04/04/2023

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

File Number: 3510flwr

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

3510 W Flower Avenue Fullerton, CA 92833

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 April 4, 2023

is:

\$646,000 Six Hundred Forty-Six 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.

William C Fisher

Willie Crish

# Exterior-Only Inspection Residential Appraisal Report File No. 3510flwr

ne purpose	e of this summ	ary appraisal r	eport is to pro	vide the lender/ci	nent with an a	ccurate	, and adequate	ly suppo	rted, opinion of the	market va	alue of the s	subject propert
Property A	Address 3510	W Flower A	venue			City <b>F</b>	ullerton		St	ate CA	Zip Code S	2833
Borrower	Catamount	Properties 2	2018 LLC	Owner	of Public Record	d Guk	Hee Kahm		С	ounty Ora	ange	
				3 R 10 POR								
	s Parcel # 030		0200	01010101	011 17 1	Tay Vo	ear <b>2022</b>		D	.E. Taxes \$	3 996	
	nood Name The		on Coveton				eference 768 E	) 1			t 0018.02	
		$\overline{}$	<u> </u>	C			elerence 700 E	) <del>-</del> I	_			
Occupant	X Owner	Tenant	Vacant		l Assessments \$	5 0		l	PUD HOA \$ C	)	per ye	ar per mon
	Rights Appraised				r (describe)							
Assignme	nt Type 🔲 Pı	urchase Transact	tion Refin	ance Transaction	X Other (des	cribe) S	ervicing					
Lender/Cl	ient Wedgew	ood Inc.		Addres	s <b>2015 Man</b>	hattar	n Beach Blvo	d Suite	100, Redondo I	Beach, (	CA 90278	3
Is the subj	ject property curr	ently offered for	sale or has it bee	en offered for sale ir	n the twelve mon	nths prior	to the effective d	ate of this	appraisal?	Yes 🔲	No	
Report da	ta source(s) used	d, offering price(s	s), and date(s).	DOM 8:Listin	na# 232545	51 CR	MLS Active	listina	asking price \$5	99.999.	active da	ite
03/27/2		31 (-	-,,		9				<b>3</b>   +-			
I did		alvzo tho contrac	et for sale for the	cubioet nurchaeo tr	ansaction Evola	ain tho ro	sculte of the analy	sis of the	contract for sale or wh	v tho analy	cic wac not n	orformod
	ı ulu ilot aile	aryze trie contrac	Li ioi sale ioi tile	subject purchase to	анзаснон. Ехріа	ani the re	suits of the arialy	313 01 1116	contract for sale or with	y ine anaiy	sis was not p	enormeu.
Contract F	Price \$	Dat	te of Contract		Is the property	seller the	e owner of public	record?	☐ Yes ☐ No	Data Sou	rce(s)	
	ny financial assis	tance (loan charç	ges, sale conces	sions, gift or downp	ayment assistar	nce, etc.)	to be paid by any	y party on	behalf of the borrower	? [_	JYes ∭N	0
If Yes, rep	ort the total dolla	er amount and de	escribe the items	to be paid.								
				10 20 para:			-					
			eu · ·									
Note: Rad				nood are not appra								
		od Characterist			One-Unit H				One-Unit Ho			nt Land Use %
Location		X Suburban	Rural	Property Values	Increasing	<u>X</u>	=	Declining		AGE	One-Unit	50
Built-Up	X Over 75%	25-75%	Under 25%	Demand/Supply	X Shortage		In Balance 🗌	Over Sup	ply \$(000)	(yrs)	2-4 Unit	20
Growth		X Stable	Slow	Marketing Time		ths		Over 6 mt			Multi-Family	
				South; 91 Free							Commercia	
3	1904 POULINGLIES	i voi ai, iviai	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		omay ∟asi	, Deal	DIVG. VVC	,, ∟u∪l				
Ave.		The second		ala a a 111 11		!	d ata de ferri	harrie 1	750 Pred		Other	: <b>f</b> = !l
									lences, small in			
develo	pments, and	d commerica	al center pro	operty. The ov	erall marke	et appe	eal is averag	ge to go	ood for the mark	cetability	of the su	ubjects
market	ing area. Th	e Costa Me	esa 91 freev	way is nearby,	, along with	local	employment	marke	ts.			
Market Co	onditions (includin	ng support for the	e above conclusi	ions) Present	market con	ditions	s for the mar	keting	area of the sub	iect are	good. Lir	nited
									avderse effect			
	remaining s		dayo: iiitor	our rates are i	nonig, now	370110	арроаго то	1410 111	3 4740100 01100	. 011 1110	ourront n	idinot mini
				Area <b>582</b> 5	- of		Chara D	o ot o o o	ılor	\/: N	l-Door	
	ns See Plat I						Shape R		ulai	View N	i,Res,	
	oning Classificati						ily Residenc					
Zoning Co	ompliance X	Legal Le	egal Nonconform	ning (Grandfathered	l Use) 🔲 No	o Zoning	Illegal (d	escribe)				
Is the high	nest and best use	of the subject p	roperty as impro	ved (or as proposed	d nor plane and c	on colfine						
			roporty as impro	vou (or as proposed	a pei piaris ariu s	specilica	tions) the present	use?	X Yes No	If No, des	scribe.	
		, ,	roporty as impro	vod (or do proposec	a per piaris ariu s	specifica	tions) the present	use?	X Yes No	If No, des	scribe	
Hilitias	Public	Other (describ		- Total (or as proposed		<u> </u>		use?				Public Priva
Utilities	Public	Other (describ			Public	<u> </u>	tions) the present	use?	Off-site Impro	vements-		Public Priva
Electricity	X	Other (describ		Water	Public	<u> </u>		use?	Off-site Improv	vements-		Public Priva
Electricity Gas	X		pe)	Water Sanitary Sew	Public X er X	Oth	er (describe)		Off-site Improv Street Aspha	vements— alt	-Туре	X _
Electricity Gas FEMA Spe	X X ecial Flood Haza	rd Area Y	oe) /es X No	Water Sanitary Sew FEMA Flood Zone	Public X Yer X X	Oth	er (describe)		Off-site Improv	vements— alt	-Туре	X _
Electricity Gas FEMA Spo	X X ecial Flood Haza illties and off-site	rd Area Y	res X No ypical for the ma	Water Sanitary Sew FEMA Flood Zone rket area? X	Public X ver X X Yes No	Oth	er (describe)  EMA Map # 0 describe.	60219/0	Off-site Improv Street Aspha Alley None 6059C0126J FE	vements— alt MA Map D	-Туре	X _
Electricity Gas FEMA Spo	X X ecial Flood Haza illties and off-site	rd Area Y	res X No ypical for the ma	Water Sanitary Sew FEMA Flood Zone	Public X ver X X Yes No	Oth	er (describe)  EMA Map # 0 describe.	60219/0	Off-site Improv Street Aspha	vements— alt MA Map D	-Туре	X _
Electricity Gas FEMA Spo	X X ecial Flood Haza illties and off-site	rd Area Y	res X No ypical for the ma	Water Sanitary Sew FEMA Flood Zone rket area? X	Public X ver X X Yes No	Oth	er (describe)  EMA Map # 0 describe.	60219/0	Off-site Improv Street Aspha Alley None 6059C0126J FE	vements— alt MA Map D	-Type ate 12/03/2	X _
Electricity Gas FEMA Spo	X X ecial Flood Haza illties and off-site	rd Area Y	res X No ypical for the ma	Water Sanitary Sew FEMA Flood Zone rket area? X	Public X ver X X Yes No	Oth	er (describe)  EMA Map # 0 describe.	60219/0	Off-site Improv Street Aspha Alley None 6059C0126J FE	vements— alt MA Map D	-Type ate 12/03/2	X _
Electricity Gas FEMA Spo	X X ecial Flood Haza illties and off-site	rd Area Y	res X No ypical for the ma	Water Sanitary Sew FEMA Flood Zone rket area? X	Public X ver X X Yes No	Oth	er (describe)  EMA Map # 0 describe.	60219/0	Off-site Improv Street Aspha Alley None 6059C0126J FE	vements— alt MA Map D	-Type ate 12/03/2	X _
Electricity Gas FEMA Spr Are the uti	X X ecial Flood Haza ilities and off-site any adverse site	rd Area Y improvements ty conditions or ext	ves X No ypical for the mai ternal factors (ea	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach	Public  X  ver X  X  Yes No  ments, environm	F If No, onental co	er (describe)	60219/0 es, etc.)?	Off-site Improv Street Aspha Alley None 6059C0126J FE	MA Map D	ate 12/03/2	X _
Electricity Gas FEMA Spr Are the uti Are there Source(s)	Exial Flood Haza ecial Flood Haza ilities and off-site any adverse site  Used for Physica	rd Area Y improvements ty conditions or ext	ves X No ypical for the mai ternal factors (ea	Water Sanitary Sew FEMA Flood Zone rket area? X	Public  X  ver X  X  Yes No ments, environm	F If No, onental co	er (describe)  EMA Map # 0  describe.  Inditions, land use	60219/0 es, etc.)?	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No	MA Map D	-Type ate 12/03/2	X _
Electricity Gas FEMA Spr Are the uti Are there Source(s)	ecial Flood Haza ilities and off-site any adverse site  Used for Physica (describe) Nor	rd Area Y improvements ty conditions or ext	ves X No ypical for the mai ternal factors (ea	Water Sanitary Sew FEMA Flood Zone rket area?  Appraisal Files	Public  X  ver X  X  Yes No  ments, environm	F If No, connental connent	er (describe)  TEMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Green	60219/0 es, etc.)?	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco	MA Map D	ate 12/03/3 describe	X
Electricity Gas FEMA Spr Are the uti Are there Source(s) Other	EX	rd Area Y improvements ty conditions or ext al Characteristics ne ESCRIPTION	res X No ypical for the mai ternal factors (ea	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach Appraisal Files GENERAL DESCI	Public  X  ver X  X  Yes No  ments, environm  S X MLS (	F If No, connental connent	er (describe)  EMA Map # 0  describe.  Inditions, land use  ssment and Tax    Source(s) for Greeleating / Cooling	60219/0 es, etc.)? Records sss Living	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco	MA Map D  If Yes,	ate 12/03/3 describe errty Owner	X
Electricity Gas FEMA Spr Are the uti Are there Source(s) Other	EX	rd Area Y improvements ty conditions or ext	res X No ypical for the mai ternal factors (ea	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach Appraisal Files GENERAL DESCI	Public  X  ver X  X  Yes No  ments, environm  S X MLS (	F If No, connental connent	er (describe)  EMA Map # 0  describe.  Inditions, land use  ssment and Tax    Source(s) for Greeleating / Cooling	60219/0 es, etc.)? Records sss Living	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco	MA Map D  If Yes,  Propords	ate 12/03/3 describe errty Owner  Car Stone	X
Electricity Gas FEMA Spr Are the uti Are there Source(s) Other	EX X Exist Section   X   X   X   X   X   X   X   X   X	rd Area Y improvements ty conditions or ext al Characteristics ne ESCRIPTION	res X No ypical for the mai ternal factors (ea	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach Appraisal Files GENERAL DESCI	Public  X  ver X  X  Yes No  ments, environm  S X MLS (	E Oth  F If No, onental connental co	er (describe)  EMA Map # 0  describe.  Inditions, land use  ssment and Tax    Source(s) for Greeleating / Cooling	60219/0 es, etc.)? Records sss Living	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco	MA Map D  If Yes,  Propords	describe	X
Electricity Gas FEMA Spr Are the uti Are there Source(s) Other Units # of Stories	Exit Exit Exit Exit Exit Exit Exit Exit	rd Area Y improvements ty conditions or ext al Characteristics ne ESCRIPTION One with Accessor	res X No ypical for the mai ternal factors (ea	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach Appraisal Files GENERAL DESCI	Public  X  Yer X  Yes No Imments, environm  S X MLS  Crawl Space	E Oth  F If No, onental connental co	er (describe)  FEMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Greeting / Cooling  JA HWBB  HWBB  HWBB	60219/0 es, etc.)? Records oss Living	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco	MA Map D  If Yes,  Propords  No.	describe erty Owner  Car St one iveway #	X 2009  orage  of Cars 1
Electricity Gas FEMA Spr Are the uti Are there  Source(s) Other Units # of Storie Type	Exit	rd Area Y improvements ty conditions or exit al Characteristics ne ESCRIPTION One with Accessor	res X No ypical for the mai ternal factors (ea	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach Appraisal Files GENERAL DESCI Concrete Slab X Full Basement Partial Basement	Public  X  Yer X  Yes No  Imments, environm  S X MLS  Crawl Space  Finished  Finished	E Oth  F If No, onental connental co	er (describe)  FEMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Gree  leating / Cooling  // HWBB  diant  her	60219/0 es, etc.)? Records oss Living	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0  WoodStove(s) # 0  Patio/Deck Con	MA Map D.  If Yes,  Propords  No  X Dr	describe	orage of Cars 1 concrete
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existin	Exit   X   X   X   X   X   X   X   X   X	rd Area Y improvements ty conditions or ext al Characteristics ne ESCRIPTION One with Accessor att. S-Det. sed Unde	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C  F  JEnd Unit P  er Const. Exter	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach Appraisal Files GENERAL DESCI Concrete Slab X Full Basement Partial Basement rior Walls Stuc/V	Public  X  Yer X  Yes No Iments, environm  S X MLS  Crawl Space  Finished  Finished  Vd/Avg	E Oth  FINO, onental connental conne	er (describe)  FEMA Map # 0  describe.  Inditions, land use  ssment and Tax   Source(s) for Greeting / Cooling  /A HWBB  diant her  Gas	60219/0 es, etc.)?  Records ess Living	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0  WoodStove(s) # 0  Patio/Deck Con Porch None	wements—alt  MA Map D  If Yes,  Propords  No  X Dr  Drivew X Ga	describe  Derty Owner  Car Stone iveway #  vay Surface C  arage #	orage of Cars 1 concrete of Cars 1
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existin Design (S	Exit   X   X   X   X   X   X   X   X   X	rd Area Y improvements ty conditions or ext al Characteristics ne ESCRIPTION One with Accessor att. S-Det. sed Unde	ypical for the mainternal factors (early Unit Fr./End Unit Fr.Const. Exter	Water Sanitary Sew FEMA Flood Zone rket area?  Appraisal Files  GENERAL DESCI Concrete Slab  Vartial Basement Partial Basement rior Walls Stuc/W Surface AspShg	Public  X  Yer X  Yes No  ments, environm  S X MLS  RIPTION  Crawl Space Finished Finished Vd/Avg g/Avg	S Oth  FIFNO, connental co	er (describe)  FEMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Greeleating / Cooling  // HWBB  diant her  Gas  ntral Air Conditio	60219/0 es, etc.)?  Records oss Living  X ning	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0  WoodStove(s) # 0  Patio/Deck Con Porch None Pool None	wements—alt  MA Map D.  If Yes,  Propords  No  X Dr  Drivew  X Ga	describe  certy Owner  Car St one iveway # vay Surface C arage # arport #	orage of Cars 1 concrete of Cars 1 of Cars 0
Electricity Gas FEMA Spr Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S Year Built	Exit Section   X   X   X   X   X   X   X   X   X	rd Area Y improvements ty conditions or ext al Characteristics ne ESCRIPTION One with Accessor att. S-Det. sed Unde	res X No ypical for the mai ternal factors (ea s of Property  ory Unit C  F  JEnd Unit F  Roof Gutte	Water Sanitary Sew FEMA Flood Zone rket area?  Appraisal Files  GENERAL DESCI Concrete Slab Partial Basement Partial Basement Poor Walls Stuc/W Surface AspShoers & Downspouts N	Public  X  Yer X  Yes No ments, environm  S X MLS  RIPTION  Crawl Space Finished Finished Vd/Avg g/Avg None	S Oth  FIFNO, Connental co	er (describe)  FEMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Greet  leating / Cooling  /A HWBB  diant  her  Gas  ntral Air Condition  lividual	60219/0 es, etc.)?  Records ess Living  X ning  X	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0  WoodStove(s) # 0  Patio/Deck Con Porch None Pool None Fence Wood	MA Map Dords  If Yes,  Propords  No  X Dr  Drivew X Ga X Att	describe	orage of Cars 1 concrete of Cars 1
Electricity Gas FEMA Spr Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S Year Built	Exit Section   X   X   X   X   X   X   X   X   X	rd Area Y improvements ty conditions or extended the conditions of the cond	res X No ypical for the mai ternal factors (ea s of Property  ory Unit C  F  JEnd Unit F  Roof Gutte	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Partial Basement Cior Walls Stuc/W Surface AspShoers & Downspouts N low Type Alum/N	Public  X  Yer X  Yes No ments, environn  S X MLS  Crawl Space  Finished  Vd/Avg g/Avg  None  Wd/Avg	X Asse Data H X FW Ra Oth Fuel G Ce Ind X Oth	er (describe)  EMA Map # 0  describe.  Inditions, land use  ssment and Tax    Source(s) for Greet  leating / Cooling  /A HWBB  diant  ner  Gas  ntral Air Condition  lividual  ner None	60219/0 es, etc.)?  Records ass Living X aning X	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None	MA Map Dords  If Yes,  Propords  No  X Dr  Drivew X Ga X Att	describe	orage of Cars 1 concrete of Cars 1 of Cars 0
Electricity Gas FEMA Spr Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S Year Built	Exit Section   X   X   X   X   X   X   X   X   X	rd Area Y improvements ty conditions or extended the conditions of the cond	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C  Fr./End Unit P er Const. Exter  Roof Gutte Wind	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Partial Basement Cior Walls Stuc/W Surface AspShoers & Downspouts N low Type Alum/N	Public  X  Yer X  Yes No ments, environm  S X MLS  Crawl Space  Finished  Finished  Vd/Avg g/Avg  None  Wd/Avg	S Oth  FIFNO, Connental co	er (describe)  EMA Map # 0  describe.  Inditions, land use  ssment and Tax    Source(s) for Greet  leating / Cooling  /A HWBB  diant  ner  Gas  ntral Air Condition  lividual  ner None	60219/0 es, etc.)?  Records ass Living X aning X	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0  WoodStove(s) # 0  Patio/Deck Con Porch None Pool None Fence Wood	MA Map Dords  If Yes,  Propords  No  X Dr  Drivew X Ga X Att	describe	orage of Cars 1 concrete of Cars 1 of Cars 0
Electricity Gas FEMA Spr Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S Year Built Effective A Appliance	Exit Section   X   X   X   X   X   X   X   X   X	rd Area Y improvements ty conditions or ext  al Characteristics ne ESCRIPTION One with Accesso stat. S-Det. sed Unde	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C  F  Fer Const. Exter  Roof Gutte Wind  ge/Oven C	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Partial Basement Cior Walls Stuc/W Surface AspShoers & Downspouts N low Type Alum/N	Public  X  Yer X  X  Yes No ments, environm  S X MLS  Crawl Space Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  N	E Oth  FINO, onental connental conne	er (describe)  EMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Greeting / Cooling  /A HWBB  diant her  Gas  Intral Air Condition  lividual her None  // Washer	60219/0 es, etc.)?  Records sss Living X Ining X Introduction X Introduction X Introduction Intr	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L	MA Map D  If Yes,  Propords  No  X Dr  Drivew  X Ga  X Att  Bu  Jnknow	describe	orage  of Cars 1 concrete of Cars 1 of Cars 0 Detached
Electricity Gas FEMA Spr Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S Year Built Effective A Appliance Finished a	Exit Section   X   X   X   X   X   X   X   X   X	rd Area Y improvements ty conditions or ext al Characteristics ne ESCRIPTION One with Accessor  sed Unde nal rator Rande contains:	oe)  /es X No ypical for the mal ternal factors (ea  s of Property  ory Unit	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement From Walls Stuc/W Surface AspShoers & Downspouts N low Type Alum/N Dishwasher D	Public  X  Yer X  Yes No ments, environn  S X MLS  Crawl Space  Finished  Vd/Avg g/Avg  None  Wd/Avg	E Oth  FINO, onental connental conne	er (describe)  EMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Greeting / Cooling  /A HWBB  diant her  Gas  Intral Air Condition  lividual her None  // Washer	60219/0 es, etc.)?  Records ass Living X aning X	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L	MA Map D  If Yes,  Propords  No  X Dr  Drivew  X Ga  X Att  Bu  Jnknow	describe	orage of Cars 1 concrete of Cars 1 of Cars 0
Electricity Gas FEMA Spr Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S Year Built Effective A Appliance Finished a	Exit Section   X   X   X   X   X   X   X   X   X	rd Area Y improvements ty conditions or ext al Characteristics ne ESCRIPTION One with Accessor  sed Unde nal rator Rande contains:	oe)  /es X No ypical for the mal ternal factors (ea  s of Property  ory Unit	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Frior Walls Stuc/W Surface AspShg ers & Downspouts N low Type Alum/N Dishwasher D	Public  X  Yer X  X  Yes No ments, environm  S X MLS  Crawl Space Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  N	E Oth  FINO, onental connental conne	er (describe)  EMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Greeting / Cooling  /A HWBB  diant her  Gas  Intral Air Condition  lividual her None  // Washer	60219/0 es, etc.)?  Records sss Living X Ining X Introduction X Introduction X Introduction Intr	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L	MA Map D  If Yes,  Propords  No  X Dr  Drivew  X Ga  X Att  Bu  Jnknow	describe	orage  of Cars 1 concrete of Cars 1 of Cars 0 Detached
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S Year Built Effective A Appliance Finished a Additional	EX X Excital Flood Haza dilities and off-site any adverse site any adverse site any adverse site any adverse site A Company and the site of the site o	rd Area Y improvements ty conditions or exit al Characteristics ne ESCRIPTION One with Accessor att. S-Det. sed Undernal rator Randele contains: I energy efficient	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C  Factors. Exter  Roof  Gutte  Wind  gge/Oven C  t items, etc.) L	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X Full Basement Partial Basement Fror Walls Stuc/W Surface AspShoers & Downspouts N low Type Alum/N Dishwasher D R Rooms Jnknown	Public  X  Yes No ments, environm  S X MLS  RIPTION  Crawl Space Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr	X Asse Data H X FW Rea Dott Fuel G Ind X Ott Microwak	er (describe)  FEMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Greeting / Cooling  I/A HWBB  diant her  Gas  Intral Air Condition  lividual her None  // Washer  1.0	Records Diss Living X Ining X /Dryer Bath(s)	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L 801 Squa	MA Map D  If Yes,  Propords  No  X Dr  Drivew X Ga X Att Bu Jnknow	describe	orage  of Cars 1 concrete of Cars 1 of Cars 0 Detached  Area Above Grace
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S Year Built Effective A Appliance Finished a Additional	EX X Excital Flood Haza dilities and off-site any adverse site any adverse site any adverse site any adverse site A Company and the condition of the condition	rd Area Y improvements ty conditions or exit al Characteristics ne ESCRIPTION One with Accessor att. S-Det. sed Undernal rator Randele contains: I energy efficient	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C  Factors Exter  Roof  Gutte  Wind  gge/Oven C  t items, etc.) L  data source(s) (ii	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X Full Basement Partial Basement Fror Walls Stuc/W Surface AspShoers & Downspouts N low Type Alum/N Dishwasher D R Rooms Jnknown	Public  X  Yes No Iments, environm  S X MLS  Crawl Space Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr	X Asse Data H X FW Rea Dott Fuel G Ind X Ott Microway Ooms	er (describe)  FEMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Greeting / Cooling  I/A HWBB  diant her  Gas  Intral Air Condition  Iividual her None  //e Washer  1.0	Records Diss Living X Ining X /Dryer Bath(s)	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L 801 Squa	MA Map D  If Yes,  Propords  No  X Dr  Drivew  X Ga  X Att  Bu  Jnknow  are Feet of ore	describe	orage  of Cars 1 concrete of Cars 1 of Cars 0 Detached  Area Above Grace
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existin Design (S Year Built Effective A Appliance Finished a Additional  Describe t subject	EX X X Excital Flood Haza illities and off-site any adverse site  Used for Physica (describe) Nor GENERAL DE X One Ces 1 X Det. Ang Proportyle) Tradition 1946  Age (Yrs) 40 Ses Refrige area above grad features (special the condition of the cond	rd Area Y improvements ty conditions or ext al Characteristics ne ESCRIPTION One with Accessor att. S-Det. sed Under nal rator Rangele contains: I energy efficient ne property and of le to determ	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C  ory Unit P  r Const. Exter  Roof  Gutte  Wind  gge/Oven C  t items, etc.) L  data source(s) (ii nine the inte	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Frior Walls Stuc/W Surface AspShoers & Downspouts N low Type Alum/N Dishwasher DE A Rooms Jnknown  arciuding apparent n erior condition	Public  X  Yer X  Yes No Iments, environm  S X MLS  Crawl Space Finished Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr  Reeded repairs, cosince no vis	X Asse Data H X FW Ra Oth Fuel G Ce Ind X Oth Wicroway Tooms	er (describe)  FEMA Map # 0  describe.  Inditions, land use  ssment and Tax    Source(s) for Gro  leating / Cooling  IA HWBB  diant  ner  Gas  ntral Air Condition  lividual  ner None  /e Washer  1.0  tion, renovations,  nspection was	Records Doss Living  X  April Dryer  Bath(s)	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L 801 Squa	MA Map D  If Yes,  Propords  No  X Dr  Drivew X Ga X Att Bu Jnknow are Feet of or interior inserving interior.	describe	orage  of Cars 1  concrete of Cars 1  of Cars 0  Detached  Area Above Grace of the on the
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existin Design (S Year Built Effective A Appliance Finished a Additional  Describe t subject	EX X X Excital Flood Haza illities and off-site any adverse site  Used for Physica (describe) Nor GENERAL DE X One Ces 1 X Det. Ang Proportyle) Tradition 1946  Age (Yrs) 40 Ses Refrige area above grad features (special the condition of the cond	rd Area Y improvements ty conditions or ext al Characteristics ne ESCRIPTION One with Accessor att. S-Det. sed Under nal rator Rangele contains: I energy efficient ne property and of le to determ	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C  ory Unit P  r Const. Exter  Roof  Gutte  Wind  gge/Oven C  t items, etc.) L  data source(s) (ii nine the inte	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Frior Walls Stuc/W Surface AspShoers & Downspouts N low Type Alum/N Dishwasher DE A Rooms Jnknown  arciuding apparent n erior condition	Public  X  Yer X  Yes No Iments, environm  S X MLS  Crawl Space Finished Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr  Reeded repairs, cosince no vis	X Asse Data H X FW Ra Oth Fuel G Ce Ind X Oth Wicroway Tooms	er (describe)  FEMA Map # 0  describe.  Inditions, land use  ssment and Tax    Source(s) for Gro  leating / Cooling  IA HWBB  diant  ner  Gas  ntral Air Condition  lividual  ner None  /e Washer  1.0  tion, renovations,  nspection was	Records Doss Living  X  April Dryer  Bath(s)	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L 801 Squa	MA Map D  If Yes,  Propords  No  X Dr  Drivew X Ga X Att Bu Jnknow are Feet of or interior inserving interior.	describe	orage  of Cars 1  concrete of Cars 1  of Cars 0  Detached  Area Above Grace of the on the
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S) Year Built Effective A Appliance Finished a Additional  Describe t subject verifica	Used for Physica (describe) Nor GENERAL DE X One Ces 1  X Det. Ang Proportyle) Tradition 1946  Age (Yrs) 40  s Refrige area above grace features (special the condition of the condition of application and application of application of application and applicat	rd Area Y improvements ty conditions or extended the conditions or extended	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C  ory Unit Per Const. Exter  Roof Gutte Wind ge/Oven C  t items, etc.) L  data source(s) (in nine the inte d not be cor	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Frior Walls Stuc/V Surface AspSheers & Downspouts N low Type Alum/ Dishwasher D A Rooms Jnknown  Including apparent n Perior condition Including Alum/A Including apparent n Perior condition Including Alum/A Includi	Public  X  Yer X  Yes No Iments, environm  S X MLS  Crawl Space Finished Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr  Reeded repairs, cosince no vised number	X Asse Data H X FW Ra Ott Fuel C Ind X Ott Vicroway Tooms	er (describe)  TEMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Gree  leating / Cooling  I/A HWBB  diant  ner  Gas  ntral Air Condition  lividual  ner None  //e Washer  1.00  tion, renovations,  nspection was  otos were no	Records Diss Living  X Dining X Diss Bath(s)  remodeling as performance perfor	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L 801 Squa	MA Map D.  If Yes,  Propords  No  X Ge  X Att  Bu  Jnknow  Interior inso interior subjects	describe	orage  of Cars 1  concrete of Cars 1  of Cars 0  Detached  Area Above Grace of the on the
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S) Year Built Effective A Appliance Finished a Additional  Describe t subject verifica	Used for Physica (describe) Nor GENERAL DE X One Ces 1  X Det. Ang Proportyle) Tradition 1946  Age (Yrs) 40  s Refrige area above grace features (special the condition of the condition of application and application of application of application and applicat	rd Area Y improvements ty conditions or extended the conditions or extended	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C  ory Unit Per Const. Exter  Roof Gutte Wind ge/Oven C  t items, etc.) L  data source(s) (in nine the inte d not be cor	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Frior Walls Stuc/V Surface AspSheers & Downspouts N low Type Alum/ Dishwasher D A Rooms Jnknown  Including apparent n Perior condition Including Alum/A Including apparent n Perior condition Including Alum/A Includi	Public  X  Yer X  Yes No Iments, environm  S X MLS  Crawl Space Finished Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr  Reeded repairs, cosince no vised number	X Asse Data H X FW Ra Ott Fuel C Ind X Ott Vicroway Tooms	er (describe)  TEMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Gree  leating / Cooling  I/A HWBB  diant  ner  Gas  ntral Air Condition  lividual  ner None  //e Washer  1.00  tion, renovations,  nspection was  otos were no	Records Diss Living  X Dining X Diss Bath(s)  remodeling as performance perfor	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L 801 Squa	MA Map D.  If Yes,  Propords  No  X Ge  X Att  Bu  Jnknow  Interior inso interior subjects	describe	orage  of Cars 1  concrete of Cars 1  of Cars 0  Detached  Area Above Grace of the on the
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S) Year Built Effective A Appliance Finished a Additional  Describe t subject verifica	Used for Physica (describe) Nor GENERAL DE X One Ces 1  X Det. Ang Proportyle) Tradition 1946  Age (Yrs) 40  s Refrige area above grace features (special the condition of the condition of application and application of application of application and applicat	rd Area Y improvements ty conditions or extended the conditions or extended	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C  ory Unit Per Const. Exter  Roof Gutte Wind ge/Oven C  t items, etc.) L  data source(s) (in nine the inte d not be cor	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Frior Walls Stuc/V Surface AspSheers & Downspouts N low Type Alum/ Dishwasher D A Rooms Jnknown  Including apparent n Perior condition Including Alum/A Including apparent n Perior condition Including Alum/A Includi	Public  X  Yer X  Yes No Iments, environm  S X MLS  Crawl Space Finished Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr  Reeded repairs, cosince no vised number	X Asse Data H X FW Ra Ott Fuel C Ind X Ott Vicroway Tooms	er (describe)  TEMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Gree  leating / Cooling  I/A HWBB  diant  ner  Gas  ntral Air Condition  lividual  ner None  //e Washer  1.00  tion, renovations,  nspection was  otos were no	Records Diss Living  X Dining X Diss Bath(s)  remodeling as performance perfor	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L 801 Squa	MA Map D.  If Yes,  Propords  No  X Ge  X Att  Bu  Jnknow  Interior inso interior subjects	describe	orage  of Cars 1  concrete of Cars 1  of Cars 0  Detached  Area Above Grace of the on the
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S Year Built Effective A Appliance Finished a Additional  Describe t subject verifica photos	Exit   X   X   X   X   X   X   X   X   X	rd Area Y improvements by conditions or extended and Characteristics he and Characteristics he and Characteristics he are conditions. Some with Accessor with the contains:  I energy efficient he property and collecto determinances could overall average.	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C F F F F F Const. Exter Roof Gutte Wind ge/Oven C t items, etc.) L data source(s) (ii nine the inted d not be cor rage condition	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Partial Basement Fior Walls Stuc/W Surface AspShores & Downspouts N low Type Alum/N Dishwasher D 4 Rooms Jinknown  Including apparent n Perior condition Including apparent n Including appare	Public  X  Yer X  X  Yes No ments, environm  S X MLS  RIPTION  Crawl Space Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr  since no vired number oject, no pho	X Asse Data  H X FW Ra Ott Fuel Ce Ind X Ott Wicrowav rooms  deteriora sual ir of pho	er (describe)  EMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Greeting / Cooling  /A HWBB  diant her  Gas  Intral Air Condition  lividual her None //e Washer  1.0  tion, renovations, hispection washer  f the kitchen	Records ass Living  X  /Dryer Bath(s)  remodeling as perform or bath	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L 801 Squa	MA Map D  If Yes,  Propords  No  X Dr  Drivew  X Ga  X Att  Bu  Jnknow  Ire Feet of interior  Subjects  ed.	describe	orage  of Cars 1 concrete of Cars 1 of Cars 0 Detached  Area Above Grace of the on the sting. The
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S Year Built Effective A Appliance Finished a Additional  Describe t subject verifica photos	Exit   X   X   X   X   X   X   X   X   X	rd Area Y improvements by conditions or extended and Characteristics he and Characteristics he and Characteristics he are conditions. Some with Accessor with the contains:  I energy efficient he property and collecto determinances could overall average.	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C F F F F F Const. Exter Roof Gutte Wind ge/Oven C t items, etc.) L data source(s) (ii nine the inted d not be cor rage condition	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Frior Walls Stuc/V Surface AspSheers & Downspouts N low Type Alum/ Dishwasher D A Rooms Jnknown  Including apparent n Perior condition Including Alum/A Including apparent n Perior condition Including Alum/A Includi	Public  X  Yer X  X  Yes No ments, environm  S X MLS  RIPTION  Crawl Space Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr  since no vired number oject, no pho	X Asse Data  H X FW Ra Ott Fuel Ce Ind X Ott Wicrowav rooms  deteriora sual ir of pho	er (describe)  EMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Greeting / Cooling  /A HWBB  diant her  Gas  Intral Air Condition  lividual her None //e Washer  1.0  tion, renovations, hispection washer  f the kitchen	Records ass Living  X  /Dryer Bath(s)  remodeling as perform or bath	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L 801 Squa	MA Map D.  If Yes,  Propords  No  X Ge  X Att  Bu  Jnknow  Interior inso interior subjects	describe	orage  of Cars 1 concrete of Cars 1 of Cars 0 Detached  Area Above Grace of the on the sting. The
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S Year Built Effective A Appliance Finished a Additional  Describe t subject verifica photos	Exit   X   X   X   X   X   X   X   X   X	rd Area Y improvements by conditions or extended and Characteristics he and Characteristics he and Characteristics he are conditions. Some with Accessor with the contains:  I energy efficient he property and collecto determinances could overall average.	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C F F F F F Const. Exter Roof Gutte Wind ge/Oven C t items, etc.) L data source(s) (ii nine the inted d not be cor rage condition	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Partial Basement Fior Walls Stuc/W Surface AspShores & Downspouts N low Type Alum/N Dishwasher D 4 Rooms Jinknown  Including apparent n Perior condition Including apparent n Including appare	Public  X  Yer X  X  Yes No ments, environm  S X MLS  RIPTION  Crawl Space Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr  since no vired number oject, no pho	X Asse Data  H X FW Ra Ott Fuel Ce Ind X Ott Wicrowav rooms  deteriora sual ir of pho	er (describe)  EMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Greeting / Cooling  /A HWBB  diant her  Gas  Intral Air Condition  lividual her None //e Washer  1.0  tion, renovations, hispection washer  f the kitchen	Records ass Living  X  /Dryer Bath(s)  remodeling as perform or bath	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L 801 Squa	MA Map D  If Yes,  Propords  No  X Dr  Drivew  X Ga  X Att  Bu  Jnknow  Ire Feet of interior  Subjects  ed.	describe	orage  of Cars 1 concrete of Cars 1 of Cars 0 Detached  Area Above Grace of the on the sting. The
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S Year Built Effective A Appliance Finished a Additional  Describe t subject verifica photos	Exit   X   X   X   X   X   X   X   X   X	rd Area Y improvements by conditions or extended and Characteristics he and Characteristics he and Characteristics he are conditions. Some with Accessor with the contains:  I energy efficient he property and collecto determinances could overall average.	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C F F F F F Const. Exter Roof Gutte Wind ge/Oven C t items, etc.) L data source(s) (ii nine the inted d not be cor rage condition	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Partial Basement Fior Walls Stuc/W Surface AspShores & Downspouts N low Type Alum/N Dishwasher D 4 Rooms Jinknown  Including apparent n Perior condition Including apparent n Including appare	Public  X  Yer X  X  Yes No ments, environm  S X MLS  RIPTION  Crawl Space Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr  since no vired number oject, no pho	X Asse Data  H X FW Ra Ott Fuel Ce Ind X Ott Wicrowav rooms  deteriora sual ir of pho	er (describe)  EMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Greeting / Cooling  /A HWBB  diant her  Gas  Intral Air Condition  lividual her None //e Washer  1.0  tion, renovations, hispection washer  f the kitchen	Records ass Living  X  /Dryer Bath(s)  remodeling as perform or bath	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L 801 Squa	MA Map D  If Yes,  Propords  No  X Dr  Drivew  X Ga  X Att  Bu  Jnknow  Ire Feet of interior  Subjects  ed.	describe	orage  of Cars 1 concrete of Cars 1 of Cars 0 Detached  Area Above Grace of the on the sting. The
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S Year Built Effective A Appliance Finished a Additional  Describe t subject verifica photos	Exit   X   X   X   X   X   X   X   X   X	rd Area Y improvements by conditions or extended and Characteristics he and Characteristics he and Characteristics he are conditions. Some with Accessor with the contains:  I energy efficient he property and collecto determinances could overall average.	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C F F F F F Const. Exter Roof Gutte Wind ge/Oven C t items, etc.) L data source(s) (ii nine the inted d not be cor rage condition	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Partial Basement Fior Walls Stuc/W Surface AspShores & Downspouts N low Type Alum/N Dishwasher D 4 Rooms Jinknown  Including apparent n Perior condition Including apparent n Including appare	Public  X  Yer X  X  Yes No ments, environm  S X MLS  RIPTION  Crawl Space Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr  since no vired number oject, no pho	X Asse Data  H X FW Ra Ott Fuel Ce Ind X Ott Wicrowav rooms  deteriora sual ir of pho	er (describe)  EMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Greeting / Cooling  /A HWBB  diant her  Gas  Intral Air Condition  lividual her None //e Washer  1.0  tion, renovations, hispection washer  f the kitchen	Records ass Living  X  /Dryer Bath(s)  remodeling as perform or bath	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L 801 Squa	MA Map D  If Yes,  Propords  No  X Dr  Drivew  X Ga  X Att  Bu  Jnknow  Ire Feet of interior  Subjects  ed.	describe	orage  of Cars 1 concrete of Cars 1 of Cars 0 Detached  Area Above Grace of the on the sting. The
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S Year Built Effective A Appliance Finished a Additional  Describe t subject verifica photos	Exit   X   X   X   X   X   X   X   X   X	rd Area Y improvements by conditions or extended and Characteristics he and Characteristics he and Characteristics he are conditions. Some with Accessor with the contains:  I energy efficient he property and collecto determinances could overall average.	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C F F F F F Const. Exter Roof Gutte Wind ge/Oven C t items, etc.) L data source(s) (ii nine the inted d not be cor rage condition	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Partial Basement Fior Walls Stuc/W Surface AspShores & Downspouts N low Type Alum/N Dishwasher D 4 Rooms Jinknown  Including apparent n Perior condition Including apparent n Including appare	Public  X  Yer X  X  Yes No ments, environm  S X MLS  RIPTION  Crawl Space Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr  since no vired number oject, no pho	X Asse Data  H X FW Ra Ott Fuel Ce Ind X Ott Wicrowav rooms  deteriora sual ir of pho	er (describe)  EMA Map # 0  describe.  Inditions, land use  ssment and Tax  Source(s) for Greeting / Cooling  /A HWBB  diant her  Gas  Intral Air Condition  lividual her None //e Washer  1.0  tion, renovations, hispection washer  f the kitchen	Records ass Living  X  /Dryer Bath(s)  remodeling as perform or bath	Off-site Improv Street Aspha Alley None 6059C0126J FE  Yes X No  Prior Inspection Area Public Reco Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) L 801 Squa	MA Map D  If Yes,  Propords  No  X Dr  Drivew  X Ga  X Att  Bu  Jnknow  Ire Feet of interior  Subjects  ed.	describe	orage  of Cars 1 concrete of Cars 1 of Cars 0 Detached  Area Above Grace of the on the sting. The
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S) Year Built Effective A Appliance Finished a Additional Describe t subject verifica photos	Exitation of the condition of the condition of applications any apparent physical interest of the condition of application and application of	rd Area Y improvements ty conditions or extended and Characteristics nees CCRIPTION One with Accessor with Accessor under the contains:  I energy efficient overall averages and efficiencies where the contains is the property and the contains overall averages and the contains overall averages are the contains overall averages and the contains overall averages are the contains overall averages and the contains overall averages are the contains over a contains over	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C  ory Unit Per Const. Exter  Roof Gutte Wind ge/Oven C  t items, etc.) L  data source(s) (in nine the inte d not be cor rage conditions es or adverse cor	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Frior Walls Stuc/W Surface AspShe ers & Downspouts N low Type Alum/ Dishwasher D A Rooms Jnknown  Including apparent n erior condition mpleted. Limit on for the sub	Public  X  Yes No Iments, environm  S X MLS  Crawl Space Finished Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr  Reeded repairs, c since no vired number oject, no pho	To the second se	er (describe)  TEMA Map # 0  describe.  Inditions, land use  ssment and Tax    Source(s) for Gree  leating / Cooling  IA HWBB  diant  ner  Gas  ntral Air Condition  lividual  ner None  /e Washer  1.0  tion, renovations, nspection was  otos were not  f the kitchen  or structural integ	Records Doss Living  X  Application  X  Application  Appl	Off-site Improview Aspha Alley None 6059C0126J FE  Yes X No Prior Inspection Area Public Record Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) I 801 Square and the property?  Yee	MA Map D.  If Yes,  Propords  No Ca  X Att  Bu  Jnknow  Interior inso interior subjects ed.	describe	orage  of Cars 1 concrete of Cars 1 of Cars 0 Detached  Area Above Grace of the on the sting. The
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S) Year Built Effective A Appliance Finished a Additional Describe t subject verifica photos	Exitation of the condition of the condition of applications any apparent physical interest of the condition of application and application of	rd Area Y improvements ty conditions or extended and Characteristics nees CCRIPTION One with Accessor with Accessor under the contains:  I energy efficient overall averages and efficiencies where the contains is the property and the contains overall averages and the contains overall averages are the contains overall averages and the contains overall averages are the contains overall averages and the contains overall averages are the contains over a contains over	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C  ory Unit Per Const. Exter  Roof Gutte Wind ge/Oven C  t items, etc.) L  data source(s) (in nine the inte d not be cor rage conditions es or adverse cor	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Partial Basement Fior Walls Stuc/W Surface AspShores & Downspouts N low Type Alum/N Dishwasher D 4 Rooms Jinknown  Including apparent n Perior condition Including apparent n Perior condition Including apparent n Perior condition Including apparent n Including ap	Public  X  Yes No Iments, environm  S X MLS  Crawl Space Finished Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr  Reeded repairs, c since no vired number oject, no pho	To the second se	er (describe)  TEMA Map # 0  describe.  Inditions, land use  ssment and Tax    Source(s) for Gree  leating / Cooling  IA HWBB  diant  ner  Gas  ntral Air Condition  lividual  ner None  /e Washer  1.0  tion, renovations, nspection was  otos were not  f the kitchen  or structural integ	Records ass Living  X  /Dryer Bath(s)  remodeling as perform or bath	Off-site Improview Aspha Alley None 6059C0126J FE  Yes X No Prior Inspection Area Public Record Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) I 801 Square and the property?  Yee	MA Map D.  If Yes,  Propords  No Ca  X Att  Bu  Jnknow  Interior inso interior subjects ed.	describe	orage  of Cars 1 concrete of Cars 1 of Cars 0 Detached  Area Above Grace of the on the sting. The
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existir Design (S) Year Built Effective A Appliance Finished a Additional Describe t subject verifica photos	Exitation of the condition of the condition of applications any apparent physical interest of the condition of application and application of	rd Area Y improvements ty conditions or extended and Characteristics nees CCRIPTION One with Accessor with Accessor under the contains:  I energy efficient overall averages and efficiencies where the contains is the property and the contains overall averages and the contains overall averages are the contains overall averages and the contains overall averages are the contains overall averages and the contains overall averages are the contains over a contains over	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C  ory Unit Per Const. Exter  Roof Gutte Wind ge/Oven C  t items, etc.) L  data source(s) (in nine the inte d not be cor rage conditions es or adverse cor	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Frior Walls Stuc/W Surface AspShe ers & Downspouts N low Type Alum/ Dishwasher D A Rooms Jnknown  Including apparent n erior condition mpleted. Limit on for the sub	Public  X  Yes No Iments, environm  S X MLS  Crawl Space Finished Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr  Reeded repairs, c since no vired number oject, no pho	To the second se	er (describe)  TEMA Map # 0  describe.  Inditions, land use  ssment and Tax    Source(s) for Gree  leating / Cooling  IA HWBB  diant  ner  Gas  ntral Air Condition  lividual  ner None  /e Washer  1.0  tion, renovations, nspection was  otos were not  f the kitchen  or structural integ	Records Doss Living  X Dining X Dryer Bath(s)  remodeling as performed on or bath rity of the	Off-site Improview Aspha Alley None 6059C0126J FE  Yes X No Prior Inspection Area Public Record Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) I 801 Square and the property?  Yee	MA Map D.  If Yes,  Propords  No Ca  X Att  Bu  Jnknow  Interior inso interior subjects ed.	describe	orage  of Cars 1 concrete of Cars 1 of Cars 0 Detached  Area Above Grace of the on the sting. The
Electricity Gas FEMA Spo Are the uti Are there  Source(s) Other  Units # of Storie Type X Existin Design (S Year Built Effective A Appliance Finished a Additional  Describe t subject verifica photos	Exitation of the condition of the condition of applications any apparent physical interest of the condition of application and application of	rd Area Y improvements ty conditions or extended and Characteristics nees CCRIPTION One with Accessor with Accessor Under the property and of the	res X No ypical for the mai ternal factors (ea  s of Property  ory Unit C  ory Unit Per Const. Exter  Roof Gutte Wind ge/Oven C  t items, etc.) L  data source(s) (in nine the inte d not be cor rage conditions es or adverse cor	Water Sanitary Sew FEMA Flood Zone rket area? X asements, encroach  Appraisal Files  GENERAL DESCI Concrete Slab X full Basement Partial Basement Frior Walls Stuc/W Surface AspShe ers & Downspouts N low Type Alum/ Dishwasher D A Rooms Jnknown  Including apparent n erior condition mpleted. Limit on for the sub	Public  X  Yes No Iments, environm  S X MLS  Crawl Space Finished Finished Finished Vd/Avg g/Avg None Wd/Avg Disposal  2 Bedr  Reeded repairs, c since no vired number oject, no pho	To the second se	er (describe)  TEMA Map # 0  describe.  Inditions, land use  ssment and Tax    Source(s) for Gree  leating / Cooling  IA HWBB  diant  ner  Gas  ntral Air Condition  lividual  ner None  /e Washer  1.0  tion, renovations, nspection was  otos were not  f the kitchen  or structural integ	Records Doss Living  X Dining X Dryer Bath(s)  remodeling as performed on or bath rity of the	Off-site Improview Aspha Alley None 6059C0126J FE  Yes X No Prior Inspection Area Public Record Amenities Fireplace(s) # 0 WoodStove(s) # 0 Patio/Deck Con Porch None Pool None Fence Wood Other None Other (describe) I 801 Square and the property?  Yee	MA Map D.  If Yes,  Propords  No Ca  X Att  Bu  Jnknow  Interior inso interior subjects ed.	describe	orage  of Cars 1 concrete of Cars 1 of Cars 0 Detached  Area Above Grace of the on the sting. The

# Exterior-Only Inspection Residential Appraisal Report File No. 3510flwr

					ct neighborhood rang					1,340		
					st twelve months rang				570,000		,310,000	
FEATURE		SUBJECT			BLE SALE NO. 1 COMPARABLE				COMPARABLE SALE NO. 3			
3510 W Flower Ave			235 Edward Avenue		1413 W Amerige Avenue			2401 W Olive Avenue				
Address Fullerton, Ca	A 9283	33	Fullerton		333	Fullerton, CA 92833				ton, CA 928	33	
Proximity to Subject			0.50 miles NW		1.65 miles NE			0.24 miles SE				
Sale Price	\$		\$ 646,000		\$ 705,000		705,000			650,000		
Sale Price/Gross Liv. Area			\$ 850.0				5.43 sq. ft.				0.15 sq. ft.	
Data Source(s)					18;DOM 44				18;DOM 34		S #PW221742	
Verification Source(s)					8 10/20/2022			525	10/24/2022	NDC I	Doc#400231	12/07/2022
VALUE ADJUSTMENTS	DE	SCRIPTION	DESCR	PIPTION	+(-) \$ Adjustment	DES	CRIPTION		+(-) \$ Adjustment	1	SCRIPTION	+(-) \$ Adjustment
Sale or Financing			ArmLth			ArmLtl				ArmLt	th	
Concessions			FHA;145	00	-14,500	Conv;8	3000		-8,000	Conv;	1000	-1,000
Date of Sale/Time			s10/22;c	09/22		s10/22	c09/22;;c09/22			s12/22	2;c11/22	
Location	N;Res		N;Res;			N;Res				N;Res		
Leasehold/Fee Simple		Simple	Fee Sim	ple		Fee Si				Fee S		
Site	5825		5450 sf		0	6250 s			0			0
View	N;Res	•	N;Res;			N;Res				N;Res	•	
Design (Style)	DT1;	Traditional	DT1;Trad	ditional		DT1;T	raditiona	al		DT1;T	raditional	
Quality of Construction	Q4		Q4			Q4				Q4		
Actual Age	77		98		0	73			0			0
Condition	C4		C4			C4				C4		
Above Grade	Total Bd	rms. Baths	Total Bdrms.	Baths		Total Bdrm	ns. Baths			Total Bdr	ms. Baths	
Room Count	4 2	2 1.0	4 2	1.0		4 2	1.0			4 2	2 1.0	
Gross Living Area 70		801 sq. ft.		760 sq. ft	. 0		<b>1,267</b> so	q. ft.	-32,600		747 sq. ft.	0
Basement & Finished	0sf		0sf			0sf				0sf		
Rooms Below Grade								_		L		
Functional Utility	Confo	orms	Conform	IS_		Confor	ms			Confo	rms	
Heating/Cooling	FWA		FWA No			FWA N		$\neg$		FWA		
Energy Efficient Items	None		None			None		$\neg$		None		
Garage/Carport	1ga1	dw	1ga1dw			1ga1d	W			1ga1c	lw	
Porch/Patio/Deck	Patio	-	Patio			Patio				Patio		
Fireplace	None		None			1 F/P			-5,000	1		
Fence	Fence		Fence			Fence			-,,,,,	Fence	<u> </u>	
Pool Spa	None		None			None				None		
Net Adjustment (Total)	110110			X - \$	14,500	+	X -	\$	45,600	+	X - \$	1,000
Adjusted Sale Price				-2.2%	1 1,000	Net Adj.	-6.5%	+ -	10,000	Net Adj.	-0.2%	1,000
of Comparables			Gross Adj.	2.2% \$	631,500			1	659,400			649,000
	earch the	sala or transfor h			rty and comparable s			Ψ	000,400	1 01033 A0	η. Ο.Σ /0   ψ	0+0,000
My research did X 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) CRMLS/PubRec  My research did X 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) CRMLS/PubRec												
Data source(s) CRMLS  My research did X  Data source(s) CRMLS	S/PubF did not r S/PubF	Rec eveal any prior sal Rec	es or transfer	s of the com	parable sales for the	year prior t	o the date o	of sale	of the comparable	sale.		
Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the results	S/PubF did not r S/PubF	Rec eveal any prior sal Rec d analysis of the p	es or transfers	s of the com	parable sales for the y of the subject prope	year prior t	o the date o	of sale les (re	of the comparable	sale. or sales on		EONEN
Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the results  ITEM	S/PubF did not r S/PubF	Rec eveal any prior sal Rec d analysis of the p	es or transfer	s of the com	parable sales for the	year prior t	o the date o	of sale les (re	of the comparable	sale. or sales on		LE SALE NO. 3
Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the res  ITEM  Date of Prior Sale/Transfer	S/PubF did not r S/PubF search an	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020	es or transfers	s of the com	parable sales for the y of the subject prope	year prior t	o the date o	of sale les (re	of the comparable	sale. or sales on		LE SALE NO. 3
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	S/PubF did not r S/PubF search an	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020	es or transfers rior sale or tra BJECT	s of the com	parable sales for the y of the subject prope COMPARABLE SA	year prior t	o the date o	of sale les (re	of the comparable eport additional prio ARABLE SALE NO	sale. or sales on	COMPARAB	
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	S/PubF did not r S/PubF search an	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3	es or transfers rior sale or tra BJECT	s of the com	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec	year prior t	o the date o	of sale les (re OMPA	eport additional prio ARABLE SALE NO PubRec	or sales on	COMPARAB	
Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the results	S/PubF did not r S/PubF search an	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023	es or transfers rior sale or tra BJECT 4698	s of the com	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec b/04/2023	year prior t rty and con LE NO. 1	o the date o	les (re OMPA	eport additional prior ARABLE SALE NO. PubRec 23	sale. or sales on . 2	COMPARAB CRMLS/Publ 04/04/2023	Rec
Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the results	S/PubF did not r S/PubF search an	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023  rry of the subject p	es or transfers rior sale or tra BJECT 4698	s of the com	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec b/04/2023	year prior t rty and con LE NO. 1	o the date o	les (re OMPA	eport additional prio ARABLE SALE NO PubRec	sale. or sales on . 2	COMPARAB CRMLS/Publ 04/04/2023	Rec
Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the results	S/PubF did not r S/PubF search an	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023  rry of the subject p	es or transfers rior sale or tra BJECT 4698	s of the com	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec b/04/2023	year prior t rty and con LE NO. 1	o the date o	les (re OMPA	eport additional prior ARABLE SALE NO. PubRec 23	sale. or sales on . 2	COMPARAB CRMLS/Publ 04/04/2023	Rec
Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the results	S/PubF did not r S/PubF search an	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023  rry of the subject p	es or transfers rior sale or tra BJECT 4698	s of the com	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec b/04/2023	year prior t rty and con LE NO. 1	o the date o	les (re OMPA	eport additional prior ARABLE SALE NO. PubRec 23	sale. or sales on . 2	COMPARAB CRMLS/Publ 04/04/2023	Rec
Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the results	S/PubF did not r S/PubF search an	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023  rry of the subject p	es or transfers rior sale or tra BJECT 4698	s of the com	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec b/04/2023	year prior t rty and con LE NO. 1	o the date o	les (re OMPA	eport additional prior ARABLE SALE NO. PubRec 23	sale. or sales on . 2	COMPARAB CRMLS/Publ 04/04/2023	Rec
Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the results	S/PubF did not r S/PubF search an	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023  rry of the subject p	es or transfers rior sale or tra BJECT 4698	s of the com	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec b/04/2023	year prior t rty and con LE NO. 1	o the date o	les (re OMPA	eport additional prior ARABLE SALE NO. PubRec 23	sale. or sales on . 2	COMPARAB CRMLS/Publ 04/04/2023	Rec
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or tran transactions for any	S/PubF did not r S/PubF search an	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 bry of the subject p 3 comparate	rior sale or transfers rior sale or tra BJECT  4698  roperty and cooles.	s of the com	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prio	rty and con LE NO. 1	o the date of the	of sale  les (re OMPP  ILS/I  4/20  sub	eport additional prio ARABLE SALE NO PubRec 23 bject was for	sale.  or sales on  . 2  C  C  C  a refina	COMPARAB CRMLS/Publ 04/04/2023 ance. No prio	Rec
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar transactions for any Summary of Sales Compari	S/PubF did not r S/PubF search an	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 ory of the subject p a 3 comparab	rior sale or transfers rior sale or tra BJECT  4698  roperty and cooles.	s of the com	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prio	year prior t rty and con LE NO. 1 r transfe market	cr for the	les (re OMPA ILS/I 4/20 e suk	eport additional prior ARABLE SALE NO PubRec 23 bject was for a	sale.  or sales on 2  C C C a refina	CRMLS/Publ 04/04/2023 ance. No price	Rec or perform an
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transactions for any Summary of Sales Comparinterior inspection,	S/PubF did not r S/PubF search an ce(s) nsfer history of the	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 ory of the subject p a 3 comparab	rior sale or transfers rior sale or tra BJECT  4698 roperty and cooles.	s of the com ansfer histor CI 02 comparable s es are frodered sir	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prio om the subjects nilar to the subjects	year prior to the try and con LE NO. 1  r transference market ect in c	created and the comparable sale of the created and the created	of sale les (recomplete Substitution of Sale) ILS/II 4/20 2 substitution of Substitution of Sale)	eport additional prior ARABLE SALE NO PubRec 23 bject was for a	sale.  or sales on 2  C C C C a refina	CRMLS/Publ 04/04/2023 ance. No price	Rec or perform an
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar transactions for any Summary of Sales Compari	S/PubF did not r S/PubF search an ce(s) nsfer history of the	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 ory of the subject p a 3 comparab	rior sale or transfers rior sale or tra BJECT  4698 roperty and cooles.	s of the com ansfer histor CI 02 comparable s es are frodered sir	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prio om the subjects nilar to the subjects	year prior to the try and con LE NO. 1  r transference market ect in c	created and the comparable sale of the created and the created	of sale les (recomplete Substitution of Sale) ILS/II 4/20 2 substitution of Substitution of Sale)	eport additional prior ARABLE SALE NO PubRec 23 bject was for a	sale.  or sales on 2  C C C C a refina	CRMLS/Publ 04/04/2023 ance. No price	Rec or perform an
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transactions for any Summary of Sales Comparinterior inspection,	S/PubF did not r S/PubF search an ce(s) nsfer history of the	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 ory of the subject p a 3 comparab	rior sale or transfers rior sale or tra BJECT  4698 roperty and cooles.	s of the com ansfer histor CI 02 comparable s es are frodered sir	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prio om the subjects nilar to the subjects	year prior to the try and con LE NO. 1  r transference market ect in c	created and the comparable sale of the created and the created	of sale les (recomplete Substitution of Sale) ILS/II 4/20 2 substitution of Substitution of Sale)	eport additional prior ARABLE SALE NO PubRec 23 bject was for a	sale.  or sales on 2  C C C C a refina	CRMLS/Publ 04/04/2023 ance. No price	Rec or perform an
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transactions for any Summary of Sales Comparinterior inspection,	S/PubF did not r S/PubF search an ce(s) nsfer history of the	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 ory of the subject p a 3 comparab	rior sale or transfers rior sale or tra BJECT  4698 roperty and cooles.	s of the com ansfer histor CI 02 comparable s es are frodered sir	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prio om the subjects nilar to the subjects	year prior to the try and con LE NO. 1  r transference market ect in c	created and the comparable sale of the created and the created	of sale les (recomplete Substitution of Sale) ILS/II 4/20 2 substitution of Substitution of Sale)	eport additional prior ARABLE SALE NO PubRec 23 bject was for a	sale.  or sales on 2  C C C C a refina	CRMLS/Publ 04/04/2023 ance. No price	Rec or perform an
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transactions for any Summary of Sales Comparinterior inspection,	S/PubF did not r S/PubF search an ce(s) nsfer history of the	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 ory of the subject p a 3 comparab	rior sale or transfers rior sale or tra BJECT  4698 roperty and cooles.	s of the com ansfer histor CI 02 comparable s es are frodered sir	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prio om the subjects nilar to the subjects	year prior to the try and con LE NO. 1  r transference market ect in c	created and the comparable sale of the created and the created	of sale les (recomplete Substitution of Sale) ILS/II 4/20 2 substitution of Substitution of Sale)	eport additional prior ARABLE SALE NO PubRec 23 bject was for a	sale.  or sales on 2  C C C C a refina	CRMLS/Publ 04/04/2023 ance. No price	Rec or perform an
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transactions for any Summary of Sales Comparinterior inspection,	S/PubF did not r S/PubF search an ce(s) nsfer history of the	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 ory of the subject p a 3 comparab	rior sale or transfers rior sale or tra BJECT  4698 roperty and cooles.	s of the com ansfer histor CI 02 comparable s es are frodered sir	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prio om the subjects nilar to the subjects	year prior to the try and con LE NO. 1  r transference market ect in c	created and the comparable sale of the created and the created	of sale les (recomplete Substitution of Sale) ILS/II 4/20 2 substitution of Substitution of Sale)	eport additional prior ARABLE SALE NO PubRec 23 bject was for a	sale.  or sales on 2  C C C C a refina	CRMLS/Publ 04/04/2023 ance. No price	Rec or perform an
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transactions for any Summary of Sales Comparinterior inspection,	S/PubF did not r S/PubF search an ce(s) nsfer history of the	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 ory of the subject p a 3 comparab	rior sale or transfers rior sale or tra BJECT  4698 roperty and cooles.	s of the com ansfer histor CI 02 comparable s es are frodered sir	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prio om the subjects nilar to the subjects	year prior to the try and con LE NO. 1  r transference market ect in c	created and the comparable sale of the created and the created	of sale les (recomplete Substitution of Sale) ILS/II 4/20 2 substitution of Substitution of Sale)	eport additional prior ARABLE SALE NO PubRec 23 bject was for a	sale.  or sales on 2  C C C C a refina	CRMLS/Publ 04/04/2023 ance. No price	Rec or perform an
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transactions for any Summary of Sales Comparinterior inspection,	S/PubF did not r S/PubF search and ce(s) search fistor y of the ison Appr the cor a similar	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 bry of the subject p a 3 comparab	rior sale or transfers rior sale or tra BJECT  4698  roperty and cooles.  comparable ere consic d improve	s of the com ansfer histor CI 02 comparable s es are frodered sir	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prio om the subjects nilar to the subjects	year prior to the try and con LE NO. 1  r transference market ect in c	created and the comparable sale of the created and the created	of sale les (recomplete Substitution of Sale) ILS/II 4/20 2 substitution of Substitution of Sale)	eport additional prior ARABLE SALE NO PubRec 23 bject was for a	sale.  or sales on 2  C C C C a refina	CRMLS/Publ 04/04/2023 ance. No price	Rec or perform an
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transtransactions for any Summary of Sales Compariinterior inspection, comparable 1 has a	S/PubF did not r S/PubF search an  ce(s) search fister y of the a similar  compariso	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 bry of the subject p a 3 comparable coach. All 3 comparables we ar lot size and	rior sale or transfers rior sale or tra BJECT  4698  roperty and cooles.  comparable ere consided improve	s of the comensfer historical comparable sees are from the comparable sees	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prio om the subjects nilar to the subjects	year prior to the try and con LE NO. 1  r transference in contraction contract	cr for the	of sale les (re OMPP  ILS/I 4/20 e sub	eport additional prior ARABLE SALE NO PubRec 23 bject was for a reater weight gross living at	sale.  or sales on 2  C C C C a refina tiser was to com rea.	CRMLS/Publ 04/04/2023 ance. No price	Rec or perform an
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transactions for any Summary of Sales Compariinterior inspection, comparable 1 has a	S/PubF  did not r  S/PubF  search an  ce(s)  sfer histe  of the  ison Appr  the col  a simila  ompariso  s Compa	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 bry of the subject p a 3 comparable coach. All 3 comparables we ar lot size and	rior sale or transfers rior sale or tra BJECT  4698  roperty and cooles.  comparable ere consided improve  6,000  6,000  646,000	s of the comensfer historical comparable sees are from the comparable sees	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prio om the subjects nilar to the subject, also comparisons te, also comparisons cost Approach (if de	year prior to the try and con LE NO. 1  r transference to a contract to the try and con contract to the try and contract to th	cr for the condition.	of sale les (re OMPP  ILS/I 4/20 a. Sir r in (	eport additional prior ARABLE SALE NO PubRec 23 bject was for a reater weight gross living an	sale.  or sales on 2  C C C a refina to com rea.	COMPARAB CRMLS/Publ 04/04/2023 ance. No price as unable to parables 1 &	Perform an & 3 since
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transactions for any Summary of Sales Compariinterior inspection, comparable 1 has a	S/PubF  did not r  S/PubF  search an  ce(s)  nsfer histor  y of the  sison Appr  the col  a similar  ompariso  s Compa  ch is g	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 ory of the subject p a 3 comparable oach. All 3 comparables we ar lot size and	rior sale or transfers rior sale or tra BJECT  4698  roperty and cooles.  comparable ere consict d improve  6,000 s646,000 atest weigl	s of the comensfer historical comparable sees are from the comparable sees	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prio om the subjects nilar to the subject, also comparisons te, also comparisons cost Approach (if de	year prior to the try and con LE NO. 1  r transference to a contract to the try and con contract to the try and contract to th	cr for the condition.	of sale les (re OMPP  ILS/I 4/20 a. Sir r in (	eport additional prior ARABLE SALE NO PubRec 23 bject was for a reater weight gross living an	sale.  or sales on 2  C C C a refina to com rea.	COMPARAB CRMLS/Publ 04/04/2023 ance. No price as unable to parables 1 &	Perform an & 3 since
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transactions for any Summary of Sales Compari interior inspection, comparable 1 has a  Indicated Value by Sales C Indicated Value by: Sale The market approa	S/PubF  did not r  S/PubF  search an  ce(s)  nsfer histor  y of the  sison Appr  the col  a similar  ompariso  s Compa  ch is g	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 ory of the subject p a 3 comparable oach. All 3 comparables we ar lot size and	rior sale or transfers rior sale or tra BJECT  4698  roperty and cooles.  comparable ere consict d improve  6,000 s646,000 atest weigl	s of the comensfer historical comparable sees are from the comparable sees	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prio om the subjects nilar to the subject, also comparisons te, also comparisons cost Approach (if de	year prior to the try and con LE NO. 1  r transference to a contract to the try and con contract to the try and contract to th	cr for the condition.	of sale les (re OMPP  ILS/I 4/20 a. Sir r in (	eport additional prior ARABLE SALE NO PubRec 23 bject was for a reater weight gross living an	sale.  or sales on 2  C C C a refina to com rea.	COMPARAB CRMLS/Publ 04/04/2023 ance. No price as unable to parables 1 &	Perform an & 3 since
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transactions for any Summary of Sales Compari interior inspection, comparable 1 has a  Indicated Value by Sales C Indicated Value by: Sale The market approa income approach for	S/PubF  did not r  S/PubF  search an  ce(s)  nsfer histor  y of the  sison Appr  the col  a similar  ompariso  s Compa  ch is g	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 ory of the subject p e 3 comparable coach. All 3 comparables we ar lot size and in Approach \$ 640 erison Approach iven the greatype of prope	rior sale or transfers rior sale or tra BJECT  4698  roperty and cooles.  comparable ere consided improve  6,000 s 646,000 atest weigherty.	es are frodered sinement siz	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prio om the subjects nilar to the subject, also comparisons te, also comparisons cost Approach (if de	r transfermarket ect in crable 3 ess. The	c the date of the	of sale les (re OMPA  ALS/II  ALS/II	eport additional prior ARABLE SALE NO PubRec 23 bject was for a price the apprareater weight gross living at	sale.  or sales on 2  C C C a refina  tiser wa to com rea.	CRMLS/Publio/4/04/2023 ance. No prior as unable to parables 1 &	perform an & 3 since
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of	S/PubF  did not r  S/PubF  search an  ce(s)  nsfer histor  y of the  ison Appr  the cor  a similar  ompariso  s Compa  ch is g  or this	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023  Doch. All 3 comparables we ar lot size and be ar lot size and be ar lot size and ar lot size and ar lot size and ar lot size and be arrown as lot size an	es or transfers rior sale or tra BJECT  4698  roperty and cooles.  comparable ere considered improve  6,000 s646,000 atest weighterty.  completion pe	s of the comensfer historement size sare from the comparable series are from the comparable s	parable sales for the y of the subject prope COMPARABLE SA  RMLS/PubRec 1/04/2023 ales The prio 1/2024 ales The prio 1/2025 ales The prio 1/2025 ales The subjects 1/2025 ales Compared to the subject also compared to the	r transference and tran	c the date of the	of sale les (re OMPP  ILS/I 4/20 e sub  O O O O O O O O O O O O O O O O O O	PubRec 23 bject was for a proce the apprareater weight gross living at the apprareach was not a process of the apprareater weight gross living at the apprareach was not a process of the apprareater weight gross living at the apprareach was not a process of the apprace was not a process of the apprareach was not a process of the apprareach was not a process of the apprace was not a process of the	sale.  or sales on 2  C C C C C C a refina  to com rea.  proach (i	CRMLS/Publio/4/04/2023 ance. No prior as unable to parables 1 &	perform an & 3 since
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran transactions for any  Summary of Sales Compari interior inspection, comparable 1 has a  Indicated Value by: Sales The market approaci income approach for This appraisal is made	ce(s) ce(s) search and ce(s) sison Appropriate Contact Similar comparison Similar compari	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023  by of the subject p a 3 comparable coach. All 3 comparables we ar lot size and architecture.	rior sale or transfers rior sale or tra BJECT  4698  roperty and cooles.  comparable ere considered improve  6,000 e646,000 es646,000 etest weighterty.  completion perbasis of a hyperserver.	es are frodered sinement sizement sizem	parable sales for the y of the subject prope COMPARABLE SARMLS/PubRec 1/04/2023 ales The prior of the subjects milar to the subject, also compared to the subject shill are to the subject, also compared to the subject shill are to the subject shil	year prior to the try and con LE NO. 1  r transference tin control to the try and con control to the try and contr	content of the date of the dat	of sale les (re OMPP  ILS/I 4/20 e sub  O O O O O O O O O O O O O O O O O O	PubRec 23 bject was for a proce the apprareater weight gross living a lition that the improcompleted, or	sale.  or sales on 2  C C C C C C a refina  to com rea.  proach (i	CRMLS/Publ 04/04/2023 ance. No prio as unable to parables 1 &	perform an & 3 since
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transactions for any Summary of Sales Compariinterior inspection, comparable 1 has a  Indicated Value by Sales C Indicated Value by: Sale The market approarince income approach for subject to the following	ce(s) ce(s) search and ce(s) sison Appropriate Contact Similar comparison Similar compari	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023  by of the subject p a 3 comparable coach. All 3 comparables we ar lot size and architecture.	rior sale or transfers rior sale or tra BJECT  4698  roperty and cooles.  comparable ere considered improve  6,000 e646,000 es646,000 etest weighterty.  completion perbasis of a hyperserver.	es are frodered sinement sizement sizem	parable sales for the y of the subject prope COMPARABLE SARMLS/PubRec 1/04/2023 ales The prior of the subjects milar to the subject, also compared to the subject shill are to the subject, also compared to the subject shill are to the subject shil	year prior to the try and con LE NO. 1  r transference tin control to the try and con control to the try and contr	content of the date of the dat	of sale les (re OMPP ILS/I 4/20 a. Sirr r in g Opproa	PubRec 23 bject was for a proce the apprareater weight gross living a lition that the improcompleted, or	sale.  or sales on 2  C C C C C C a refina  to com rea.  proach (i	CRMLS/Publ 04/04/2023 ance. No prio as unable to parables 1 &	perform an & 3 since
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transactions for any Summary of Sales Compariinterior inspection, comparable 1 has a  Indicated Value by Sales C Indicated Value by: Sale The market approarince income approach for subject to the following	S/PubF  did not r  S/PubF  did not r  S/PubF  search an  ce(s)  sfer history  of the  conparison  s Comparison  s	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 bry of the subject p a 3 comparable we ar lot size and n Approach \$ 640 rison Approach iven the great type of prope " subject to r alterations on the y assumption that	rior sale or transfers rior sale or tra BJECT  4698  roperty and cooles.  comparable ere consided improve  6,000 a646,000 atest weighterty.  completion per basis of a hyp the condition of	es are from the comparable services are from the comparable servic	parable sales for the y of the subject prope COMPARABLE SA  RMLS/PubRec 1/04/2023 ales The prio 1/2023 ales The prio 1/2024 ales The prio 1/2024 ales See, also compared to the subject, also compared to the subject of	market ect in c rable 3 veloped) \$ ess. The basis of a rs or altera	cr for the condition. is similar cost appair: n	of sale les (re OMPP ILS/I 4/20 e sub opproa	PubRec 23 bject was for a reater weight gross living at lition that the impro	sale.  or sales on  2  C  C  C  a refina  to com  rea.  proach (i  applicate  wements h  subje	CRMLS/Publication of developed) \$ clear along with the following the fol	perform an & 3 since  th the
Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transactions for any  Summary of Sales Compariinterior inspection, comparable 1 has a  Indicated Value by Sales C Indicated Value by: Sale The market approaincome approach for subject to the following inspection based on the extended.	S/PubF  did not r  S/PubF  did not r  S/PubF  search an  ce(s)  search iste  y of the  search an  compariso  s Compa  ch is g  or this  X "as is,  repairs or  raordinar  ction of	Rec eveal any prior sal Rec d analysis of the p SUI 01/27/2020 \$0 NDC Doc#3 04/04/2023 bry of the subject p a 3 comparable war lot size and in Approach \$ 64! wrison Approach iven the great type of prope " subject to r alterations on the y assumption that the exterior are	rior sale or transfers rior sale or tra BJECT  4698  roperty and cooles.  comparable ere consic d improve  6,000 s 646,000 atest weigh erty.  completion per basis of a hyp the condition of	es are from the comparable service en plans and pothetical coor deficiency bject prop	parable sales for the y of the subject prope COMPARABLE SA RMLS/PubRec 1/04/2023 ales The prior of the subjects for the subjects for the subject also compared to	market ect in c rable 3  veloped) \$ ess. The basis of a rac or altera eration or re	conparable sal  CRM 04/04  or for the condition.  is similar  is similar  cost ap  hypothetical tions have bepair: n	of sale les (re OMPA  ILS/I 4/20 e sub  Ils Gr r in g	PubRec 23 bject was for a cater weight gross living at lition that the impro- completed, or	sale.  or sales on 2  C C C C C C a refina  to com rea.  proach (i applicat  wements h subje  ent of as:	CRMLS/Publication of developed) \$ cle, along window been completed to the following sumptions and	perform an & 3 since  th the

Freddie Mac Form 2055 March 2005 UAD Version 9/2011

# Exterior-Only Inspection Residential Appraisal Report File No. 3510flwr

	three approaches, the market approach, the cos he strongest supporter for the subjects final value		<u> </u>	
	ne approach was considered to be not applicable			
data. Exterior inspe		e, due to the predominance of owner	occupany, and lack of	TEITIGI
data: Exterior irispe	odon only.			
_				
-				
_				
-				
-				
_				
	COST APPROACH TO VALU	E (not required by Fannie Mae)		
Provide adequate informatic	COST APPROACH TO VALU on for the lender/client to replicate the below cost figures and calculat			
		ons.	nod was used to detern	mine the
Support for the opinion of sit	on for the lender/client to replicate the below cost figures and calculat	ons. imating site value) The abstraction meth	nod was used to determ	mine the
Support for the opinion of sit	on for the lender/client to replicate the below cost figures and calculat te value (summary of comparable land sales or other methods for es	ons. imating site value) The abstraction meth	nod was used to detern	mine the
Support for the opinion of sit	on for the lender/client to replicate the below cost figures and calculat te value (summary of comparable land sales or other methods for es lue. The subjects neighborhood is completely de	ons. imating site value) The abstraction meth	nod was used to detern	
Support for the opinion of si estimate of land val	on for the lender/client to replicate the below cost figures and calculat te value (summary of comparable land sales or other methods for es lue. The subjects neighborhood is completely de	ons. imating site value)  The abstraction method weloped.  OPINION OF SITE VALUE	= \$	500,000
Support for the opinion of si estimate of land val	on for the lender/client to replicate the below cost figures and calculat te value (summary of comparable land sales or other methods for es lue. The subjects neighborhood is completely de	ons. imating site value)  The abstraction method weloped.	= \$	
Support for the opinion of si estimate of land val	on for the lender/client to replicate the below cost figures and calculate the value (summary of comparable land sales or other methods for eschedule. The subjects neighborhood is completely dependent of the subject of the	ons. imating site value)  The abstraction method imating site value  veloped.  OPINION OF SITE VALUE  Dwelling  801 Sq. Ft. @ \$ 22	= \$	500,000
Support for the opinion of si estimate of land val	on for the lender/client to replicate the below cost figures and calculate the value (summary of comparable land sales or other methods for eschedule. The subjects neighborhood is completely dependent of the subject of the	ons. imating site value)  The abstraction method imating site value  veloped.  OPINION OF SITE VALUE  Dwelling  801 Sq. Ft. @ \$ 22		500,000
Support for the opinion of si estimate of land val	on for the lender/client to replicate the below cost figures and calculate the value (summary of comparable land sales or other methods for eschedule. The subjects neighborhood is completely despendent of the subjects neighborhood is completely despendent neighborhood is completely despendent neighborhood is complete	OPINION OF SITE VALUE  Dwelling  801 Sq. Ft. @ \$  Patio		500,000 220,275
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area was	on for the lender/client to replicate the below cost figures and calculate the value (summary of comparable land sales or other methods for eschedule. The subjects neighborhood is completely described by the subject of th	OPINION OF SITE VALUE		500,000 220,275 7,500
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area was calculations. The eco	on for the lender/client to replicate the below cost figures and calculate the value (summary of comparable land sales or other methods for escale. The subjects neighborhood is completely described by the subject of the subjects neighborhood is completely described by the subject neighborhood is completely	OPINION OF SITE VALUE	= \$ 75.00.	500,000 220,275 7,500 26,400
Support for the opinion of silestimate of land values and silestimate of land values and silestimate of land values and silestimate of cost data Marsical Quality rating from cost services and cost Approach Gross living area was calculations. The editors	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escalue. The subjects neighborhood is completely described by the subject neighborhood is completely described by the	OPINION OF SITE VALUE  Dwelling  801 Sq. Ft. @ \$  Patio  Garage/Carport 240  Sq. Ft. @ \$  Total Estimate of Cost-New	= \$ 75.00.	500,000 220,275 7,500 26,400
ESTIMATED REP Source of cost data Marsi Quality rating from cost serv Comments on Cost Approac Gross living area was calculations. The ec	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escalue. The subjects neighborhood is completely described by the subject neighborhood is completely described by the	OPINION OF SITE VALUE  Dwelling  801 Sq. Ft. @ \$  Patio  Garage/Carport 240  Sq. Ft. @ \$  Total Estimate of Cost-New  Less 70  Physical  The abstraction methods abstraction methods and selection methods and selection methods and selection methods abstraction methods and selection methods abstraction methods and selection methods abstraction methods abstraction methods are selection methods and selection methods are selection methods and selection methods are selection methods and selection methods are selection methods abstraction methods are selection methods are s	= \$ 75.00= \$= \$ 10.00= \$= \$= \$= \$= \$	500,000 220,275 7,500 26,400 254,175
ESTIMATED REP Source of cost data Marsi Cuality rating from cost serv Comments on Cost Approace Gross living area was calculations. The ecremaining economic	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escalue. The subjects neighborhood is completely described by the subject neighborhood is completely described by the	OPINION OF SITE VALUE  Dwelling  801 Sq. Ft. @ \$  Patio  Garage/Carport 240  Sq. Ft. @ \$  Total Estimate of Cost-New  Less 70  Physical  Depreciation \$144,880	= \$ 75.00. = \$ 10.00. = \$ = \$ rnal = \$( = \$	500,000 220,275 7,500 26,400 254,175
ESTIMATED REP Source of cost data Marsi Quality rating from cost serv Comments on Cost Approac Gross living area was calculations. The ec	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escalue. The subjects neighborhood is completely described by the subject neighborhood is completely described by the	OPINION OF SITE VALUE  Dwelling  801 Sq. Ft. @ \$  Patio  Garage/Carport 240  Sq. Ft. @ \$  Total Estimate of Cost-New  Less 70  Physical  Depreciation \$144,880  Depreciated Cost of Improvements	= \$ 75.00. = \$ 10.00. = \$ = \$ rnal = \$( = \$	500,000 220,275 7,500 26,400 254,175 144,880) 109,295
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area w calculations. The ec remaining economic property.	on for the lender/client to replicate the below cost figures and calculat te value (summary of comparable land sales or other methods for escalue. The subjects neighborhood is completely decrease.  PRODUCTION OR X REPLACEMENT COST NEW hall and Swift Cost Handbook vice Average Effective date of cost data 2022 ch (gross living area calculations, depreciation, etc.)  as based on exterior measurements, and conomic life was estimated at 70 years. The colife is based on the effective age of the	OPINION OF SITE VALUE  Dwelling  801 Sq. Ft. @ \$  Patio  Garage/Carport 240  Sq. Ft. @ \$  Total Estimate of Cost-New  Less 70  Physical  Depreciation \$144,880  Depreciated Cost of Improvements	= \$ 75.00 = \$ 10.00 = \$ = \$ rnal = \$( = \$ = \$	500,000 220,275 7,500 26,400 254,175 144,880) 109,295
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area w calculations. The ec remaining economic property.	on for the lender/client to replicate the below cost figures and calculat te value (summary of comparable land sales or other methods for esclue. The subjects neighborhood is completely described by the subject neighborhood is completely described by	OPINION OF SITE VALUE.  Dwelling  801 Sq. Ft. @ \$  Patio  Garage/Carport 240  Sq. Ft. @ \$  Total Estimate of Cost-New  Less 70  Physical  Depreciation \$144,880  Depreciated Cost of Improvements	= \$ 75.00 = \$ 10.00 = \$ = \$ rnal = \$( = \$ = \$	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area w calculations. The ec remaining economic property.	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escalue. The subjects neighborhood is completely described by the subject neighborhood is completely described by t	OPINION OF SITE VALUE.  Dwelling 801 Sq. Ft. @ \$ 27 Sq. Ft. @ \$ 11 Total Estimate of Cost-New Less 70 Physical Functional Exter Depreciation \$144,880 Depreciated Cost of Improvements.  "As-is" Value of Site Improvements.  INDICATED VALUE BY COST APPROACH.  JE (not required by Fannie Mae)	= \$ 75.00	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
Estimated Monthly Market R	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escalue. The subjects neighborhood is completely described by the subject neighborhood is completely described by t	OPINION OF SITE VALUE.  Dwelling 801 Sq. Ft. @ \$ 2:  Sq. Ft. @ \$  Patio  Garage/Carport 240 Sq. Ft. @ \$ 1:  Total Estimate of Cost-New Less 70 Physical Functional Exter Depreciation \$144,880  Depreciated Cost of Improvements.  "As-is" Value of Site Improvements.  INDICATED VALUE BY COST APPROACH  JE (not required by Fannie Mae)	= \$ 75.00	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
Estimated Monthly Market R	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escape and calculate. The subjects neighborhood is completely described by the subjects neighborhood is comp	OPINION OF SITE VALUE.  Dwelling 801 Sq. Ft. @ \$ 2:  Sq. Ft. @ \$  Patio  Garage/Carport 240 Sq. Ft. @ \$ 1:  Total Estimate of Cost-New Less 70 Physical Functional Exter Depreciation \$144,880  Depreciated Cost of Improvements.  "As-is" Value of Site Improvements.  INDICATED VALUE BY COST APPROACH  JE (not required by Fannie Mae)	= \$ 75.00	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
Estimated Monthly Market R	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escape lue. The subjects neighborhood is completely described by the subjects neighborhood is completely des	OPINION OF SITE VALUE.  Dwelling 801 Sq. Ft. @ \$ 2:  Sq. Ft. @ \$  Patio  Garage/Carport 240 Sq. Ft. @ \$ 1:  Total Estimate of Cost-New Less 70 Physical Functional Exter Depreciation \$144,880  Depreciated Cost of Improvements.  "As-is" Value of Site Improvements.  INDICATED VALUE BY COST APPROACH  JE (not required by Fannie Mae)	= \$ 75.00	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
Support for the opinion of sit estimate of land values and source of cost data Mars. Quality rating from cost served comments on Cost Approace Gross living area was calculations. The expression of the comments of the comme	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escape lue. The subjects neighborhood is completely described by the subject of the subjects neighborhood is completely described by the subject of the subject of the subjects neighborhood is completely described by the subject of the	OPINION OF SITE VALUE	= \$ 75.00	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area w calculations. The ec remaining economic property.  Estimated Remaining Econo Estimated Monthly Market R Summary of Income Approa	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escalue. The subjects neighborhood is completely defended by the subject of the subjects neighborhood is completely defended by the subject of the subject is provided by the subject of the subject is provided by the subject of the s	OPINION OF SITE VALUE	= \$ 75.00 = \$ 10.00 = \$ = \$ rnal = \$( = \$ = \$	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area w calculations. The ec remaining economic property.  Estimated Remaining Econo Estimated Monthly Market R Summary of Income Approa	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escalue. The subjects neighborhood is completely defended by the subject of the subjects neighborhood is completely defended by the subject of the sub	OPINION OF SITE VALUE	= \$ 75.00 = \$ 10.00 = \$ = \$ rnal = \$( = \$ = \$	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area was calculations. The ec remaining economic property.  Estimated Remaining Econo Estimated Monthly Market R Summary of Income Approac Is the developer/builder in co	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escalue. The subjects neighborhood is completely defended by the subject of the subjects neighborhood is completely defended by the subject of the sub	OPINION OF SITE VALUE	= \$ 75.00. = \$ 10.00. = \$ = \$ rnal = \$(	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area was calculations. The ec remaining economic property.  Estimated Remaining Econo Estimated Monthly Market R Summary of Income Approac Is the developer/builder in co	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escalue. The subjects neighborhood is completely defended by the subject of the subjects neighborhood is completely defended by the subject of	OPINION OF SITE VALUE.  Dwelling 801 Sq. Ft. @ \$ 2 Sq. Ft. @ \$ Patio  Garage/Carport 240 Sq. Ft. @ \$ 1 Total Estimate of Cost-New  Less 70 Physical Functional External External Estimate of Site Improvements.  "As-is" Value of Site Improvements.  INDICATED VALUE BY COST APPROACH	= \$ 75.00. = \$ 10.00. = \$ = \$ rnal = \$(	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area was calculations. The ec remaining economic property.  Estimated Remaining Econo Estimated Monthly Market R Summary of Income Approac Is the developer/builder in co	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escalue. The subjects neighborhood is completely defended.  PRODUCTION OR X REPLACEMENT COST NEW hall and Swift Cost Handbook rice Average Effective date of cost data 2022 ch (gross living area calculations, depreciation, etc.)  as based on exterior measurements, and conomic life was estimated at 70 years. The colife is based on the effective age of the  INCOME APPROACH TO VAL  Rent \$ X Gross Rent Multiplier = ach (including support for market rent and GRM)  PROJECT INFORMATIO ontrol of the Homeowners' Association (HOA)? Yes action for PUDs ONLY if the developer/builder is in control of the HOAD action of the H	OPINION OF SITE VALUE.  Dwelling 801 Sq. Ft. @ \$ 2 Sq. Ft. @ \$ 1 Sq. Ft. @ \$ 1 Total Estimate of Cost-New  Less 70 Physical Functional Externology Depreciation \$144,880  Depreciation \$144,880  Depreciated Cost of Improvements	= \$ 75.00. = \$ 10.00. = \$ = \$ rnal = \$(	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area was calculations. The ec remaining economic property.  Estimated Remaining Econo Estimated Monthly Market R Summary of Income Approac Is the developer/builder in co	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for estable land. Total number of units for sale the conversion of an existing building(s) into a PUD?  PRODUCTION OR X REPLACEMENT COST NEW hall and Swift Cost Handbook fice. Average Effective date of cost data 2022 cth (gross living area calculations, depreciation, etc.)  as based on exterior measurements, and conomic life was estimated at 70 years. The colife is based on the effective age of the sale (including support for market rent and GRM)  PROJECT INFORMATIO ontrol of the Homeowners' Association (HOA)?  Total number of units for sale the conversion of an existing building(s) into a PUD?  Yes	OPINION OF SITE VALUE.  Dwelling 801 Sq. Ft. @ \$ 2'  Sq. Ft. @ \$  Patio  Garage/Carport 240 Sq. Ft. @ \$ 1'  Total Estimate of Cost-New  Less 70 Physical Functional Exter  Depreciation \$144,880  Depreciated Cost of Improvements	= \$ 75.00. = \$ 10.00. = \$ = \$ rnal = \$(	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area was calculations. The ec remaining economic property.  Estimated Remaining Econo Estimated Monthly Market R Summary of Income Approac Is the developer/builder in co	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for estable (summary of comparable land sales or other methods for estable (summary of comparable land sales or other methods for estable (summary of comparable land sales or other methods for estable (summary of completely detable (summary	OPINION OF SITE VALUE.  Dwelling 801 Sq. Ft. @ \$ 2'  Sq. Ft. @ \$  Patio  Garage/Carport 240 Sq. Ft. @ \$ 1'  Total Estimate of Cost-New  Less 70 Physical Functional Exter  Depreciation \$144,880  Depreciated Cost of Improvements	= \$ 75.00. = \$ 10.00. = \$ = \$ rnal = \$(	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area was calculations. The ec remaining economic property.  Estimated Remaining Econo Estimated Monthly Market R Summary of Income Approac Is the developer/builder in co	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for estable (summary of comparable land sales or other methods for estable (summary of comparable land sales or other methods for estable (summary of comparable land sales or other methods for estable (summary of completely detable (summary	OPINION OF SITE VALUE	= \$ 75.00. = \$ 10.00. = \$ = \$ rnal = \$(	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area was calculations. The economic property.  Estimated Remaining Economic property.  Estimated Monthly Market R Summary of Income Approac Is the developer/builder in concept of the following inform Legal name of project Total number of units rented Was the project created by the Does the project contain and the settimate of land the project contain and the settimate of land the settimate of the settimate	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for estable (summary of comparable land sales or other methods for estable (summary of comparable land sales or other methods for estable (summary of comparable land sales or other methods for estable (summary of completely detable (summary	OPINION OF SITE VALUE	= \$ 75.00. = \$ 10.00. = \$ = \$ rnal = \$(	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area w calculations. The ex remaining economic property.  Estimated Remaining Econo Estimated Monthly Market R Summary of Income Approac Is the developer/builder in c Provide the following inform Legal name of project Total number of units rentec Was the project created by t Does the project contain any Are the units, common elem	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escape lue. The subjects neighborhood is completely described by the subjects neighborhood is completely des	OPINION OF SITE VALUE	= \$ 75.00. = \$ 10.00. = \$ = \$ rnal = \$(	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
ESTIMATED REP Source of cost data Marsi Quality rating from cost serv Comments on Cost Approac Gross living area w calculations. The extremaining economic property.  Estimated Remaining Economic property.  Estimated Monthly Market R Summary of Income Approac Is the developer/builder in core Provide the following inform Legal name of project Total number of units rentect Was the project created by the composition of the project created by the composition of the comp	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escape lue. The subjects neighborhood is completely described by the subjects neighborhood is completely des	OPINION OF SITE VALUE	= \$ 75.00. = \$ 10.00. = \$ = \$ rnal = \$(	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000
ESTIMATED REP Source of cost data Mars Quality rating from cost serv Comments on Cost Approac Gross living area w calculations. The ex remaining economic property.  Estimated Remaining Econo Estimated Monthly Market R Summary of Income Approac Is the developer/builder in c Provide the following inform Legal name of project Total number of units rentec Was the project created by t Does the project contain any Are the units, common elem	on for the lender/client to replicate the below cost figures and calculate value (summary of comparable land sales or other methods for escape. The subjects neighborhood is completely described by the subject neighborhood is completely described by the	OPINION OF SITE VALUE	= \$ 75.00. = \$	500,000 220,275 7,500 26,400 254,175 144,880) 109,295 20,000

### Exterior-Only Inspection Residential Appraisal Report

File No. 3510flwr

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

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

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

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

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

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

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

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

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

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

## Exterior-Only Inspection Residential Appraisal Report

File No. 3510flwr

#### 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).

Freddie Mac Form 2055 March 2005

### Exterior-Only Inspection Residential Appraisal Report

File No. 3510flwr

- 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 seg., 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.

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

#### Signature Wille Cyal Signature\_ Name William C Fisher Company Name William C Fisher Company Name Company Address 9192 Guss Drive Company Address Huntington Beach, CA 92646 Telephone Number \_ Telephone Number <u>714-931-6993</u> Email Address Email Address hbredfish@gmail.com Date of Signature and Report 04/05/2023 Date of Signature State Certification # \_ Effective Date of Appraisal 04/04/2023 State Certification # AR005705 or State License # or State License # State or Other (describe) State # Expiration Date of Certification or License State CA Expiration Date of Certification or License 12/23/2024 ADDRESS OF PROPERTY APPRAISED SUBJECT PROPERTY 3510 W Flower Avenue Did not inspect exterior subject property Fullerton, CA 92833 Did inspect exterior of subject property from street Date of Inspection APPRAISED VALUE OF SUBJECT PROPERTY \$ 646,000 LENDER/CLIENT COMPARABLE SALES Did not inspect exterior of comparable sales from street Name Clear Capital Company Name Wedgewood Inc. Did inspect exterior of comparable sales from street Company Address 2015 Manhattan Beach Blvd Suite 100 Date of Inspection Redondo Beach, CA 90278 Email Address

APPRAISER

# **Uniform Appraisal Dataset Definitions**

File No. 3510flwr

#### 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.

	ions Used in Data Sta	iluaruization rext			
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site	in	Interior Only Stairs	Basement & Finished Rooms Below Grade
AdjPrk	Adjacent to Park	Location	Lndfl	Landfill	Location
AdjPwr	Adjacent to Power Lines	Location	LtdSght	Limited Sight	View
Α	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ArmLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
AT	Attached Structure	Design(Style)	Mtn	Mountain View	View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	N	Neutral	Location & View
br	Bedroom	Basement & Finished Rooms Below Grade	NonArm	Non-Arms Length Sale	Sale or Financing Concessions
В	Beneficial	Location & View	op	Open	Garage/Carport
BsyRd	Busy Road	Location	0	Other	Basement & Finished Rooms Below Grade
ср	Carport	Garage/Carport	0	Other	Design(Style)
Cash	Cash	Sale or Financing Concessions	Prk	Park View	View
CtySky	City View Skyline View	View	Pstrl	Pastoral View	View
CtyStr	City Street View	View	PwrLn	Power Lines	View
Comm	Commercial Influence	Location	PubTrn	Public Transportation	Location
	Contracted Date	Date of Sale/Time		Recreational (Rec) Room	Basement & Finished Rooms Below Grade
C			m .		
Conv	Conventional	Sale or Financing Concessions	Relo	Relocation Sale	Sale or Financing Concessions
CV	Covered	Garage/Carport	REO	REO Sale	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	Res	Residential	Location & View
DOM	Days On Market	Data Sources	RT	Row or Townhouse	Design(Style)
DT	Detached Structure	Design(Style)	RH	Rural Housing - USDA	Sale or Financing Concessions
dw	Driveway	Garage/Carport	SD	Semi-detached Structure	Design(Style)
Estate	Estate Sale	Sale or Financing Concessions	S	Settlement Date	Date of Sale/Time
		Date of Sale/Time	Short	Short Sale	
е	Expiration Date				Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
g	Garage	Garage/Carport	sqm	Square Meters	Area, Site, Basement
ga	Garage - Attached	Garage/Carport	Unk	Unknown	Date of Sale/Time
gbi	Garage - Built-in	Garage/Carport	VA	Veterans Administration	Sale or Financing Concessions
gd	Garage - Detached	Garage/Carport	WO	Walk Out Basement	Basement & Finished Rooms Below Grade
GR	Garden Structure	Design(Style)	wu	Walk Up Basement	Basement & Finished Rooms Below Grade
GlfCse	Golf Course	Location	WtrFr	Water Frontage	Location
Glfvw	Golf Course View	View	Wtr	Water View	View
HR		Design(Style)		Withdrawn Date	Date of Sale/Time
	High Rise Structure	0 1 3 1	W		
Ind	Industrial	Location & View	Woods	Woods View	View
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
				-	

# Market Conditions Addendum to the Appraisal Report File No. 3510flwr

The purpose of this addendum is to provide the lender/client with		understanding of the	market trends and con	ditions prevalent in	the subject neighbor	rhood. T	his is a required
addendum for all appraisal reports with an effective date on or a Property Address 3510 W Flower Avenue	πer April 1, 2009.	City Fulle	rton		State <b>CA</b> Zip Co	ode <b>92</b>	833
Borrower Catamount Properties 2018 LLC		Oity 1 dile	itori		State O/ Lip et	ouc <b>52</b>	000
Instructions: The appraiser must use the information require	ed on this form as the I	pasis for his/her concl	usions, and must prov	de support for thos	e conclusions, regar	ding hou	using trends and
overall market conditions as reported in the Neighborhood section					-	-	-
analysis as indicated below. If any required data is unavailable	e or is considered unre	eliable, the appraiser	must provide an expla	nation. It is recogn	ized that not all data	a source	s will be able to
provide data for the shaded areas below; if it is available, however			-				-
median, the appraiser should report the available figure and iden		-		-			
that would be used by a prospective buyer of the subject prope				s seasonal markets		<u>foreclos</u>	ures, etc.
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Increasing	Overall Trend Stable	I	Declining
Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)	67 11.17	9.00	18 6.00	Increasing Increasing	Stable	_=	Declining
Total # of Comparable Active Listings	33	17		X Declining	Stable		Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.95	1.89	0.67	X Declining	Stable		Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	<u> </u>	Overall Trend		J
Median Comparable Sale Price	760,000	765,000	750,000	Increasing	X Stable		Declining
Median Comparable Sales Days on Market	30	21	29	Declining	X Stable		Increasing
Median Comparable List Price	709,000	719,000	699,900	Increasing	X Stable		Declining
Median Comparable Listings Days on Market	46	39	44	Declining	X Stable		Increasing
Median Sale Price as % of List Price	100.00%	100.00%	100.00%	Increasing	X Stable	4	Declining
Seller-(developer, builder, etc.)paid financial assistance prevaled Explain in detail the seller concessions trends for the past 12 m				Declining	X Stable	<u> </u>	Increasing
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).  Limited number of foreclosure property is noted at the present time, that would offset the current stable market trends.  Cite data sources for above information. CRMLS/NDC  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.  Present market conditions for the marketing area of the subject are good. Limited marketing time of less than 90 days. Interest rates are rising, however it appears to have no avderse effect on the current market with values remaining stable.							
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a	e your conclusions, pro area of the subj	ovide both an explana ect are good. L	ion and support for your imited marketing	ur conclusions.  y time of less	than 90 days.		-
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a	e your conclusions, pro area of the subj derse effect on th	ovide both an explana ect are good. Li he current mark	ion and support for your imited marketing	ur conclusions.  g time of less emaining stab	than 90 days.		-
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable are rising.	e your conclusions, pro area of the subj derse effect on th	ovide both an explana ect are good. Li he current mark	ion and support for your imited marketing	ur conclusions.  g time of less emaining stab	than 90 days. lle.		-
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing are rising, however it appears to have no avoidable.  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)	e your conclusions, pro area of the subj derse effect on the	ovide both an explana ect are good. L he current mark	ion and support for you mited marketing et with values re	ur conclusions.  g time of less emaining stab	than 90 days.  le.  ct Name:  Overall Trend  Stable		-
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing are rising, however it appears to have no avoidable.  If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	e your conclusions, pro area of the subj derse effect on the	ovide both an explana ect are good. L he current mark	ion and support for you mited marketing et with values re	Project  Increasing  Increasing	than 90 days.  ct Name:  Overall Trend  Stable  Stable		st rates  Declining Declining
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing are rising, however it appears to have no avoidable.  If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	e your conclusions, pro area of the subj derse effect on the	ovide both an explana ect are good. L he current mark	ion and support for you mited marketing et with values re	Project  Increasing  Increasing  Declining	ct Name: Overall Trend Stable Stable Stable		st rates  Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing are rising, however it appears to have no avoidable.  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pro area of the subjects effect on the subject of the subject	ect are good. Line current mark  te the following:  Prior 4-6 Months	ion and support for you mited marketing et with values re	Project Increasing Increasing Declining Declining	ct Name: Overall Trend Stable Stable Stable Stable Stable Stable	Intere	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing are rising, however it appears to have no avoidable.  If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pro area of the subjects effect on the subject of the subject	ect are good. Line current mark  te the following:  Prior 4-6 Months	ion and support for you mited marketing tet with values received with values received a Months	Project Increasing Increasing Declining Declining	ct Name: Overall Trend Stable Stable Stable Stable Stable Stable	Intere	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable are rising.  If the subject is a unit in a condominium or cooperative subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject Project Projec	e your conclusions, pro area of the subjects effect on the subject of the subject	te the following: Prior 4-6 Months  yes, indicate the numb	ion and support for you mited marketing tet with values received with values received a Months	Project  Increasing Increasing Declining explain the trends i	than 90 days.  ct Name:  Overall Trend  Stable  Stable  Stable  Istings and sales of	Intere	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing are rising, however it appears to have no avoidable are rising.	e your conclusions, pro area of the subjects effect on the subject of the subject	by ide both an explanarect are good. Line current mark  the current mark  the the following:  Prior 4-6 Months  yes, indicate the numb	ion and support for you imited marketing tet with values in Current - 3 Months  er of REO listings and	Project Increasing Declining explain the trends in the tre	than 90 days.  ct Name:  Overall Trend Stable Stable Stable In listings and sales of	Intere	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable are rising.  If the subject is a unit in a condominium or cooperative subject of the sub	e your conclusions, pro area of the subjects effect on the subject of the subject	sovide both an explanarect are good. Line current mark te the following: Prior 4-6 Months  yes, indicate the numb  yes, indicate the numb  SUP  Signa Nam	Current - 3 Months er of REO listings and ERVISORY APP	Project Increasing Declining explain the trends in the tre	than 90 days.  ct Name:  Overall Trend  Stable  Stable  Stable  Istings and sales of	Intere	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable subject is a unit in a condominium or cooperative.  Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject of the subjec	e your conclusions, pro area of the subjects effect on the subject of the subject	sovide both an explanarect are good. Line current mark te the following: Prior 4-6 Months  yes, indicate the numb  yes, indicate the numb  Supp  Nam Com	Current - 3 Months er of REO listings and  ERVISORY APP  ature e pany Name	Project Increasing Declining explain the trends in the tre	than 90 days.  ct Name:  Overall Trend  Stable  Stable  Stable  Istings and sales of	Intere	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing are rising, however it appears to have no avoidable are rising.	e your conclusions, pro area of the subjects effect on the subject of the subject	sovide both an explanarect are good. Line current mark te the following: Prior 4-6 Months  yes, indicate the numb  yes, indicate the numb  Supp  Nam Com	Current - 3 Months er of REO listings and ERVISORY APP	Project Increasing Declining explain the trends in the tre	than 90 days.  ct Name:  Overall Trend  Stable  Stable  Stable  Istings and sales of	Intere	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing are rising, however it appears to have no avoidable are rising, however it appears to have no avoidable subject is a unit in a condominium or cooperative.  Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject of the subjec	e your conclusions, pro area of the subjects effect on the subject of the subject	superior de both an explanarect are good. Line current mark te the following: Prior 4-6 Months  Superior 4-6 Months  Superior 4-6 Months  Com Com	Current - 3 Months er of REO listings and  ERVISORY APP  ature e pany Name	Project Increasing Declining explain the trends in the tre	than 90 days.  ct Name:  Overall Trend  Stable  Stable  Stable  Istings and sales of	Intere	Declining Declining Increasing Increasing Seed properties.

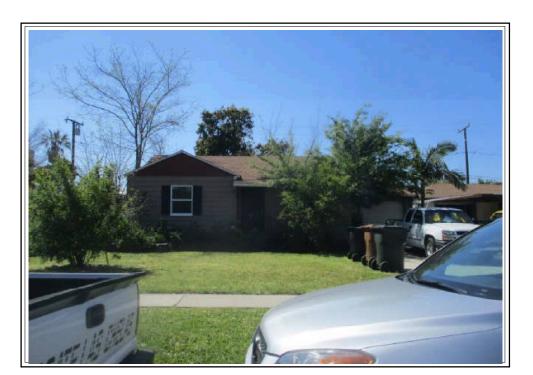
# SUBJECT PROPERTY PHOTO ADDENDUM

 Borrower: Catamount Properties 2018 LLC
 File No.: 3510flwr

 Property Address: 3510 W Flower Avenue
 Case No.:

 City: Fullerton
 State: CA
 Zip: 92833

 Lender: Wedgewood Inc.



# FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: April 4, 2023 Appraised Value: \$ 646,000



# REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

# COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File N	lo.: 3510flwr
Property Address: 3510 W Flower Avenue	Case	No.:
City: Fullerton	State: CA	Zip: 92833
Lender: Wedgewood Inc.		



# COMPARABLE SALE #1

235 Edward Avenue Fullerton, CA 92833 Sale Date: s10/22;c09/22 Sale Price: \$ 646,000



#### **COMPARABLE SALE #2**

1413 W Amerige Avenue Fullerton, CA 92833 Sale Date: s10/22;c09/22 Sale Price: \$ 705,000



## COMPARABLE SALE #3

2401 W Olive Avenue Fullerton, CA 92833 Sale Date: s12/22;c11/22 Sale Price: \$ 650,000

Borrower: Catamount Proper	ties 2018 LLC	File No.:	3510flwr
Property Address: 3510 W Flo	ower Avenue	Case No.:	7in: 02922
Lender: Wedgewood Inc		Sidic. UA	LIP. 92000
Additional property of the second property of	26 SALIO DE, OF N. 20.05 AD,  15 SALIO DE, OF N. 20.05 AD,  16 SALIO DE, OF N. 20.05 AD,  17 SALIO DE, OF N. 20.05 AD,  18 SAL	State: CA  State: CA  State: CA  Subject  Subjec	ASSESSOR'S MAP BOOK 30 PAGE 12 COUNTY OF ORANGE
2005 1870	彩 题 ———————————————————————————————————		#:
setti.			
**************************************			

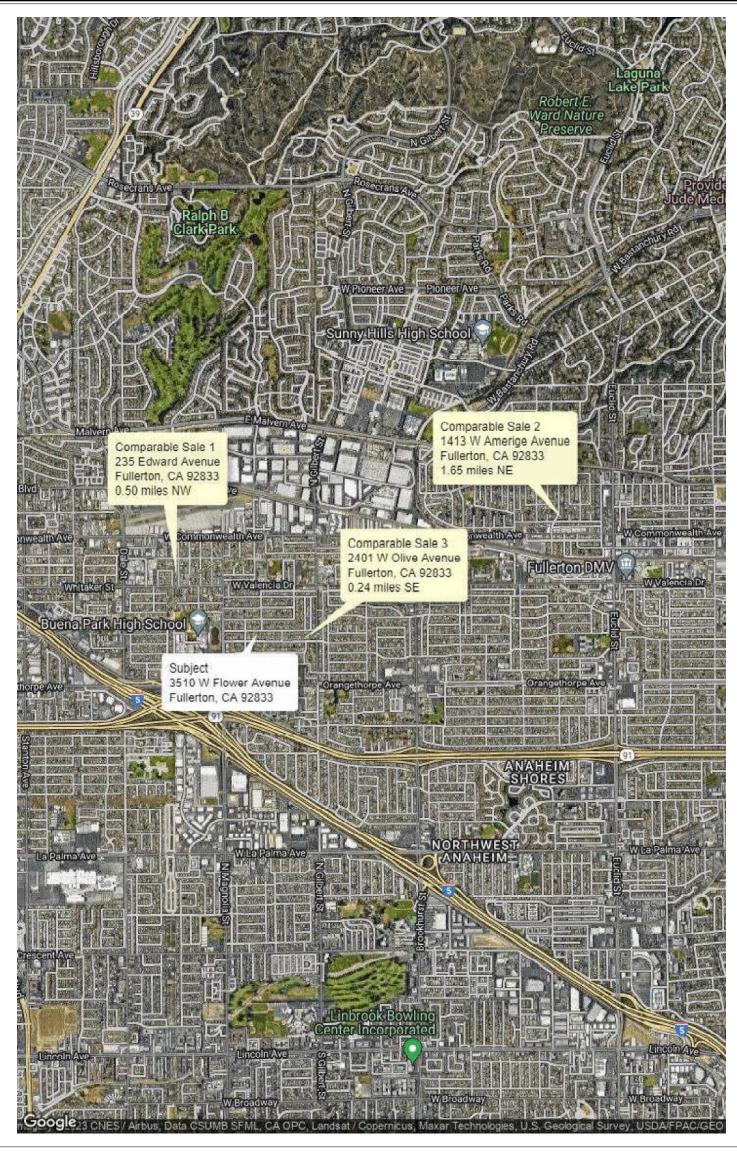
#### **LOCATION MAP**

Borrower: Catamount Properties 2018 LLC File No.: 3510flwr

Property Address: 3510 W Flower Avenue Case No.:

City: Fullerton State: CA Zip: 92833

Lender: Wedgewood Inc.



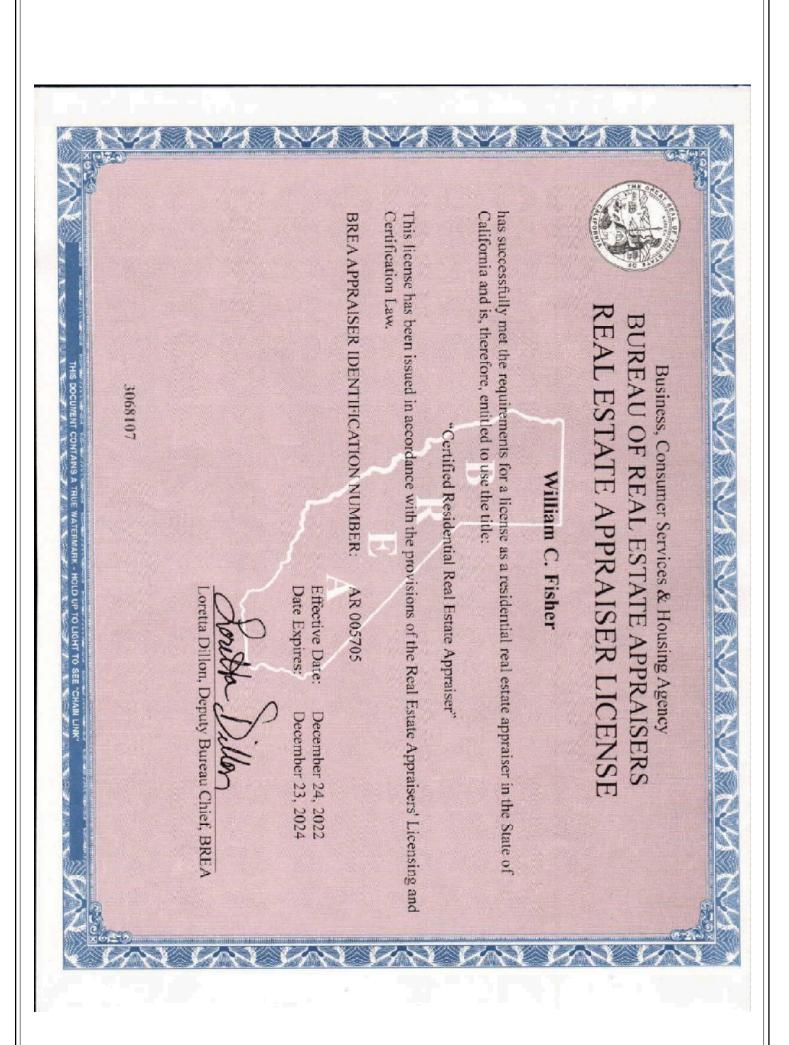
USPAP	ADDENDUM File No. 3510flwr
Borrower: Catamount Properties 2018 LLC	
Property Address: 3510 W Flower Avenue	
City: Fullerton County: Orange	State: CA Zip Code: 92833
Lender/Client: Wedgewood Inc.	
APPRAISAL AND REPORT IDENTIFICATION	
This appraisal report is one of the following types:	
	with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
	with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b).
	to the identified client. This is a Restricted Appraisal Report and the rationale for how the
	clusions set forth in the report may not be understood properly without the additional
information in the appraiser's workfile.	
ADDITIONAL CERTIFICATIONS	
I certify that, to the best of my knowledge and belief:	
The statements of fact contained in this report are true and correct.	
	ported assumptions and are my personal, impartial, and unbiased professional
analyses, opinions, and conclusions.	
	that is the subject of this report and no (or specified) personal interest with respect to
the parties involved.	
• I have no bias with respect to the property or the parties involved with this	
My engagement in this assignment was not contingent upon developing of the second properties for completing this assignment is not contingent upon the second properties of the second properties as a second properties of the second properties as a second properties of the second properties as a second properties of the second properties of	r reporting predetermined results. ne development or reporting of a predetermined value or direction in value that favors
	a stipulated result, or the occurrence of a subsequent event directly related to the
intended use of this appraisal.	a supulated result, or the occurrence of a subsequent event directly related to the
	as been prepared, in conformity with the Uniform Standards of Professional Appraisal
Practice.	1 1 7 7
This appraisal report was prepared in accordance with the requirements of	f Title XI of FIRREA and any implementing regulations.
PRIOR SERVICES	
XI have NOT performed services, as an appraiser or in any other capacity	y, regarding the property that is the subject of this report within the three-year period
immediately preceding acceptance of this assignment.	
	arding the property that is subject of this report within the three-year period
immediately preceding acceptance of this assignment. Those services a	re described in the comments below.
PROPERTY INSPECTION	
X I have NOT made a personal inspection of the property that is the subje	
I HAVE made a personal inspection of the property that is the subject of	this report.
ADDDAICAL ACCICTANCE	
APPRAISAL ASSISTANCE	scietance to the person signing this cortification. If anyone did provide significant
assistance, they are hereby identified along with a summary of the extent of t	ssistance to the person signing this certification. If anyone did provide significant
assistance, they are hereby identified along with a summary of the extent of t	the assistance provided in the report.
ADDITIONAL COMMENTS	
ADDITIONAL COMMENTS  Additional USPAP related issues requiring disclosure and/or any state manda	atod requirements:
The appraiser has not performed an interior inspection of the subj	
The appraiser has not performed an interior inspection of the subj	set property error extension
MARKETING TIME AND EXPOSURE TIME FOR THE SUB	IECT DDODEDTV
	ay(s) utilizing market conditions pertinent to the appraisal assignment.
X A reasonable exposure time for the subject property is 30-90 da	ay(s).
APPRAISER:	SUPERVISORY APPRAISER (only if required):
am azaD	
Signature: Wille Crish.	Signature:
Name: William C Fisher	Name:
Date Signed: 04/05/2023 State Certification #: AR005705	Date Signed:
State Certification #: AR005705	State Certification #:
or State License #: State #: State #:	or State License #:
or Uther (describe): State #:	State:
State: CA Expiration Date of Certification or License: 12/23/2024	Expiration Date of Certification or License:  Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: 04/04/2023	Supervisory Appraiser inspection of Subject Property:  Did Not  Exterior-only from street  Interior and Exterior
Z. Solivo Dato of Applaisan	

 Borrower: Catamount Properties 2018 LLC
 File No.: 3510flwr

 Property Address: 3510 W Flower Avenue
 Case No.:

 City: Fullerton
 State: CA
 Zip: 92833

Lender: Wedgewood Inc.



Borrower: Catamount Properties 2018 LLC File No.: 3510flwr Property Address: 3510 W Flower Avenue Case No.: City: Fullerton State: CA Zip: 92833

Lender: Wedgewood Inc.

HUDSON INSURANCE COMPANY 100 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-1AX-1002512

1. Named Insured: William C. Fisher 9192 Guss Drive 2. Address:

Huntington Beach, CA 92646

3. Policy Period: From: October 18, 2022 October 18, 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 A. \$1,000,000 B. \$1,000,000

Damages Limit of Liability

Claims Expense Limit of D. \$1,000,000 Liability \$1,000,000

5. Deductible (Inclusive of Claims Expenses):

Each Claim 5A. \$500 5B. \$ 1,000 Aggregate Policy Premium: State Taxes/Surcharges: \$716.00

7. Retroactive Date: October 18, 2022

to 2. July

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

A. Program Administrator: Riverton Insurance Agency Corp.

ALIA (Riverton Insurance Agency B. Agent/Broker:

Corp.)

(800) 882-4410

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

President

ma Daskal Secretary

Page | 1 PRA100 (01/20)

# **AERIAL MAP**

File No.: 3510flwr Borrower: Catamount Properties 2018 LLC

Case No.:

Property Address: 3510 W Flower Avenue City: Fullerton State: CA Zip: 92833

Lender: Wedgewood Inc.

