

APPRAISAL OF



LOCATED AT:

6136 Greenmeadow Rd
Lakewood, CA 90713

FOR:

Wedgewood Inc
2015 Manhattan Beach Bl #100
Redondo Beach, CA, 90278

BORROWER:

Catamount Properties 2018 LLC

AS OF:

March 10, 2023

BY:

TODD ASHLEY

LANDSAFE APPRAISAL
Wedgewood Inc
2015 Manhattan Beach Bl #100
Redondo Beach, CA, 90278

File Number: mar23pott-cc

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

6136 Greenmeadow Rd
Lakewood, CA 90713

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of March 10, 2023 is:

\$675,000
Six Hundred Seventy-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



TODD ASHLEY

Exterior-Only Inspection Residential Appraisal Report

Loan # 52717
File No. mar23pott-cc

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

Property Address 10022 Potter St	City Bellflower	State CA	Zip Code 90706
Borrower Catamount Properties 2018 LLC	Owner of Public Record see addendum	County Los Angeles	
Legal Description See Attached Addendum	Assessor's Parcel # 6274-016-030	Tax Year 2022	R.E. Taxes \$ 1,427
Neighborhood Name Bellflower	Map Reference Parcel index map 6274	Census Tract 5711.02	
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ 0	<input type="checkbox"/> PUD	HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)	Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Servicing/Market Value		
Lender/Client Wedgewood Inc	Address 2015 Manhattan Beach Bl #100, Redondo Beach, CA 90278		
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s). DOM 0; Subject was listed on 02/10/2023 for \$700,000. It sold on 03/08/2023 for \$660,000; CRMLS#SB2302 4252; Per MLS, the subject closed escrow on 03/08/2023 for \$660,000... See MLS data in the addendum			

I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) _____
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, report the total dollar amount and describe the items to be paid. \$0;

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

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE _____ AGE _____	One-Unit 85 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) _____ (yrs)	2-4 Unit _____ %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	600 Low 47	Multi-Family 5 %
Neighborhood Boundaries North of Sommerset / South of Rosecrans ave / West of the 605 freeway / East of Lakewood blvd		1,100 High 121	Commercial 10 %
Neighborhood Description See Attached Addendum		710 Pred. 99	Other _____ %

Market Conditions (including support for the above conclusions) **See Attached Addendum**

Dimensions SEEN PLAT MAP	Area 6370 sf	Shape IRREGULAR	View N;Res;
Specific Zoning Classification BFR1*	Zoning Description SFR		
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. _____		
Utilities Public Other (describe)	Public Other (describe)	Off-site Improvements—Type Public Private	
Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>	Water <input checked="" type="checkbox"/> <input type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/> <input type="checkbox"/>
Gas <input checked="" type="checkbox"/> <input type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>	Alley None	<input type="checkbox"/> <input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 06037C1980F	FEMA Map Date 09/26/2008
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. _____			
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. See Attached Addendum			

Source(s) Used for Physical Characteristics of Property <input type="checkbox"/> Appraisal Files <input checked="" type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner				
<input checked="" type="checkbox"/> Other (describe) Exterior inspection Data Source(s) for Gross Living Area Corelogic/Realist				
GENERAL DESCRIPTION	GENERAL DESCRIPTION	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant 0	<input type="checkbox"/> WoodStove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input checked="" type="checkbox"/> Other 0	<input checked="" type="checkbox"/> Patio/Deck CC	Driveway Surface Car Garage
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco-Wd/Avg	Fuel GAS	<input checked="" type="checkbox"/> Porch CC	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Traditional	Roof Surface Comp/avg	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1956	Gutters & Downspouts Overhang/Av	<input type="checkbox"/> Individual NONE	<input checked="" type="checkbox"/> Fence Various	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached
Effective Age (Yrs) 25	Window Type Dbl Hung-wd/Avg	<input checked="" type="checkbox"/> Other NONE	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) EXTERIOR INSPECTION				
Finished area above grade contains: 6 Rooms 3 Bedrooms 3.0 Bath(s) 1,625 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) Patio, driveway, fencing (note: data from the exterior inspection from the street and aerial photos).				
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;The subject shows in overall average condition with no adverse factors noted. The effective age is reflective of the condition rating based upon the exterior inspection from the street. NOTE: The mls has no interior photos of the subject				
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. None, the subject is sound and overall conforming to the are area				
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. The subject conforms to the area in design, quality, location and overall appeal.				

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There are **5** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **650,000** to \$ **899,000**
 There are **19** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **625,000** to \$ **850,000**

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
10022 Potter St Address Bellflower, CA 90706		15327 Leahy Ave Bellflower, CA 90706		15350 Cabell Ave Bellflower, CA 90706		9714 Glandon St Bellflower, CA 90706	
Proximity to Subject		0.44 miles SW		0.43 miles SW		0.48 miles NW	
Sale Price	\$ 660,000	\$ 700,000		\$ 675,000		\$ 686,000	
Sale Price/Gross Liv. Area	\$ 406.15 sq. ft.	\$ 437.50 sq. ft.		\$ 575.45 sq. ft.		\$ 555.92 sq. ft.	
Data Source(s)		CRMLS#IV22238914;DOM 9		CRMLS#DW22250380;DOM 8		CRMLS#DW23014883;DOM 6	
Verification Source(s)		Doc#22-1161954 coe 12/13/2022		Doc#23-0058729 coe1/30/2023		Doc#23-0125800	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;4000	-4,000	ArmLth VA;0	
Date of Sale/Time		s12/22;c11/22		s01/23;c01/23		s02/23;c02/23	
Location	N;Res;	N;Res;		A;BsyRd;	5,000	N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6370 sf	6024 sf	0	5314 sf	0	6432 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Traditional		DT1;Traditional	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	67	82	0	69	0	69	0
Condition	C4	C3	-25,000	C4		C2	-50,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	5,000
Room Count	6 3 3.0	6 3 3.0		5 3 2.0	5,000	5 2 1.0	10,000
Gross Living Area 50	1,625 sq. ft.	1,600 sq. ft.	0	1,173 sq. ft.	22,000	1,234 sq. ft.	19,500
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	fwa/none	fwa/cac	-2,000	fwa/none		fwa/none	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2gd2dw	2gd2cp2dw	-2,000	2ga2dw	0	2ga2dw	0
Porch/Patio/Deck	Patio	Patio		Patio		Patio	
adu,bonus room	None	None		None		None	
Pool	None	None		None		None	
Listing Price	see page 1	\$729,970	0	\$500000	0	\$788,000	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 29,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 28,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 15,500
Adjusted Sale Price of Comparables		Net Adj. -4.1% Gross Adj. 4.1%	\$ 671,000	Net Adj. 4.1% Gross Adj. 5.3%	\$ 703,000	Net Adj. -2.3% Gross Adj. 12.3%	\$ 670,500

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

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

Data source(s) **REALIST, MLS**

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

Data source(s) **REALIST,MLS**

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

ITEM	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Date of Prior Sale/Transfer	03/08/2023			09/22/2022		01/05/2023	
Price of Prior Sale/Transfer	\$660,000			\$545,000		\$486,000	
Data Source(s)	Black Knight	Black Knight		Black Knight		Black Knight	
Effective Date of Data Source(s)	03/10/2023	03/10/2023		03/10/2023		03/10/2023	

Analysis of prior sale or transfer history of the subject property and comparable sales **The subject was listed and sold on the market and sold the same day as the listing.**

Note: The owner not the listing office were not available for comments of confirmation. There were no interior mls photos of the subject. Comparables #1 and #2 have prior sales to investors in inferior condition, remodeled and resold.

Summary of Sales Comparison Approach. **SEE ATTACHED ADDENDUM.**

Indicated Value by Sales Comparison Approach \$ **675,000**

Indicated Value by: Sales Comparison Approach \$675,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0

See Attached Addendum

RECONCILIATION

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: **NO CONDITIONS**

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **675,000** as of **03/10/2023**, which is the date of inspection and the effective date of this appraisal.

Todd Ashley

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ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) COST APPROACH IS NOT REQUEST BY LENDER

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW Source of cost data _____ Quality rating from cost service _____ Effective date of cost data _____ Comments on Cost Approach (gross living area calculations, depreciation, etc.) _____	OPINION OF SITE VALUE = \$ _____ Dwelling 0 Sq. Ft. @ \$ = \$ 0 Sq. Ft. @ \$ = \$ _____ Garage/Carport Sq. Ft. @ \$ = \$ _____ Total Estimate of Cost-New = \$ 0 Less 50 Physical Functional External Depreciation = \$ (0) Depreciated Cost of Improvements = \$ 0 "As-is" Value of Site Improvements = \$ _____ Estimated Remaining Economic Life (HUD and VA only) 30 Years INDICATED VALUE BY COST APPROACH = \$ 0
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INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project _____

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

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

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

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

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

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

Describe common elements and recreational facilities. _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPRAISER

Signature 
 Name TODD ASHLEY
 Company Name LANDSAFE APPRAISAL
 Company Address 12231 LA MIRADA BLVD
LA MIRADA, CA 90638
 Telephone Number 1-877-572-5673
 Email Address TODD.ASHLEY@LANDSAFE.COM
 Date of Signature and Report 03/12/2023
 Effective Date of Appraisal 03/10/2023
 State Certification # AR010298
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 08/12/2023

ADDRESS OF PROPERTY APPRAISED
10022 Potter St
Lakewood, CA 90713

APPRAISED VALUE OF SUBJECT PROPERTY \$ 675,000

LENDER/CLIENT
 Name Clear Capitol
 Company Name Wedgewood Inc
 Company Address 2015 Manhattan Beach Bl #100
Redondo Beach, CA 90278
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

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

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

Uniform Appraisal Dataset Definitions

Loan # 52717
File No. mar23pott-cc

Condition Ratings and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Quality Ratings and Definitions

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

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

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

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

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

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

ADDENDUM

Borrower: Catamount Properties 2018 LLC

File No.: mar23pott-cc

Property Address: 10022 Potter St

Case No.: Loan # 52717

City: Bellflower

State: CA

Zip: 90706

Lender: Wedgewood Inc

The coronavirus (covid-19) outbreak has had a significant impact on local, national and global economies. Financial markets worldwide are experiencing unprecedented volatility. These events are likely to impact real estate values in the short term but, as of the date of this appraisal, there is not enough data to substantiate that position. I have researched available local sources and, as of this date, i have not found any data suggesting that significant changes in local real estate market have occurred. The market data presented in this appraisal report is considered the most recent and relevant available and the resulting analysis best reflects market conditions as of the effective date of appraisal.

Owner of record within Realist: Yoshimura Harry H (Co-Tr); Yoshimura Trust

Legal Description

LOT COM AT NW COR OF LOT 32 TR NO 20770 TH S ON W LINE OF SD LOT AND S PRO- LONGATION THEREOF
104 FT TH N 89 38'39 E 56 FT TH

Neighborhood Description

The subject is located with a primarily single family neighborhood with commercial properties along with major blvds. All city services are within a reasonable proximity with no adverse factors noted. The area is primarily mature with limited land for new housing.

The area consists of average quality, 1 and 2 story single famly homes with condition rations from avg/fair - Very good. Shopping is within a close proximity with the schools are within walking distance, and the 605/91/15 freeway are located within approx 5 miles.

Neighborhood Market Conditions

The market appears to be currently stable over the past 1-3 months based upon the mls data reflected in the 1004mc. the local market market update within the pwr mls shows the median / average price single family home has increased 10.3%/9.4% over the past 12 month although stable from January 2022 and January 2023 within the subjects city. (see attached Local Market Update provided by the Pacific West Board of Realtors)

The appraisal will utilized the mls data within the 1004mc as it is more market specific, with the update supporting the data.

Site Comments

The subjects site is considered typical for the area, with no adverse easements, encroachments or special assessments. The title report was not available for my review. The zoning is legal and conforming to the public records, although if the current zoning per city differs from the public records, i reserve the right to change my appraisal report.

The Long Beach International Airport is within 5 miles southwest with no adverse impact on marketability noted.

Comments on Sales Comparison

The market appears to be currently stable over the past 1-3 months based upon the mls data reflected in the 1004mc. the local market market update within the pwr mls shows the median / average price single family home has increased 10.3%/9.4% over the past 12 month although stable from January 2022 and January 2023 within the subjects city. (see attached Local Market Update provided by the Pacific West Board of Realtors)

The appraisal will utilized the mls data within the 1004mc as it is more market specific, with the update supporting the data.

The comparable market research included the area noted in the neighborhood section. The single family market was researched within the 2-5 bedroom market and the living area range from 1000-2500sqft. Additional parameters such additional dwelling units, location, condition, additional rooms and effective/actual year built were also utilized.

All sales sold as standard sales with reasonable listing times and within the market area.

Comparables #1,#3 have been remodeled adjustment snoted for the superior condition rating.

Comparables #3 and #4 required large living area adjustments which are due to the lack of sales in the subjects immediate area with recent sales dates.

Comparables #4-5 are active listings with a 7% adjustment noted for a potential sales price.

NOTE:

Weight given to #2,#3 for condition and #2 for size.

NOTE: The indicated value is above the subjects recent sold/closing price as the subject appears to have sold at a discount with minimal marketing time and sold well below the market.

Final Reconciliation

Most weight is given to the market approach as it closely simulates the actions of buyer and sellers in the current market. The cost approach was not requested and due to the lack of vacant land sales.. The income approach is typically and indicator for 2-4 units and multi family and not a realiable indicator for the single family market.

The intender user:

The appraisal will be used as the basis to set the asking price for the subject property for its disposal as an reo property and to determine the financial feasibility of the marking of repairs or to evaluate a short sale transaction. The appraisal may be used for mortgage lending purposes..

No prior inspections of the subject over the past 3 years.

Market Conditions Addendum to the Appraisal Report

Loan # 52717
File No. mar23pott-cc

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

Property Address **10022 Potter St** City **Bellflower** State **CA** Zip Code **90706**

Borrower **Catamount Properties 2018 LLC**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	20	3	9	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.33	1.00	3.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	3	3	3	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.90	3.00	1.00	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	780,000	690,000	725,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	8	13	12	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	690,000	759,000	750,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	90	71	74	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	103.24%	100.77%	101.20%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **CRMLS indicates there were 32 closed sales during the past 12 months and 11 of those sales contained seller concessions which is 34% of the total transactions in this market area. Prior Months 7-12: 20 Sales; 8 with concessions; 40% of sales for this period. 4-6: 3 Sales; 0 with concessions; 0% of sales for this period. 0-3: 9 Sales; 3 with concessions; 33% of sales for this period. The concessions ranged between \$2,000 and \$25,000. The median concession amount is \$5,000.**

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).
The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. **CRMLS was the data source used to complete the Market Conditions Addendum. 3/10/2023**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
The market appears to be currently stable over the past 1-3 months based upon the mls data reflected in the 1004mc. the local market market update within the pwr mls shows the median / average price single family home has increased 10.3%/9.4% over the past 12 month although stable from January 2022 and January 2023 within the subjects city. (see attached Local Market Update provided by the Pacific West Board of Realtors)

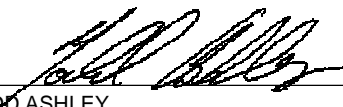
If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: _____

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

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

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

APPRAISER

Signature 
 Name **TODD ASHLEY**
 Company Name **LANDSAFE APPRAISAL**
 Company Address **12231 LA MIRADA BLVD**
LA MIRADA, CA 90638
 State License/Certification # **AR010298** State **CA**
 Email Address **TODD.ASHLEY@LANDSAFE.COM**

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.: mar23pott-cc
Property Address: 10022 Potter St	Case No.: Loan # 52717
City: Bellflower	State: CA
Lender: Wedgewood Inc	Zip: 90706



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: March 10, 2023
Appraised Value: \$ 675,000



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.: mar23pott-cc	
Property Address: 10022 Potter St	Case No.: Loan # 52717	
City: Bellflower	State: CA	Zip: 90706
Lender: Wedgewood Inc		



COMPARABLE SALE #1

15327 Leahy Ave
Bellflower, CA 90706
Sale Date: s12/22;c11/22
Sale Price: \$ 700,000



COMPARABLE SALE #2

15350 Cabell Ave
Bellflower, CA 90706
Sale Date: s01/23;c01/23
Sale Price: \$ 675,000

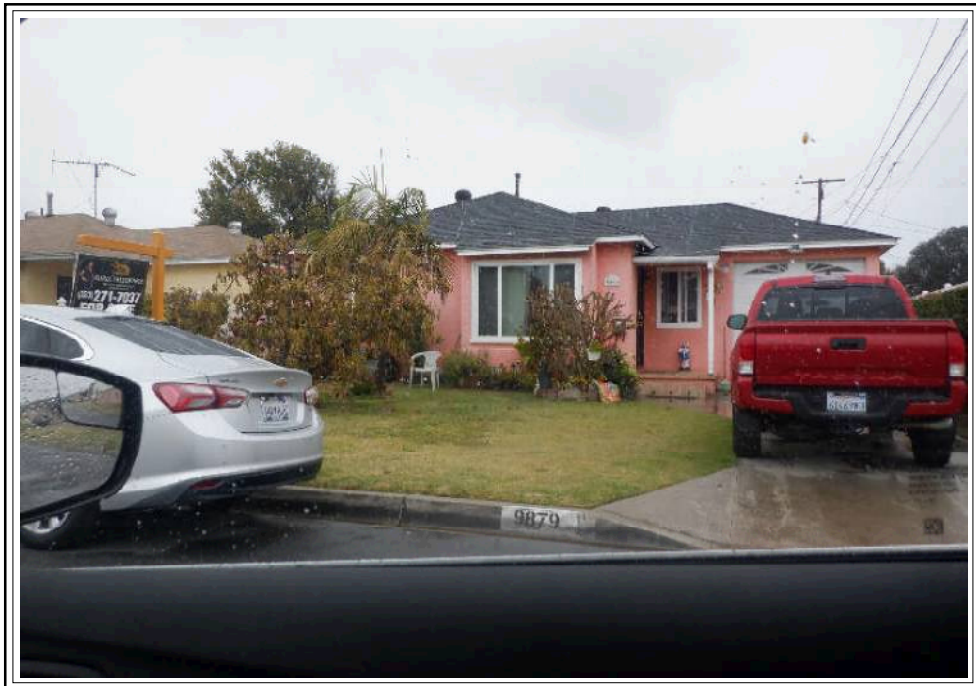


COMPARABLE SALE #3

9714 Glandon St
Bellflower, CA 90706
Sale Date: s02/23;c02/23
Sale Price: \$ 686,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File No.: mar23pott-cc	
Property Address: 10022 Potter St	Case No.: Loan # 52717	
City: Bellflower	State: CA	Zip: 90706
Lender: Wedgewood Inc		



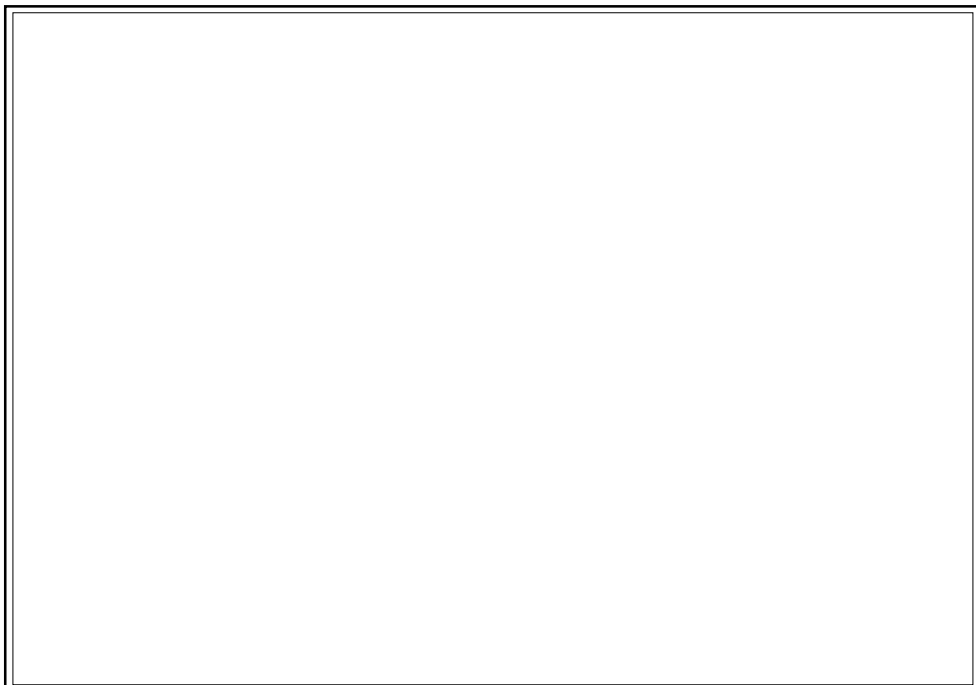
COMPARABLE SALE #4

9879 Potter St
Bellflower, CA 90706
Sale Date: Active
Sale Price: \$ 699,900



COMPARABLE SALE #5

15118 Carfax Ave
Bellflower, CA 90706
Sale Date: Active
Sale Price: \$ 749,900



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

Borrower: Catamount Properties 2018 LLC

File No.: mar23pott-cc

Property Address: 10022 Potter St

Case No.: Loan # 52717

City: Bellflower

State: CA

Zip: 90706

Lender: Wedgewood Inc



Front of Subject



East side of subject



West side of subject

Borrower: Catamount Properties 2018 LLC

Property Address: 10022 Potter St

City: Bellflower

Lender: Wedgewood Inc

File No.: mar23pott-cc

Case No.: Loan # 52717

State: CA

Zip: 90706



side view



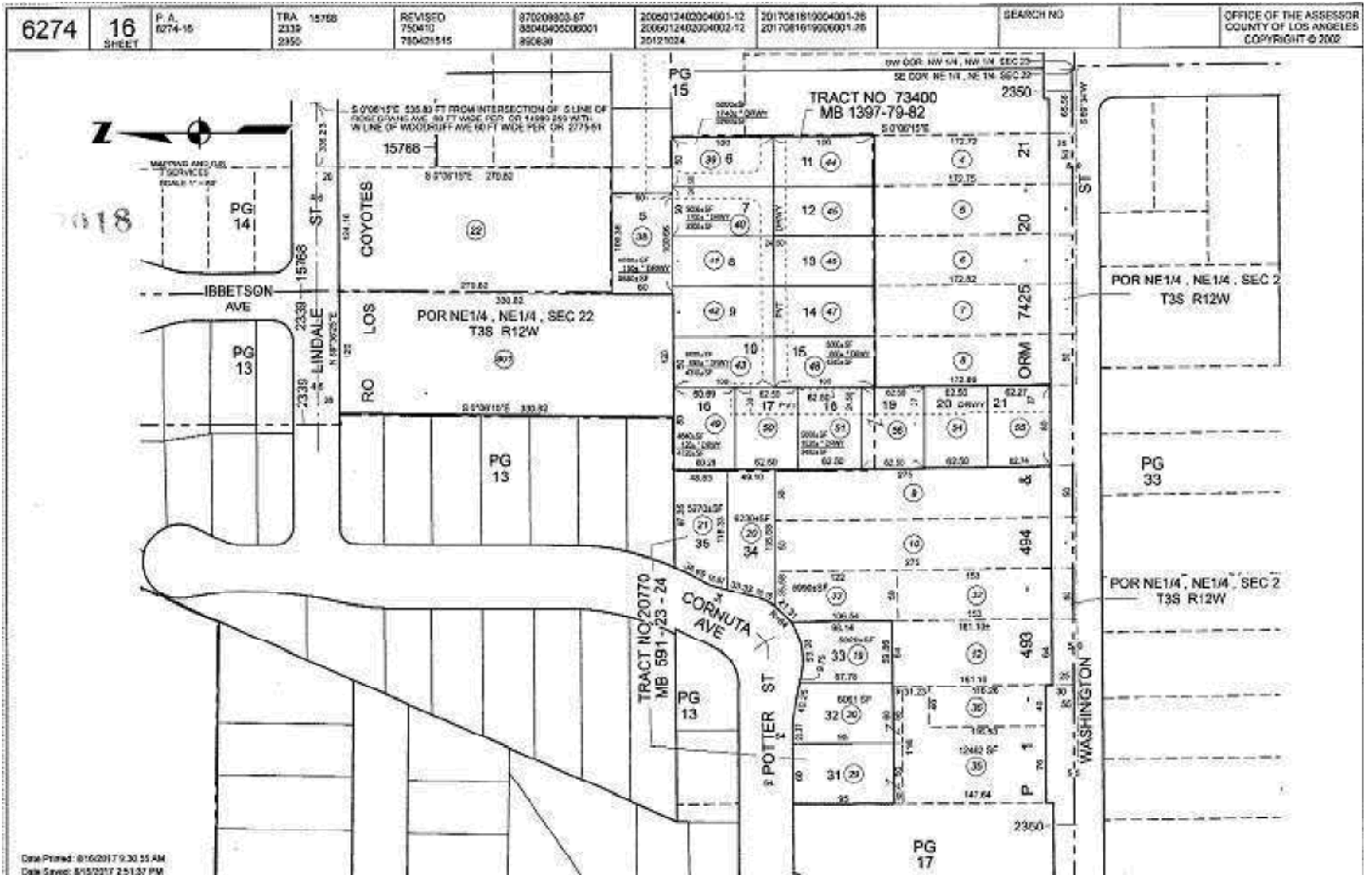
street view west



Street east

PLAT MAP

Borrower: Catamount Properties 2018 LLC	File No.: mar23pott-cc
Property Address: 10022 Potter St	Case No.: Loan # 52717
City: Bellflower	State: CA
Lender: Wedgewood Inc	Zip: 90706



LOCATION MAP

Borrower: Catamount Properties 2018 LLC

File No.: mar23pott-cc

Property Address: 10022 Potter St

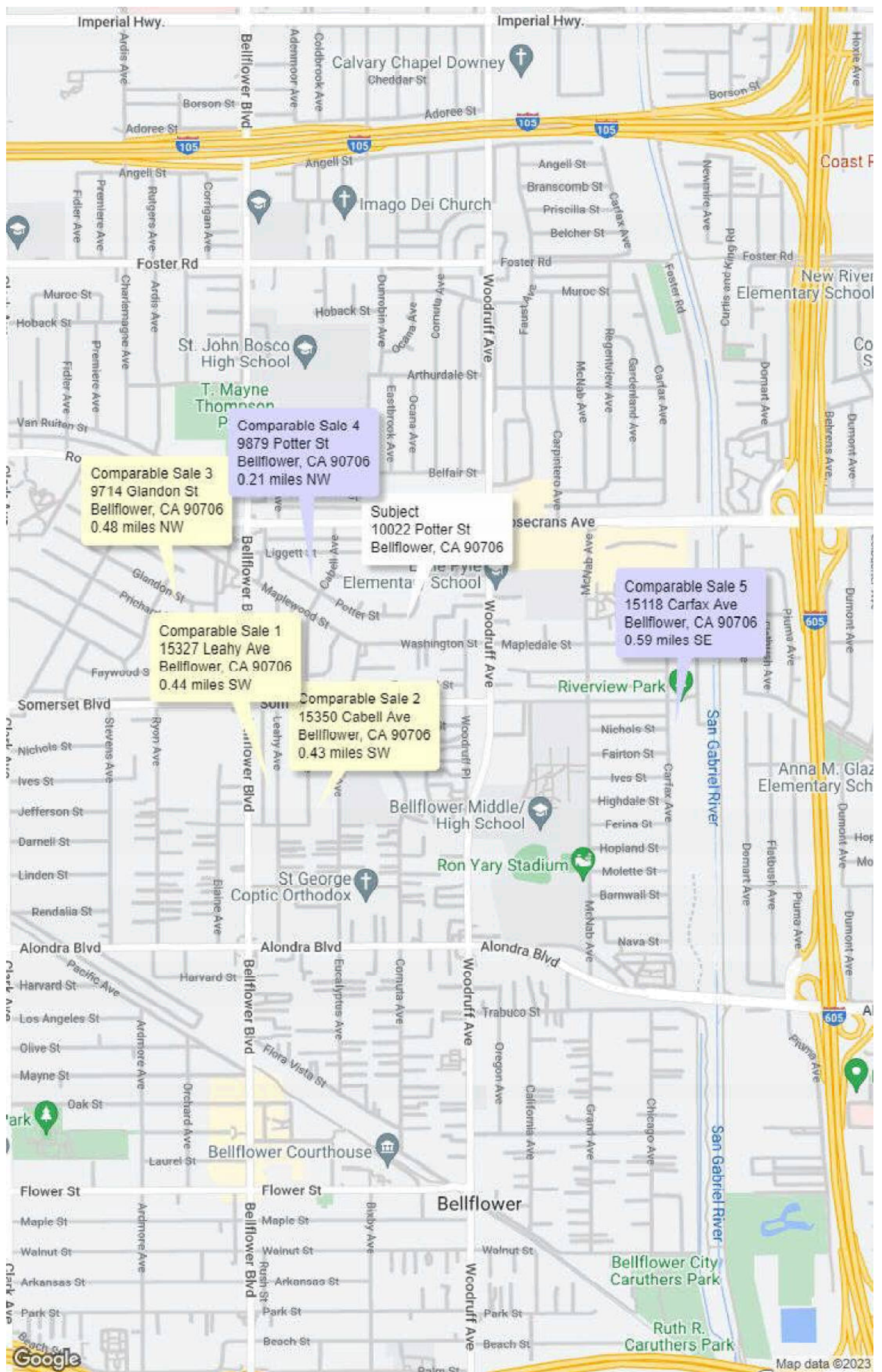
Case No.: Loan # 52717

City: Bellflower

State: CA

Zip: 90706

Lender: Wedgewood Inc



FLOOD MAP

Borrower: Catamount Properties 2018 LLC	File No.: mar23pott-cc
Property Address: 10022 Potter St	Case No.: Loan # 52717
City: Bellflower	State: CA
Lender: Wedgewood Inc	Zip: 90706



FLOOD INFORMATION

Community: CITY OF LAKEWOOD
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 06037C1980F
Panel: 06037C1980
Zone: X
Map Date: 09-26-2008
FIPS: 06037
Source: FEMA DFIRM

LEGEND

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:**
-  = Forest
-  = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

Borrower: Catamount Properties 2018 LLC

File No.: mar23pott-cc

Property Address: 10022 Potter St

Case No.: Loan # 52717

City: Bellflower

State: CA

Zip: 90706

Lender: Wedgewood Inc



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

Todd S. Ashley

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

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 010298

Effective Date: August 13, 2021
Date Expires: August 12, 2023


Loretta Dillon, Deputy Bureau Chief, BREA

3059042

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Borrower: Catamount Properties 2018 LLC	File No.: mar23pott-cc
Property Address: 10022 Potter St	Case No.: Loan # 52717
City: Bellflower	State: CA
Lender: Wedgewood Inc	Zip: 90706



LIA Administrators & Insurance Services
APPRAISAL AND VALUATION
PROFESSIONAL LIABILITY INSURANCE POLICY
DECLARATIONS



ASPEN AMERICAN INSURANCE COMPANY
 (A stock insurance company herein called the "Company")
 175 Capitol Blvd. Suite 100
 Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
10/05/2022	AAI009180-06	AAI009180-05

THIS IS A **CLAIMS MADE AND REPORTED** POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

Item

1. Customer ID: 148811 Named Insured: ASHLEY, TODD S. 13120 San Felipe St. La Mirada, CA 90638	
2. Policy Period: From: 10/18/2022 To: 10/18/2023 12:01 A.M. Standard Time at the address stated in 1 above.	
3. Deductible: \$1,000 Each Claim	
4. Retroactive Date: 10/18/2017	
5. Inception Date: 10/18/2017	
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$2,000,000 Aggregate	
7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652	
8. Annual Premium: \$1,050.00	
9. Forms attached at issue: LIA002 (12/14) LIA CA (11/14) LIA012 (12/14) LIA021 (10/14) LIA135 (10/14)	

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

10/05/2022

 Date
 LIA-001 (12/14)

By _____
 Authorized Signature
 Aspen American Insurance Company

Borrower: Catamount Properties 2018 LLC

File No.: mar23pott-cc

Property Address: 10022 Potter St

Case No.: Loan # 52717

City: Bellflower

State: CA

Zip: 90706

Lender: Wedgewood Inc

Appraisal and Valuation Professional Liability Insurance Policy



Named Insured: ASHLEY, TODD S.

Policy Number: AAI009180-06

Effective Date: 10/18/2022

Customer ID: 148811

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL COVERED APPRAISERS ENDORSEMENT

In consideration of the premium charged, it is agreed that Section **IV. DEFINITIONS (D) "Insured"** is amended to include:

"Insured" means:

The persons identified below, but only while acting on behalf of the Named **Insured**:

Name	Coverage Effective Date	Principal/Owner, Appraiser or Trainee
Todd S. Ashley	10/18/2022	Principal/Owner

All other terms, conditions, and exclusions of this Policy remain unchanged.

Borrower: Catamount Properties 2018 LLC

File No.: mar23pott-cc

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Lender: Wedgewood Inc

CERTIFICATE OF INSURANCE

Producer:

LIA ADMINISTRATORS & INSURANCE SERVICES
P.O. Box 1319
Santa Barbara, CA 93102-1319

Issue Date: 10/05/2022

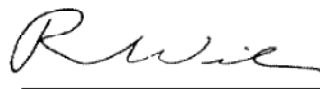
This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policy below.

Insured: 148811
ASHLEY, TODD S.
13120 San Felipe St.
La Mirada, CA 90638

Fax Number: 000-000-0000

COMPANY AFFORDING COVERAGE

Aspen American Insurance Company



Authorized Representative

This is to certify that the policy of insurance listed below has been issued to the Insured named above for the policy period indicated. Notwithstanding any requirement, term of condition of any contract or other document with respect to which this Certificate may be issued or may pertain, the insurance afforded by the policy described herein is subject to all the terms, exclusions and conditions of such policy. Limits shown may have been reduced by paid claims.

DISCLAIMER: This certificate of insurance does not affirmatively or negatively amend, extend, or alter the coverage afforded by the insurance policy.

TYPE OF INSURANCE	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	LIMITS	
Professional Liability	AAI009180-06	10/18/2022	10/18/2023	Each Claim	\$ 1,000,000
				General Aggregate	\$ 2,000,000

Description of Operations/Locations/Special Items:

REAL ESTATE APPRAISERS PROFESSIONAL LIABILITY INSURANCE

Certificate Holder:
ASHLEY, TODD S.
13120 San Felipe St.
La Mirada, CA 90638

Cancellation:
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

LIA0001 (11/97)

Insured Copy

AERIAL MAP

Borrower: Catamount Properties 2018 LLC

File No.: mar23pott-cc

Property Address: 10022 Potter St

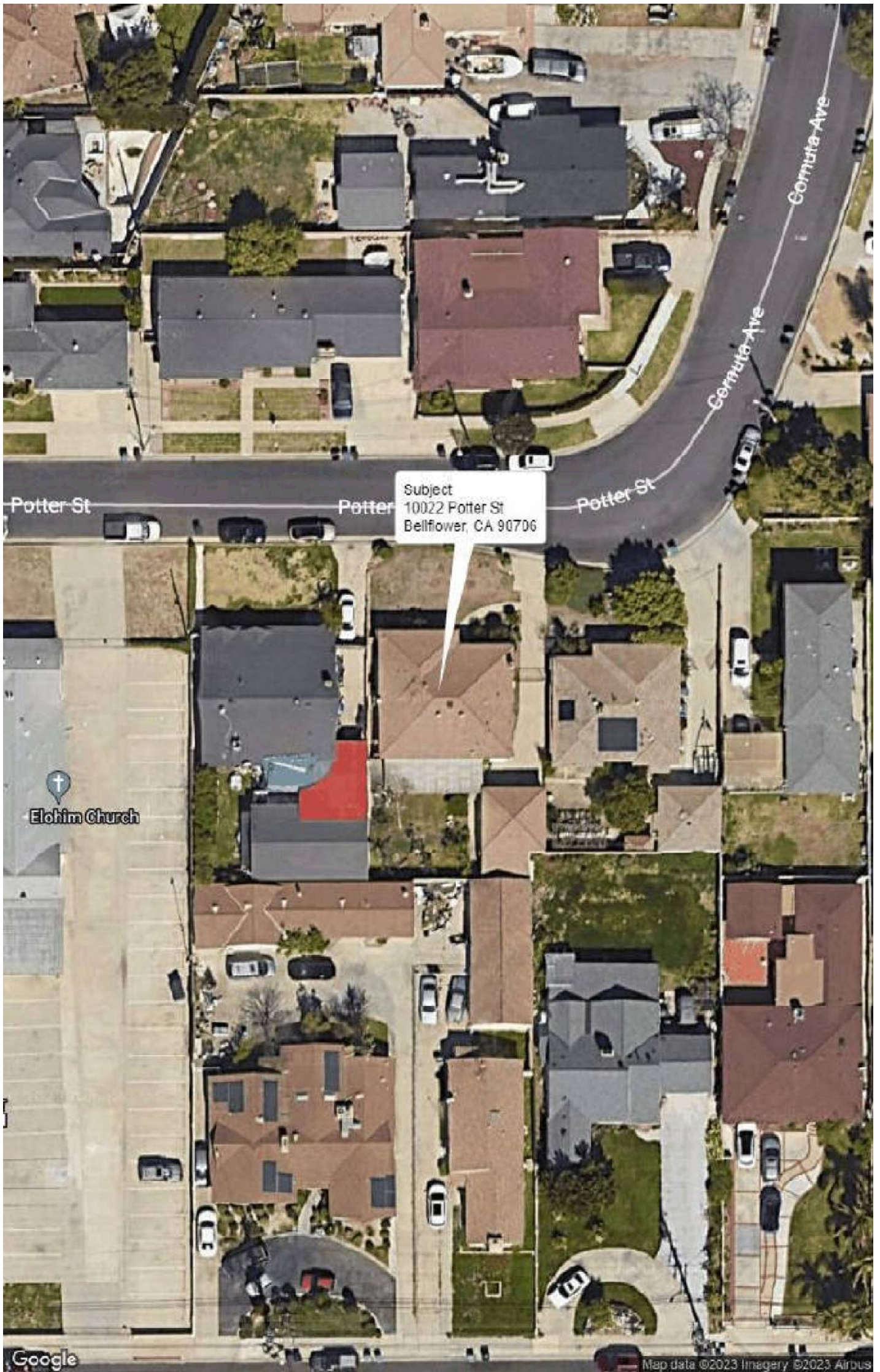
Case No.: Loan # 52717

City: Bellflower

State: CA

Zip: 90706

Lender: Wedgewood Inc



USPAP ADDENDUM

Borrower: Catamount Properties 2018 LLC
 Property Address: 6136 Greenmeadow Rd
 City: Lakewood County: Los Angeles State: CA Zip Code: 90713
 Lender/Client: Wedgewood Inc

APPRAISAL AND REPORT IDENTIFICATION

This appraisal report is one of the following types:

- Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

- I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I HAVE performed services, as an appraiser or in another capacity, regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I have NOT made a personal inspection of the property that is the subject of this report.
- I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.


ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is 45+/- day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 45+/- day(s).

APPRAISER:

Signature: 
 Name: TODD ASHLEY
 Date Signed: 03/12/2023
 State Certification #: AR010298
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: CA
 Expiration Date of Certification or License: 08/12/2023
 Effective Date of Appraisal: 03/10/2023

SUPERVISORY APPRAISER (only if required):

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

3/10/23, 2:41 PM

Matrix

10022 Potter St, Bellflower 90706

STATUS: **Closed**

LIST/CLOSE: **\$700,000/\$660,000 ↓**

Left on Rosecrans Ave, left on Potter St



BED / BATH: **3/3,0,0,0**
 SQFT(src): **1,625 (A)**
 PRICE PER SQFT: **\$406.15**
 LOT(src): **6,370/0.1462 (A)**
 LEVELS: **One**
 GARAGE: **2/Detached**
 YEAR BUILT(src): **1956 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **0/0**
 SLC: **Trust**
 PARCEL #: **6274016030**
 LISTING ID: **SB23024252**

Recent: 03/08/2023 : SOLD : P->S

Submit Offer

DESCRIPTION

EXCLUSIONS:

INCLUSIONS:

AREA: RH - Bellflower N of Alondra, E of Bellflower SUBDIVISION: / COUNTY: Los Angeles SENIOR COMMUNITY?: No CERTIFIED 433A?:	LIST \$ ORIGINAL: \$700,000 BASEMENT SQFT: COMMON WALLS: No Common Walls PARKING: HORSE: PROBATE AUTHORITY:	ROOM TYPE: All Bedrooms Down, Laundry EATING AREA:	COOLING: Central Air HEATING: Central VIEW: None WATERFRONT: LAUNDRY: Inside
--	--	--	--

PROP SUB TYPE: Single Family Residence (Detached)	STRUCTURE TYPE: House	COMMON INTEREST: None
--	------------------------------	------------------------------

INTERIOR

INTERIOR: MAIN LEVEL BEDROOMS: 3 MAIN LEVEL BATHROOMS: 3	ACCESSIBILITY: APPLIANCES: KITCHEN FEATURES: BATHROOM FEATURES:	FLOORING: ENTRY LOC/ENTRY LVL: / FIREPLACE: Dining Room
--	--	--

EXTERIOR

EXTERIOR: FENCING: DIRECTION FACES:	SECURITY: SEWER: Public Sewer	LOT: 0-1 Unit/Acre POOL: None	PATIO/PORCH: SPA:
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BUILDING

BUILDER NAME: MAKE: BUILD MODEL: TAX MODEL:	ARCH STYLE: DOOR: WINDOW:	ROOF: FOUNDATION DTLS: PROP COND:	CONSTR MTLS: OTHER STRUCT: NEW CONSTRUCTION YN: No
--	---------------------------------	---	---

GARAGE AND PARKING

ATTACHED GARAGE?: Detached UNCOVERED SPACES:	PARKING TOTAL: 2 # REMOTES:	GARAGE SPACES: 2 RV PARK DIM:	CARPORT SPACES:
--	---------------------------------------	---	-----------------

GREEN

GREEN ENERGY GEN: WALK SCORE:	GREEN ENERGY EFF:	GREEN SUSTAIN:	GREEN WTR CONSERV:
----------------------------------	-------------------	----------------	--------------------

POWER PRODUCTION

POWER PRODUCTION: **No** GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: \$0 HOA FEE 2: HOA FEE 3: COMMUNITY: Biking , Curbs HOA MANAGEMENT NAME:	HOA NAME: HOA NAME 2: HOA NAME 3: HOA AMENITIES:	HOA PHONE: HOA PHONE 2: HOA PHONE 3:	# OF UNITS: 1 # UNITS IN COMMUNITY: STORIES TOTAL: 1
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3/10/23, 2:41 PM

Matrix

HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No**
PARCEL #: **6274016030**
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES:
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **None**

TAX LOT: **32**
TAX BLOCK:
TAX TRACT #: **20770**
ZONING: **BFR1***
TAX OTHER ASSESSMENT: **\$598**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Bellflower Unified**

ELEMENTARY:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SCHOOL OTHER:

LISTING

BAC: **2%**
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?:
CONTINGENCY LIST:

TERMS: **Cash, Cash To Existing Loan, Conventional, FHA**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **02/10/23**
START SHOWING DATE:
ON MARKET DATE: **02/11/23**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **03/08/23**
MOD TIMESTAMP: **03/08/23**
EXPIRED DATE: **07/31/23**
PURCH CONTRACT DATE: **02/10/23**
CLOSE DATE: **03/08/23**

CONTINGENCY:
PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME:
SHOW CONTACT PH:
SHOW INSTRUCTIONS: **None**
DIRECTIONS: **Left on Rosecrans Ave, left on Potter St**

LOCK BOX LOCATION: **None**
LOCK BOX TYPE: **None**

OCCUPANT TYPE: **Owner**
OWNER'S NAME:

AGENT / OFFICE

LA: **(SBAALCAAR) Aaron Aalcides**
CoLA:
LO: **(S6669) Keller Williams South Bay**
LO PHONE: **310-375-3511**
CoLO:
CoLO PHONE:

LA State License: **01948003**
CoLA State License:
LO State License: **01854035**
LO FAX: **310-375-6860**
CoLO State License:
CoLO FAX:
Offers Email: **aaron@aalcidesre.com**

CONTACT PRIORITY

1.LA CELL: **310-999-8332**
2.LA DIRECT: **310-999-8332**
3.LA PAGER:
4.LA FAX:
5.LA VOICEMAIL:
6.LA EMAIL: **aaron@aalcidesre.com**

COMPARABLE INFORMATION

CLOSE PRICE: **\$660,000**
LIST PRICE: **\$700,000**
LIST \$ ORIGINAL: **\$700,000**
PURCH CONTRACT DATE: **02/10/23**
DOM/CDOM: **0/0**

BA: **(SBAALCAAR) Aaron Aalcides**
BO: **Keller Williams South Bay**
BA State License: **01948003**
BO State License: **01854035**

CoBA: **()**
CoBO:
CoBA State License:
CoBO State License:

BUYER FINANCING: **Cash**
CONCESSIONS \$: **\$0**
CONCESSION CMTS: **None**
COE DATE: **03/08/23**



AGENT FULL: Residential LISTING ID: SB23024252

Printed by Todd Ashley, State Lic: AR010298 on 03/10/2023 2:41:22 PM

Borrower: Catamount Properties 2018 LLC

File No.: mar23pott-cc

Property Address: 10022 Potter St

Case No.: Loan # 52717

City: Bellflower

State: CA

Zip: 90706

Lender: Wedgewood Inc

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Matrix

Search Criteria

Property Type is 'Residential'
Standard Status is 'Closed'
Contract Status Change Date is 03/10/2023 to 09/11/2022
Property Sub Type is 'Single Family Residence'
Latitude, Longitude is around 33.90, -118.12
Selected 1 of 22 results.

Borrower: Catamount Properties 2018 LLC

File No.: mar23pott-cc

Property Address: 10022 Potter St

Case No.: Loan # 52717

City: Bellflower

State: CA

Zip: 90706

Lender: Wedgewood Inc

Local Market Update – January 2023

A Research Tool Provided by the Pacific West Association of REALTORS®



Bellflower

Los Angeles County

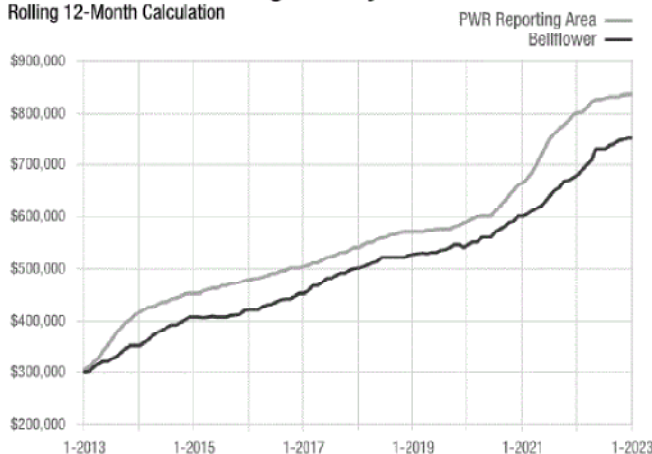
Key Metrics	January			Last 12 Months		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	15	19	+ 26.7%	270	229	- 15.2%
Pending Sales	10	14	+ 40.0%	229	173	- 24.5%
Closed Sales	16	12	- 25.0%	241	172	- 28.6%
Days on Market Until Sale	14	32	+ 128.6%	16	19	+ 18.8%
Median Sales Price*	\$727,250	\$731,000	+ 0.5%	\$680,000	\$750,000	+ 10.3%
Average Sales Price*	\$747,031	\$759,333	+ 1.6%	\$704,732	\$771,036	+ 9.4%
Percent of Original List Price Received*	105.9%	96.9%	- 8.5%	103.9%	101.5%	- 2.3%
Inventory of Homes for Sale	20	25	+ 25.0%	—	—	—
Months Supply of Inventory	1.0	1.7	+ 70.0%	—	—	—

Key Metrics	January			Last 12 Months		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	7	3	- 57.1%	69	77	+ 11.6%
Pending Sales	6	6	0.0%	59	61	+ 3.4%
Closed Sales	7	4	- 42.9%	62	63	+ 1.6%
Days on Market Until Sale	33	48	+ 45.5%	21	19	- 9.5%
Median Sales Price*	\$595,000	\$532,500	- 10.5%	\$509,000	\$545,000	+ 7.1%
Average Sales Price*	\$587,857	\$508,750	- 13.5%	\$516,806	\$569,071	+ 10.1%
Percent of Original List Price Received*	100.6%	97.4%	- 3.2%	104.5%	102.3%	- 2.1%
Inventory of Homes for Sale	10	5	- 50.0%	—	—	—
Months Supply of Inventory	2.0	1.0	- 50.0%	—	—	—

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price - Single Family

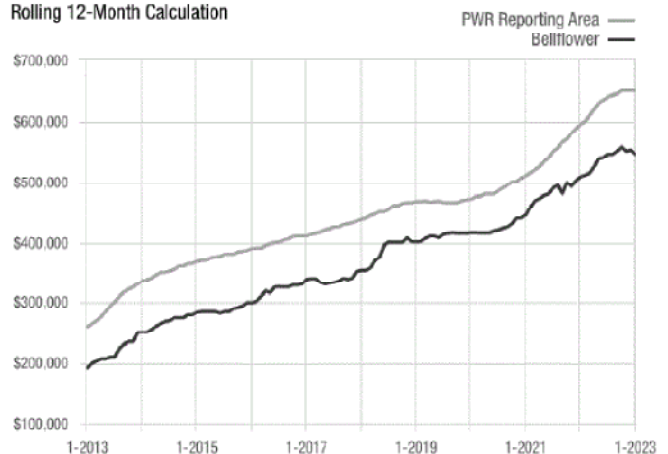
Rolling 12-Month Calculation



Each data point represents the median sales price in a given month.

Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



Current as of February 2, 2023. All data from CRMLS. Report © 2023 ShowingTime.