

**APPRAISAL OF**



Condominium Unit

**LOCATED AT:**

2743 Gough St Unit 3  
San Francisco, CA 94123

**FOR:**

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

**BORROWER:**

Redwood Holdings LLC

**AS OF:**

March 17, 2023

**BY:**

Irina Kurtsevaya

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

File Number: 34025772

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

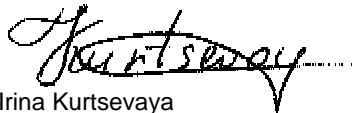
2743 Gough St Unit 3  
San Francisco, CA 94123

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 17, 2023 is:

\$1,600,000  
One Million Six Hundred 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.



Irina Kurtsevaya

# Exterior-Only Inspection Individual Condominium Unit Appraisal Report

File No. 34025772

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	2743 Gough St	Unit #	3	City	San Francisco	State	CA	Zip Code	94123
Borrower	Redwood Holdings LLC	Owner of Public Record	Jackson Thomas R	County	San Francisco				
Legal Description	Tract 2743 Gough Unit 3 Block 529 Lot 88								
Assessor's Parcel #	0529-088	Tax Year	2022	R.E. Taxes \$	19,831				
Project Name	2743 Gough St	Phase #	1	Map Reference	C001	Census Tract	0130.01		
Occupant	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$	0	HOA \$	615	<input type="checkbox"/> per year <input checked="" 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). According to SFARMLS records and an owner interview there have been no offerings of the subject within the prior 12 months.									

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			Condominium Unit Housing Trends			Condominium Housing		Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban <input 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	15 %		
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	1,000 Low	1	Multi-Family	0 %		
Neighborhood Boundaries	Lombard St in the North, Van Ness Avenue in the East, California St in the South, Park Presidio in the West bound the subject market area.			2,500 High	123	Commercial	0 %		
Neighborhood Description	Urban residential environment composed of average and good quality wood frame SFRs, apartments and condominiums. Supporting facilities are within 1 mile radius. Traffic corridors and employment centers are within reasonable proximity. Downtown employment is within 5 minute drive.			1,600 Pred.	85	Other	%		

Market Conditions (including support for the above conclusions) The current typical exposure time of under 3 months. Foreclosure and FHA financing are fairly rare. Conventional financing at market rates is prevalent. Professional singles and small families are the typical investors. See 1004mc addendum.

Topography	Predominantly level	Size	2502 sq.ft.	Density	3units/0.0574ac=52	View	B;Wtr;CtySky	
Specific Zoning Classification	RH3	Zoning Description	Residential /3 dwelling units per lot					
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming – Do the zoning regulations permit rebuilding to current density? <input type="checkbox"/> Yes <input type="checkbox"/> No							
	<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. Given subject's zoning and physical characteristics it's current use is the highest and best use.								
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private	
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	0602980116A	FEMA Map Date	03/23/2021	
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. The subject's project site characteristics are typical of condominium projects in the area. No adverse site factors or conditions likely to cause damage observed. Assume typical condominium easements. The complex has adequate frontage, set back, ingress and egress. Adequate degree of conformity. San Francisco does not participate in the FEMA emergency flood map program.								

Data source(s) for project information Realist public records, SFARMLS, inspection.							
Project Description <input type="checkbox"/> Detached <input type="checkbox"/> Row or Townhouse <input type="checkbox"/> Garden <input type="checkbox"/> Mid-Rise <input type="checkbox"/> High-Rise <input checked="" type="checkbox"/> Other (describe) Low-Rise							
General Description	General Description	Subject Phase	If Project Completed		If Project Incomplete		
# of Stories	3	Exterior Walls	Stucco	# of Units	3	# of Phases	1
# of Elevators	0	Roof Surface	Tar&Gravel	# of Units Completed	3	# of Units	3
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	Total # Parking	3	# of Units For Sale	0	# of Units for Sale	0	# of Units for Sale
<input type="checkbox"/> Under Construction	Ratio (spaces/units)	1	# of Units Sold	3	# of Units Sold	3	# of Units Sold
Year Built	1988	Type	garage	# of Units Rented	0	# of Units Rented	0
Effective Age	20	Guest Parking	0	# of Owner Occupied Units	3	# of Owner Occupied Units	3
Project Primary Occupancy	<input checked="" type="checkbox"/> Principal Residence <input type="checkbox"/> Second Home or Recreational <input type="checkbox"/> Tenant						
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Management Group – <input checked="" type="checkbox"/> Homeowners' Association <input type="checkbox"/> Developer <input type="checkbox"/> Management Agent – Provide name of management company. 2743 Gough St HOA							
Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe Since there is only 3 units each homeowner owns 33.3% of the total number of units.							
Was the project created by the conversion of an existing building(s) into a condominium? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the original use and the date of conversion. Subject project, originally a small income property, was converted into condominiums in 1986.							
Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Is there any commercial space in the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe and indicate the overall percentage of the commercial space.							

# Exterior-Only Inspection Individual Condominium Unit Appraisal Report

File No. 34025772

PROJECT INFORMATION	Describe the condition of the project and quality of construction. <u>Inspection revealed good construction quality and well maintained condition. The market appeal is good.</u>																												
	Describe the common elements and recreational facilities. <u>Entry stairs, garage.</u>																												
	Are any common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe the rental terms and options. _____																												
	Is the project subject to a ground rent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, \$ _____ per year (describe terms and conditions) _____																												
PROJECT ANALYSIS	Are the parking facilities adequate for the project size and type? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe and comment on the effect on value and marketability. <u>Parking facilities are adequate for the project size and type.</u>																												
	I <input type="checkbox"/> did <input checked="" type="checkbox"/> did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. <u>Condominium documents were not provided for review. Appraiser is unaware of any on-going litigation in the subject's development.</u>																												
	Are there any other fees (other than regular HOA charges) for the use of the project facilities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, report the charges and describe. _____																												
	Compared to other competitive projects of similar quality and design, the subject unit charge appears <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low If High or Low, describe. _____																												
UNIT IMPROVEMENTS	Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe and explain the effect on value and marketability. _____																												
	Unit Charge \$ <u>615.00</u> per month X 12 = \$ <u>7,380</u> per year Annual assessment charge per year per square feet of gross living area = \$ <u>6.71</u>																												
	Utilities included in the unit monthly assessment <input type="checkbox"/> None <input type="checkbox"/> Heat <input type="checkbox"/> Air Conditioning <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Cable <input type="checkbox"/> Other																												
	Source(s) Used for Physical Characteristics of Property <input checked="" 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) <u>Zillow.com</u> Data Source for Gross Living Area <u>Public records(NDCdata; Realist)</u>																												
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:25%;">General Description</th> <th style="width:25%;">Amenities</th> <th style="width:25%;">Appliances</th> <th style="width:25%;">Car Storage</th> </tr> </thead> <tbody> <tr> <td>Floor # <u>3</u></td> <td><input checked="" type="checkbox"/> Fireplace(s) # <u>1</u></td> <td><input type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> None</td> </tr> <tr> <td># of Levels <u>1</u></td> <td><input type="checkbox"/> Woodstove(s) # <u>0</u></td> <td><input checked="" type="checkbox"/> Range/Oven</td> <td><input checked="" type="checkbox"/> Garage <input type="checkbox"/> Covered <input type="checkbox"/> Open</td> </tr> <tr> <td>Heating Type <u>FWA</u> Fuel <u>gas</u></td> <td><input checked="" type="checkbox"/> Deck/Patio <u>Deck</u></td> <td><input checked="" type="checkbox"/> Disp <input type="checkbox"/> Microwave</td> <td># of Cars <u>1</u></td> </tr> <tr> <td><input type="checkbox"/> Central AC <input type="checkbox"/> Individual AC</td> <td><input checked="" type="checkbox"/> Porch/Balcony <u>Balcony</u></td> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Assigned <input checked="" type="checkbox"/> Owned</td> </tr> <tr> <td><input checked="" type="checkbox"/> Other (describe) <u>none</u></td> <td><input type="checkbox"/> Other <u>none</u></td> <td><input type="checkbox"/> Washer/Dryer</td> <td>Parking Space # <u>n/a</u></td> </tr> </tbody> </table>					General Description	Amenities	Appliances	Car Storage	Floor # <u>3</u>	<input checked="" type="checkbox"/> Fireplace(s) # <u>1</u>	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> None	# of Levels <u>1</u>	<input type="checkbox"/> Woodstove(s) # <u>0</u>	<input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Covered <input type="checkbox"/> Open	Heating Type <u>FWA</u> Fuel <u>gas</u>	<input checked="" type="checkbox"/> Deck/Patio <u>Deck</u>	<input checked="" type="checkbox"/> Disp <input type="checkbox"/> Microwave	# of Cars <u>1</u>	<input type="checkbox"/> Central AC <input type="checkbox"/> Individual AC	<input checked="" type="checkbox"/> Porch/Balcony <u>Balcony</u>	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Assigned <input checked="" type="checkbox"/> Owned	<input checked="" type="checkbox"/> Other (describe) <u>none</u>	<input type="checkbox"/> Other <u>none</u>	<input type="checkbox"/> Washer/Dryer	Parking Space # <u>n/a</u>	
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Finished area <u>above</u> grade contains: <u>5</u> Rooms <u>2</u> Bedrooms <u>2.0</u> Bath(s) <u>1,100</u> Square Feet of Gross Living Area Above Grade																													
Are the heating and cooling for the individual units separately metered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe and comment on compatibility to other projects in the market area.																													
Additional features (special energy efficient items, etc.). <u>The subject's floorplan, equipment and amenities are functional. Double pane windows. Private deck. Front balcony.</u>																													
Describe the condition of the property (including apparent needed repairs, deterioration, renovations, remodeling, etc.). <u>C3:Appraiser did not inspect the interior of the subject and cannot rely on 3rd parties for information to determine the interior condition of the property. No structural deficiencies were noted during exterior inspection. Subject appears to be in average condition. The preparer assumes the interior condition of the improvements to be the same as the exterior condition of the property unless otherwise noted in the report. If the assumptions are found to be incorrect it may alter the results of the report.</u>																													
Are there any 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. <u>The subject's design, quality and use conform to the neighborhood.</u>																													
PRIOR SALE HISTORY	I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____																												
	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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) <u>SFARMLS/Realist</u>																												
	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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) <u>SFARMLS/Realist</u>																													
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).																													
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Analysis of prior sale or transfer history of the subject property and comparable sales <u>The transaction in the subject on 02/15/2023 is Foreclosure; \$894,393 of final judgement amount does not affect the market condition in the area. Notice of trustee's sale on 02/08/2023 final judgement amount \$166,500 Doc#10145. Notice of default on 11/14/2022; default amount \$80,937 Doc#101692. Notice of default on 10/28/2022; default amount \$10,947 Doc#98630. MLS data and public records were used as sources of information. No other prior sale history in comparables in the past 12 months, unless noted above.</u>																													

# Exterior-Only Inspection Individual Condominium Unit Appraisal Report

File No. 34025772

There are **3** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **1,299,000** to \$ **1,799,000**  
 There are **27** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **1,300,000** to \$ **1,800,000**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address and Unit #	2743 Gough St 3, San Francisco, CA 94123	2295 Vallejo St 310, San Francisco, CA 94123		1900 Steiner St B, San Francisco, CA 94115		1541 Filbert St 1, San Francisco, CA 94123	
Project Name and Phase	2743 Gough St 1	Pacific Heights Place 1		1900 Steiner St 1		1541 Filbert St 1	
Proximity to Subject		0.46 miles SW		0.90 miles SW		0.15 miles NE	
Sale Price	\$	\$ 1,600,000		\$ 1,600,000		\$ 1,550,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 1350.21 sq. ft.		\$ 1069.52 sq. ft.		\$ 1328.19 sq. ft.	
Data Source(s)		SFMLS #422701861;DOM 44		SFMLS #423716679;DOM 16		SFMLS #422684556;DOM 11	
Verification Source(s)		Doc#10984; LP\$1,650,000		Doc#17784; LP\$1595,000		Doc#79674; LP\$1475,000	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s02/23;c02/23		s03/23;c03/23		s08/22;c08/22	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
HOA Mo. Assessment	\$615	\$897	0	\$442	0	\$441	0
Common Elements and Rec. Facilities	Hallways, garage	Hallways, garage		Hallways, garage		Hallways, BBQ garage	0
Floor Location	3	3		2	0	1	0
View	B;Wtr;CtySky	B;Wtr;CtySky		N;Res;	100,000	N;Res;	100,000
Design (Style)	O1L;Edwardian	MR1L;Contemp	0	O1L;Edwardian		O1L;Edwardian	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	35	48	0	33	0	61	7,000
Condition	C3	C3		C3		C3	
Above Grade Room Count	Total Bdrms. Baths 5 2 2.0	Total Bdrms. Baths 5 2 2.0		Total Bdrms. Baths 5 2 2.0		Total Bdrms. Baths 5 3 2.0	-50,000
Gross Living Area	75.00 1,100 sq. ft.	1,185 sq. ft.	0	1,496 sq. ft.	-30,000	1,167 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	FWA none	FWA none		FWA none		FWA none	
Energy Efficient Items	None	None		None		None	
Garage/Carport	1g	1g		1g		1g	
Porch/Patio/Deck	Deck/Balcony	Deck/Patio	0	None	20,000	None	20,000
Fireplace	1 Fireplace	1 Fireplace		1 Fireplace		None	5,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 90,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 82,000
Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 0.0%	\$ 1,600,000	Net Adj. 5.6% Gross Adj. 9.4%	\$ 1,690,000	Net Adj. 5.3% Gross Adj. 11.7%	\$ 1,632,000

**SALES COMPARISON APPROACH**  
 Summary of Sales Comparison Approach: Comparable sales from the subject's 3 unit project are not available within 24 months. Comparable 1 is the most recent sale similar in GLA and assigned the most weight in this analysis. Comparable 3 is a dated sale, located in the immediate subject area, from a period of similar market conditions, used because of scarcity of comparables. Time adjustments could not be supported. Comparable 2 is located in the competing Pacific Heights area - location adjustment is not needed. Comparable 2 is used to bracket the subject's age.

Indicated Value by Sales Comparison Approach \$ **1,600,000**

**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) \_\_\_\_\_

Indicated Value by: Sales Comparison Approach \$ **1,600,000** Income Approach (if developed) \$ **0**  
 The sales comparison approach is used because it provides the best indicator of value for this type of property. The cost approach is not performed because it is considered unreliable in valuation of individual condominium units which are part of common interest development. Income approach is not a reliable indicator of value because of scarcity of rental data on condominium sales and because an accurate gross rental multiplier could not be derived. Condominiums are not typically purchased for income producing purposes in this locale.

**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: **Interior inspection was not included in the scope of work. This appraisal report is for use of client/assignee only.**  
 Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **1,600,000** as of **03/17/2023**, which is the date of inspection and the effective date of this appraisal.

Exterior-Only Inspection Individual Condominium Unit Appraisal Report

File No. 34025772

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address and Unit #	2743 Gough St 3, San Francisco, CA 94123	3113 Buchanan St -, San Francisco, CA 94123		2919 Pacific Ave 10, San Francisco, CA 94115		2920 Buchanan St 3, San Francisco, CA 94123	
Project Name and Phase	2743 Gough St Phase 1	3107-3117 Buchanan St 1		2919 Pacific Ave 1		2920 Buchanan St 1	
Proximity to Subject		0.27 miles SW		0.98 miles SW		0.25 miles SW	
Sale Price	\$		\$ 1,340,000		\$ 1,575,000		\$ 1,650,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 1384.30 sq. ft.		\$ 1368.38 sq. ft.		\$ 919.22 sq. ft.	
Data Source(s)		SFMLS#422691031;DOM 21		SFMLS #423719687;DOM 42		SFMLS #423718094;DOM 46	
Verification Source(s)		Doc#93366; LP\$1375,000		agent (415) 601-2227; LP\$1,575,000		agent (415) 531-9626; LP\$1650,000	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		Listing ;0		Listing ;0	
Date of Sale/Time		s10/22;c10/22		c02/23		Active	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
HOA Mo. Assessment	\$615	\$271	0	\$959	0	\$635	0
Common Elements and Rec. Facilities	Hallways, garage	Hallways, garage		Hallways, garage		Hallways, garage	
Floor Location	3	3		3		2-3	0
View	B;Wtr;CtySky	N;Res;	100,000	N;Res;	100,000	B;Wtr;CtySky	
Design (Style)	O1L;Edwardian	O1L;Edwardian		O1L;Edwardian		O2L;Edwardian	0
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	35	118	21,000	118	21,000	59	6,000
Condition	C3	C3		C3		C3	
Above Grade Room Count	Total Bdrms Baths 5 2 2.0	Total Bdrms Baths 5 2 1.0	20,000	Total Bdrms Baths 5 2 2.0		Total Bdrms Baths 5 2 2.0	
Gross Living Area	75.00 1,100 sq. ft.	968 sq. ft.	10,000	1,151 sq. ft.	0	1,795 sq. ft.	-52,000
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	FWA none	FWA none		FWA none		FWA none	
Energy Efficient Items	None	None		None		None	
Garage/Carport	1g	1g		None	30,000	1g	
Porch/Patio/Deck	Deck/Balcony	Balcony	10,000	Balcony	10,000	Deck	10,000
Fireplace	1 Fireplace	1 Fireplace		1 Fireplace		1 Fireplace	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 161,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 161,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 36,000
Adjusted Sale Price of Comparables		Net Adj. 12.0% Gross Adj. 12.0%	\$ 1,501,000	Net Adj. 10.2% Gross Adj. 10.2%	\$ 1,736,000	Net Adj. -2.2% Gross Adj. 4.1%	\$ 1,614,000
ITEM	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Date of Prior Sale/Transfer	02/15/2023						
Price of Prior Sale/Transfer	\$894,393						
Data Source(s)	Doc#11629	SFARMLS; Realist		SFARMLS; Realist		SFARMLS; Realist	
Effective Date of Data Source(s)	03/17/2023	03/17/2023		03/17/2023		03/17/2023	
Summary of Sales Comparison Approach	Comparables 5 and 6 are comparable listings in the subject market area - provided for additional support of value.						

SALES COMPARISON APPROACH

This report form is designed to report an appraisal of a unit in a condominium project or a condominium 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 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 and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) 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.

**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 have performed a visual inspection of the exterior areas of the subject property from at least the street. I have reported the condition of the improvements in factual, specific terms. I have 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).



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.

26. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this appraisal within the three-year period immediately preceding acceptance of this assignment.

**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 Irina Kurtsevaya  
 Company Name Real Estate Appraisal Services  
 Company Address 2020 Clement St Apt 2  
San Francisco, CA 94121  
 Telephone Number 415-387-3230  
 Email Address irina.appraiser@yahoo.com  
 Date of Signature and Report 03/20/2023  
 Effective Date of Appraisal 03/17/2023  
 State Certification # AR029969  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State CA  
 Expiration Date of Certification or License 01/16/2025

ADDRESS OF PROPERTY APPRAISED  
2743 Gough St Unit # 3  
San Francisco, CA 94123

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,600,000

LENDER/CLIENT  
 Name ClearCapital.com, Inc California #1256  
 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 \_\_\_\_\_

## Condition Ratings and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

## Quality Ratings and Definitions

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

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

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

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

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

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

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

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

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

### Updated

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

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

### Remodeled

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

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

## Explanation of Bathroom Count

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



## ADDENDUM

Borrower: Redwood Holdings LLC

File No.: 34025772

Property Address: 2743 Gough St

Case No.:

City: San Francisco

State: CA

Zip: 94123

Lender: Wedgewood Inc

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

### **Subject Property Identification:**

The appraiser has viewed all readily accessible areas of the dwelling. This complete visual inspection is not intended to be the same depth or for the same purpose as a home inspection. The appraiser has viewed the property solely for valuation purposes and to observe property characteristics that a typical purchaser would consider in their decision making process, as well as those items outlined in the assumptions and limited condition and certifications to this appraisal.

Remaining Economic Life of the subject is 60 years.

Subject is incorrectly listed in the county as 1,875 sq.ft. property with 3 bedrooms and 2 bathrooms - such inaccuracies regarding GLA are common in public records in San Francisco. Per SFMLS#290237, the subject is a 2 bedroom 2 bathroom condo with 1,100sq.ft. of GLA.

### **Neighborhood Description**

Subject is located in the Cow Hollow district of San Francisco. Neighborhood consists of mostly single family residential homes, lightly intersperse small/multiple income properties and condominium projects. The architecture of the neighborhood is varied. Victorian, Mission Revival, Edwardian, and Chateau styles are common. All supporting facilities are within 1 mile radius. Neighborhood shopping/restaurants are nearby. Public schools, transportation and recreation areas are located in the immediate subject area. San Francisco downtown employment is within a 5 minute drive. Van Ness Boulevard is a main arterial road in this area. No incompatible land uses noted.

### **Sources of Information:**

The appraisal is based on the information gathered from public records, SFMLS, visual inspection of the subject property, neighborhood, comparable properties and other sources specifically identified in this report. If conflicting information is discovered the sources deemed most reliable are used.

### **Comments on Sales Comparison**

Due to the lack of recent activity, the comparable search parameters were extended to include property that sold within 12 months to locate comparables with more similar characteristics, were within 20% of the subject's living area; extending distance parameters outside of the subject's core market would skew the value estimate. Those comparables utilized in this report are considered the best available at the time of inspection and most representative of the subject property. All comparable sales used were taken from the subject market area.

Adjustments are based on market data, matched pair analysis and/or appraiser experience in the market area.

These adjustments are considered to reflect the typical buyer's reaction based on the principle of substitution.

Adjustments are made as follow.

GLA difference over 100sq.ft. is adjusted at \$75/sq.ft. Bedroom \$50,000. Bathroom \$20,000. Deck/balcony is adjusted at \$10,000 per each. Age difference over 20 years is adjusted at \$250 per year. Extremes on both sides of value range were avoided.

View amenity is adjusted at \$100,000.

### **Final Reconciliation**

The sales comparison approach is used because it provides the best indicator of value for this type of property. The cost approach is not performed because it is considered unreliable in valuation of individual condominium units which are part of common interest development. Income approach is not a reliable indicator of value because of scarcity of rental data on condominium sales and because an accurate gross rental multiplier could not be derived. Condominiums are not typically purchased for income producing purposes in this locale.

# Market Conditions Addendum to the Appraisal Report

File No. 34025772

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 **2743 Gough St** City **San Francisco** State **CA** Zip Code **94123**

Borrower **Redwood Holdings LLC**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	12	6	9	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.00	2	3.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	N/A*	N/A*	3	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A*	N/A*	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	1,605,000	1,625,000	1,600,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	33	30	35	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	N/A*	N/A*	1,599,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	N/A*	N/A*	20	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	N/A*	N/A*	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).  
**Seller concessions in the area are typically limited to compensation for outdated appliances. Concessions in excess of 4% are not common. Conventional financing at market rates is prevalent. \*Reliable listing data beyond the past 3 months is not available.**

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).  
**REO sales are not a major factor in this residential locale. Foreclosures and FHA/VA financing are not common in the subject market area. The estimated percentage of REO/foreclosure properties in the subject market is 1%.**

Cite data sources for above information. **NDC/public records, Realist/public records, SFARMLS were used as sources in collecting information.**

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.  
**Reasonable typical market exposure time reflects traditionally good market appeal of the subject area and appeal of depreciated pricing to long term investors. Properties in the neighborhood which stay on the market longer than 6 months are typically overpriced or short sales awaiting lender's approval.**

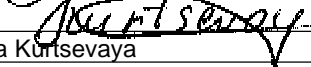
**If the subject is a unit in a condominium or cooperative project, complete the following:** Project Name: **2743 Gough St**

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	0	0	0	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.00	0.00	0.00	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Active Comparable Listings	0	0	0	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)	\$0	\$0	0	<input checked="" 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.  
**REO sales are not a factor in the project. There has been no market activity in the subject's 3 unit project in the past 12 months.**

Summarize the above trends and address the impact on the subject unit and project. **There is no oversupply of similar units in this locale.**

**APPRAISER**

Signature   
 Name Irina Kurtsevaya  
 Company Name Real Estate Appraisal Services  
 Company Address 2020 Clement St Apt 2  
San Francisco, CA 94121  
 State License/Certification # AR029969 State CA  
 Email Address irina.appraiser@yahoo.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

File No. 34025772

Borrower: Redwood Holdings LLC  
 Property Address: 2743 Gough St  
 City: San Francisco County: San Francisco State: CA Zip Code: 94123  
 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: \_\_\_\_\_

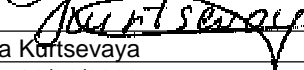
The reasonable exposure time for the subject is currently under 3 months.

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:   
 Name: Irina Kurtsevaya  
 Date Signed: 03/20/2023  
 State Certification #: AR029969  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: CA  
 Expiration Date of Certification or License: 01/16/2025  
 Effective Date of Appraisal: 03/17/2023

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



LOCATION MAP

Borrower: Redwood Holdings LLC

File No.: 34025772

Property Address: 2743 Gough St

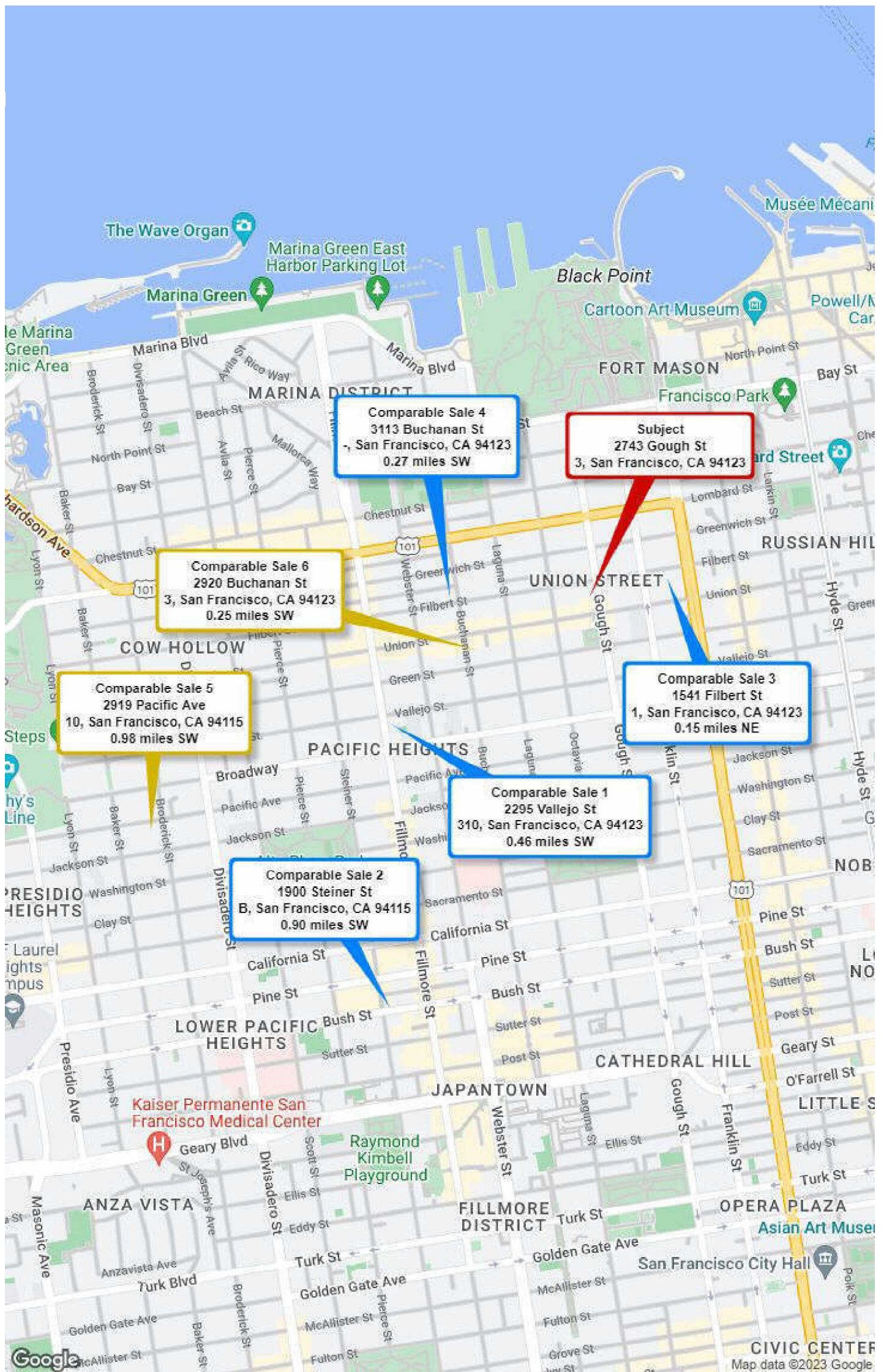
Case No.:

City: San Francisco

State: CA

Zip: 94123

Lender: Wedgewood Inc



PLAT MAP

Borrower: Redwood Holdings LLC

File No.: 34025772

Property Address: 2743 Gough St

Case No.:

City: San Francisco

State: CA

Zip: 94123

Lender: Wedgewood Inc

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CITY & COUNTY ASSESSOR 1995

SHEET 1 529

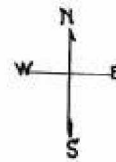
W A BLK.168

LOTS MERGED  
Lots INTO Lot  
10 - 20 - 1944

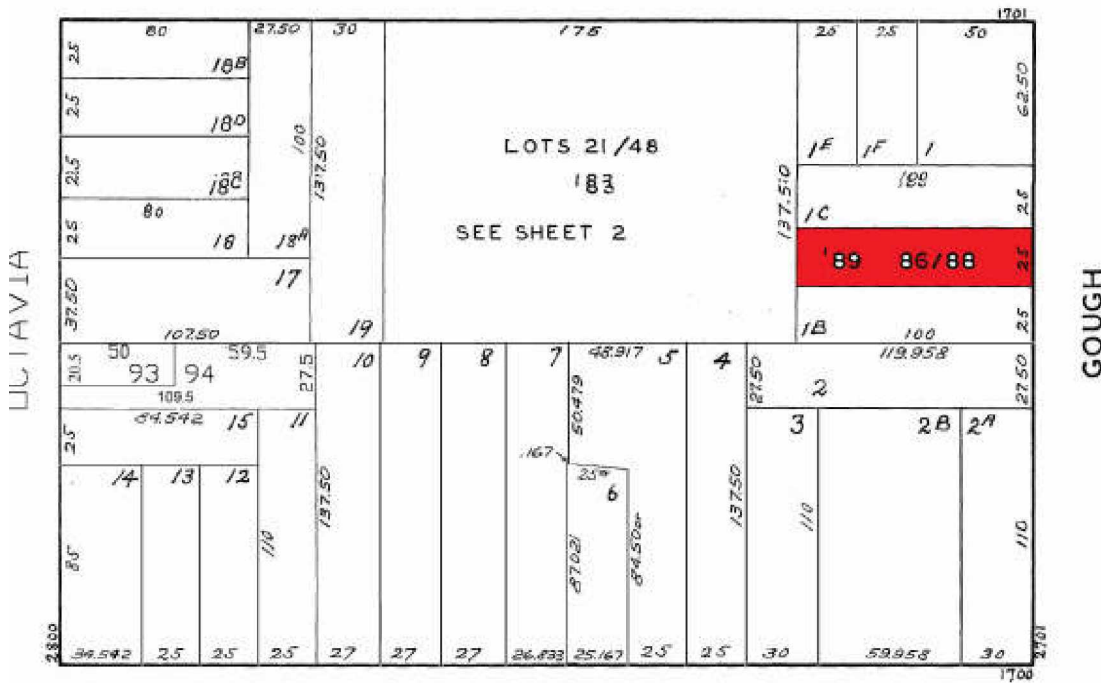
REVISED '83  
" '85

Revised 2002

lot 16 into lots 93 & 94 for 2002 roll



FILBERT



UNION

GOUGH

2743 GOUGH ST.

A CONDOMINIUM

LOT UNIT % COMM. AREA

LOT	UNIT	% COMM. AREA
86	1	35.5
87	2	35.5
88	3	29.0



AERIAL MAP

Borrower: Redwood Holdings LLC

File No.: 34025772

Property Address: 2743 Gough St

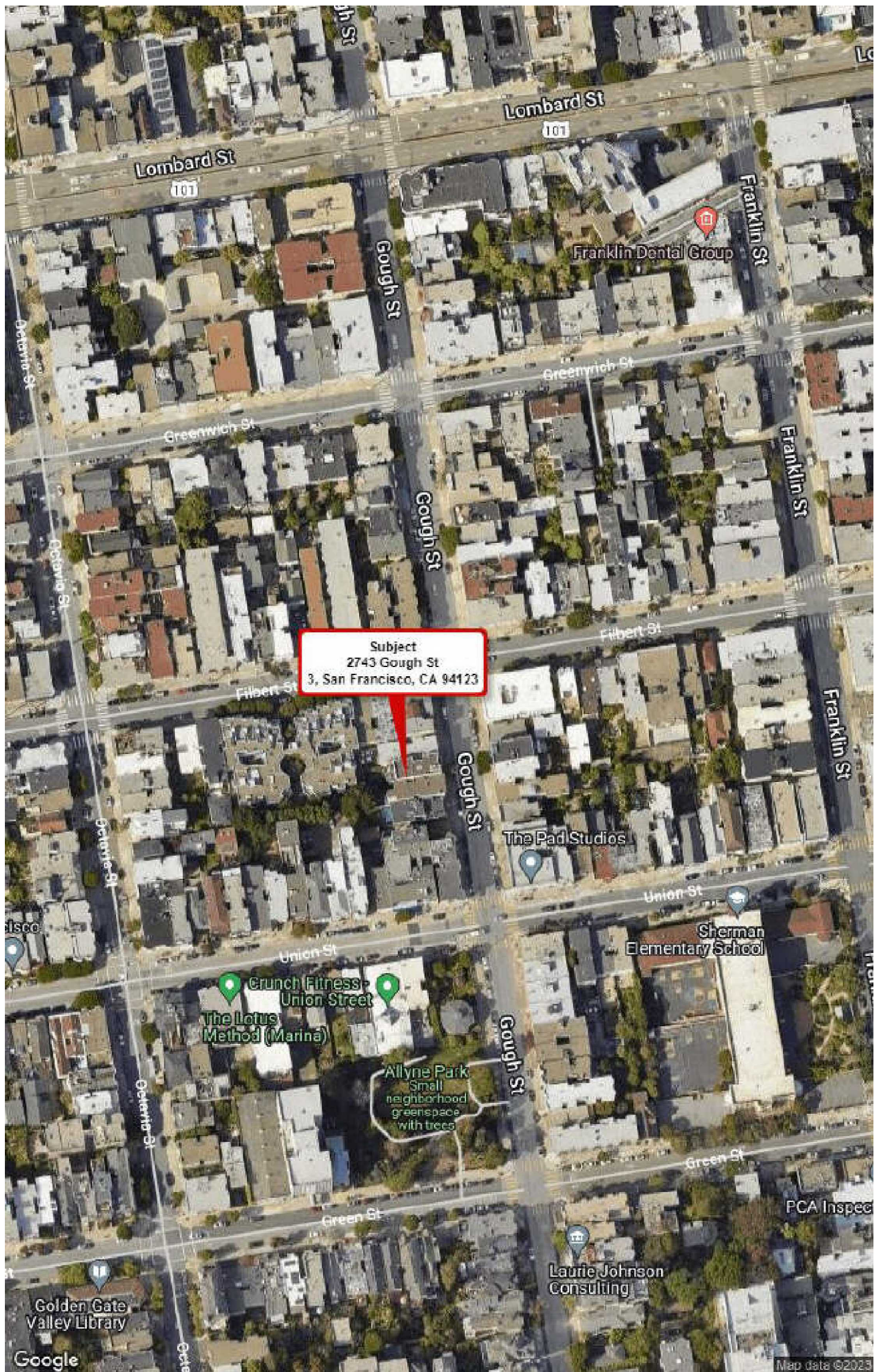
Case No.:

City: San Francisco

State: CA

Zip: 94123

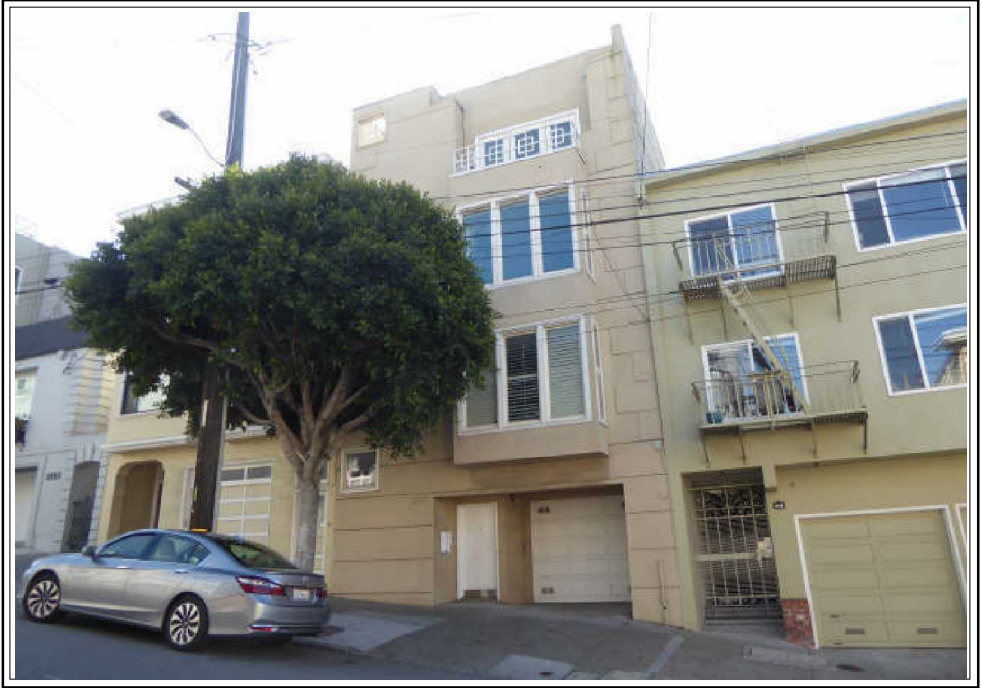
Lender: Wedgewood Inc





SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 34025772	
Property Address: 2743 Gough St	Case No.:	
City: San Francisco	State: CA	Zip: 94123
Lender: Wedgewood Inc		



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: March 17, 2023  
Appraised Value: \$ 1,600,000



**STREET SCENE**

Borrower: Redwood Holdings LLC  
Property Address: 2743 Gough St  
City: San Francisco  
Lender: Wedgewood Inc

File No.: 34025772  
Case No.:  
State: CA  
Zip: 94123



Street scene - opposite view



View in front of subject project  
(across the street)



Address verification



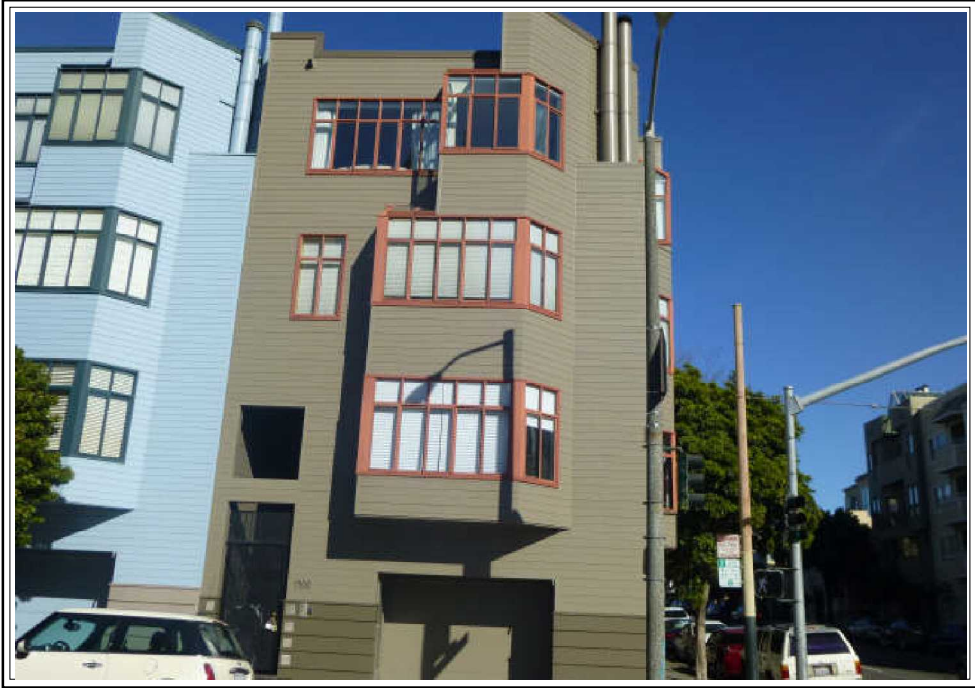
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 34025772	
Property Address: 2743 Gough St	Case No.:	
City: San Francisco	State: CA	Zip: 94123
Lender: Wedgewood Inc		



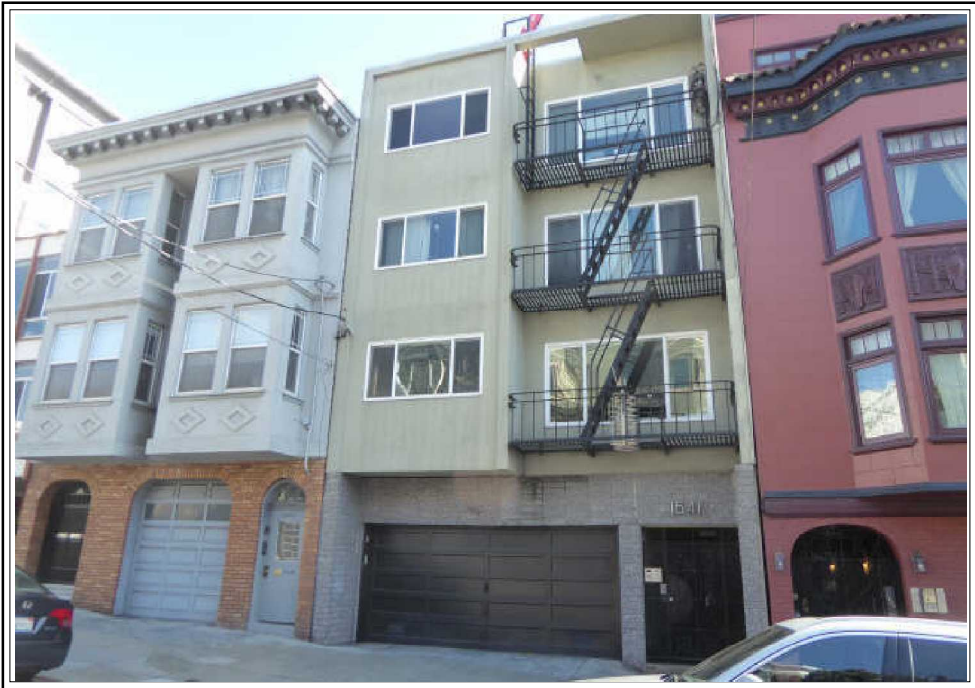
COMPARABLE SALE #1

2295 Vallejo St  
310, San Francisco, CA 94123  
Sale Date: s02/23;c02/23  
Sale Price: \$ 1,600,000



COMPARABLE SALE #2

1900 Steiner St  
B, San Francisco, CA 94115  
Sale Date: s03/23;c03/23  
Sale Price: \$ 1,600,000



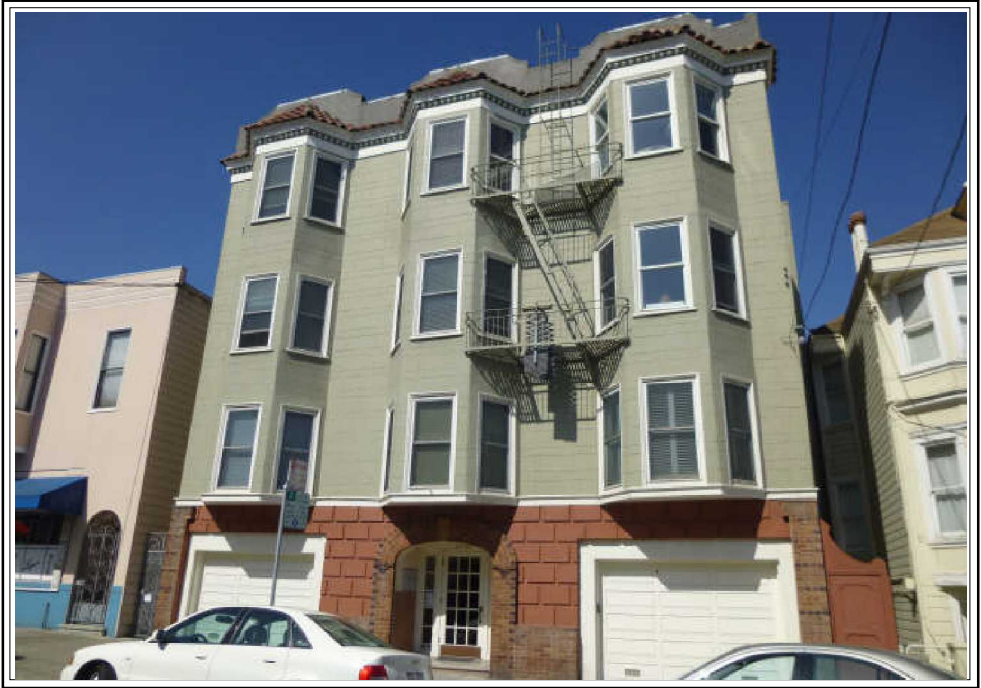
COMPARABLE SALE #3

1541 Filbert St  
1, San Francisco, CA 94123  
Sale Date: s08/22;c08/22  
Sale Price: \$ 1,550,000



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 34025772	
Property Address: 2743 Gough St	Case No.:	
City: San Francisco	State: CA	Zip: 94123
Lender: Wedgewood Inc		



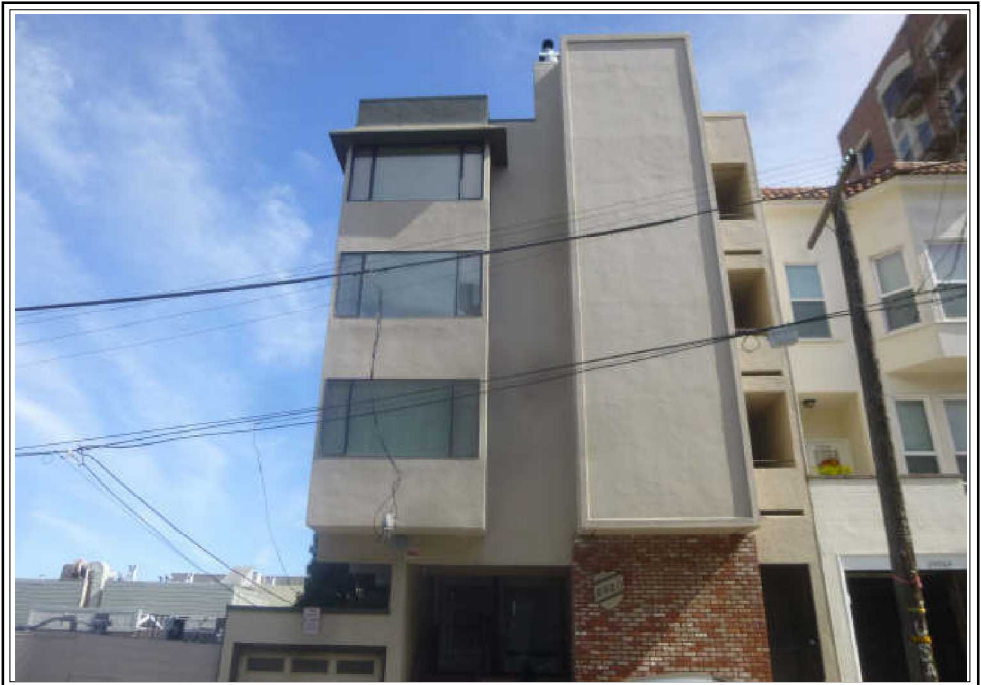
COMPARABLE SALE #4

3113 Buchanan St  
-, San Francisco, CA 94123  
Sale Date: s10/22;c10/22  
Sale Price: \$ 1,340,000



COMPARABLE SALE #5

2919 Pacific Ave  
10, San Francisco, CA 94115  
Sale Date: c02/23  
Sale Price: \$ 1,575,000



COMPARABLE SALE #6

2920 Buchanan St  
3, San Francisco, CA 94123  
Sale Date: Active  
Sale Price: \$ 1,650,000

Appraiser License Certificate

Borrower: Redwood Holdings LLC

File No.: 34025772

Property Address: 2743 Gough St

Case No.:

City: San Francisco

State: CA

Zip: 94123

Lender: Wedgewood Inc



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

**Irina Kurtsevaya**

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 029969

Effective Date: January 17, 2023

Date Expires: January 16, 2025

Loretta Dillon, Deputy Bureau Chief, BREA

3067342

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



