broa 1% p an sa ader of -0.	e price of ader defina per month ale price p r defined .1% per m nths. Bas	ed . Ar er s	h. In	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 and the sales within this group addition, an analysis was performed on 134 analysis was perfor	of formulate your conclusions, pro- ing sales over the particles of 0% per month. The had a median sale pretting sales over the properties of the properties	wide both an exact 12 mone same a rice of \$1 past 12 mone same anarice per selections.	onths. The analysis was possible state of the state of th	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show properties, ov	hac ales cha o ha s fro ws a er t	d a mediar s from the nge of -0. ad a media om the bro a change of the past 12	n sale broa 1% p an sa ader of -0.	e price of ader defina per month ale price p r defined .1% per m nths. Bas	ed . Ar er s	h. In	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compe \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per	of formulate your conclusions, pro- ing sales over the particles of 0% per month. The had a median sale pretting sales over the properties of the properties	wide both an exact 12 mones are a same a rice of \$1 past 12 mosame anarice per sellistings to shows a	onths. The analysis was possible state of the state of th	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sale: 3.57. This analysis show impeting properties, over 14.9% per month. The	hac ales cha o ha s fro ws a er t	d a mediar s from the nge of -0. ad a media om the bro a change of the past 12	n sale broa 1% p an sa ader ader 2 mor a m	e price of ader defina per month ale price p r defined .1% per m nths. Bas	ed . Ar er s	h. In	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compe \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per lifthe subject is a unit in a condominium or cooperative project, completed.	of formulate your conclusions, pro- ing sales over the particle of 0% per month. The had a median sale protecting sales over the process of the protection o	wide both an exact 12 mones are a same a rice of \$1 past 12 mosame anarice per sellistings to shows a	with which with a control of the con	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sale 3.57. This analysis show mpeting properties, ov f +4.9% per month. The	hac ales cha o ha s fro ws a er t	d a mediar s from the nge of -0. ad a media om the bro a change of the past 12	n sale broa 1% p ann sa adei of -0. 2 moi a m	e price of ader definition per month ale price pr r defined .1% per m nths. Bas edian DO	ed . Ar er s	h. In	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per If the subject is a unit in a condominium or cooperative project, complications.	of formulate your conclusions, pro- ing sales over the particle of 0% per month. The had a median sale protecting sales over the process of the protection o	wide both an exact 12 mones are a same a rice of \$1 past 12 mosame anarice per sellistings to shows a	with which with a control of the con	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sale 3.57. This analysis show mpeting properties, ov f +4.9% per month. The	hac ales cha o ha s fro ws a er t	d a mediar s from the nge of -0. ad a media om the bro a change of he past 12 sales had	n sale broa 1% p an sa ader ader ? mo	e price of ider definition of the control ale price prodefined 11% per minths. Basedian DO	ed . Ar er s	sqft of h. In on of 12.	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month is this entire set of data there is a 2.2 month is this entire set of data there is a 2.5% per lifthe subject is a unit in a condominium or cooperative project, compliance of the project Data Total # of Comparable Sales (Settled)	of formulate your conclusions, pro- ing sales over the particle of 0% per month. The had a median sale protecting sales over the process of the protection o	wide both an exact 12 mones are a same a rice of \$1 past 12 mosame anarice per sellistings to shows a	with which with a control of the con	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sale 3.57. This analysis show mpeting properties, ov f +4.9% per month. The	hac ales cha o ha s fro ws a er t	d a median s from the nge of -0. ad a media om the bro a change of he past 12 sales had	n sale broa 1% p ann sa ader of -0. mor	e price of ider definition month ale price prodefined 1.1% per m nths. Bas edian DO	ed . Ar er s	h. In on of 12.	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 months of this analysis shows a change of -1.5% per fifthe subject is a unit in a condominium or cooperative project, completed by the comparable sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	of formulate your conclusions, pro- ing sales over the particle of 0% per month. The had a median sale protecting sales over the process of the protection o	wide both an exact 12 mones are a same a rice of \$1 past 12 mosame anarice per sellistings to shows a	with which with a control of the con	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sale 3.57. This analysis show mpeting properties, ov f +4.9% per month. The	hac ales cha o ha s fro ws a er t	d a mediars from the nge of -0. da a media om the broa change of he past 12 sales had	n sale broa 1% p p ann sa adei of -0. 2 moi a m	e price of der definition der month ale price produce for defined 1.1% per mnths. Basedian DO	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month of the sales within this group is addition, an analysis was performed on 135 this entire set of data there is a 2.2 month of the sales within analysis shows a change of -1.5% per if the subject is a unit in a condominium or cooperative project, completed and the performed by the sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	of formulate your conclusions, pro- ing sales over the pa- of 0% per month. The had a median sale pre- eting sales over the pa- 0% per month. The shad a median sale pre- had a median sale pre- shad a median sale pre- 4 sales plus all active supply. This analysis re- month. Prior 7-12 Months	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the other states of the other state	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	capt of th. In on of 12. Declining Declining	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per fifthe subject is a unit in a condominium or cooperative project, completed by the comparable sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	of formulate your conclusions, pro- ing sales over the particle of 0% per month. The had a median sale protecting sales over the process of the protection o	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the other states of the other state	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sale 3.57. This analysis show mpeting properties, ov f +4.9% per month. The	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month of the sales within this group is addition, an analysis was performed on 135 this entire set of data there is a 2.2 month of the sales within analysis shows a change of -1.5% per if the subject is a unit in a condominium or cooperative project, completed and the performed by the sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	of formulate your conclusions, pro- ing sales over the pa- of 0% per month. The had a median sale pre- eting sales over the pa- 0% per month. The shad a median sale pre- had a median sale pre- shad a median sale pre- 4 sales plus all active supply. This analysis re- month. Prior 7-12 Months	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the other states of the other state	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per fifthe subject is a unit in a condominium or cooperative project, completed by the comparable sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	of formulate your conclusions, pro- ing sales over the pa- of 0% per month. The had a median sale pre- eting sales over the pa- 0% per month. The shad a median sale pre- had a median sale pre- shad a median sale pre- 4 sales plus all active supply. This analysis re- month. Prior 7-12 Months	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the other states of the other state	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per fifthe subject is a unit in a condominium or cooperative project, completed by the comparable sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	of formulate your conclusions, pro- ing sales over the pa- of 0% per month. The had a median sale pre- eting sales over the pa- 0% per month. The shad a median sale pre- had a median sale pre- shad a median sale pre- 4 sales plus all active supply. This analysis re- month. Prior 7-12 Months	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the other states of the other state	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per fifthe subject is a unit in a condominium or cooperative project, completed by the comparable sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	of formulate your conclusions, pro- ing sales over the pa- of 0% per month. The had a median sale pre- eting sales over the pa- 0% per month. The shad a median sale pre- had a median sale pre- shad a median sale pre- 4 sales plus all active supply. This analysis re- month. Prior 7-12 Months	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the other states of the other state	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per fifthe subject is a unit in a condominium or cooperative project, completed by the comparable sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	of formulate your conclusions, pro- ing sales over the pa- of 0% per month. The had a median sale pre- eting sales over the pa- 0% per month. The shad a median sale pre- had a median sale pre- shad a median sale pre- 4 sales plus all active supply. This analysis re- month. Prior 7-12 Months	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the other states of the other state	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per fifthe subject is a unit in a condominium or cooperative project, completed by the comparable sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	of formulate your conclusions, pro- ing sales over the pa- of 0% per month. The had a median sale pre- eting sales over the pa- 0% per month. The shad a median sale pre- had a median sale pre- shad a median sale pre- 4 sales plus all active supply. This analysis re- month. Prior 7-12 Months	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the onths.	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per if the subject is a unit in a condominium or cooperative project, complex bubject project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	of formulate your conclusions, proing sales over the part of 0% per month. The had a median sale preting sales over the proof of the part of the part of the part of the proof	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the onths.	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per fifthe subject is a unit in a condominium or cooperative project, completed by the comparable sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	of formulate your conclusions, proing sales over the part of 0% per month. The had a median sale preting sales over the proof of the part of the part of the part of the proof	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the onths.	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per if the subject is a unit in a condominium or cooperative project, complex bubject project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	of formulate your conclusions, proing sales over the part of 0% per month. The had a median sale preting sales over the proof of the part of the part of the part of the proof	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the onths.	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per if the subject is a unit in a condominium or cooperative project, complex bubject project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	of formulate your conclusions, proing sales over the part of 0% per month. The had a median sale preting sales over the proof of the part of the part of the part of the proof	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the onths.	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per if the subject is a unit in a condominium or cooperative project, complex bubject project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	of formulate your conclusions, proing sales over the part of 0% per month. The had a median sale preting sales over the proof of the part of the part of the part of the proof	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the onths.	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per if the subject is a unit in a condominium or cooperative project, complex bubject project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	of formulate your conclusions, proing sales over the part of 0% per month. The had a median sale preting sales over the proof of the part of the part of the part of the proof	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the onths.	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per if the subject is a unit in a condominium or cooperative project, complex bubject project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	of formulate your conclusions, proing sales over the part of 0% per month. The had a median sale preting sales over the proof of the part of the part of the part of the proof	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the onths.	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per if the subject is a unit in a condominium or cooperative project, complex bubject project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	of formulate your conclusions, proing sales over the part of 0% per month. The had a median sale preting sales over the proof of the part of the part of the part of the proof	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the onths.	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 13d this entire set of data there is a 2.2 months. This analysis shows a change of -1.5% per if the subject is a unit in a condominium or cooperative project, compl Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	of formulate your conclusions, proing sales over the part of 0% per month. The had a median sale preting sales over the profession of the part of the	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the onths.	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per if the subject is a unit in a condominium or cooperative project, complex bubject project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	of formulate your conclusions, proing sales over the part of 0% per month. The had a median sale preting sales over the profession of the part of the	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis way 258,473. The onths. The allysis was part of \$878 that are contained of the onths.	sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 13d this entire set of data there is a 2.2 months. This analysis shows a change of -1.5% per if the subject is a unit in a condominium or cooperative project, compl Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	of formulate your conclusions, proing sales over the part of 0% per month. The had a median sale preting sales over the profession of the part of the	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis wa ,258,473. The inonths. The ilysis was , gft of \$878 that are conchange of 6 Months	apport for your conclusions. sales within this group as performed on 419 s This analysis shows a e sales within this group performed on 419 sales 5.57. This analysis show impeting properties, ov f +4.9% per month. The Current – 3 Months current – 3 Months	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 13d this entire set of data there is a 2.2 months. This analysis shows a change of -1.5% per if the subject is a unit in a condominium or cooperative project, compl Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject using the sales of the sales with a sale	of formulate your conclusions, proing sales over the part of 0% per month. The had a median sale preting sales over the profession of the part of the	wide both an exact 12 mone same a rice of \$1 past 12 mosame anarice per sellistings to shows a	xplanation and sunths. The analysis wa, 258,473. The analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchanged of the analysis was part of \$878 that are conchanged of the analysis was part of \$878 that are conchanged of the analysis was part of \$878 that are conchanged of the analysis was part of \$878 that are conchanged of the analysis was part of \$878 that are conchanged of the analysis was part of \$878 that are conchanged of the analysis was part of \$878 that are conchanged of the analysis was part of \$878 that are conchanged of the analysis	project Name project Name project Name project Name	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 13d this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per if the subject is a unit in a condominium or cooperative project, complex to the subject of a condominium or cooperative project, complex to the subject of a comparable sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject of the sub	of formulate your conclusions, proing sales over the part of 0% per month. The had a median sale preting sales over the power of the po	wide both an exact 12 mone same as rice of \$1 past 12 mones are an arice per sellistings (shows a lift yes, in	xplanation and sunths. The analysis wa, 258,473. The onths. The allysis was part of \$878 that are conchange of the following	apport for your conclusions. sales within this group as performed on 419 s This analysis shows a a sales within this group performed on 419 sales 3.57. This analysis show mpeting properties, ov f +4.9% per month. The Current - 3 Months current - 3 Months rof REO listings and explain the tree praiser Name	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 month so this entire set of data there is a 2.2 month so This analysis shows a change of -1.5% per if the subject is a unit in a condominium or cooperative project, complex bubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject of the sales of the	of formulate your conclusions, proing sales over the part of 0% per month. The had a median sale preting sales over the profession of the part of the	wide both an exact 12 mone same as rice of \$1 past 12 mones are an arice per sellistings (shows a lift yes, in	xplanation and sunths. The analysis wa, 258,473. The analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of \$878 that are con	apport for your conclusions. sales within this group as performed on 419 s This analysis shows a a sales within this group performed on 419 sales 3.57. This analysis show impeting properties, ov f +4.9% per month. The Project Nam Current – 3 Months er of REO listings and explain the tree praiser Name asss	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der define per month ale price per defined .1% per mnths. Base edian DO verall Trend Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	
an analysis of pending sales and/or expired and withdrawn listings, to An analysis was performed on 134 compet \$1,388,000. This analysis shows a change neighborhood. The sales within this group analysis was also performed on 134 compet \$725.31. This analysis shows a change of neighborhood. The sales within this group addition, an analysis was performed on 134 this entire set of data there is a 2.2 months analysis shows a change of -1.5% per If the subject is a unit in a condominium or cooperative project, complex bubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject of the subject of the support of the support of the subject of the support of the s	of formulate your conclusions, proing sales over the part of 0% per month. The had a median sale preting sales over the power of the part	wide both an exact 12 mone same as rice of \$1 past 12 mones are an arice per sellistings (shows a lift yes, in	xplanation and sunths. The analysis wa, 258,473. The analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of the analysis was part of \$878 that are conchange of \$878 that are con	apport for your conclusions. sales within this group as performed on 419 s This analysis shows a a sales within this group performed on 419 sales 3.57. This analysis show impeting properties, ov f +4.9% per month. The Project Nam Current – 3 Months er of REO listings and explain the tree praiser Name asss	had ales cha p ha s fro ws a er t ese	d a mediars from the nge of -0.1 ad a media media media media media media media media he past 12 sales had increasing increasing Declining	n sale broa 1% p an sa ader of -0.	e price of der definition der definition der defined 1% per m on the defined 1% per m on this. Bas edian DO verall Trend Stable Stable Stable Stable	ed . Ar er s	h. In on of 12. Declining Declining Increasing	

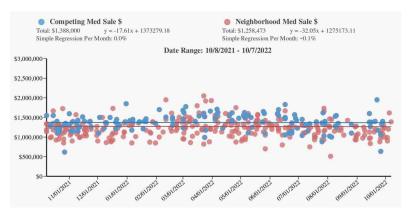
Freddie Mac Form 71 March 2009

Page 1 of 1

Fannie Mae Form 1004MC March 2009

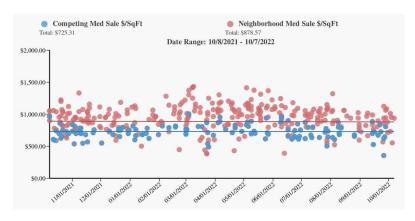
Market Conditions Charts - Page 1

Borrower	Redwood Holdings LLC							
Property Address	896 Skyline Dr							
City	Daly City	County	San Mateo	State	CA	Zip Code	94015	
Lender/Client	Wedgewood Inc							



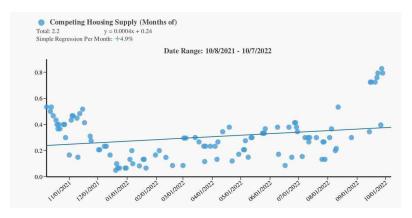
Median Sale \$

An analysis was performed on 134 competing sales over the past 12 months. The sales within this group had a median sale price of \$1,388,000. This analysis shows a change of 0% per month. The same analysis was performed on 419 sales from the broader defined neighborhood. The sales within this group had a median sale price of \$1,258,473. This analysis shows a change of -0.1% per month.



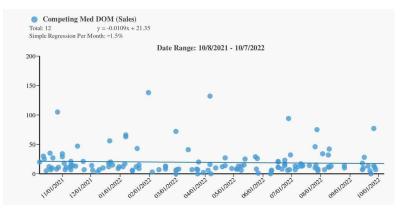
Median Sale \$/SqFt

An analysis was also performed on 134 competing sales over the past 12 months. The sales within this group had a median sale price per sqft of \$725.31. This analysis shows a change of 0% per month. The same analysis was performed on 419 sales from the broader defined neighborhood. The sales within this group had a median sale price per sqft of \$878.57. This analysis shows a change of -0.1% per month.



Housing Supply

In addition, an analysis was performed on 134 sales plus all active listings that are competing properties, over the past 12 months. Based on this entire set of data there is a 2.2 month supply. This analysis shows a change of +4.9% per month.

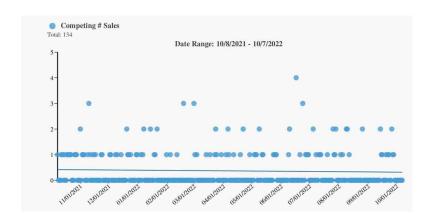


Sales DOM

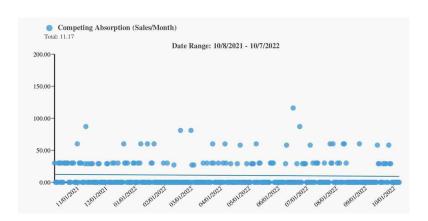
These sales had a median DOM of 12. This analysis shows a change of -1.5% per month.

Market Conditions Charts - Page 2

Borrower	Redwood Holdings LLC						
Property Address	896 Skyline Dr						
City	Daly City	County	San Mateo	State	CA	Zip Code	94015
Lender/Client	Wedgewood Inc						

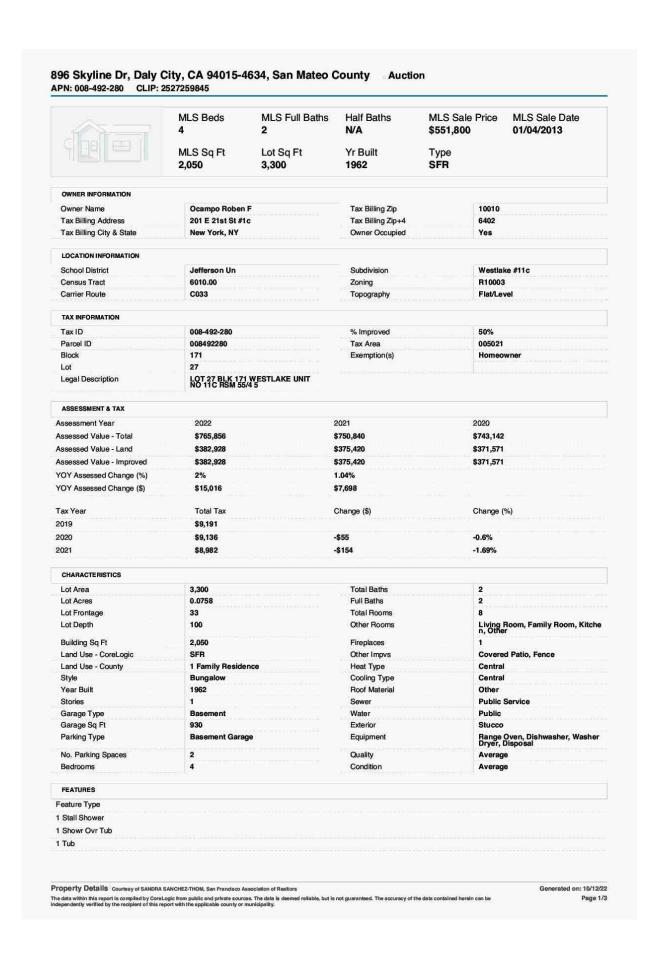


Sales Quantity



Absorption

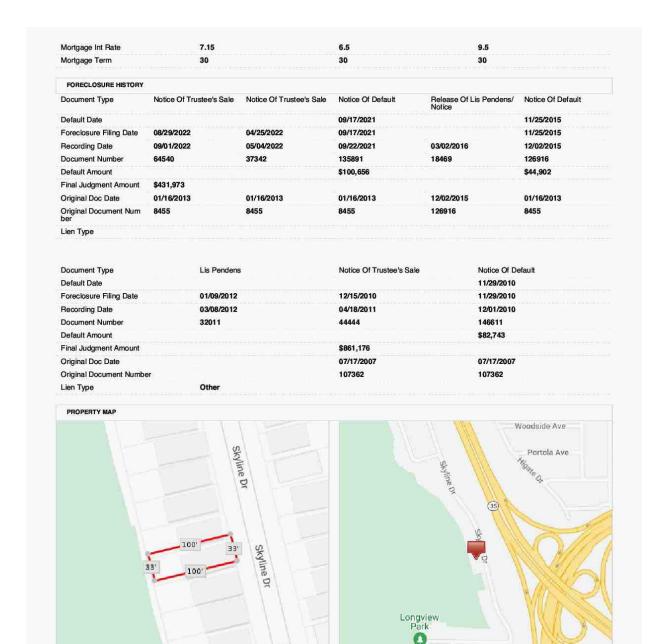
Property Details - Realist - Page 1



Property Details - Realist - Page 2

Rating High				Value As Of			09 04:33:21
Sell Score 693		693					
LISTING INFORMATION							
MLS Listing Number		81232453		Closing Date		01/04/201	13
MLS Status		Closed		Closing Price		\$551,800	
MLS Status Change Da	te	01/04/2013		MLS List. Agent Na	me	13331000	-Raymond Grinsell
MLS Listing Date		08/31/2012		MLS List. Broker Name			RS REALTY
MLS Current List Price		\$489,500		MLS Selling Agent I			54-Julie Phan Boc
		\$489,500		MLS Selling Broker Name		BETTER HOMES AND GARDENS EAL ESTATE JFF	
Pending Date		09/06/2012				LAL LOI	ALLWIT
MLS Listing #			400324		80947352		
MLS Status			Closed		Canceled		
MLS Listing Date		08/30/2012		10/03/2009			
MLS Listing Price			\$489,500		\$499,999		
rear receipt Ormanican contra							
MLS Orig Listing Price			\$489,500		\$499,999		
MLS Close Date			01/17/2013				
MLS Listing Close Price			\$551,800				
LAST MARKET SALE & SA	ALES HISTORY						
Settle Date		Tax: 09/11/2	012 MLS: 01/04/2013	Seller		Equity G	rowth Asset Managemen
Recording Date		01/16/2013		Document Number		8454	
Sale Price		\$552,000		Deed Type		Grant De	ed
Owner Name		Ocampo Ro	ben F	Price Per Square Fe	eet	\$269.27	
Sale/Settlement Date	09/11/2012		01/05/2012	07/10/2007	05/05/2005		09/01/2004
Recording Date	01/16/2013		01/19/2012	07/17/2007	05/12/2005		09/27/2004
Sale Price	\$552,000		\$393,500		\$700,000		
Nominal	4002,000			Y	V. 00,000		Y
	O D	-1	For the Country Assess M		Fla		
Buyer Name	Ocampo R	open r	Equity Growth Asset M anagement	Floresca Ernesto S	Floresca Err	iesto	Agbulos Julie A
Seller Name	Equity Gro	wth Asset M	Recontrust Co Na	Floresca Ernesto	Agbulos Jul	ie A	Agbulos Raysamer & ulie A
Document Number	8454		7350	107361	77999		192948
	Grant Deed			Correction Deed	Grant Deed		Grant Deed
Document Type	Grant Deec		Trustee's Deed (Forecl osure)	Correction Deed	Grant Deed		Grant Deed
Sale/Settlement Date		03/24/2003		01/21/2000		09/04/1998	
Recording Date		04/01/2003		02/16/2000		09/16/1998	
		04/01/2003		02/10/2000		03/10/1990	
Sale Price							
Nominal		Y		Y		Y	
Buyer Name		Agbulos R	aysamer & Julie A	Agbulos Valentino S & Verona R & R aysamer C		Agbulos Valentino S & Verona R	
Seller Name		Agbulos V	alentino S & Verona R	Agbulos Valentino S &	Verona R	Agbulos N	I A Josi M
Document Number		85531		19639		148879	
Document Type		Grant Dee	d	Grant Deed		Grant Deed	
MORTGAGE HISTORY							
Mortgage Date	01/16/2013		07/17/2007	07/17/2007	05/12/2005		05/12/2005
Mortgage Amount	\$401,800		\$688,000	\$43,000	\$560,000		\$140,000
Mortgage Lender	Bay Equity	LLC	Countrywide Bk Fsb	Countrywide Bk Fsb	Wmc Mtg Co	orp	Wmc Mtg Corp
Mortgage Code	Convention		Conventional	Conventional	Conventions		Conventional
Mortgage Type	Resale		Nominal	Nominal	Resale		Resale
2507/1007/007/00300000			7.375		6.325		
Mortgage Int Rate	20						45
Mortgage Term	30		30		30		15
Mortgage Date		09/27/2004		04/01/2003		02/16/2000	
Mortgage Amount		\$561,000		\$385,000		\$288,000	
Mortgage Lender		Long Bch	Mtg Co	Americas Wholesale Lender		Town & Cntry Credit Corp	
Mortgage Code Conventional		Conventional		Conventional			
Mortgage Code		Mortgage Type Nominal			Nominal Nominal		

Property Details - Realist - Page 3



*Lot Dimensions are Estimated

Coople

Property Details Coursesy of SANDRA SANCHEZ-THOM, San Francisco Association of Realters
The data within this report is completely CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The securacy of the data contained herein can be independently serified by the recipient of this report with the applicate country or municipality.

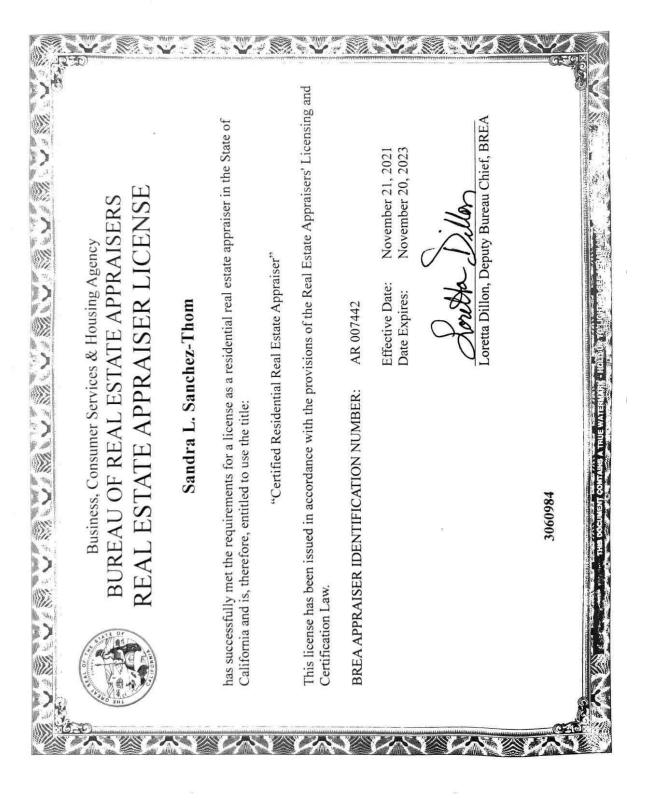
Generated on: 10/12/22 Page 3/3

200 yards

Man riata @2022 Googl

Coople

Map data @2022



E & 0 Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/19/2022

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

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

	UCER			11	CONTAC NAME:	Fiona Cher	1					
Assurance, a Marsh & McLennan Agency LLC company 20 N Martingale Road				PHONE (A/C, No, Ext): 312-625-5592 FAX (A/C, No): (847) 440-9123								
Suite 100					E-MAIL ADDRESS: fchen@assuranceagency.com							
Schaumburg IL 60173					INSURER(S) AFFORDING COVERAGE NAIC#							
₩ .					INSURER A : Indian Harbor Ins Co							
INSURED CLEAHOL-02												
ClearCapital.com, Inc.						INSURER C:						
ClearCapital Holdings, Inc.						A STATE OF THE STA						
300 E 2nd Street Suite 1405						INSURER D:						
	o NV 89501			16	INSURER E:							
COV	ERAGES CER	TIEIC	ATE	NUMBER: 2073961948	INSURER F: REVISION NUMBER:							
_	IS IS TO CERTIFY THAT THE POLICIES				/E BEEN	I ISSUED TO			IE POL	ICA BEBIUD		
IN CE	DICATED. NOTWITHSTANDING ANY RI RTIFICATE MAY BE ISSUED OR MAY CLUSIONS AND CONDITIONS OF SUCH	EQUIR PERT	EMEN	NT, TERM OR CONDITION THE INSURANCE AFFORDS	OF ANY	CONTRACT THE POLICIES	OR OTHER DESCRIBED	OCUMENT WITH RESPEC	T TO	WHICH THIS		
INSR	TYPE OF INSURANCE	ADDL	SUBR		POLICY EFF POLICY EXP							
LTR	COMMERCIAL GENERAL LIABILITY	INSD	WVD	D POLICY NUMBER		(MM/DD/YYYY)	(MM/DD/YYYY)	10000000		-		
								EACH OCCURRENCE \$ DAMAGE TO RENTED				
	CLAIMS-MADE OCCUR							PREMISES (Ea occurrence)	\$			
								MED EXP (Any one person) \$				
								PERSONAL & ADV INJURY	\$			
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$			
	POLICY PRO- JECT LOC							PRODUCTS - COMP/OP AGG	\$			
	OTHER:								\$			
	AUTOMOBILE LIABILITY							COMBINED SINGLE LIMIT (Ea accident)	\$			
	ANY AUTO							BODILY INJURY (Per person)	\$			
	OWNED SCHEDULED AUTOS ONLY HIRED NON-OWNED							BODILY INJURY (Per accident) \$				
	HIRED NON-OWNED AUTOS ONLY							PROPERTY DAMAGE (Per accident)	\$			
								MATTOOT SERVICE CONTROL	\$			
UMBRELLA LIAB OCCUR								EACH OCCURRENCE	\$			
ΙÍ	EXCESS LIAB CLAIMS-MADE							AGGREGATE	\$			
	DED RETENTION \$								\$			
	WORKERS COMPENSATION			1				PER OTH- STATUTE ER				
AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTHER/EXECUTIVE OFFICE/PRAMEMBERSEXCL UIDED? N / A						E.L. EACH ACCIDENT	s					
OFFICER/MEMBEREXCLUDED? (Mandatory in NH)								E.L. DISEASE - EA EMPLOYEE	s			
If yes, describe under DESCRIPTION OF OPERATIONS below								E.L. DISEASE - POLICY LIMIT	s			
A Professional Liability		1	\neg	MPP904416301		9/18/2022	9/18/2023	Claim/Aggregate	\$5,00	0,000		
							**************************************	345.55	C-Summer.			
	RIPTION OF OPERATIONS / LOCATIONS / VEHIC	LES (A	CORD	101, Additional Remarks Schedul	e, may be	attached if more	space is require	ed)				
RE: PROOF OF INSURANCE												
It is	agreed that the following is an Addition	al Insi	ured,	when required by written of	contract	, on the Profe	ssional Liabi	lity policy.				
CERTIFICATE HOLDER CANCELLATION												
								ESCRIBED POLICIES BE CA EREOF, NOTICE WILL E				
						ORDANCE WIT	H THE POLIC	Y PROVISIONS.				
Clario Appraisal Network, Inc.												
PROOF OF INSURANCE					AUTHOR	RIZED REPRESEN	TATIVE					
					1:	. +	Lugh					
<u> </u>						fine toliak						

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

Client File No. Page # 30 of 32

51524 File No. 33414782

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.

C 4

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.

Client File No. Page # 31 of 32

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.

06

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

residential properties of linearly sears of age on less offer reflect an original conductor with the opposition, in to 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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
В	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
C	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
е	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
0	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
S	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sgm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
W0	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View
		[

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
		, , , , , , , , , , , , , , , , , , ,