

APPRAISAL OF



LOCATED AT:

1027 W 13TH STREET
SAN PEDRO, CA 90731

FOR:

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

BORROWER:

CATAMOUNT PROPERTIES 2018 LLC

AS OF:

March 13, 2023

BY:

DAVID G. GRANT
CERTIFIED REAL ESTATE APPRAISER

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

File Number: 33988402

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

1027 W 13TH STREET
SAN PEDRO, CA 90731

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 13, 2023 is:

\$785,000
Seven Hundred Eighty-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.



DAVID G. GRANT
CERTIFIED REAL ESTATE APPRAISER

Exterior-Only Inspection Residential Appraisal Report

LN#52861
File No. 33988402

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 1027 W 13TH STREET	City SAN PEDRO	State CA Zip Code 90731
Borrower CATAMOUNT PROPERTIES 2018 LLC	Owner of Public Record AMBAR BOJORQUEZ	County LOS ANGELES
Legal Description VISTA DEL ORO LOT 19		
Assessor's Parcel # 7458-020-020	Tax Year 2022	R.E. Taxes \$ 8,779
Neighborhood Name VISTA DEL ORO	Map Reference 824-A6	Census Tract 2969.01
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ 0.00	<input type="checkbox"/> PUD HOA \$ 0.00 <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)		
Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) SERVICING		
Lender/Client Wedgewood Inc	Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278	
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s). SOUTHBAY MLS SERVICE		

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

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

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 90 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) (yrs)	2-4 Unit 1 %
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	550 Low 0	Multi-Family 3 %
Neighborhood Boundaries 25TH STREET TO THE SOUTH, GAFFEY STREET TO THE EAST, 9TH STREET TO THE NORTH, WESTERN AVE TO THE WEST.		1,200 High 115	Commercial 5 %
Neighborhood Description See Attached Addendum		800 Pred. 75	Other INDST 1 %

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

Dimensions 45' X 135.04'	Area 6077 sf	Shape RECTANGULAR	View N;Res;
Specific Zoning Classification LAR1.5	Zoning Description SINGLE FAMILY USE, MULTI-UNITS (1500 SQ. FT. PER UNIT)		
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. See Attached Addendum			
Utilities	Public	Other (describe)	
Electricity <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water <input checked="" type="checkbox"/>
Gas <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone X	FEMA Map # 06037C2031G FEMA Map Date 04/21/2021
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.			
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. NO			

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				
Other (describe) _____ Data Source(s) for Gross Living Area REALIST				
GENERAL DESCRIPTION	GENERAL DESCRIPTION	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> WoodStove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 1
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 FLOOR	<input checked="" type="checkbox"/> Patio/Deck CMT	Driveway Surface CONCRETE
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls STUCCO/WD	Fuel GAS	<input checked="" type="checkbox"/> Porch CEMENT	<input type="checkbox"/> Garage # of Cars 0
Design (Style) MEDITERRANEAN	Roof Surface COMP ROLL	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool NONE	<input type="checkbox"/> Carport # of Cars 0
Year Built 1924	Gutters & Downspouts METAL	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence WOOD	<input type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 50	Window Type VINYL	<input checked="" type="checkbox"/> Other NONE	<input type="checkbox"/> Other NONE	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,216 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) See Attached Addendum				

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 INTERIOR INFORMATION WAS USED FROM PUBLIC RECORDS AND THE PREVIOUS MLS INFORMATION ON 7/12/20004. SOUTHBAY MLS#V363426. (SEE ADDENDUM)
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.

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There are **5** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **849,000** to \$ **1,175,000**
 There are **46** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **600,000** to \$ **1,425,000**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
1027 W 13TH STREET Address SAN PEDRO, CA 90731		1330 S Patton Ave San Pedro, CA 90731		1222 W 18th St San Pedro, CA 90731		772 W 18th St San Pedro, CA 90731	
Proximity to Subject		0.33 miles SW		0.38 miles SW		0.43 miles SE	
Sale Price	\$	\$ 900,000		\$ 805,000		\$ 850,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 475.94 sq. ft.		\$ 696.97 sq. ft.		\$ 659.94 sq. ft.	
Data Source(s)		CRMLS#SB22198029;DOM 10		CRMLS#SB22242880;DOM 82		CRMLS#OC22046985;DOM 21	
Verification Source(s)		REALIST DOC#1026362		REALIST DOC#139573		REALIST DOC#458213	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Cash;15000	0	ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s10/22;c09/22		s03/23;c02/23		s04/22;c04/22	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	6077 sf	6289 sf	0	4999 sf	5,000	5086 sf	5,000
View	N;Res;	B;LtdSght;Wtr	-45,000	N;Res;		N;Res;	
Design (Style)	DT1;MED	DT2;MED	0	DT1;BUNGALOW	0	DT1;BUNGALOW	0
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	99	83	0	68	0	100	0
Condition	C4	C4		C3	-24,150	C2	-42,500
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 2.0	6 3 2.0		5 2 2.0	5,000	6 3 2.0	
Gross Living Area	75 1,216 sq. ft.	1,891 sq. ft.	-50,625	1,155 sq. ft.	4,575	1,288 sq. ft.	-5,400
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	FLOOR/NONE	FAU/NONE	-5,000	FAU/NONE	-5,000	FAU/CENT	-10,000
Energy Efficient Items	NONE	NONE		NONE		NONE	
Garage/Carport	1dw	2gd2dw	-10,000	1gd1dw	-5,000	1dw	
Porch/Patio/Deck	PATIO/PORCH	PATIO/PORCH		PATIO/PORCH		PORCH/DECK	0
EXTRAS	NONE	NONE		NONE		NONE	
CLOSING DATE	N/A	10/28/2022	0	03/06/2023	0	04/27/2022	0
LAST LIST PRICE	N/A	\$899,000	0	\$790,000	0	\$798,000	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 110,625	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 19,575	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 52,900
Adjusted Sale Price of Comparables		Net Adj. -12.3% Gross Adj. 12.3%	\$ 789,375	Net Adj. -2.4% Gross Adj. 6.1%	\$ 785,425	Net Adj. -6.2% Gross Adj. 7.4%	\$ 797,100

SALES COMPARISON APPROACH

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

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

Data source(s) **REALQUEST**

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) **REALQUEST**

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							
Price of Prior Sale/Transfer							
Data Source(s)	REALIST	REALIST		REALIST		REALIST	
Effective Date of Data Source(s)	03/13/2023	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 PROPERTY HAS NOT TRANSFERRED OR BEEN LISTED FOR SALE WITHIN THE LAST 36 MONTHS. THE COMPARABLE SALES 1-5 DID NOT TRANSFER WITHIN THE PRIOR 12 MONTHS OF THE LATEST SALES DATES. COMPARABLE 6 HAD A PRIOR SALE ON 05/13/2022 FOR \$682,600. BASED ON THE MLS OF THE PRIOR SALE (LISTED FOR \$519,000 ON THE MARKET FOR 6 DAYS) THE PRIOR SALE SOLD WITHOUT SUBSEQUENT UPDATES AND SOLD DURING A WEAKER MARKETING PERIOD AND FOR THIS REASON THE INCREASE IN VALUE OF 28.9% APPEARS REASONABLE.**

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

Indicated Value by Sales Comparison Approach \$ **785,000**

Indicated Value by: Sales Comparison Approach \$785,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

THE INCOME AND COST APPROACH IS EXCLUDED DUE TO A TYPICAL PURCHASER OF THE SUBJECT PROPERTY WOULD NOT CONSIDER THE INCOME POTENTIAL OF THE S/P OR CONSIDER A NEW CONSTRUCTION ALTERNATIVE IN THEIR BUYING DECISION. A TYPICAL PURCHASER OF THE SUBJECT PROPERTY WOULD USE THE MARKET APPROACH IN THEIR BUYING DECISION.

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

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **785,000** as of **03/13/2023**, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

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FEE PAID TO APPRAISER IS \$215

THE ESTIMATED REMAINING ECONOMIC LIFE OF THE SUBJECT PROPERTY IS 40 YEARS.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) **SITE VALUE WAS ESTIMATED BY THE SITE ABSTRACTION METHOD. THE SITE VALUE IS GREATER THAN 30% OF THE VALUE ESTIMATE OF THE SUBJECT PROPERTY WHICH IS TYPICAL FOR THE AREA AND THERE IS NO IMPACT ON THE MARKETABILITY OF THE SUBJECT PROPERTY.**

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 675,000
Source of cost data N/A	Dwelling 1,216 Sq. Ft. @ \$ = \$ 0
Quality rating from cost service N/A Effective date of cost data N/A	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
COST APPROACH WAS NOT DEVELOPED DUE TO A TYPICAL PURCHASER WOULD NOT CONSIDER A NEW CONSTRUCTION ALTERNATIVE IN THEIR BUYING DECISION AND DUE TO THE DIFFICULTY IN DETERMINING DEPRECIATION FOR THE SUBJECT'S OLDER IMPROVEMENTS	Garage/Carport 200 Sq. Ft. @ \$ = \$ 0
	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) _____ Years	INDICATED VALUE BY COST APPROACH = \$

INCOME

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) **THE INCOME APPROACH IS EXCLUDED DUE TO A TYPICAL PURCHASER OF THE SUBJECT PROPERTY WOULD NOT CONSIDER THE INCOME POTENTIAL OF THE SUBJECT PROPERTY IN THEIR BUYING DECISION.**

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project _____

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

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

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

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

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

Describe common elements and recreational facilities. _____

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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).

Exterior-Only Inspection Residential Appraisal Report

LN#52861
File No. 33988402

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 *David G. Grant*
 Name DAVID G. GRANT
 Company Name DGG APPRAISALS
 Company Address 28030 BRAIDWOOD DR, RPV, CA
RANCHO PALOS VERDES, CA 90275
 Telephone Number 310-936-5534
 Email Address DGGAPPRAISALS@OUTLOOK.COM
 Date of Signature and Report 03/13/2023
 Effective Date of Appraisal 03/13/2023
 State Certification # AR006971
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 02/04/2025

ADDRESS OF PROPERTY APPRAISED
1027 W 13TH STREET
SAN PEDRO, CA 90731

APPRAISED VALUE OF SUBJECT PROPERTY \$ 785,000

LENDER/CLIENT
 Name CLEAR CAPITOL
 Company Name Wedgewood Inc
 Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

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

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

Uniform Appraisal Dataset Definitions

LN#52861
File No. 33988402

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.: 33988402

Property Address: 1027 W 13TH STREET

Case No.: LN#52861

City: SAN PEDRO

State: CA

Zip: 90731

Lender: Wedgewood Inc

FIRREA CERTIFICATION STATEMENT: THE APPRAISER CERTIFIES AND AGREES THAT THIS APPRAISAL WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE XI OF THE FINANCIAL INSTITUTIONS, REFORM, RECOVERY, AND ENFORCEMENT ACT (FIRREA) OF 1989, AS AMENDED (12 U.S.C. 3331 ET SEQ.), AND ANY APPLICABLE IMPLEMENTING REGULATIONS IN EFFECT AT THE TIME THE APPRAISER SIGNS THE APPRAISAL CERTIFICATION

THIS REPORT IS AIR COMPLIANT

AMC REGISTRATION # FOR CLEARCAPITAL.COM, INC: CALIFORNIA 1256

intended User Comment

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR SERVICING, SUBJECT TO THE STATE SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND THE DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE INTENDED BY THE APPRAISER.

Neighborhood Description

THE QUALITY OF HOMES IN THE NEIGHBORHOOD ARE RATED AS AVERAGE BASED ON MARSHAL AND SWIFT COST HANDBOOK.

PROPERTIES IN THE AREA ARE MOSTLY RATED AS AVERAGE TO GOOD CONDITION.

THE SUBJECT PROPERTY NEIGHBORHOOD IS CENTRALLY LOCATED TO ALL COMMUNITY SERVICES OF: FIRE AND POLICE SERVICES, SCHOOLS AND PARKS

THE SUBJECT PROPERTY NEIGHBORHOOD IS BORDERED TO THE EAST BY THE LARGEST SHIPPING AND RECEIVING SHIPPING PORT ON THE WEST COAST. THE PORT IS A MAJOR EMPLOYER FOR THE AREA.

THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF LOS ANGELES, BUT IS CALLED "SAN PEDRO" ALL COMMUNITY SERVICES ARE FROM THE CITY OF LOS ANGELES.

SUBJECT PROPERTY IS LOCATED IN AN AREA WHERE CONSTRUCTION OF MOST PROPERTIES WERE BUILT AS BUNGALOW STYLE HOMES IN THE 1920'S TO THE 1940'S . THE CONDOMINIUM CONSTRUCTION MOSTLY TOOK PLACE IN THE 1970'S TO 1990'S.

COMMERCIAL PROPERTIES ARE LOCATED ON THE TRAFFIC STREETS. THE LIGHT INDUSTRIAL PROPERTIES ARE LOCATED CLOSER TO THE HARBOR(OVER A MILE AWAY) THE 2-4 UNIT AND MULTI-UNIT PROPERTIES ARE LOCATED IN POCKETS THROUGHOUT THE NEIGHBORHOOD.

THE AREA THE SUBJECT PROPERTY IS LOCATED IN SAN PEDRO IN A AREA CALLED "VISTA DEL ORO" AREA HAS EXPANSIVE VIEWS OF THE LOS ANGELES HARBOR, THE PACIFIC OCEAN, CATALINA ISLAND AND THE COAST TO THE SOUTH.

Neighborhood Market Conditions

PER 1004MC MARKET CONDITIONS ADDENDUM INCLUDED IN THIS APPRAISAL THE AREA IS EXPERIENCING STABLE REAL ESTATE VALUES.

IT SHOULD BE NOTED THAT 'OPEN HOUSES' ARE NO LONGER RESTRICTED DUE TO PRIOR "COVID-19" MANDATES, AND THERE IS NO STATISTICAL EVIDENCE THAT THE PANDEMIC HAS ANY IMPACT UPON CURRENT MARKET TRENDS OR IS EVEN A MARKET CONSIDERATION UNDER PREVAILING MARKET CONDITIONS.

Highest and Best Use

A MARKET VALUE A REQUIRED LAND USE ANALYSIS. THE CONCLUSION OF MAXIMUM PRODUCTIVITY IS BASED ON THE LAND "AS IF VACANT" AND "AS IMPROVED" BEING ANALYZED FOR IT PHYSICAL, LEGAL AND ECONOMIC USES. GIVEN THE SUBJECT'S PHYSICAL CHARACTERISTICS, SURROUNDING LAND USES AND LEGAL ZONING, THE SUBJECT IS IN THE HIGHEST AND BEST USE AS REPORTED. PRESENT USE CONSIDERED HIGHEST AND BEST USE (PER FANNIE MAE GUIDELINES) AS THE IMPROVEMENTS ARE CONFORMING, CONTRIBUTE TO THE OVERALL VALUE AND NO ALTERNATIVE USE WOULD RESULT IN A BETTER USE OF THE PROPERTY.

Additional Features

NO ADDITIONAL FEATURES NOTED AT THE TIME OF THIS APPRAISAL.

THE SUBJECT PROPERTY HAS SOLAR PANELS ON THE ROOF, DUE TO BEING A 2055 EXTERIOR APPRAISAL, THE APPRAISER COULD NOT DETERMINE IF THE FEATURE IS OWNED OR LEASED, THIS NO VALUE CAN BE GIVEN TO THIS SYSTEM.

Condition of the Property

"AMENDED SCOPE OF WORK AND LIMITING CONDITIONS TO THE FANNIE MAE PRE-PRINTED FORM. AT THE REQUEST OF THE INTENDED USER AND EXTERIOR-ONLY INSPECTION WAS COMPLETED ON THE SUBJECT PROPERTY REGARDLESS OF THE SCOPE OR WORK IN THE PRE-PRINTED FORM. THE INTENDED USER HAS BEEN AMENDED AS INDICATED IN THE ADDENDUM. A SKETCH IS NOT PROVIDED SINCE THIS IS A EXTERIOR-ONLY REPORT. THE CONDITION RATING IS BASED ON EXTERIOR OBSERVATION ONLY.

ADDENDUM

Borrower: CATAMOUNT PROPERTIES 2018 LLC

File No.: 33988402

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City: SAN PEDRO

State: CA

Zip: 90731

Lender: Wedgewood Inc

APPRAISER IS MAKING THE EXTRAORDINARY ASSUMPTION THAT, BASED ON EXTERIOR INSPECTION, SUBJECT PROPERTY APPEARS TO BE IN OVERALL AVERAGE (C4) CONDITION AND NOT IN NEED OF IMMEDIATE REPAIRS. IF THIS IS FOUND NOT TO BE TRUE WITH EITHER THE SUBJECT TO BE IN SUPERIOR OR INFERIOR CONDITION, THE APPRAISED VALUE WOULD BE AFFECTED DEPENDENT ON MARKET AND ACTUAL CONDITION

Physical Deficiencies or Adverse Conditions

NO APPARENT PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS APPARENT DURING INSPECTION.

THE APPRAISER'S PHYSICAL INSPECTION FOCUSES ON "READILY OBSERVABLE" DEFICIENCIES THAT ARE VISIBLE DURING A CURSORY INSPECTION. THE DISCOVERY OF ANY POSSIBLE HIDDEN DEFICIENCIES IS NOT WITHIN THE SCOPE OF THE APPRAISAL INSPECTION

Comments on Sales Comparison

THE APPRAISER'S COMPARABLE SEARCH PARAMETERS BEGAN WITH A LOCAL MLS SEARCH FOR SINGLE FAMILY HOMES THAT SOLD WITHIN THE PRIOR 3 MONTHS, LOCATED WITHIN A 1/2 MILE FROM THE SUBJECT PROPERTY BUILT BETWEEN 1900 AND 1960 AND CONTAINING 1000 TO 2000 SQ. FT. OF LIVING AREA. DUE TO THE LACK OF RECENT SALES ACTIVITY, THE COMPARABLES SEARCH PARAMETERS WERE EXTENDED TO 1 MILE AND TWELVE MONTHS FROM THE EFFECTIVE DATE OF THE APPRAISAL. THE COMPARABLE SALES USED IN THIS APPRAISAL WERE THE MOST RECENT AND OVERALL SIMILAR SALES WITHIN 1 MILE OF THE SUBJECT PROPERTY.

THE RESULTS OF THE SEARCH WERE 46 CLOSED SALES, 9 ACTIVE LISTING AND 4 PENDING SALES

DUE TO THE COMPLEX AREA THE SUBJECT PROPERTY IS LOCATED IN BASED ON: DIFFERENCES IN LIVING SQ. FT, LOT SIZES, VIEWS, QUALITY OF CONSTRUCTION, AND UPDATING TO THE PROPERTIES THE APPRAISER COULD NOT LOCATE 3 COMPARABLES THAT ARE SIMILAR IN ALL THE FEATURES OF THE SUBJECT PROPERTY. THE APPRAISER STRIVED TO LOCATE COMPARABLES THAT COULD BE BRACKETED WITH THE FEATURES OF THE SUBJECT PROPERTY.

4 OF THE 6 CLOSED SALES COMPARABLE USED IN THIS APPRAISAL SOLD OVER 90 DAYS PRIOR FROM THE EFFECTIVE DATE OF THIS APPRAISAL, BUT COMPARABLES ARE CONSIDERED APPROPRIATE AND SIMILAR IN A MARKET EVALUATION OF THE SUBJECT PROPERTY.

COMPARABLE 7 A ACTIVE LISTING IS ADDED TO SUPPORT MARKET VALUE ESTIMATE USING CLOSED SALES 1-6.

A "0" ON THE MARKET GRID INDICATES THAT THERE IS A DIFFERENCE ON THE MARKET GRID, BUT MARKET DATA INDICATES THAT NO ADJUSTMENT IS WARRANTED.

MOST WEIGHT IS GIVEN TO COMPARABLE 1 DUE TO SIMILAR CONDITION AND SIMILAR APPEAL.

THE APPRAISER ADJUSTED \$75 PER LIVING SQ. FT., \$25 PER SQ. FT. OF BASEMENT AREA, \$5,000 PER 1/2 BATHROOM AND BEDROOM, \$10,000 PER FULL BATHROOM, AND \$5.00 PER SQ. FT. OF LOT (FOR OVER 1000 SQ. FT. DIFFERENCE)

COMPARABLES 2,4 AND 5 SUPERIOR CONDITION (-3% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLE 1.

COMPARABLES 3 AND 6 ARE SUPERIOR CONDITION (-5% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLE 1.

COMPARABLE 1 IS SUPERIOR BY MORE THAN 15% IN LIVING SQ. FT., BUT THE COMPARABLE WAS USED DUE TO BEING A SALE IN THE IMMEDIATE AREA AND IN SIMILAR CONDITION.

COMPARABLE 3 IS A DATED SALE, BUT WAS USED DUE TO BEING WITHOUT ON-SITE PARKING SIMILAR TO THE SUBJECT PROPERTY.

COMPARABLE 4 IS A DATED SALE OVER 6 MONTHS IN TIME, BUT THE COMPARABLE WAS USED DUE TO HAVING A SIMILAR HEAT SOURCE

COMPARABLE 5 INFERIOR LOCATION (+3% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 1-4 AND 6.

COMPARABLES 1,2, 6 AND 7 ARE NOT WITHIN 10 YEARS OF AGE OF THE SUBJECT PROPERTY BUT WERE USED DUE TO HAVING A FEATURE SIMILAR TO THE SUBJECT PROPERTY OR HAVING A FEATURE THAT IS USED BRACKET A FEATURE OF THE SUBJECT PROPERTY WITH THE OTHER COMPARABLES IN THIS APPRAISAL

ADJUSTMENTS WERE BASED ON CONVERSATIONS WITH LOCAL REALTORS AND PAIRED ANALYSIS. DOLLAR ADJUSTMENTS FOR FEATURE DIFFERENCES WERE DERIVED FROM MARKET EXTRACTION AND APPEAR REASONABLE AS SUPPORTED BY THE TIGHT RANGE OF ADJUSTED VALUES OF COMPARABLE DATA.

ALL COMPARABLES ARE CONSIDERED TO BE THE MOST SIMILAR AND APPROPRIATE IN DEVELOPING A MARKET VALUE FOR THE SUBJECT PROPERTY, BASED ON LOCATION, APPEAL AND COMMUNITY SERVICES.

THE SUBJECT PROPERTY WAS VALUED GREATER THAN THE PREVIOUS SALE IN 2009 DUE TO THE APPRECIATION OF REAL ESTATE VALUES IN THE AREA SINCE THE SALE.

ADDENDUM

Borrower: CATAMOUNT PROPERTIES 2018 LLC

File No.: 33988402

Property Address: 1027 W 13TH STREET

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State: CA

Zip: 90731

Lender: Wedgewood Inc

THE SUBJECT PROPERTY WAS VALUED LESS THAN THE PREDOMINATE VALUE IN THE NEIGHBORHOOD DUE TO HAVING LESSOR LIVING SQ. FT. FOR THE AREA.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: CATAMOUNT PROPERTIES 2018 LLC	File No.: 33988402
Property Address: 1027 W 13TH STREET	Case No.: LN#52861
City: SAN PEDRO	State: CA
Lender: Wedgewood Inc	Zip: 90731



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: March 13, 2023
Appraised Value: \$ 785,000



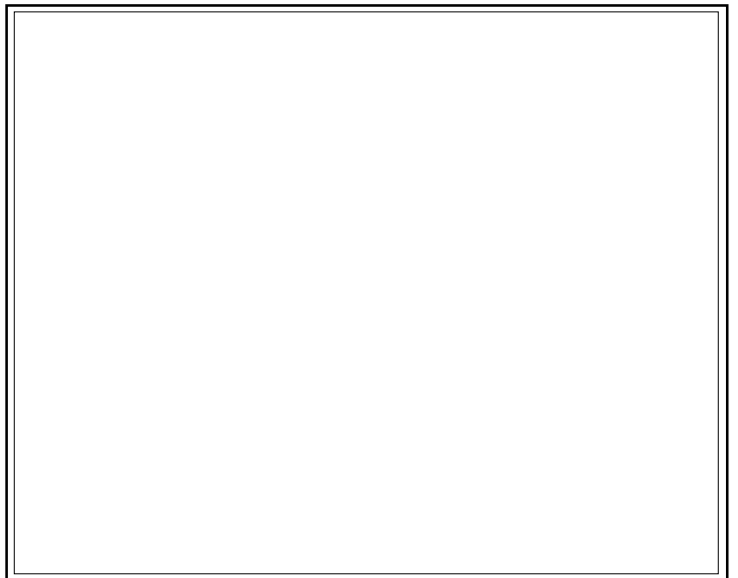
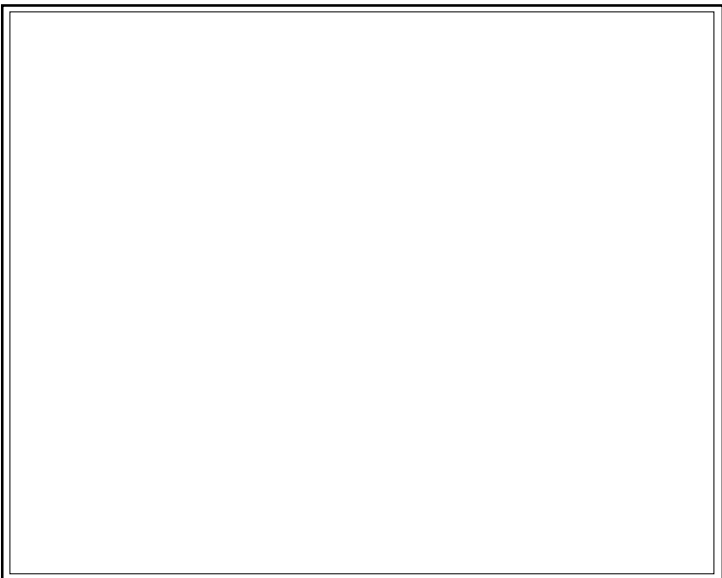
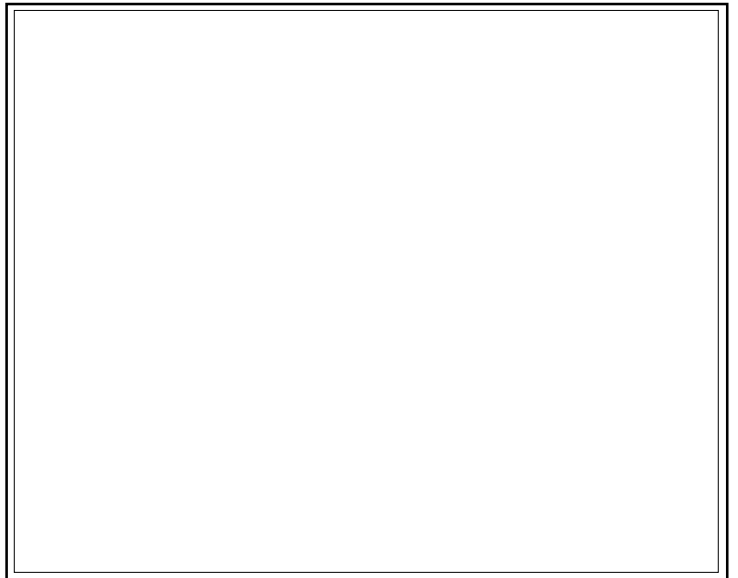
**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

SUBJECT PHOTOS

Borrower: CATAMOUNT PROPERTIES 2018 LLC	File No.: 33988402
Property Address: 1027 W 13TH STREET	Case No.: LN#52861
City: SAN PEDRO	State: CA
Lender: Wedgewood Inc	Zip: 90731



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: CATAMOUNT PROPERTIES 2018 LLC	File No.: 33988402	
Property Address: 1027 W 13TH STREET	Case No.: LN#52861	
City: SAN PEDRO	State: CA	Zip: 90731
Lender: Wedgewood Inc		



COMPARABLE SALE #1

1330 S Patton Ave
San Pedro, CA 90731
Sale Date: s10/22;c09/22
Sale Price: \$ 900,000



COMPARABLE SALE #2

1222 W 18th St
San Pedro, CA 90731
Sale Date: s03/23;c02/23
Sale Price: \$ 805,000



COMPARABLE SALE #3

772 W 18th St
San Pedro, CA 90731
Sale Date: s04/22;c04/22
Sale Price: \$ 850,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: CATAMOUNT PROPERTIES 2018 LLC	File No.: 33988402	
Property Address: 1027 W 13TH STREET	Case No.: LN#52861	
City: SAN PEDRO	State: CA	Zip: 90731
Lender: Wedgewood Inc		



COMPARABLE SALE #4

842 W 11th St
San Pedro, CA 90731
Sale Date: s08/22;c07/22
Sale Price: \$ 825,000



COMPARABLE SALE #5

1355 W 19th St
San Pedro, CA 90732
Sale Date: s02/23;c02/23
Sale Price: \$ 863,000



COMPARABLE SALE #6

1289 W 2nd St
San Pedro, CA 90732
Sale Date: s11/22;c09/22
Sale Price: \$ 880,000

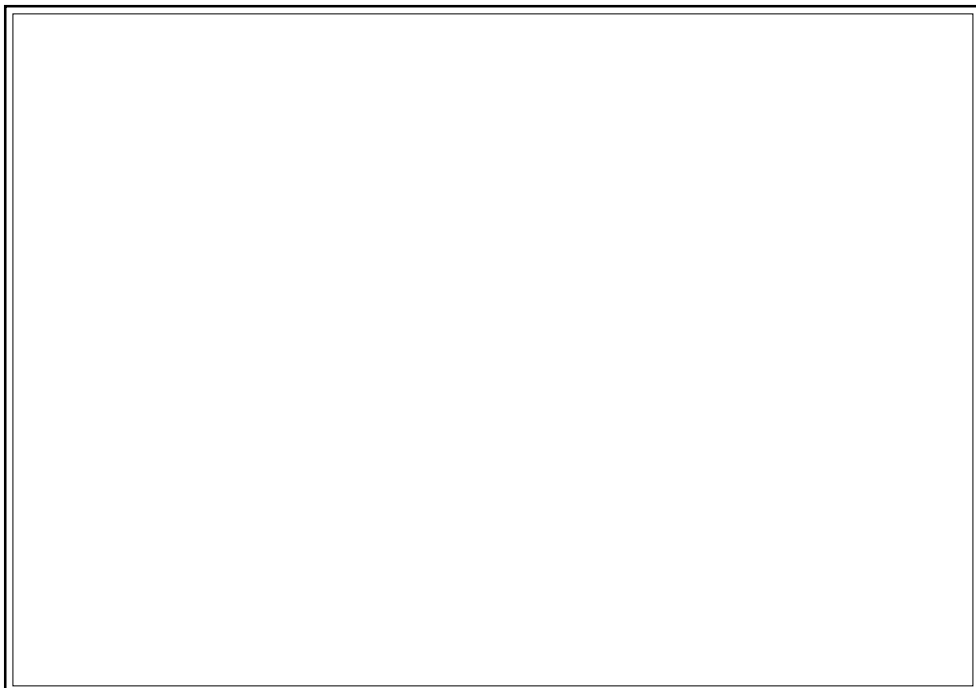
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: CATAMOUNT PROPERTIES 2018 LLC	File No.: 33988402	
Property Address: 1027 W 13TH STREET	Case No.: LN#52861	
City: SAN PEDRO	State: CA	Zip: 90731
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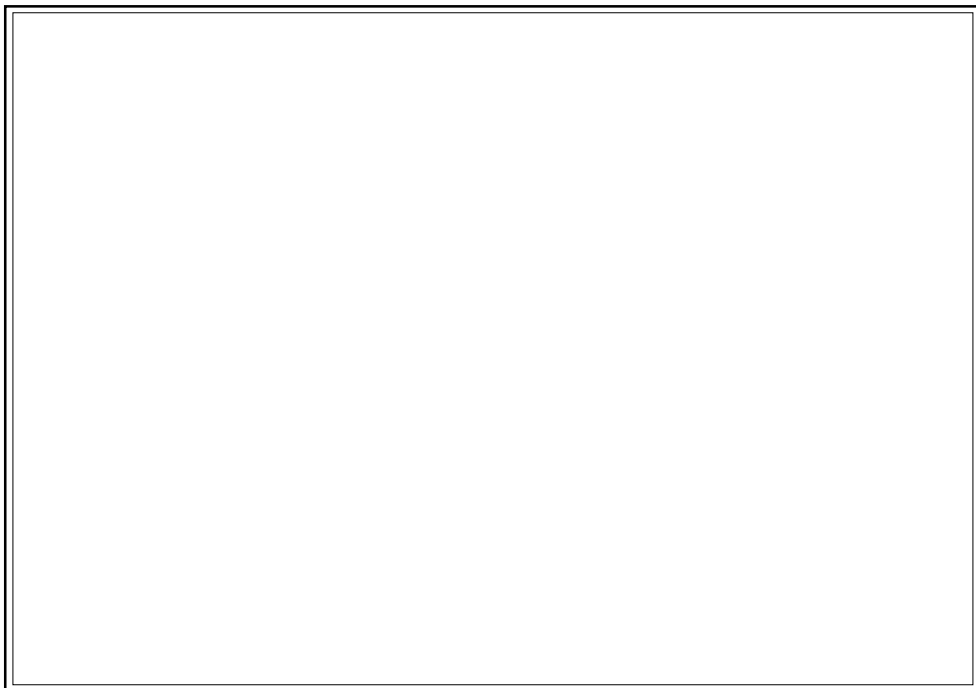
COMPARABLE SALE #7

773 W 8th St
San Pedro, CA 90731
Sale Date: c02/23
Sale Price: \$ 799,000



COMPARABLE SALE #8

Sale Date:
Sale Price: \$



COMPARABLE SALE #9

Sale Date:
Sale Price: \$

AERIAL MAP

Borrower: CATAMOUNT PROPERTIES 2018 LLC

File No.: 33988402

Property Address: 1027 W 13TH STREET

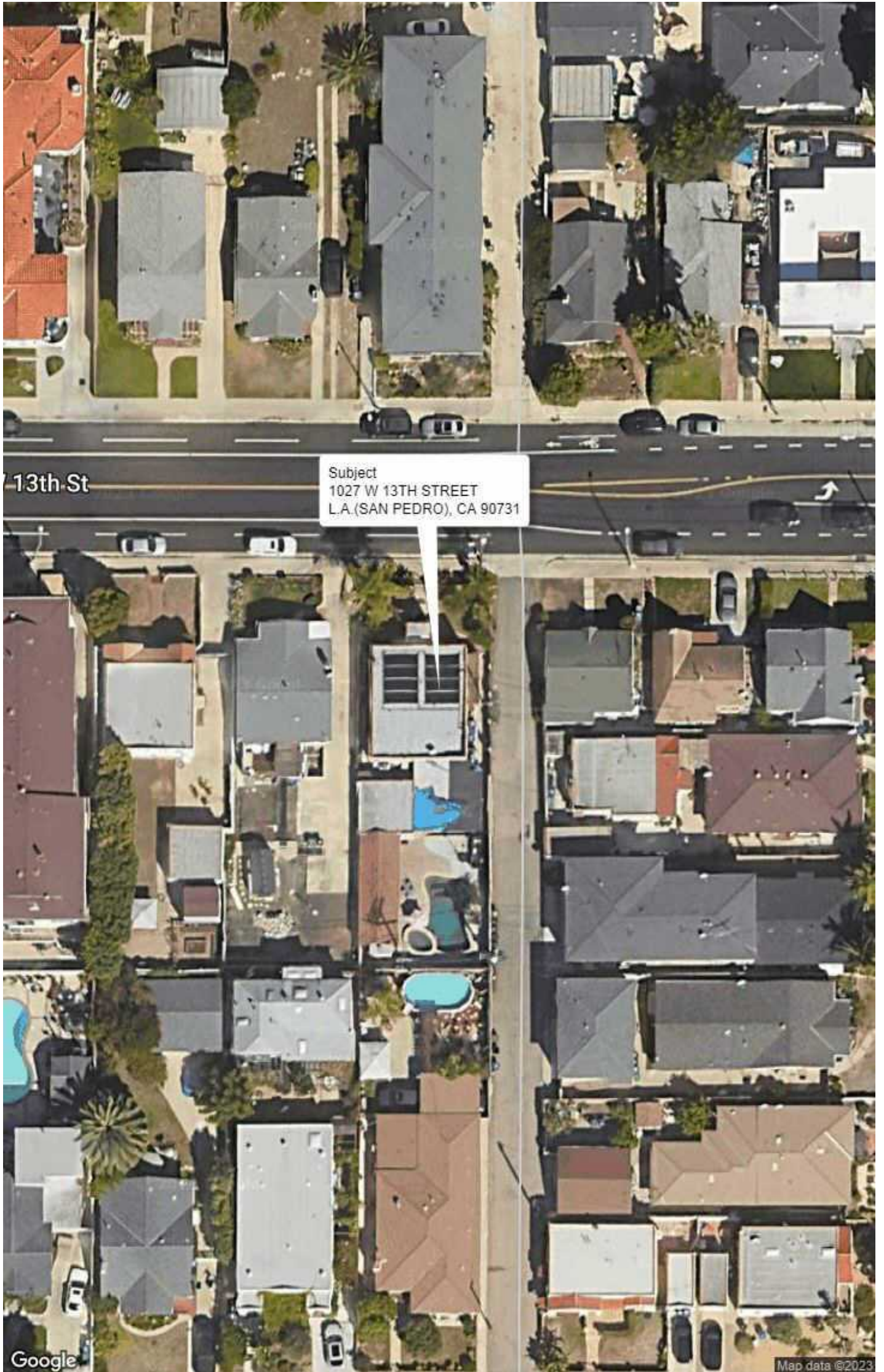
Case No.: LN#52861

City: SAN PEDRO

State: CA

Zip: 90731

Lender: Wedgewood Inc



13th St

Subject
1027 W 13TH STREET
L.A. (SAN PEDRO), CA 90731

Google

Map data ©2023

PLAT MAP

Borrower: CATAMOUNT PROPERTIES 2018 LLC

File No.: 33988402

Property Address: 1027 W 13TH STREET

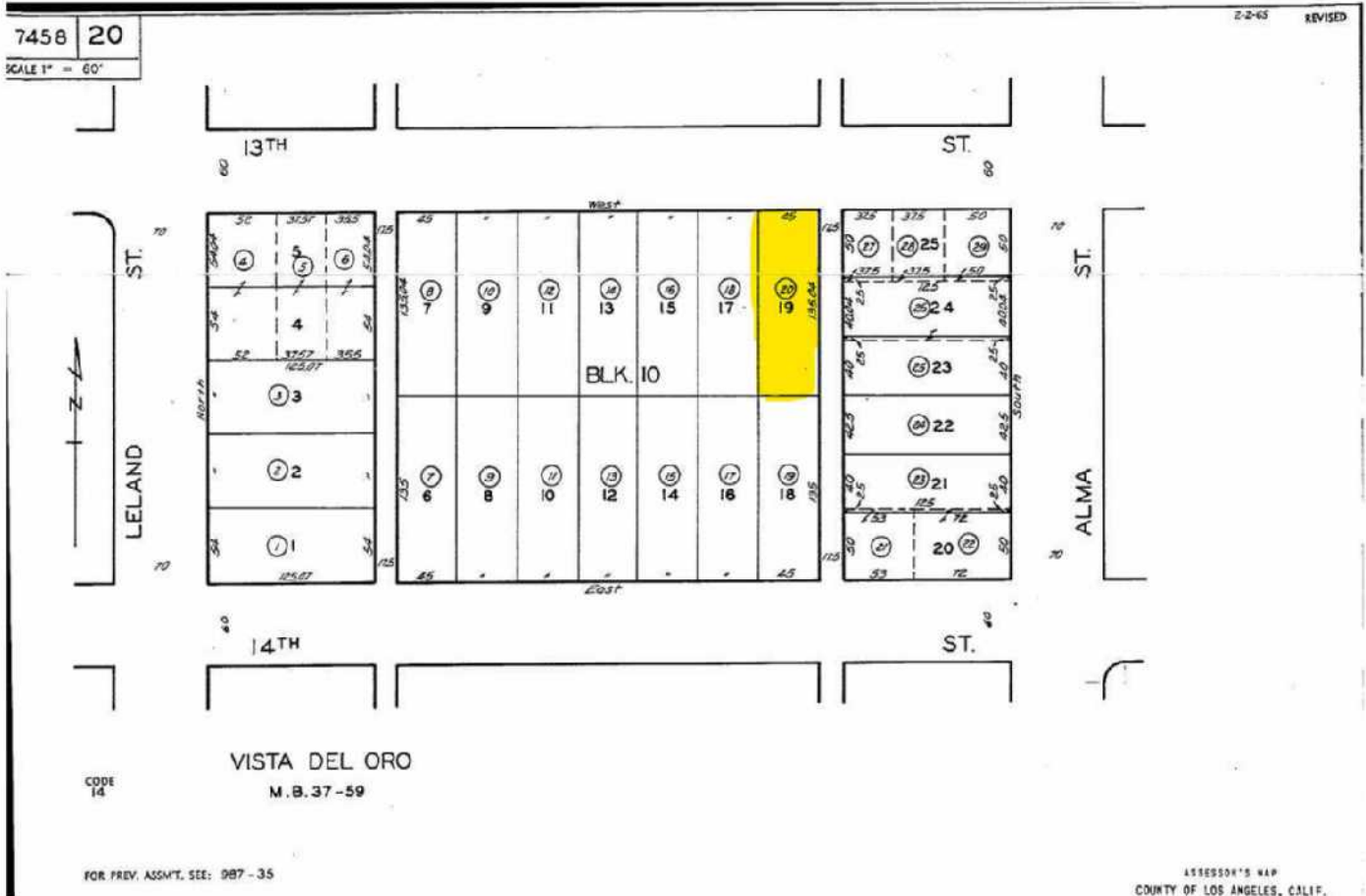
Case No.: LN#52861

City: SAN PEDRO

State: CA

Zip: 90731

Lender: Wedgewood Inc



FLOOD MAP

Borrower: CATAMOUNT PROPERTIES 2018 LLC

File No.: 33988402

Property Address: 1027 W 13TH STREET

Case No.: LN#52861

City: SAN PEDRO

State: CA

Zip: 90731

Lender: Wedgewood Inc



FLOOD INFORMATION

Community: City of Los Angeles

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 06037C2031G

Panel: 06037C2031

Zone: X

Map Date: 04-21-2021

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.

LOCATION MAP

Borrower: CATAMOUNT PROPERTIES 2018 LLC

File No.: 33988402

Property Address: 1027 W 13TH STREET

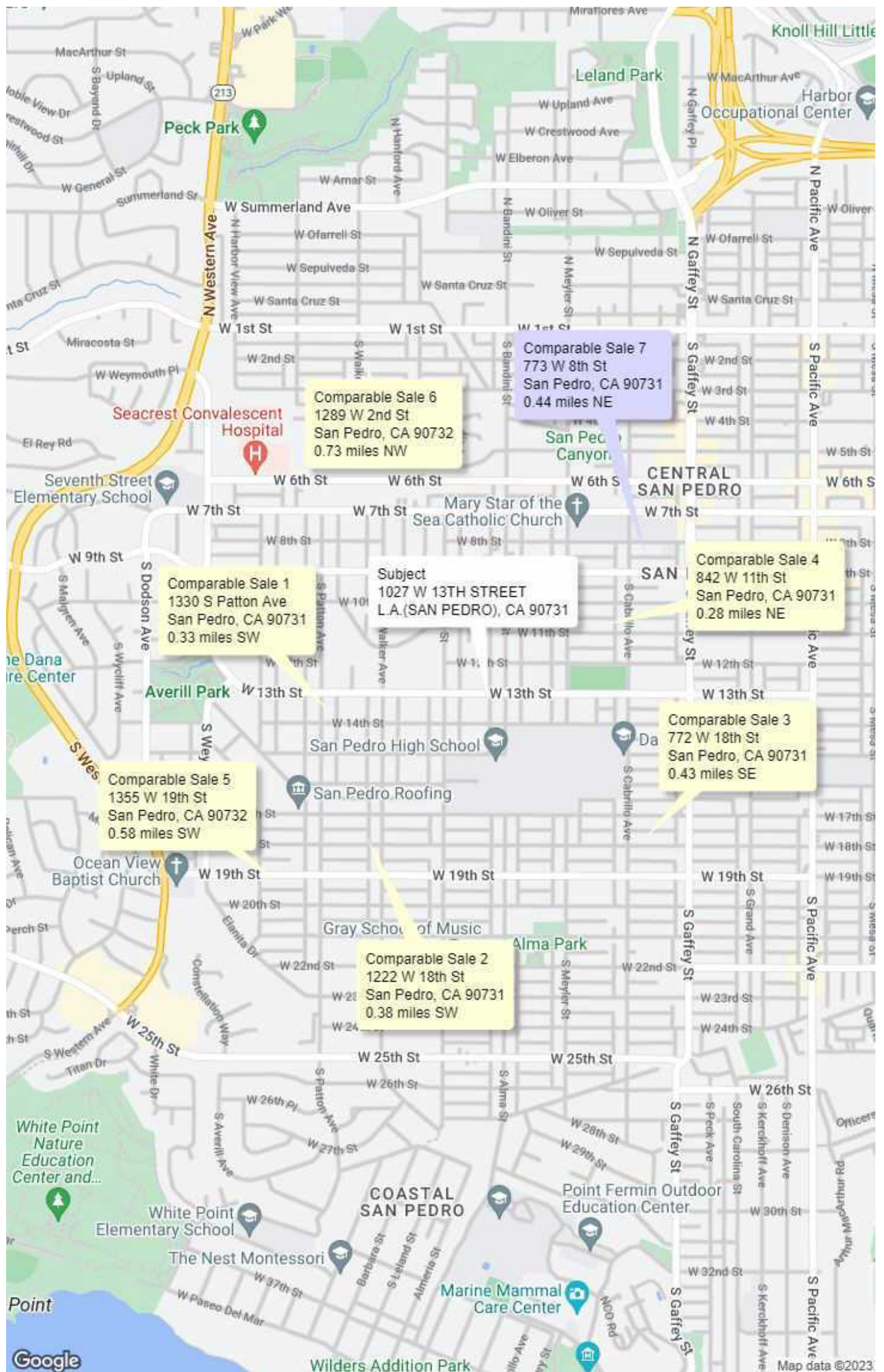
Case No.: LN#52861

City: SAN PEDRO

State: CA

Zip: 90731

Lender: Wedgewood Inc



Market Conditions Addendum to the Appraisal Report

LN#52861 File No. 33988402

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 1027 W 13TH STREET City SAN PEDRO State CA Zip Code 90731

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 table with columns for Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, and Overall Trend (Increasing, Stable, Declining). Rows include Total # of Comparable Sales (Settled), Absorption Rate, Total # of Comparable Active Listings, Months of Housing Supply, Median Sale & List Price, etc.

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). THE CRMLS MLS INDICATES THERE WERE 46 CLOSED SALES DURING THE PAST 12 MONTHS AND 25 OF THOSE SALES CONTAINED SELLER CONCESSIONS WHICH IS 54% OF THE TOTAL TRANSACTIONS IN THIS MARKET AREA. PRIOR MONTHS 7-12: 26 SALES; 12 WITH CONCESSIONS; 46% OF SALES FOR THIS PERIOD. 4-6: 13 SALES; 11 WITH CONCESSIONS; 85% OF SALES FOR THIS PERIOD. 0-3: 7 SALES; 2 WITH CONCESSIONS; 29% OF SALES FOR THIS PERIOD. THE CONCESSIONS RANGED BETWEEN \$1,250 AND \$23,316. THE MEDIAN CONCESSION AMOUNT IS \$10,000.

Are foreclosure sales (REO sales) a factor in the market? [] Yes [X] No If yes, explain (including the trends in listings and sales of foreclosed properties). THE DATA USED IN THE GRID ABOVE DOES NOT INDICATE THERE WERE ANY REO/SHORT SALES OR OTHER DISTRESSED PROPERTIES ASSOCIATED WITH THE REPORTED TRANSACTIONS. HOWEVER, THIS IS NOT A MANDATORY REPORTING FIELD FOR AGENTS AND THERE MAY BE SOME DISTRESSED SALES THAT WERE NOT REPORTED. IT IS BEYOND THE SCOPE OF THIS ASSIGNMENT TO CONFIRM EACH SALE USED IN THE MARKET CONDITIONS REPORT.

Cite data sources for above information. THE CRMLS MLS WAS THE DATA SOURCE USED TO COMPLETE THE MARKET CONDITIONS ADDENDUM. EFFECTIVE DATE: FRIDAY, MARCH 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. ABOVE SURVEY SHOWS, VALUES STABLE, DAYS ON MARKET STABLE, LIST PRICES STABLE.

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

Table for subject project data with columns for Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, and Overall Trend (Increasing, Stable, Declining). Rows include Total # of Comparable Sales (Settled), Absorption Rate, Total # of Active Comparable Listings, Months of Unit Supply.

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

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

APPRAISER

Signature David G. Grant
Name DAVID G. GRANT
Company Name DGG APPRAISALS
Company Address 28030 BRAIDWOOD DR, RPV, CA
RANCHO PALOS VERDES, CA 90275
State License/Certification # AR006971 State CA
Email Address DGGAPPRAISALS@OUTLOOK.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

USPAP ADDENDUM

LN#52861
File No. 33988402

Borrower: CATAMOUNT PROPERTIES 2018 LLC
Property Address: 1027 W 13TH STREET
City: SAN PEDRO County: LOS ANGELES State: CA Zip Code: 90731
Lender: Wedgewood Inc

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:
 Appraisal Report A written report prepared under Standards Rule 2-2(a).
 Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: UNDER 30 DAYS
DEFINITION OF EXPOSURE TIME: IN SHORT EXPOSURE TIME IS DEEMED TO EXPIRE AS OF THE EFFECTIVE DATE - IT EXAMINES THE TIME FRAME LEADING UP TO THE DATE OF VALUATION, LINKING THE VALUE ESTIMATE TO HOW LONG THE PROPERTY WOULD HAVE REQUIRED EXPOSURE IN ORDER TO SELL AT THE ESTIMATED MARKET VALUE. MARKETING TIME IS DISTINCT FROM EXPOSURE TIME BECAUSE IT IS DEEMED TO START AT THE EFFECTIVE DATE, LOOKING FORWARD IN TIME. IT IS A PREDICTION OF HOW LONG A PROPERTY WOULD REQUIRE EXPOSURE IN ORDER TO FIND A BUYER, UNDER EITHER TYPICAL OR PRESCRIBED CIRCUMSTANCES

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

Additional Comments

APPRAISER: Signature: David G. Grant
Name: DAVID G. GRANT
Date Signed: 03/13/2023
State Certification #: AR006971
or State License #: _____
or Other (describe): _____ State #: _____
State: CA
Expiration Date of Certification or License: 02/04/2025
Effective Date of Appraisal: 03/13/2023

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

PROPERTY DATA

Borrower: CATAMOUNT PROPERTIES 2018 LLC

File No.: 33988402

Property Address: 1027 W 13TH STREET

Case No.: LN#52861

City: SAN PEDRO

State: CA

Zip: 90731

Lender: Wedgewood Inc

1027 W 13th St, San Pedro, CA 90731-3907, Los Angeles County Auction

APN: 7458-020-020 CLIP: 8561791418



MLS Beds	3	MLS Full Baths	1	Half Baths	N/A	MLS Sale Price	\$265,000	MLS Sale Date	05/26/2009
MLS Sq Ft	1,216	Lot Sq Ft	6,079	Yr Built	1924	Type	SFR		

OWNER INFORMATION

Owner Name	Bojorquez Ambar	Tax Billing Zip	90731
Mail Owner Name	Ambar Bojorquez	Tax Billing Zip+4	3013
Tax Billing Address	814 W 7th St	Owner Occupied	No
Tax Billing City & State	San Pedro, CA		

LOCATION INFORMATION

Zip Code	90731	Comm College District Code	Los Angeles City
Carrier Route	C025	Census Tract	2969.01
Zoning	LARD1.5	Topography	Rolling/Hilly
School District	Los Angeles		

TAX INFORMATION

APN	7458-020-020	Lot	19
% Improved	30%	Block	10
Tax Area	14	Water Tax Dist	Central And W Basin
Legal Description	VISTA DEL ORO LOT 19		

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Assessed Value - Total	\$723,734	\$709,544	\$702,270
Assessed Value - Land	\$509,295	\$499,309	\$494,190
Assessed Value - Improved	\$214,439	\$210,235	\$208,080
YOY Assessed Change (\$)	\$14,190	\$7,274	
YOY Assessed Change (%)	2%	1.04%	

Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$8,760		
2021	\$8,674	-\$87	-0.99%
2022	\$8,779	\$106	1.22%

Special Assessment	Tax Amount
Laco Vectr Cntrl80	\$14.67
Safe Clean Water83	\$73.10
La Stormwater 21	\$21.02
Flood Control 62	\$26.37
City LI Maint 21	\$110.22
Rposd Measure A 83	\$20.67
Lacity Park Dist21	\$17.26
Trauma/Emerg Srv86	\$60.80
Total Of Special Assessments	\$344.11

CHARACTERISTICS

County Land Use	Single Family Resid	Sewer	Type Unknown
Universal Land Use	SFR	Heat Type	Heated
Lot Frontage	45	Garage Type	Parking Avail
Lot Depth	135	Parking Type	On Site
Lot Acres	0.1395	Parking Spaces	2
Lot Area	6,079	Roof Material	Roll Composition
Style	Conventional	Roof Shape	Flat
Building Sq Ft	1,216	Interior Wall	Plaster
Stories	1	Exterior	Stucco
Total Units	1	Floor Cover	Hardwood
Total Rooms	6	Foundation	Raised
Bedrooms	3	Pool	Pool

PROPERTY DATA

Borrower: CATAMOUNT PROPERTIES 2018 LLC

File No.: 33988402

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Lender: Wedgewood Inc

Total Baths	1
MLS Total Baths	1
Full Baths	1
Dining Rooms	1
Other Rooms	Dining Room

Year Built	1924
Effective Year Built	1924
Building Type	Type Unknown
# of Buildings	1

ESTIMATED VALUE			
RealAVM™	\$777,100	Confidence Score	70
RealAVM™ Range	\$697,100 - \$857,000	Forecast Standard Deviation	10
Value As Of	02/27/2023		

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

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

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

LAST MARKET SALE & SALES HISTORY

Recording Date	05/26/2009	Sale Type	Full
Sale Date	Tax: 03/27/2009 MLS: 05/26/2009	Deed Type	Grant Deed
Sale Price	\$265,000	Owner Name	Bojorquez Ambar
Price Per Square Feet	\$217.93	Seller	Greenpoint Mtg Funding Inc
Document Number	768827		

Recording Date	08/02/2017	06/21/2017	05/26/2009	05/29/2008	09/14/2004
Sale Date	07/26/2017	06/08/2017	03/27/2009	05/27/2008	07/30/2004
Sale Price			\$265,000	\$435,000	\$605,000
Nominal	Y	Y			
Buyer Name	Bojorquez Ambar	Pilato Vincent Living Trust	Pilato Vincent	Greenpoint Mtg Funding Inc	Oto Rodney A & Jana R H
Seller Name	Pilato Vincent Living Trust	Pilato Vincent	Greenpoint Mtg Funding Inc	Old Republic Default Mgmt	Plimmer Joel & Wanda J
Document Number	872843	686957	768827	943908	2355112
Document Type	Grant Deed	Grant Deed	Grant Deed	Trustee's Deed (Foreclosure)	Grant Deed

Recording Date	03/10/2000	12/14/1978	03/31/1978
Sale Date	03/08/2000		
Sale Price	\$225,000		
Nominal			
Buyer Name	Plimmer Joel & Wanda J	Short Catherine E	
Seller Name	Short Catherine E		
Document Number	365316	1388751	
Document Type	Grant Deed	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY

Mortgage Date	01/15/2013	03/28/2011	05/26/2009	09/14/2004	09/14/2004
Mortgage Amount	\$319,500	\$200,000	\$170,000	\$453,750	\$90,700
Mortgage Lender	First Ca Mtg Co	US Bk Na/Nd		Greenpoint Mtg Fndg	Greenpoint Mtg Fndg
Mortgage Code	Conventional	Conventional	Private Party Lender	Conventional	Conventional

Mortgage Date	04/15/2004	04/15/2004	05/27/2003
Mortgage Amount	\$32,700	\$330,500	\$61,000
Mortgage Lender	World Svgs Bk Fsb	World Svgs Bk Fsb	World Svgs Bk Fsb
Mortgage Code	Conventional	Conventional	Conventional

PROPERTY DATA

Borrower: CATAMOUNT PROPERTIES 2018 LLC

File No.: 33988402

Property Address: 1027 W 13TH STREET

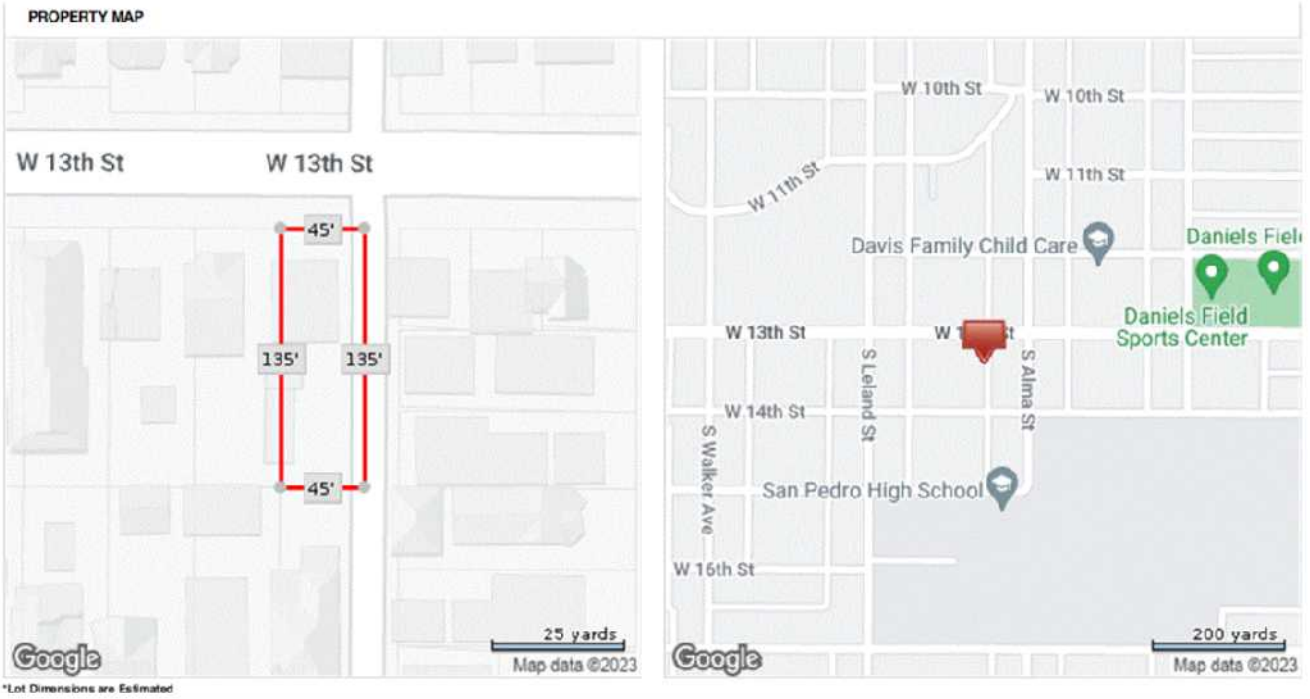
Case No.: LN#52861

City: SAN PEDRO

State: CA

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Lender: Wedgewood Inc



*Lot Dimensions are Estimated

SEARCH RESULTS

Borrower: CATAMOUNT PROPERTIES 2018 LLC	File No.: 33988402
Property Address: 1027 W 13TH STREET	Case No.: LN#52861
City: SAN PEDRO	State: CA Zip: 90731
Lender: Wedgewood Inc	

David Grant
 dggappraisals@outlook.com
 Office:
 State Lic: AR006971



Fannie Mae 1004MC Statistics Detail.

Prepared By: David Grant

Listings as of 03/10/23 at 1:41 pm

Property Type is 'Residential' Standard Status is one of 'Coming Soon', 'Active', 'Act Under Contract', 'Pending', 'Closed' Property Sub Type is 'Single Family Residence' MLS Area Major is '183 - Vista Del Oro' Status Price Change Timestamp is 03/01/2022+ Living Area is 900 to 2000

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
SB23030381	1376 W 14th Street	2	1	1,124	\$755.34	03/03/2023	3	\$849,000
CV22259412	1321 W 15th Street	2	1	904	\$951.33	12/23/2022	75	\$860,000
SB22260688	901 S Ellery Drive	2	2	1,150	\$781.74	01/10/2023	59	\$899,000
PW23015326	1123 W 23rd Street	3	3	1,690	\$547.34	01/27/2023	42	\$925,000
SB23028508	835 West 21st Street	3	2	1,862	\$631.04	11/28/2022	1	\$1,175,000

Active Under Contract

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
PW22256565	1543 W 14th Street	2	2	1,131	\$649.87	12/17/2022	82	\$735,000
SB23013963	1201 W 7th Street	2	1	1,092	\$801.28	01/25/2023	44	\$875,000
SB22255951	1720 W 9th Street	3	2	1,570	\$635.99	12/15/2022	84	\$998,500

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
SB22229403	961 W 2 1st Street	4	2	1,630	\$368.10	10/25/2022	12/14/2022	35	\$670,000	\$600,000	89.55
SB22094889	723 W 10th St	4	2	1,584	\$397.73	03/22/2022	10/31/2022	119	\$625,000	\$630,000	100.80
TR22169506	852 W 19th Street	2	1	925	\$702.70	08/01/2022	10/20/2022	21	\$700,000	\$650,000	92.86
SB22221832	743 S Leland Street	2	1	970	\$679.38	10/13/2022	11/18/2022	6	\$659,500	\$659,000	99.92
SB22040396	932 W 7th Street	3	2	1,385	\$479.42	03/03/2022	04/21/2022	2	\$679,000	\$664,000	97.79
SB22167906	935 W 12th Street	2	1	1,080	\$628.70	08/01/2022	09/02/2022	14	\$679,000	\$679,000	100.00
P1-6752	901 S Ellery Drive	2	1	1,150	\$660.87	09/20/2021	02/28/2022	71	\$699,000	\$760,000	108.73
OC22155922	1278 W 13th Street	2	2	1,051	\$725.02	07/15/2022	09/29/2022	46	\$790,000	\$762,000	96.46
SB22012364	1135 W 13th Street	3	2	1,675	\$459.70	01/20/2022	04/27/2022	68	\$750,000	\$770,000	102.67
PV22103693	1725 S Alma Street	2	1	950	\$831.58	05/16/2022	07/28/2022	31	\$795,000	\$790,000	99.37
SB22023519	923 S Cabrillo Avenue	3	2	1,529	\$523.22	04/14/2022	06/24/2022	31	\$800,000	\$800,000	100.00
SB22242880	1222 W 16th Street	2	2	1,155	\$696.97	10/05/2022	03/06/2023	82	\$790,000	\$805,000	101.90
PW21224549	1123 W 23rd Street	3	3	1,690	\$476.33	10/09/2021	04/05/2022	51	\$949,000	\$805,000	84.83
22223179	1409 S Trotwood Avenue	3	2	1,540	\$534.42	12/08/2022	02/17/2023	26	\$849,000	\$823,000	96.94
PV22163458	926 West 18th St	2	1	948	\$870.25	07/24/2022	10/05/2022	4	\$795,000	\$825,000	103.77
SB22148803	842 W 11th Street	3	2	1,403	\$588.03	07/15/2022	08/23/2022	11	\$849,000	\$825,000	97.17
PV22123712	2312 S Cabrillo Avenue	3	2	1,797	\$461.32	06/13/2022	07/28/2022	20	\$829,000	\$829,000	100.00
SB22048983	760 W 17th Street	2	1	1,219	\$689.09	03/22/2022	04/28/2022	12	\$789,000	\$840,000	106.46
OC22046985	772 W 18th Street	3	2	1,288	\$659.94	03/07/2022	04/27/2022	21	\$798,000	\$850,000	106.52
DW22244609	1355 W 19th Street	3	1	1,406	\$613.80	11/18/2022	02/22/2023	61	\$895,000	\$863,000	96.42
SB22097490	852 W 12th St	3	2	1,445	\$598.61	03/14/2022	07/12/2022	25	\$879,000	\$864,985	98.41
SB22192621	1931 S Alma Street	3	2	1,194	\$725.29	09/13/2022	11/15/2022	24	\$849,000	\$866,000	102.00
SB22198029	1330 S Patton Avenue	3	2	1,891	\$475.94	09/19/2022	10/28/2022	10	\$899,000	\$900,000	100.11
SB22086594	1805 S Leland Street	2	1	1,206	\$752.90	04/27/2022	06/22/2022	26	\$888,000	\$908,000	102.25
IG22192251	1278 W 25th Street	3	2	1,592	\$571.61	08/31/2022	12/20/2022	59	\$949,900	\$910,000	95.80
EV22086677	1128 W 18th Street	3	2	1,696	\$539.50	04/27/2022	06/22/2022	13	\$945,000	\$915,000	96.83
SB22204506	1325 W 20th Street	3	2	1,364	\$676.69	09/23/2022	11/02/2022	13	\$934,900	\$923,000	98.73
SB22164168	1813 S Leland Street	2	2	1,512	\$618.39	08/05/2022	09/23/2022	15	\$949,000	\$935,000	98.52
SB22031701	1924 S Averil Avenue	3	2	1,310	\$732.82	02/19/2022	03/11/2022	2	\$929,000	\$960,000	103.34

Data is deemed reliable, but has not been verified by CRMLS and is not guaranteed. Appraisers should perform their own analysis of the data, and this report shall not replace the technical steps required of an Appraiser completing Form 1004MC.

SEARCH RESULTS

Borrower: CATAMOUNT PROPERTIES 2018 LLC	File No.: 33988402
Property Address: 1027 W 13TH STREET	Case No.: LN#52861
City: SAN PEDRO	State: CA
Lender: Wedgewood Inc	Zip: 90731

David Grant
 dggappraisals@outlook.com
 Office:
 State Lic: AR006971

Fannie Mae 1004MC Statistics Detail.

Prepared By: David Grant Listings as of 03/10/23 at 1:41 pm

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price	DOM	List Price	DOM	List Price
SB22207380	1321 S Trotwood Avenue	2	2	1,292	\$749.23	09/23/2022	11/01/2022	11	\$968,000	\$968,000	100.00	
SB22079201	1357 W 22 Street	3	2	1,388	\$698.85	04/19/2022	05/20/2022	9	\$910,000	\$970,000	106.59	
PW22166683	1285 W 21st Street	3	2	1,504	\$661.57	07/28/2022	03/01/2022	0	\$959,000	\$995,000	103.75	
WS22245974	866 W 21st	3	2	1,756	\$569.48	11/23/2022	01/19/2023	19	\$1,050,000	\$1,000,000	95.24	
SB22074326	1073 W 17th Street	3	1	1,242	\$820.45	04/13/2022	05/31/2022	8	\$960,000	\$1,019,000	106.15	
PV22053730	1146 W 17th Street	4	2	1,828	\$557.99	07/11/2021	06/15/2022	48	\$999,000	\$1,020,000	102.10	
PW22032184	1350 W 15th Street	2	1	1,028	\$1,021.40	02/17/2022	03/23/2022	4	\$950,000	\$1,050,000	110.53	
PV22045868	1368 W 19th Street	3	2	1,560	\$679.49	02/21/2022	05/06/2022	32	\$960,000	\$1,060,000	110.42	
PV22192672	1327 S Meyler Street	3	2	1,540	\$700.00	09/21/2022	11/10/2022	21	\$1,078,000	\$1,078,000	100.00	
SB22092114	737 Oro Terrace	4	2	1,539	\$730.99	05/06/2022	08/16/2022	70	\$1,025,000	\$1,125,000	109.76	
SB22087629	1225 W 11th Street	3	2	1,404	\$801.28	07/26/2022	09/29/2022	32	\$1,099,000	\$1,125,000	102.37	
SB22138098	734 W 23rd Street	3	2	1,763	\$652.30	06/29/2022	08/05/2022	11	\$1,150,000	\$1,150,000	100.00	
TR22243689	1315 W 22nd Street	4	2	1,910	\$607.33	11/17/2022	12/23/2022	14	\$1,150,000	\$1,160,000	100.87	
SB22210069	732 S Alma Street	2	1	1,300	\$923.08	09/27/2022	11/23/2022	12	\$1,239,000	\$1,200,000	96.85	
PW22111875	2017 S Meyler Street	3	2	1,332	\$909.16	05/25/2022	06/14/2022	1	\$995,000	\$1,211,000	121.71	
SB22077042	1403 S Dodson Avenue	3	2	1,390	\$924.46	04/20/2022	06/01/2022	4	\$1,050,000	\$1,285,000	122.38	
SB22059453	729 W 23rd Street	4	2	1,716	\$761.66	03/25/2022	05/20/2022	6	\$1,200,000	\$1,307,000	108.92	
PW22135026	1328 W 15th Street	3	4	1,900	\$750.00	06/21/2022	08/02/2022	10	\$1,299,000	\$1,425,000	109.70	

Pending

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
PV23021030	967 W 2 1st Street	3	1	1,292	\$610.68	02/12/2023	9	\$789,000
PW23000889	773 W 8th Street	3	2	1,154	\$692.37	01/03/2023	41	\$799,000
OC23014598	1185 W 21st Street	3	1	1,322	\$639.18	01/26/2023	34	\$845,000
SB23019907	1202 S Trotwood Avenue	3	2	1,342	\$715.28	02/04/2023	5	\$959,900

Inventory Analysis	Prior 7-12 Months (03/10/2022-09/07/2022)	Prior 4-6 Months (09/08/2022-12/08/2022)	Current - 3 Months (12/09/2022-03/10/2023)
Total # of Comparable Sales (Settled)	26	13	7
Absorption Rate (Total Sales/Months)	4.33	4.33	2.33
Total # of Comparable Active Listings	1	4	8
Months of Housing Supply (Lst/Ab. Rate)	0.23	0.92	3.43
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$937,500	\$900,000	\$863,000
Median Comparable Sales DOM	13	15	35
Median Comparable List Price (Listings Only)	\$949,900	\$972,500	\$867,500
Median Comparable Listings DOM (Listings Only)	59	40	38
Median Sale Price / Median List Price %	100.05%	100.11%	96.42%

**The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.*

Data is deemed reliable, but has not been verified by CRMLS and is not guaranteed. Appraisers should perform their own analysis of the data, and this report shall not replace the technical steps required of an Appraiser completing Form 1004MC.

Borrower: CATAMOUNT PROPERTIES 2018 LLC

File No.: 33988402

Property Address: 1027 W 13TH STREET

Case No.: LN#52861

City: SAN PEDRO

State: CA

Zip: 90731

Lender: Wedgewood Inc

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

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

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

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-2AX-1011746 **Renewal of:** PRA-2AX-1003926

1. Named Insured: David G Grant

2. Address: 28030 Braidwood Dr
Rancho Palos Verdes, CA 90275

3. Policy Period: **From:** August 2, 2022 **To:** August 2, 2023

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

4. Limit of Liability	Each Claim	Policy Aggregate
Damages Limit of Liability	A. \$1,000,000	B. \$2,000,000
Claims Expense Limit of Liability	C. \$1,000,000	D. \$2,000,000

5. Deductible (Inclusive of Claims Expenses):

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

6. Policy Premium: \$774.00 **State Taxes/Surcharges:** \$0.00

7. Retroactive Date: August 2, 2020

8. Notice to Company: Notice of a **Claim** or Potential **Claim** should be sent to:

Hudson Insurance Group
100 William Street, 5th Floor
New York, NY 10038
Fax: 646-216-3786
Email: HUDSONCLAIMS300@HUDSONINSGROUP.COM

9. A. Program Administrator: Riverton Insurance Agency Corp.

B. Agent/Broker: OREP Insurance Services, LLC
(888) 347-5273

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

A handwritten signature in cursive script, appearing to read 'Christy L. Gallo'.

President

A handwritten signature in cursive script, appearing to read 'Dina Dastgir'.

Secretary

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



David G. Grant

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 006971

Effective Date: February 5, 2023
Date Expires: February 4, 2025

Angela Jemmot
 Angela Jemmot, Bureau Chief, BREA

3069531

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