# **APPRAISAL OF REAL PROPERTY LOCATED AT** 3544 W 116th St Inglewood, CA 90303 TRACT # 6784 LOT 1 BLK 3 **FOR** Wedgewood Inc 2015 Manhattan Beach Blvd, Suite 100 Redondo Beach, CA 90278 AS OF 04/10/2023 BY Robert P Gharibeh West Coast Appraisals (310) 560-2170 8400 Alverstone Ave Los Angeles, CA 90045 (310) 560-2170 rgharibeh@msn.com

**Exterior-Only Inspection Residential Appraisal Report** 

Loan#53177 File # 2304006C

The purpose	se of this	summary	appraisal repo	rt is to pro	ovide the le	ender/client	with an	accurate,	and adequa	telv suo	ported, op	inion of t	ne mark	et value	of the	subject property.
Property Add			116th St					City	Inglewoo		, , ,		State		Zip Code	90303
_ ` `			perties 2018	LLC	0	wner of Pub	lic Record		pert Luck		ıck		County	0, 1	ANGEL	
Legal Descrip			# 6784 LOT					1101	JOIL LUOIL	OIII EC	1011			2007	WOLL	
Assessor's Pa			003-001					Tax Ye	ar 2022				R.E. Tax	es \$ 1	,375	
Neighborhood			EWOOD					Map F	leference	703 F	7		Census		042.00	
Occupant 0	<b>O</b> wner	Te	nant Vaca	ant	Sį	pecial Asses	sments \$	0			Pl	UD HOAS	0		per year	per month
Property Righ	hts Appraised	_	Fee Simple	Leasehol		Other (descr	ibe)									
Assignment T		Purcha	se Transaction	Refina	ance Transactio		Other (d	escribe)	SERVI	CING						
Lender/Client	VVCu	gewoo		,,,,,		Address			tan Beach	Blvd,	Suite 10	00, Redoi	ndo Be			
			for sale or has it be ce(s), and date(s).	en offered for sai		-	r to the effecti	e date of th	is appraisar?						res 🔀	NO
nepoit data s	source(s) useu, u	nenny pri	cc(s), and datc(s).		THEM	ILS										
l did	did not a	nalyze the	contract for sale fo	r the subject purc	chase transactio	on. Explain th	ne results of th	e analysis o	f the contract fo	r sale or w	hy the analys	sis was not				
performed.		•														
5																
Contract Price			Date of Contra	•••			rty seller the o				Yes	No	Data Sour	ce(s)		
0			harges, sale conces		vnpayment assi:	stance, etc.)	to be paid by	any party or	n behalf of the b	orrower?					L	Yes No
or if yes, report	the total dollar a	mount and	d describe the items	to be paid.												
Note: Race a	and the racial co	mpositio	n of the neighborh	ood are not appr	raisal factors.											
	Neighb	orhood C	haracteristics				One-U	it Housing	Trends			One-	Unit Hous	sing	Pres	ent Land Use %
Location	Urban	X	Suburban	Rural	Property Valu	ies	Increasing		Stable	<b>▼</b> De	clining	PRICE		AGE	One-Unit	85 %
Built-Up	Over 75%		25-75%	Under 25%	Demand/Supp	ply	Shortage	X	In Balance	Ove	er Supply	\$ (000)		(yrs)	2-4 Unit	5 %
Growth	Rapid	X	Stable	Slow	Marketing Tin	ne 🔀	Under 3 mt	ns	3-6 mths	Ove	er 6 mths	450	Low	69	Multi-Fami	ly %
Neighborhood	d Boundaries		CENTURY E	BLVD NOR	RTH, VAN	NESS	AVE EA	ST, CIT	Y OF HAV	VTHO	RNE	1,195	High	100	Commercia	10 %
		IRIE /	AVE WEST.									735	Pred.	73	Other	%
Neighborhood	· ·		THE SUBJE													
			ONDITION						RE IS SHO	PPIN	G, RETA	AIL STOF	RES, A	ND PU	BLIC FA	ACILITIES
			CHOOLS AR or the above conclus						NIDI IN							
IVIAI KEL GUITUI	itions (including	support io	i lile above conclus	iuiis)		SEE AT	TACHE	ADDE	NDUM							
Dimensions	SEE PL	AT MA	AP			Area 7	.564 sf		Sha	pe IR	REGUL	AR		View N:	Res;	
Specific Zonir	ing Classification		INR1YY			Zoning Des		SINGL	E FAMILY					,	1100,	
Zoning Comp	oliance 🔀	Legal		onforming (Grand	Ifathered Use)		No Zoni		Illegal (describ							
Is the highest	t and best use of	subject p	roperty as improved	(or as proposed	per plans and s	specification	s) the present	use?			Σ	Yes [	No	lf No, descri	<sup>be</sup> F	HIGHEST
		F TH	E SUBJECT	IS AS IMF	PROVED	THE PE			UE TO TI	IE 701	NING PI	ESTRICT	IONS			
Utilities									UE TO IF		INIINO IN	LOTTRIO	10110	•		
	Public	Other (de	escribe)			Public	Other (d		UE IO II	01	ff-site Improv	ements - Type	10110		Public	Private
Electricity	×	Other (de	escribe)		Water	Public			UE TO TE	<b>0</b> 1	ff-site Improv	rements - Type PHALT	10110		Public	Private
Electricity Gas	X				Water Sanitary Sewer	Public		escribe)		Ot St Al	ff-site Improv treet AS lley NO	ements - Type		- -ΜΔ Man Da	X	
Electricity Gas FEMA Specia	Al Flood Hazard A	rea	Yes	No FE	Water	Public X	Other (de	FEMA M	lap # 06	<b>0</b> 1	ff-site Improv treet AS lley NO	rements - Type PHALT		EMA Map Da	X	Private
Electricity  Gas  FEMA Specia  Are the utilitie	al Flood Hazard A	rea provemen		No FE	Water Sanitary Sewer EMA Flood Zone	Public  X  X  X	Other (de	FEMA M		Ot St Al	ff-site Improv treet AS lley NO	rements - Type PHALT	FE		X	0/26/2008
Electricity Gas FEMA Specia Are the utilitie Are there any	al Flood Hazard A es and off-site im y adverse site cor	rea provemen	Yes  'ts typical for the ma' external factors (ea	No FE	Water Sanitary Sewer EMA Flood Zone chments, enviro	Public  X  X  Onmental cor	Other (de	FEMA M No If No Ises, etc.)?	lap # O6 o, describe	01 Si Al	ff-site Improv treet AS Illey NO 1790F	PHALT NE	FE	X №	te OS	0/26/2008 ribe
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU	al Flood Hazard A es and off-site im v adverse site cor	rea provemen nditions or DT IS	Yes	No FE  arket area?  sements, encroace  SIZE TO C	Water Sanitary Sewer EMA Flood Zone chments, enviro	Public  X X X Onmental cor	Yes ditions, land	FEMA M No If No ises, etc.)?	iap # 06 o, describe	01 Si Al	ff-site Improv treet AS Illey NO 1790F	PHALT NE	FE	X №	te OS	0/26/2008 ribe
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI	al Flood Hazard A es and off-site im / adverse site cor JBJECT LC F INSPEC	provemen additions or DT IS TION.	Yes  tts typical for the ma external factors (ea  TYPICAL IN  **NO PRE	No FE  arket area?  sements, encroace  SIZE TO C	Water Sanitary Sewer EMA Flood Zone chments, enviro OTHERS TITLE RE	Public  X  X  X  Donmental cor  IN THE  EPORT	Yes nditions, land to AREA.	FEMA M NO If No ises, etc.)?  FHERE	lap # 06 o, describe ARE NO ED**	or SI Al S037C	ff-site Improv treet AS Illey NO 1790F	PHALT NE	Yes E CON	No DITION	te 09  If Yes, desci	3/26/2008 ribe
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us	al Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC	provemenditions or DT IS TION.	Yes tts typical for the ma external factors (ea TYPICAL IN **NO PRE	No FE  arket area?  sements, encroac  SIZE TO C  LIMINARY	Water Sanitary Sewer EMA Flood Zone chments, enviro	Public  X  X  X  Donmental cor  IN THE  EPORT	Yes ditions, land	FEMA M No If No ISSES, etc.)? FHERE	ap # 06  ARE NO ED**	Of SI AI 6037C <sup>2</sup> APPAI	ff-site Improv treet AS Illey NO 1790F	PHALT  NE  DVERSE	Yes E CON	No DITION	te OS	3/26/2008 ribe
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI	al Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC	rea provemen ditions or DT IS TION.	rts typical for the mare external factors (ear TYPICAL IN **NO PREI	No FE  writet area? ssements, encroad SIZE TO C  LIMINARY	Water Sanitary Sewer EMA Flood Zone chments, enviro OTHERS TITLE RE	Public  X  X  X  Donmental cor  IN THE  EPORT	Yes nditions, land to AREA.	FEMA M No If No sses, etc.)?  THERE EVIEWE  Ass Data Sou	ARE NO ED**  essment and Ta	Of SI AI 6037C <sup>2</sup> APPAI	ff-site Improv treet AS Illey NO 1790F	PHALT NE	Yes E CON	No DITION	tte 09	ibe ED AT THE
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (d	al Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC sed for Physical 0 describe) General D	provement of the control of the cont	rts typical for the mare external factors (ear TYPICAL IN **NO PREI	No FE  writet area? ssements, encroad SIZE TO C  LIMINARY	Water Sanitary Sewer EMA Flood Zone chments, enviro OTHERS TITLE RE Appraisal General Desc	Public  X  X  X  Onmental cor  IN THE  EPORT	Other (d	FEMA M No If No. ses, etc.)?  THERE EVIEWE  Ass Data Sou	ap # 06  ARE NO ED**	Of SI AI 6037C <sup>2</sup> APPAI	ff-site Improv	PHALT  DVERSE  Prior Ins; PARCEL  Amenities	Yes CON	No DITION	te 09 If Yes, desci	ibe ED AT THE
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us	al Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC sed for Physical 0 describe) General D	provement of the control of the cont	ts typical for the mare external factors (ear TYPICAL IN **NO PREI	No FE  wrket area?  ssements, encroad  SIZE TO C  LIMINARY	Water Sanitary Sewer MA Flood Zone chments, enviro OTHERS TITLE RE Appraisal General Desc Slab	Public  X  X  X  Donmental cor  IN THE  EPORT	Other (d	FEMA M No If No sses, etc.)?  THERE EVIEWE  Ass Data Sou	ap # 06  ARE NO ED**  essment and Ta  irce for Gross L  titing/Cooling	Of SI AI 6037C <sup>2</sup> APPAI	ff-site Improv treet AS illey NO 1790F  RENT A	PHALT  DVERSE  Prior Ins; PARCEL	Yes CON Dection QUES	No DITION PST	tte 09 If Yes, desci	3/26/2008 ribe ED AT THE
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (d	al Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC sed for Physical ( describe) General D One One	provement ditions or DT IS TION.	ts typical for the mare external factors (ear TYPICAL IN **NO PREI	No FE trket area? sements, encroad SIZE TO C LIMINARY	Water Sanitary Sewer EMA Flood Zone Chments, enviro OTHERS TITLE RI Appraisal  General Desc Slab Mentt	Public  X X X X Onmental cor IN THE EPORT Files  xription Crawl Space	Other (d	FEMA M No If No sees, etc.)? FHERE EVIEWE  Ass Data Sou	ap # 06  ARE NO ED**  essment and Ta  irce for Gross L  titing/Cooling	Of SI AI 6037C <sup>2</sup> APPAI	ff-site Improv treet AS illey NO 1790F  RENT A	PHALT DVERSE Prior Inst PARCEL Amenities ace(s) #	Yes Yes CON Dection QUES 0 0	No DITION	If Yes, described to the Car St.  Car St.	ibe ED AT THE
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (d	Il Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC sed for Physical ( describe) General D One One 1 Det. Att.	provement ditions or DT IS TION. Characterise EXTER rescription with Acc	Yes  Its typical for the ma external factors (ea  TYPICAL IN  **NO PREI  stics of Property  RIOR INSPE  essory Unit	No FE strket area? sements, encroad SIZE TO C LIMINARY  CCTION  Concrete Full Baser	Water Sanitary Sewer EMA Flood Zone Chments, enviro OTHERS TITLE RI Appraisal  General Desc Slab Mentt Essment	Public  X X X X Onmental cor IN THE EPORT Files  Crawl Spac	Other (d	FEMA M No If No ses, etc.)?  FHERE EVIEWE  Ass Data Sou  Hea	ap # 06  ARE NO ED**  essment and Ta  irce for Gross L  titing/Cooling	Of SI AI 6037C <sup>2</sup> APPAI	ff-site Improv treet AS illey NO 1790F  RENT A	PHALT DVERSE Prior Inst PARCEL Amenities ace(s) #	Yes E CON Dection QUES 0 0 ATIO	No DITION PST None Drivew	If Yes, described by the Car St.  Car St.  ay ##	ible ED AT THE er orage
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (d  Units  # of Stories Type  Existing Design (Style	Il Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC sed for Physical ( describe) General D One One 1 Det. Att. J Propos	provement ditions or DT IS TION. Characterise EXTER rescription with Acc	Yes this typical for the mare external factors (ear TYPICAL IN **NO PREI stics of Property RIOR INSPET essory Unit Under Const.	No FE  Irket area?  SEMENTS, encroad  SIZE TO C  LIMINARY  COTION  COncrete  Full Baser  Partial Base	Water Sanitary Sewer EMA Flood Zone Chments, enviro OTHERS TITLE RI Appraisal  General Desc Slab Ment sement	Public  X  X  X  N  N  N  N  N  N  N  N  N  N	Other (d	FEMA M No If No If No If Ses, etc.)? FHERE EVIEWE  Ass Data Sou Hea FWA Radiant Other uel	ARE NO ED** essment and Tarree for Gross L titing/Cooling HWBB	Of SI AI 6037C <sup>2</sup> APPAI		PHALT DVERSE  Prior Insp PARCEL Amenities ace(s) # Istove(s) # Deck PA FRONT NONE	Yes E CON Dection QUES 0 0 ATIO	No DITION  PST  None  Driveway St	If Yes, described and the second of the seco	o/26/2008  ribe ED AT THE  er  orage  CONCRETE of Cars 2 concrete of Cars 2 concrete of Cars 2 concrete
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (d  Units  # of Stories Type  Existing Design (Style Year Built	Il Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC sed for Physical C describe)  General D One One 1 Det Att. Propos 3) Bui	rea provemen iditions or DT IS TION. Characteris EXTER escriptior with Acc	Yes this typical for the mare external factors (ear TYPICAL IN **NO PREI stics of Property RIOR INSPET essory Unit Under Const.	No FE  Irket area?  Issements, encroad  SIZE TO C  LIMINARY  CCTION  Concrete  Full Baser  Partial Ba:  Exterior Walls  Roof Surface  Gutters & Down	Water Sanitary Sewer EMA Flood Zone chments, enviror OTHERS TITLE RI Appraisal  General Desc Slab Menent Sement Sement Sement	Public  X  X  X  Donmental cor  IN THE  EPORT  Files  ription  Crawl Spac  Finisher  Finisher  STUCC  COMP  YES	Other (d	FEMA M No If No isses, etc.)?  FHERE EVIEWE  Ass Data Sou Hee FWA [  Radiant Other uel Central Individu	ARE NO ED**  essment and Ta rore for Gross L titing/Cooling HWBB  GAS Air Conditioning	Of SI AI 6037C <sup>2</sup> APPAI		PHALT DVERSE  Prior Insp PARCEL Amenities ace(s) # Istove(s) # Deck PA FRONT NONE PER	Yes E CON Dection QUES 0 0 ATIO	No DITION  PST  None  Driveway St.  Garage  Carpor  Attach	If Yes, described in the control of	D/26/2008  ribe ED AT THE  er  orage  c of Cars 2  CONCRETE of Cars 2
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (d  Units M # of Stories Type M Existing Design (Style Year Built Effective Age	al Flood Hazard A es and off-site im y adverse site con JBJECT LC F INSPEC  Sed for Physical C describe)  General D  One One 1 Det. Att. Propos 9) Bul 193 e (Yrs) 35	provemen DT IS TION. Tharacteris EXTEF Escription  ged ed	yes tts typical for the ma external factors (ea TYPICAL IN **NO PREI stics of Property RIOR INSPE 1 essory Unit Under Const.	No FE  Interference of the control o	Water Sanitary Sewer MA Flood Zone Chiments, enviro OTHERS TITLE RI Appraisal  General Desc Slab Ment Esement User Sement	Public  X  X  X  Onmental cor  IN THE EPORT  Files  ription  Crawl Spac  Finisher  Finisher  STUCC COMP YES  VINYL	Other (d	FEMA M No If No.	ARE NO ED**  essment and Te trice for Gross L titing/Cooling HWBB  GAS Air Conditioning al	SI AI		PHALT DVERSE  Prior Insp PARCEL Amenities acce(s) # Istove(s) # INONE PER NONE	Yes CON QUECTION O O THE TOTAL CONTROL OF THE TOTAL CONTROL OT THE TOTAL CONTROL OF THE TOTAL	None None Driveway St Garage Carpor Attach Built-in	If Yes, described in the control of	er  orage  CONCRETE  of Cars 2  CONCRETE  of Cars 2
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (d  Units # of Stories Type Existing Design (Style Year Built Effective Age Appliances	al Flood Hazard A es and off-site im y adverse site con JBJECT LC F INSPEC  sed for Physical C describe)  General D  One  One  1  Det. Att. Propos e) Bui e) (Yrs) 35	provement and the state of the	Yes this typical for the mare external factors (ear TYPICAL IN **NO PREI stics of Property RIOR INSPET essory Unit Under Const.	No FE  Index area?  Index area?	Water Sanitary Sewer MA Flood Zone Chiments, enviro OTHERS TITLE RI Appraisal  General Desc Slab Ment Esement User Sement	Public  X  X  X  Onmental cor  IN THE EPORT  Files  ription  Crawl Spac Finished Finished STUCC COMP YES VINYL Disposal	Other (d	FEMA M No If No If No Isses, etc.)?  FHERE EVIEWE  Ass Data Sou Hea FWA [  Radiant Other uel Central Individu Other wave	ARE NO ED**  essment and Te trice for Gross L titing/Cooling HWBB  GAS Air Conditioning al NONE	SI AI		PHALT DVERSE  Prior Insp PARCEL Amenities ace(s) # Istove(s) # Deck PA FRONT NONE PER NONE NONE	FEE Yes  Yes  COON  QUES  O  NATIO	None None Driveway St Garage Carpor Attach Built-in	tte OS  If Yes, desci S NOTE  roperty Own  Car St  ay #  If Yes, desci S NOTE  Car St  Car St	er  CONCRETE of Cars 2 of Cars 2 of Cars 0 Detached  ONLY
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (d  Units # of Stories Type Existing Design (Style Year Built Effective Age Appliances Finished area	al Flood Hazard A es and off-site im y adverse site con JBJECT LC F INSPEC  sed for Physical C describe)  General D Det. Att. Propos e) Bui 193 e (Yrs) 35 Refrigera a above grade con	provement and the provement of the prove	rexternal factors (ea TYPICAL IN **NO PREI stics of Property RIOR INSPE 1 essory Unit Under Const.  V Range/Oven	No FE  Intertal area?  Interta	Water Sanitary Sewer MA Flood Zone chiments, enviro OTHERS TITLE RI Appraisal  General Desc Slab Ment Esement Sement	Public  X  X  X  Onmental cor  IN THE EPORT  Files  ription  Crawl Spac Finisher Finisher COMP YES VINYL Disposal  5 Be	Other (d	FEMA M No If No If No Isses, etc.)?  FHERE EVIEWE  Ass Data Sou Hea FWA [  Radiant Other uel Central Individu Other wave	ARE NO ED**  essment and Te trice for Gross L titing/Cooling HWBB  GAS Air Conditioning al	SI AI		PHALT DVERSE  Prior Insp PARCEL Amenities ace(s) # Istove(s) # Deck PA FRONT NONE PER NONE NONE	FEE Yes  Yes  COON  QUES  O  NATIO	None None Driveway St Garage Carpor Attach Built-in	If Yes, described in the control of	er  CONCRETE of Cars 2 of Cars 2 of Cars 0 Detached  ONLY
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (d  Units # of Stories Type Existing Design (Style Year Built Effective Age Appliances Finished area	al Flood Hazard A es and off-site im y adverse site con JBJECT LC F INSPEC  sed for Physical C describe)  General D  One  One  1  Det. Att. Propos e) Bui e) (Yrs) 35	provement and the provement of the prove	rexternal factors (ea TYPICAL IN **NO PREI stics of Property RIOR INSPE 1 essory Unit Under Const.  V Range/Oven	No FE  Intertal area?  Interta	Water Sanitary Sewer MA Flood Zone Chiments, enviro OTHERS TITLE RI Appraisal  General Desc Slab Ment Esement User Sement	Public  X  X  X  Onmental cor  IN THE EPORT  Files  ription  Crawl Spac Finisher Finisher COMP YES VINYL Disposal  5 Be	Other (d	FEMA M No If No If No Isses, etc.)?  FHERE EVIEWE  Ass Data Sou Hea FWA [  Radiant Other uel Central Individu Other wave	ARE NO ED**  essment and Te trice for Gross L titing/Cooling HWBB  GAS Air Conditioning al NONE	SI AI		PHALT DVERSE  Prior Insp PARCEL Amenities ace(s) # Istove(s) # Deck PA FRONT NONE PER NONE NONE	FEE Yes  Yes  COON  QUES  O  NATIO	None None Driveway St Garage Carpor Attach Built-in	tte OS  If Yes, desci S NOTE  roperty Own  Car St  ay #  If Yes, desci S NOTE  Car St  Car St	er  CONCRETE of Cars 2 of Cars 2 of Cars 0 Detached  ONLY
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (d  Units # of Stories Type Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea	al Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC  sed for Physical C describe)  General D  Det. Att.  Det. Att.  G Propos  Bull  193 e (Yrs) 35  Refrigera a above grade col atures (special er	provement of the state of the s	rexternal factors (ea TYPICAL IN **NO PREI stics of Property RIOR INSPE 1 essory Unit Under Const.  V Range/Oven	No FE  Irket area? Isements, encroad  SIZE TO C  LIMINARY  COTION  COncrete  Full Baser  Partial Bas  Exterior Walls  Roof Surface  Gutters & Down  Window Type  Dishwas  10 Rooms	Water Sanitary Sewer EMA Flood Zone Chments, enviro OTHERS TITLE RI Appraisal General Desc Slab Sement Sement Sement NONE No	Public  X  X  X  X  X  X  X  X  X  X  X  X  X	Yes	FEMA M No If No Isses, etc.)?  FHERE  VIEWE  Ass Data Sou  Hea  FWA [	ARE NO ED** essment and Ta rice for Gross L titing/Cooling HWBB  GAS Air Conditioning al NONE Washer/DI 2.0 Bath(s)	SI AI		Prior Insp Prior Insp PARCEL Amenities ace(s) # Istove(s) # Istove	Yes CON QUES O ATIO  EXT	None None Oriveway St Carpor Attach Built-in INSPE	te OS  If Yes, desci S NOTE  roperty Own  Car St  ay #  If Yes, desci S NOTE  Car St  Car St  Car St  Car St  Car St	o/26/2008  inibe ED AT THE  er  orage  of Cars 2  CONCRETE of Cars 2  of Cars 0  Detached  ONLY  ade
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (d  Units # of Stories Type X Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea	al Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC  sed for Physical C describe)  General D  Det. Att. g Propos e) Bui 193 e (Yrs) 35  Refrigera a above grade cor atures (special er	provement of the state of the s	Its typical for the mare external factors (ear TYPICAL IN **NO PREI titles of Property RIOR INSPET 1 essory Unit Under Const. V	No FE  Irket area? Isements, encroad  SIZE TO C  LIMINARY  COTION  COncrete  Full Baser  Partial Bas  Exterior Walls  Roof Surface  Gutters & Down  Window Type  Dishwas  10 Rooms	Water Sanitary Sewer EMA Flood Zone Chments, enviro OTHERS TITLE RI Appraisal General Desc Slab Sement Sement Sement NONE No	Public  X  X  X  X  X  X  X  X  X  X  X  X  X	Yes	FEMA M No If No Isses, etc.)?  FHERE  VIEWE  Ass Data Sou  Hea  FWA [	ARE NO ED** essment and Ta rice for Gross L HWBB  GAS Air Conditioning al NONE Washer/D 2.0 Bath(s)	OII SI AI AI APPAI	ff-site improv treet AS liley NO 1790F  RENT A  Firepla  Wood  Pation  Pother  Other  1,85	PHALT  Prior Inst  PARCEL  Amenities  ace(s) #  Istore(s) #  Istore(s) #  In NONE  PARCEL  Amenities  Amenities  Amenities  Ace(s) #  Istore(s) #  In NONE  In NO  In N	Yes CON QUES 0 0 XTIO EXT	None None Driveway St. Garage Carpor Attach Built-in INSPE DSS Living At	te OS  If Yes, desci S NOTE  roperty Own  Car St  ay #  if Yes, desci S NOTE  Car St	o/26/2008  ifibe ED AT THE  er  orage  of Cars 2  CONCRETE of Cars 2  of Cars 0  Detached  ONLY  ade
Electricity  Gas  FEMA Specia Are the utilitie Are there any  THE SU  TIME OI  Source(s) Us  Other (d  Units # of Stories  Type X  Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea	all Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC sed for Physical ( describe)  General D  One One 1 Det. Att. y Propos e) Bui 19:3 e (Yrs) 35  Refrigera a above grade cor atures (special er condition of the	provemendifitions or	rexternal factors (ea TYPICAL IN **NO PREI etics of Property RIOR INSPE 1 essory Unit S-Det/End Unit Under Const. V Range/Oven	No FE  Irket area? Isements, encroad  SIZE TO C  LIMINARY  COTION  COncrete  Full Baser  Partial Bas  Exterior Walls  Roof Surface  Gutters & Down  Window Type  Dishwas  10 Rooms  Including apparent  ECTION O	Water Sanitary Sewer EMA Flood Zone Chments, enviro OTHERS TITLE RI Appraisal Appraisal Sement Sement Sement NONE No the ded depairs	Public  X  X  X  X  X  X  X  X  X  X  X  X  X	Yes	FEMA M No If No sees, etc.)? FHERE EVIEWE  Ass Data Sou Hea FWA  Radiant Other uel Central Individu Other wave  S, remodelin ERTY. T	ARE NO ED**  essment and Te rice for Gross L titing/Cooling  HWBB  GAS Air Conditioning al NONE Washer/D 2.0 Bath(s)  g, etc.).	Oil SI AI AI AI APPAI APPAI APPAI APPAI APPAI ARAISEF	## Firely   Firely	PHALT  Prior Inst  PARCEL  Amenities  ace(s) #  Istove(s) #  PRONI  NONE  PER  NONE  BOOK  MONE  COMPLE	Yes CON QUES O O THE STATE OF T	None None Driveway St. Garage Carpor Attach Built-in INSPE DSS Living An	te OS  If Yes, describe of the Control of the Contr	orage  or
Electricity  Gas  FEMA Specia  Are the utilitie  Are there any  THE SU  TIME OI  Source(s) Us  Other (d  Units  # of Stories  Type  Existing  Design (Style  Year Built  Effective Age  Additional fear  Additional fear  Additional fear  COMPL  EXTRA	In Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC sed for Physical (describe)	provemendifications or	yes  Its typical for the ma external factors (ea TYPICAL IN **NO PREI stics of Property RIOR INSPE 1 essory Unit Under Const.  V  Range/Oven  Range/Oven  Indidata source(s) (i RIOR INSPE	No FE  Irket area?  Isements, encroad  SIZE TO C  LIMINARY  CONCrete  Full Baser  Partial Bas  Exterior Walls  Roof Surface  Gutters & Down  Window Type  Dishwas  10 Rooms  Including apparent  ECTION O  THAT THE	Water Sanitary Sewer EMA Flood Zone Chments, enviro OTHERS TITLE RI Appraisal General Desc Slab Ment Sement Sement NONE No It needed repairs F THE SU EINTERIC	Public  X  X  X  X  X  X  X  X  X  X  X  X  X	Yes inditions, land d AREA. WAS RI  MLS  MLS  O f f C dd [ [ [ [ [ [ [ [ [ [ [ [ [ [ [ [ [ [	FEMA M No If No Isses, etc.)?  FHERE  VIEWE  Ass Data Sou  Feat  FWA [	ARE NO ED**  essment and Tarrer for Gross L  GAS Air Conditioning al  NONE Washer/D  2.0 Bath(s)  HE APPF S SIMILA	SI AI AI APPAI  APPAI  APPAI  X Records Area  Yellow Area	ff-site improv treet AS liley NO 1790F  RENT A  Fireple Wood Patio/ Pool Pool Fother Other (  1,88	PHALT  Prior Inst  PARCEL  Amenities  ace(s) #  Istove(s) #  Deck PA  FRONT  NONE  PER  NONE  PORE  STORY  STORY  COMPLE  TERIOR	Yes CON QUES O THE CON	None None Driveway St. Garage Carpor Attach Built-in INSPE DSS Living At	te OS  If Yes, described and the oscillation of the	orage  concrete of Cars 2 CONCRETE of Cars 2 of Cars 0 Detached  ONLY ade
Electricity  Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (of  Units # of Stories Type Existing Design (Style Year Built Effective Age Appliances Finished area Additional feat  Describe the COMPL EXTRA PROPE	In Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC sed for Physical (describe)	provement of the company of the comp	TYPICAL IN  **NO PREI  stics of Property  RIOR INSPE  **Section of the market in the m	No FE  Irket area?  Isements, encroad  SIZE TO C  LIMINARY  CONCrete  Full Baser  Partial Bas  Exterior Walls  Roof Surface  Gutters & Down  Window Type  Dishwas  10 Rooms  Including apparent  ECTION O  THAT THE	Water Sanitary Sewer EMA Flood Zone Chments, enviro OTHERS TITLE RI Appraisal General Desc Slab Ment Sement Sement NONE No It needed repairs F THE SU EINTERIC	Public  X  X  X  X  X  X  X  X  X  X  X  X  X	Yes inditions, land d AREA. WAS RI  MLS  MLS  O f f C dd [ [ [ [ [ [ [ [ [ [ [ [ [ [ [ [ [ [	FEMA M No If No Isses, etc.)?  FHERE  VIEWE  Ass Data Sou  Feat  FWA [	ARE NO ED**  essment and Tarrer for Gross L  GAS Air Conditioning al  NONE Washer/D  2.0 Bath(s)  HE APPF S SIMILA	SI AI AI APPAI  APPAI  APPAI  X Records Area  Yellow Area	## Firehelmprov    Interest	PHALT  Prior Inst  PARCEL  Amenities  ace(s) #  Istove(s) #  Deck PA  FRONT  NONE  PER  NONE  PORE  STORY  STORY  COMPLE  TERIOR	Yes CON QUES O THE CON	None None Driveway St. Garage Carpor Attach Built-in INSPE DSS Living At	te OS  If Yes, described and the oscillation of the	orage  concrete of Cars 2 CONCRETE of Cars 2 of Cars 0 Detached  ONLY ade
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (d  Units # of Stories Type Existing Design (Style Year Built Effective Age Appliances Additional fea  Additional fea  EXTRA PROPE SUBJEC	In Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC Set for Physical C describe)  General D  One One 1  Det Att. Propos  (Yrs) 35  Refrigera a above grade co atures (special er condition of the LETED AN ORDINAR RTY. IF TICTS APPE	provemen pro	Typical for the mare external factors (eat Typical IN **NO PREI Stics of Property RIOR INSPET 1 **NO PREI STICK OF THE STATE OF THE STICK OF THE STATE OF THE STA	No FE  Intertain and the state of the state	Water Sanitary Sewer Sanitary Sewer Sanitary Sewer MA Flood Zone Chments, enviro OTHERS TITLE RE Appraisal  General Desc Slab Sement Sement Sement NONE No the dedd repairs FTHE SLE INTERIC DOES No	Public  X  X  X  Donmental cor  IN THE EPORT  Files  Finisher Finisher Finisher STUCC COMP YES VINYL Disposal 5 Be OTED.  s, deteriorati UBJECT DOT MA	Other (di	FEMA M No If No Isses, etc.)?  FHERE EVIEWE  Ass Data Sou  Hear FWA Central Individu Other wave  S, remodelin ERTY. T JJECT I EXTEL	ARE NO ED**  ARE NO ED**  essment and Te rore for Gross L titing/Cooling HWBB  Air Conditioning al NONE Washer/D 2.0 Bath(s)  g, etc.).  HE APPF S SIMILA RIOR OF	SI AI AI APPAI  APPAI  APPAI  X Records Area  Yellow Area	## Firehelmprov    Interest	PHALT  Prior Inst  PARCEL  Amenities  ace(s) #  Istove(s) #  Deck PA  FRONT  NONE  PER  NONE  PORE  STORY  STORY  COMPLE  TERIOR	Yes CON QUES O THE CON	None None None Oriveway St. Garage Carpor Attach Built-in INSPE SSS Living Ad  IE APPI HIS REF	te 09  If Yes, desci S NOTE  roperty Own  Car St.  August #  Inface #  It #  If Yes, desci S NOTE  Car St.  Car	orage  concrete of Cars 2 CONCRETE of Cars 2 of Cars 0 Detached  ONLY ade
Electricity  Gas  FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us  other (d  Units  # of Stories Type Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea  Additional fea  COMPL EXTRA PROPE SUBJEC  Are there any	All Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC  Sed for Physical C describe)  One One 1 Det. Att. Propos Buil 193 (Yrs) 35 Refrigera a above grade co atures (special er condition of the LETED AN ORDINAR RTY. IF TI CTS APPE	provemen pro	TYPICAL IN  **NO PREI  stics of Property  RIOR INSPE  **Section of the market in the m	No FE  Intertain and the state of the state	Water Sanitary Sewer Sanitary Sewer Sanitary Sewer MA Flood Zone Chments, enviro OTHERS TITLE RE Appraisal  General Desc Slab Sement Sement Sement NONE No the dedd repairs FTHE SLE INTERIC DOES No	Public  X  X  X  Donmental cor  IN THE EPORT  Files  Finisher Finisher Finisher STUCC COMP YES VINYL Disposal 5 Be OTED.  s, deteriorati UBJECT DOT MA	Other (di	FEMA M No If No Isses, etc.)?  FHERE EVIEWE  Ass Data Sou  Hear FWA Central Individu Other wave  S, remodelin ERTY. T JJECT I EXTEL	ARE NO ED**  ARE NO ED**  essment and Te rore for Gross L titing/Cooling HWBB  Air Conditioning al NONE Washer/D 2.0 Bath(s)  g, etc.).  HE APPF S SIMILA RIOR OF	SI AI AI APPAI  APPAI  APPAI  X Records Area  Yellow Area	## Firehelmprov    Interest	PHALT  Prior Inst  PARCEL  Amenities  ace(s) #  Istove(s) #  Deck PA  FRONT  NONE  PER  NONE  PORE  STORY  STORY  COMPLE  TERIOR	Yes CON QUES O THE CON	None None None Oriveway St. Garage Carpor Attach Built-in INSPE SSS Living Ad  IE APPI HIS REF	te OS  If Yes, described and the oscillation of the	D/26/2008  ribe ED AT THE  er  orage  concrete of Cars 2 CONCRETE of Cars 2 of Cars 0 Detached  ONLY ade
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (d  Units # of Stories Type Existing Design (Style Year Built Effective Age Appliances Additional fea  Additional fea EXTRA PROPE SUBJEC  Are there any If Yes, descril	In Flood Hazard A les and off-site im a valverse site con JBJECT LC FINSPEC sed for Physical Codescribe)  General D  One One 1  Det Att. Propose 19  E(Yrs) 35  Refrigera a above grade con atures (special er condition of the LETED AN ORDINAR RTY. IF TICTS APPE	provement of the control of the cont	Typical for the mare external factors (eat Typical In **NO PREI Stics of Property RIOR INSPET 1 **NO PREI STICK OF THE STATE OF THE STICK OF THE STATE OF THE STA	No FE  Intertarea? Intertarea.	Water Sanitary Sewer EMA Flood Zone Chments, enviro OTHERS TITLE RI Appraisal  General Desc Slab Ment sement Sement NONE No the the ded depairs Intereded repairs Intereded re	Public  X  X  X  Commental cor  IN THE EPORT  Filles  Finisher Finisher Finisher STUCC COMP YES VINYL Disposal  5 Be OTED.  s, deteriorati UBJEC OT MA  coundness, co	Other (di	FEMA M No If No Isses, etc.)?  FHERE EVIEWE  Ass Data Sou  Hear FWA Radiant Other uel Central Individu Other wave  S, remodelin ERTY. T JJECT I EXTEL	ARE NO ED**  ARE NO ED**  essment and Te rore for Gross L titing/Cooling HWBB  ANONE Washer/Di 2.0 Bath(s)  Get.).  HE APPF S SIMILA RIOR OF	SI AI SEFERICA STATE OF THE SI	ff-site improvement in the improvement of the impro	Prior Insp Prior Insp Prior Insp PARCEL Amenities ace(s) # Istove(s) # Deck PA FRONT NONE PER NONE describe) 55 Square  COMPLE TERIOR T, THEN	Yes  Yes  CON  QUE  CATIO  EXT  CC4;TH  TE TH  COND  IT MA	None None None Oriveway St. Garage Carpor Attach Built-in INSPE SSS Living Ad  IE APPI HIS REF DITION O Y AFFE	te OS  If Yes, desci S NOTE  roperty Own  Car St.  ay #  urface #  CTION rea Above Gr  RAISER PORT W DF THE CCT THI	D/26/2008  ribe ED AT THE  er  orage  concrete of Cars 2 CONCRETE of Cars 2 of Cars 0 Detached  ONLY ade
Electricity  Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us  other (d  Units  # of Stories Type Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea  Additional fea  COMPL EXTRA PROPE SUBJEC  Are there any If Yes, descril THERE	In Flood Hazard A les and off-site im a diverse site con JBJECT LC F INSPEC led for Physical C describe)  General D  One	provemen pro	TYPICAL IN  **NO PREI  stics of Property  RIOR INSPE  1  essory Unit  Brange/Oven  ARA TO BE A  Institute of Ara To BE A	No FE  Inket area?  Inket area.  Inket area.	Water Sanitary Sewer EMA Flood Zone Chments, enviro OTHERS TITLE RI Appraisal General Desc Slab Ment Ement Sement Sement Virone New OTHERS SIND SEMENT SEMENT VITOR VITO	Public  X  X  X  X  X  X  X  X  X  X  X  X  X	Yes	FEMA M No If No Isses, etc.)?  FHERE EVIEWE  Ass Data Sou  Hear FWA Radiant Other uel Central Individu Other wave  S, remodelin ERTY. T JJECT I EXTEL	ARE NO ED**  ARE NO ED**  essment and Te rore for Gross L titing/Cooling HWBB  ANONE Washer/Di 2.0 Bath(s)  Get.).  HE APPF S SIMILA RIOR OF	SI AI SEFERICA STATE OF THE SI	ff-site improvement in the improvement of the impro	Prior Insp Prior Insp Prior Insp PARCEL Amenities ace(s) # Istove(s) # Deck PA FRONT NONE PER NONE describe) 55 Square  COMPLE TERIOR T, THEN	Yes  Yes  CON  QUE  CATIO  EXT  CC4;TH  TE TH  COND  IT MA	None None None Oriveway St. Garage Carpor Attach Built-in INSPE SSS Living Ad  IE APPI HIS REF DITION O Y AFFE	te OS  If Yes, desci S NOTE  roperty Own  Car St.  ay #  urface #  CTION rea Above Gr  RAISER PORT W DF THE CCT THI	D/26/2008  ribe ED AT THE  er  orage  concrete of Cars 2 CONCRETE of Cars 2 of Cars 0 Detached  ONLY ade
Electricity  Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us  other (d  Units  # of Stories Type Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea  Additional fea  COMPL EXTRA PROPE SUBJEC  Are there any If Yes, descril THERE	In Flood Hazard A les and off-site im a diverse site con JBJECT LC F INSPEC led for Physical C describe)  General D  One	provemen pro	Typical for the mare external factors (eat Typical In **NO PREI Stics of Property RIOR INSPET 1 **NO PREI STICK OF THE STATE OF THE STICK OF THE STATE OF THE STA	No FE  Inket area?  Inket area.  Inket area.	Water Sanitary Sewer EMA Flood Zone Chments, enviro OTHERS TITLE RI Appraisal General Desc Slab Ment Ement Sement Sement Virone New OTHERS SIND SEMENT SEMENT VITOR VITO	Public  X  X  X  X  X  X  X  X  X  X  X  X  X	Yes	FEMA M No If No Isses, etc.)?  FHERE EVIEWE  Ass Data Sou  Hear FWA Radiant Other uel Central Individu Other wave  S, remodelin ERTY. T JJECT I EXTEL	ARE NO ED**  ARE NO ED**  essment and Te rore for Gross L titing/Cooling HWBB  ANONE Washer/Di 2.0 Bath(s)  Get.).  HE APPF S SIMILA RIOR OF	SI AI SEFERICA STATE OF THE SI	ff-site improvement in the improvement of the impro	Prior Insp Prior Insp Prior Insp PARCEL Amenities ace(s) # Istove(s) # Deck PA FRONT NONE PER NONE describe) 55 Square  COMPLE TERIOR T, THEN	Yes  Yes  CON  QUE  O  ATIO  EXT  EXT  CC4;TH  TE TH  COND  IT MA	None None None Oriveway St. Garage Carpor Attach Built-in INSPE SSS Living Ad  IE APPI HIS REF DITION O Y AFFE	te OS  If Yes, desci S NOTE  roperty Own  Car St.  ay #  urface #  CTION rea Above Gr  RAISER PORT W DF THE CCT THI	D/26/2008  ribe ED AT THE  er  orage  concrete of Cars 2 CONCRETE of Cars 2 of Cars 0 Detached  ONLY ade
Electricity  Gas  FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (d  Units # of Stories Type X Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea	al Flood Hazard A es and off-site im a diverse site con JBJECT LC F INSPEC sed for Physical (describe)	provemenditions or	TYPICAL IN  **NO PREI  stics of Property  RIOR INSPE  1  essory Unit  Brange/Oven  ARA TO BE A  Institute of Arabical Service	No FE  Irket area?  Isements, encroad  SIZE TO C  LIMINARY  CONCrete  Full Baser  Partial Base  Exterior Walls  Roof Surface  Gutters & Down  Window Type  Dishwas  10 Rooms  Including apparent  ECTION O  THAT THE  DNDITION  ANY PHYS  INTEGRITY	Water Sanitary Sewer EMA Flood Zone Chments, enviro OTHERS TITLE RI Appraisal Appraisal Sement Sement Sement NONE No NONE No It needed repairs F THE SU E INTERIC DOES No It the livability, s	Public  X  X  X  X  X  X  X  X  X  X  X  X  X	Yes	FEMA M No If No Isses, etc.)?  FHERE EVIEWE  Ass Data Sou  Hear FWA Radiant Other uel Central Individu Other wave  S, remodelin ERTY. T JJECT I EXTEL	ARE NO ED**  ARE NO ED**  essment and Te rore for Gross L titing/Cooling HWBB  ANONE Washer/Di 2.0 Bath(s)  Get.).  HE APPF S SIMILA RIOR OF	SI AI SEFERICA STATE OF THE SI	## Fireplance   Fireplance	PHALT  Prior Inst  PARCEL  Amenities  ace(s) #  Istove(s) #  PRONI  NONE  PRONI  NONE  PRONI  NONE  COMPLE  TERIOR  T, THEN	Yes CON QUES O O TTIO  EXT C4;TH TE TH COND IT MA	None None None Oriveway St. Garage Carpor Attach Built-in INSPE SSS Living Ad  IE APPI HIS REF DITION O Y AFFE	te OS  If Yes, desci S NOTE  roperty Own  Car St.  ay #  urface #  CTION rea Above Gr  RAISER PORT W DF THE CCT THI	D/26/2008  ribe ED AT THE  er  orage  concrete of Cars 2 CONCRETE of Cars 2 of Cars 0 Detached  ONLY ade
Electricity Gas FEMA Specia Are the utilitie Are there any THE SU TIME OI  Source(s) Us Other (d  Units # of Stories Type Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea  Additional fea  EXTRA PROPE SUBJEC  Are there any If Yes, descril THERE SOUND  Does the prop	al Flood Hazard A es and off-site im y adverse site cor JBJECT LC F INSPEC sed for Physical (describe)	provemendificions or	Typical for the mare external factors (eat TYPICAL IN **NO PREI stics of Property RIOR INSPET) **Institute of Property RIOR INSPET) **Institute of Property RIOR INSPET STICK INSPET	No FE  arket area?  sements, encroad  SIZE TO C  LIMINARY  CONCRETE  Full Baser  Partial Base  Exterior Walls  Roof Surface  Gutters & Down  Window Type  Dishwas  10 Rooms  THAT THE  DNDITION  ANY PHYS  STEGRITY  functional utility, sements	Water Sanitary Sewer EMA Flood Zone Chments, enviro OTHERS TITLE RI Appraisal Appraisal General Desc Slab Sement Sement Sement NONE No the needed repairs In THE SL EINTERIC DOES No It the livability, s ICAL DEF	Public  X  X  X  X  X  X  X  X  X  X  X  X  X	Other (di	FEMA M No If No Isses, etc.)? FHERE EVIEWE  Ass Data Sou Hea FWA [	ARE NO c, describe  ARE NO cD**  essment and Ta irce for Gross L titing/Cooling HWBB  GAS Air Conditioning al NONE Washer/Dr 2.0 Bath(s)  g, etc.).  "HE APPE S SIMILA RIOR OF	OI SI AI AI SI	## Fireplance   Fireplance	PHALT  Prior Inst  PARCEL  Amenities  ace(s) # Istove(s) # PEC NONE  PARCEL  Amenities  Ace(s) # Istove(s) # Incomplete in the prior Inst  Ace(s) # Istove(s) # Incomplete in the prior Inst  Incomplete in the prior Inst  COMPLETERIOR  TAFFEC	Yes CON QUES O O TTIO  EXT C4;TH TE TH COND IT MA	None None Driveway St Garage Carpor Attach Built-in INSPE DSS Living An  IF APPI HIS REF DITION ( Y AFFE	te OS  If Yes, desci S NOTE  roperty Own  Car St.  ay #  urface #  CTION rea Above Gr  RAISER PORT W DF THE CCT THI	D/26/2008  ribe ED AT THE  er  orage  concrete of Cars 2 CONCRETE of Cars 2 of Cars 0 Detached  ONLY ade

Loan#53177 File # 2304006C

Fannie Mae Form 2055 March 2005

There are 1 comparable	properties currently	offered for sale in	the subject neighborhoo	d ranging in p	price	from \$ 1,050,000	)	to \$ 1	,050,000
There are 17 comparable	sales in the subject	t neighborhood within	the past twelve months	s ranging in sa	ale pric	ce from \$ 660,00	0	to \$	1,070,000
FEATURE	SUBJECT	COMPAR	ABLE SALE # 1	COM	//PARABL	LE SALE # 2		COMPARA	ABLE SALE # 3
Address 3544 W 116th St		3628 W 115th	St	10249 S 3rd	d Ave		1070	8 S 5th Av	re
Inglewood, CA 90	0303	Inglewood, CA	90303	Inglewood, 0	CA 90	0303	Ingle	wood, CA	90303
Proximity to Subject		0.10 miles NW		1.24 miles N	ΝE		1.03	miles NE	
Sale Price	\$		\$ 857,000			\$ 730,000			\$ 850,000
Sale Price/Gross Liv. Area	\$ sq.t	t. \$ 438.36 sq.	ft.	\$ 448.13	sq.ft.		\$ 4	479.95 sq.	ft.
Data Source(s)		THEMLS#22-14957	1;DOM 89	THEMLS#22-20	03299;	ром 93	THEM	LS#SB23020	919MR;DOM 17
Verification Source(s)		PARCEL QUES				/ D# 50556			ST / D# 196821
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment		SCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth			ArmL	.th	
Concessions		Conv;0		Conv;0				:25000	-25,000
Date of Sale/Time		s08/22;c07/22	-38.565	s01/23;c01/2	23			23;c03/23	
Location	N;Res;	A:Comm:	+10.000				N;Re		
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE	10,000	FEE SIMPLI	F			SIMPLE	
Site	7,564 sf	7,984 sf	0	5,499 sf	_	+14,455			+6,881
View	N;Res;	N;Res;		N;Res;		. 14,400	N;Re		10,001
Design (Style)	DT1;Bungalow	DT1;Bungalow		DT1;Bungal	low			s, Bungalow	
Quality of Construction	Q4	Q4		Q4	IOW		Q4	Durigatow	
Actual Age	85	72		76		0	81		0
Condition	C4	C4	1	76 C4		+35,000			
Above Grade	Total Bdrms. Baths				Baths	+35,000	Total	Bdrms. Bath:	-35,000
Room Count			120,000			-			120,000
	10   5   2.0				2.0	0		3 1.1	
Gross Living Area	1,855 sq.t	1,000	-8,415		sq.ft.	+19,295		1,771 sq.	ft. +7,225
Basement & Finished	0sf	0sf		0sf			0sf		
Rooms Below Grade									
Functional Utility	AVERAGE	AVERAGE		AVERAGE				RAGE	
Heating/Cooling	FAU/NONE	WALL/NONE	0	FAU/CENTF		-3,500	FAU/	CENTRAL	-3,500
Energy Efficient Items	NONE NOTED	NONE NOTED		NONE NOT	ED		NON	E NOTED	
Garage/Carport	2gd2dw	2ga2dw	0	2gd1dw		0	2gd1	dw	0
Porch/Patio/Deck	PORCH/PATIO	PORCH/PATIC	)	PORCH/PA	TIO		POR	CH/PATIC	)
FIREPLACES	NONE	NONE		1 FIREPLAC	CE	-5,000	1 FIR	EPLACE	-5,000
ADDITIONAL	NONE	POOL	-20,000			.,	NON		,,,,,,
Net Adjustment (Total)		□ + <b>X</b> -	\$ -36,980	<b>X</b> +	٦-	\$ 60,250	П	+ 🛛 -	\$ -26,894
Adjusted Sale Price		Net Adj. 4.3			8.3 %	00,200	Net Adj.	3.2	
of Comparables		Gross Adj. 11.3	820,020		10.6 %	\$ 790,250	Gross A		
		/ 11.0	020,020	/ /					
	sale or transfer history of the								·
	sale or transfer history of t	e subject property and com				. 00,200			
	sale or transfer history of the					. 50,250			
did did not research the s	•	ne subject property and com	parable sales. If not, explain		f this ann		'		
did id not research the s	ot reveal any prior sales or	transfers of the subject pro			f this app				
My research did Mid not research the s	ot reveal any prior sales or	transfers of the subject pro	parable sales. If not, explain	the effective date of		oraisal.			
My research did Mid not research the s  My research did Mid not	ot reveal any prior sales or PARCEL QUEST ot reveal any prior sales or	transfers of the subject pro-	parable sales. If not, explain	the effective date of		oraisal.			
My research did Mid not research the s  My research did Mid did n  Data Source(s) THEMLS/F  My research did did n  Data Source(s) THEMLS/F  THEMLS/F	ot reveal any prior sales or PARCEL QUEST ot reveal any prior sales or PARCEL QUEST	transfers of the subject pro transfers of the comparable	parable sales. If not, explain  oerty for the three years prior to  sales for the year prior to the	the effective date of	omparable	oraisal. e sale.			
My research did did not research the s  My research did did not	ot reveal any prior sales or PARCEL QUEST ot reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra	transfers of the subject pro transfers of the subject pro transfers of the comparable	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the  property and comparable sales	the effective date of date of sale of the cor	omparable	oraisal. e sale. on page 3).			
My research did did not research the s  My research did did not	ot reveal any prior sales or PARCEL QUEST ot reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra	transfers of the subject pro transfers of the comparable	parable sales. If not, explain  oerty for the three years prior to  sales for the year prior to the	the effective date of date of sale of the cor	omparable	oraisal. e sale.			IPARABLE SALE #3
My research did did not research the s  My research did did not not	ot reveal any prior sales or PARCEL QUEST ot reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra	transfers of the subject pro transfers of the subject pro transfers of the comparable	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the  property and comparable sales	the effective date of date of sale of the cor	omparable	oraisal. e sale. on page 3).			
My research did did not research the s  My research did did not not not did not	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra	transfers of the subject pro transfers of the comparable transfers of the comparable subject pro transfers history of the subject SUBJECT	parable sales. If not, explain  perty for the three years prior to  sales for the year prior to the oroperty and comparable sales  COMPARABLE SA	the effective date of date of sale of the core (report additional price LE #1	omparable ior sales (	oraisal. e sale. on page 3). COMPARABLE SALE #2		CON	IPARABLE SALE #3
My research did did not research the s  My research did did not research the s  My research did did not	ot reveal any prior sales or PARCEL QUEST ot reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra	transfers of the subject pro transfers of the subject pro transfers of the comparable nsfer history of the subject SUBJECT	parable sales. If not, explain  perty for the three years prior to  sales for the year prior to the oroperty and comparable sales  COMPARABLE SA	the effective date of date of sale of the correction (report additional pricate #1	omparable ior sales o	oraisal. e sale. on page 3). COMPARABLE SALE #2		CON	
My research did id not research the state of	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra  THEMLS / 03/30/2023	transfers of the subject pro- transfers of the subject pro- transfers of the comparable nsfer history of the subject SUBJECT	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the property and comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023	the effective date of the correction of the corr	omparable of sales of the sales	e sale. on page 3). COMPARABLE SALE #2  ILS / PARCEL QU/2023	JEST	COM THEMLS 03/30/202	IPARABLE SALE #3  / PARCEL QUEST 23
My research did did not research the s  My research did did not research the s  My research did did not	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra  THEMLS / 03/30/2023	transfers of the subject pro- transfers of the subject pro- transfers of the comparable nsfer history of the subject SUBJECT	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the property and comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023	the effective date of the correction of the corr	omparable of sales of the sales	oraisal. e sale. on page 3). COMPARABLE SALE #2	JEST	COM THEMLS 03/30/202	IPARABLE SALE #3  / PARCEL QUEST 23
My research did id not research the state of	ot reveal any prior sales or PARCEL QUEST ot reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra  THEMLS / 03/30/2023 the subject property and of	transfers of the subject pro- transfers of the subject pro- transfers of the comparable transfers of the comparable subject SUBJECT  PARCEL QUEST omparable sales	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the  property and comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI	the effective date of date of sale of the conditional prior LLE #1  EL QUEST TO O	omparable ior sales of	e sale.  compage 3).  comparable sale #2  MLS / PARCEL QU /2023  PERTY HAS NOT	JEST I TRA	THEMLS 03/30/202 NSFERRI	IPARABLE SALE #3  / PARCEL QUEST 23 ED WITHIN THE
My research did id id not research the state of the state	ot reveal any prior sales or PARCEL QUEST ot reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra  THEMLS / 03/30/2023 the subject property and of	transfers of the subject pro- transfers of the subject pro- transfers of the comparable transfers of the comparable subject SUBJECT  PARCEL QUEST omparable sales	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the  property and comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI	the effective date of date of sale of the conditional prior LLE #1  EL QUEST TO O	omparable ior sales of	e sale.  compage 3).  comparable sale #2  MLS / PARCEL QU /2023  PERTY HAS NOT	JEST I TRA	THEMLS 03/30/202 NSFERRI	IPARABLE SALE #3  / PARCEL QUEST 23 ED WITHIN THE
My research did id not research the state of	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra  THEMLS / 03/30/2023 the subject property and of THREE OF THE	transfers of the subject pro- transfers of the subject pro- transfers of the comparable insfer history of the subject SUBJECT  PARCEL QUEST omparable sales COMPARABLE	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the  property and comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI  PROPERTIES HAV	the effective date of the cordinate of sale of sa	THEM 03/30/ PROI	oraisal.  e sale.  compage 3).  comparable sale #2  fls / PARCEL QU /2023  PERTY HAS NOTED WITHIN 12 MC	JEST T TRA DNTHS	THEMLS 03/30/202 NSFERRI S OF THE	IPARABLE SALE #3  / PARCEL QUEST 23 ED WITHIN THE TRANSACTION
My research did id not research the state of	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra  THEMLS / 03/30/2023 the subject property and of THREE OF THE	transfers of the subject pro transfers of the subject pro transfers of the comparable makes subject PARCEL QUEST omparable sales COMPARABLE AND #5 WERE I	parable sales. If not, explain  perty for the three years prior to  sales for the year prior to the  property and comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI  PROPERTIES HAV  NOT ARMS LENGT	the effective date of the correction of the corr	THEM 03/30/ PROI	oraisal.  e sale.  on page 3).  COMPARABLE SALE #2  ALS / PARCEL QU  (2023  PERTY HAS NOTED WITHIN 12 MC  NS AS THEY WE	JEST T TRA DNTH:	THEMLS 03/30/202 NSFERRIS OF THE	IPARABLE SALE #3  / PARCEL QUEST 23 ED WITHIN THE TRANSACTION D ON THE MLS
My research did id not research the state of	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra  THEMLS / 03/30/2023 the subject property and of THREE OF THE FOR COMPS#4 LISTING. THE	transfers of the subject property and com- transfers of the subject pro- transfers of the comparable safet history of the subject SUBJECT  PARCEL QUEST omparable safes COMPARABLE AND #5 WERE I PRIOR TRANSFI	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the  property and comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI  PROPERTIES HAV  NOT ARMS LENGT  ER FOR COMP#6	tate of sale of the cor (report additional pric LE #1  EL QUEST T 0 E SUBJECT /E TRANSFE	THEM 03/30/ PROI ERRE	oraisal.  e sale.  on page 3).  COMPARABLE SALE #2  MLS / PARCEL QU /2023  PERTY HAS NOTED WITHIN 12 MC NS AS THEY WE E IT WAS IN NEEL	JEST  T TRA  DNTH:	THEMLS 03/30/20/2 NSFERRIS OF THE OT LISTE REPAIR A	IPARABLE SALE #3  / PARCEL QUEST 23 ED WITHIN THE TRANSACTION D ON THE MLS
My research did id not research the state of	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra  THEMLS / 03/30/2023 the subject property and of THREE OF THE FOR COMPS#4 ELISTING. THE H. COMP#6 WA	transfers of the subject property and com- transfers of the subject pro- transfers of the comparable- nsfer history of the subject SUBJECT  PARCEL QUEST omparable sales COMPARABLE AND #5 WERE I PRIOR TRANSFI S NOT REMODE	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the  property and comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI  PROPERTIES HAV  NOT ARMS LENGT  ER FOR COMP#6	the effective date of the cordinate of sale of sa	THEM 03/30/ PROI ERRE CTIOI BINCE	oraisal.  e sale.  on page 3).  COMPARABLE SALE #2  ILS / PARCEL QU /2023  PERTY HAS NOTED WITHIN 12 MC  NS AS THEY WE E IT WAS IN NEEL NED UP FOR RE	JEST I TRA DNTH: RE N D OR SSALE	THEMLS 03/30/20 NSFERRIS OF THE OT LISTE REPAIR A	/ PARCEL QUEST 23 ED WITHIN THE TRANSACTION D ON THE MLS
My research did id not research the state of	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra  THEMLS / 03/30/2023 the subject property and or THREE OF THE FOR COMPS#4 ELISTING. THE H. COMP#6 WA	transfers of the subject pro transfers of the subject pro transfers of the comparable transfers of the comparable transfers history of the subject SUBJECT  PARCEL QUEST  OMPARABLE  AND #5 WERE I  PRIOR TRANSFI S NOT REMODE IR AN EXTENSIN	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the  property and comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI  PROPERTIES HAV  NOT ARMS LENGT  ER FOR COMP#6  ELED, JUST REPA  /E AND THOROUC	the effective date of the cordinate of sale of sa	THEM 03/30/ PROI ERRE CTIOI SINCE CLEAN	oraisal.  on page 3).  COMPARABLE SALE #2  MLS / PARCEL QU //2023  PERTY HAS NOTED WITHIN 12 MC  NS AS THEY WE EIT WAS IN NEEL NED UP FOR RE NEL AVAILABLE N	JEST I TRA DNTH: RE N D OR SALE	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A .	IPARABLE SALE #3  / PARCEL QUEST 23 ED WITHIN THE TRANSACTION D ON THE MLS AND THE
My research did did not research the state of the state o	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra  THEMLS / 03/30/2023 the subject property and of THREE OF THE FOR COMPS#4 ELISTING. THE TH. COMP#6 WA AFTE ARE CONSIDER	transfers of the subject pro transfers of the subject pro transfers of the comparable transfers of the subject subject  PARCEL QUEST comparable sales COMPARABLE AND #5 WERE I PRIOR TRANSFI S NOT REMODE TRAN EXTENSINED TO BE THE E	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the  property and comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI  PROPERTIES HAV  NOT ARMS LENGT  ER FOR COMP#6 ELED, JUST REPA  /E AND THOROUC  BEST INDICATORS	in the effective date of the cordinate of sale o	THEM 03/30/ PROI ERRE CTIOI OF A	oraisal.  on page 3).  COMPARABLE SALE #2  MLS / PARCEL QU //2023  PERTY HAS NOTED WITHIN 12 MC  NS AS THEY WE EIT WAS IN NEEI NED UP FOR RE NLL AVAILABLE N  LUE. FOUR OF	JEST I TRA DNTH: RE N D OR SALE MARK	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A . ET DATA,	IPARABLE SALE #3  / PARCEL QUEST 23 ED WITHIN THE TRANSACTION D ON THE MLS AND THE BLES HAVE
My research did did not research the state of Prior Sale/Transfer Data Source(s) THEMLS/F Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND DATE LISTED. THE PRIOR TRANSFER OR ANY OTHER PUBLIC PURCHASED WITH CAS Summary of Sales Comparison Approach COMPARABLES USED ACLOSED ESCROW, ONE	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST of reveal any prior sale or training the subject property and of the prior sale or training the subject property and of the prior sale or training the pr	transfers of the subject pro transfers of the subject pro transfers of the comparable subject PARCEL QUEST omparable sales COMPARABLE AND #5 WERE I PRIOR TRANSF S NOT REMODE R AN EXTENSIN ED TO BE THE E LISTING AND OI	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the property and comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI  PROPERTIES HAV  NOT ARMS LENGTER FOR COMP#6  ELED, JUST REPA  ZE AND THOROUG  BEST INDICATORS  NE IS A PENDING	the effective date of date of sale of the cordinate of sale of sa	THEM 03/30/30/PROID ERRE CTION BINCE CLEAN OF A ET VA	oraisal.  e sale.  on page 3).  COMPARABLE SALE #2  MLS / PARCEL QU /2023  PERTY HAS NOTED WITHIN 12 MC  NS AS THEY WE E IT WAS IN NEEL NED UP FOR RE ALL AVAILABLE MALUE. FOUR OF THE SIMILAR IN SE	JEST  T TRA  DNTH:  RE N  O OR  SALE  MARK  THE C	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A E ET DATA, COMPARA AGE, ANG	IPARABLE SALE #3  / PARCEL QUEST 23  ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE D AMENITIES.
My research did did not research the state of the state o	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST of reveal any prior sale or training the prio	transfers of the subject pro- transfers of the subject pro- transfers of the comparable transfers of the comparable transfers of the comparable transfers of the comparable subject  PARCEL QUEST  omparable sales  COMPARABLE  AND #5 WERE I  PRIOR TRANSIN S NOT REMODE R AN EXTENSIN ED TO BE THE E  LISTING AND OIR R DIFFERENCES	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI PROPERTIES HAV  NOT ARMS LENGT ER FOR COMP#6 ELED, JUST REPA  ZE AND THOROUG BEST INDICATORS NE IS A PENDING IN CREDIT, MARK	the effective date of the cordinate of sale of s	THEM 03/30/ PROI ERRE CTIOI BINCE CLEAN OF A ET VA	oraisal.  e sale.  compage 3).  comparable sale #2  fls / Parcel Qu /2023  PERTY HAS NOT D WITHIN 12 MC  NS AS THEY WE IT WAS IN NEEL NED UP FOR RE NEL AVAILABLE N LUE. FOUR OF NEE SIMILAR IN SIMILA	JEST  T TRA  DNTH:  RE N  O OR  SALE  MARK  THE C	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A E ET DATA, COMPARA AGE, ANG	IPARABLE SALE #3  / PARCEL QUEST 23  ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE D AMENITIES.
My research did did not research the state of the state o	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra  THEMLS / 03/30/2023 the subject property and of THREE OF THE FOR COMPS#4 ELISTING. THE IH. COMP#6 WA AFTE ARE CONSIDER EIS AN ACTIVE EEN MADE FOR COUNT, BEDRO	transfers of the subject property and come transfers of the subject property and come transfers of the comparable transfers of the comparable subject.  PARCEL QUEST  PARCEL QUEST  OMPARABLE  AND #5 WERE INTERMODIATION TRANSPIBLE AND TRANSPIBLE AN	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI PROPERTIES HAN  NOT ARMS LENGT ER FOR COMP#6 ELED, JUST REPA  ZE AND THOROUG JEST INDICATORS NE IS A PENDING IN CREDIT, MARK R CONDITIONING	the effective date of the cordinate of sale of s	THEM 03/30/ PROI ERRE CTIOI BINCE CLEAN OF A ET VA	oraisal.  e sale.  compage 3).  comparable sale #2  fls / Parcel Qu /2023  PERTY HAS NOT D WITHIN 12 MC  NS AS THEY WE IT WAS IN NEEL NED UP FOR RE NEL AVAILABLE N LUE. FOUR OF NEE SIMILAR IN SIMILA	JEST  T TRA  DNTH:  RE N  O OR  SALE  MARK  THE C	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A E ET DATA, COMPARA AGE, ANG	IPARABLE SALE #3  / PARCEL QUEST 23  ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE D AMENITIES.
My research did did not research the state of Data Source(s)  Data Source(s)  THEMLS/F My research did did did n  Data Source(s)  THEMLS/F Report the results of the research and ana  TEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale or transfer history of  LAST 36 MONTHS AND  DATE LISTED.  THE PRIOR TRANSFER  OR ANY OTHER PUBLIC  PURCHASED WITH CAS  Summary of Sales Comparison Approach  COMPARABLES USED A  CLOSED ESCROW, ONE  ADJUSTMENTS HAVE B	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra  THEMLS / 03/30/2023 the subject property and of THREE OF THE FOR COMPS#4 ELISTING. THE IH. COMP#6 WA AFTE ARE CONSIDER EIS AN ACTIVE EEN MADE FOR COUNT, BEDRO	transfers of the subject property and come transfers of the subject property and come transfers of the comparable transfers of the comparable subject.  PARCEL QUEST  PARCEL QUEST  OMPARABLE  AND #5 WERE INTERMODIATION TRANSPIBLE AND TRANSPIBLE AN	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI PROPERTIES HAN  NOT ARMS LENGT ER FOR COMP#6 ELED, JUST REPA  ZE AND THOROUG JEST INDICATORS NE IS A PENDING IN CREDIT, MARK R CONDITIONING	the effective date of the cordinate of sale of s	THEM 03/30/ PROI ERRE CTIOI BINCE CLEAN OF A ET VA	oraisal.  e sale.  compage 3).  comparable sale #2  fls / Parcel Qu /2023  PERTY HAS NOT D WITHIN 12 MC  NS AS THEY WE IT WAS IN NEEL NED UP FOR RE NEL AVAILABLE N LUE. FOUR OF NEE SIMILAR IN SIMILA	JEST  T TRA  DNTH:  RE N  O OR  SALE  MARK  THE C	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A E ET DATA, COMPARA AGE, ANG	IPARABLE SALE #3  / PARCEL QUEST 23  ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE D AMENITIES.
My research did did not research the state of Data Source(s)  Data Source(s)  THEMLS/F My research did did did not did	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra  THEMLS / 03/30/2023 the subject property and of THREE OF THE FOR COMPS#4 ELISTING. THE IH. COMP#6 WA AFTE ARE CONSIDER EIS AN ACTIVE EEN MADE FOR COUNT, BEDRO	transfers of the subject property and come transfers of the subject property and come transfers of the comparable transfers of the comparable subject.  PARCEL QUEST  PARCEL QUEST  OMPARABLE  AND #5 WERE INTERMODIATION TRANSPIBLE AND TRANSPIBLE AND TRANSPIBLE AND TRANSPIBLE AND TRANSPIBLE AND THE ELISTING AND OUR DIFFERENCES DOM COUNT, AI	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI PROPERTIES HAN  NOT ARMS LENGT ER FOR COMP#6 ELED, JUST REPA  ZE AND THOROUG JEST INDICATORS NE IS A PENDING IN CREDIT, MARK R CONDITIONING	the effective date of the cordinate of sale of s	THEM 03/30/ PROI ERRE CTIOI BINCE CLEAN OF A ET VA	oraisal.  e sale.  compage 3).  comparable sale #2  fls / Parcel Qu /2023  PERTY HAS NOT D WITHIN 12 MC  NS AS THEY WE IT WAS IN NEEL NED UP FOR RE NEL AVAILABLE N LUE. FOUR OF NEE SIMILAR IN SIMILA	JEST  T TRA  DNTH:  RE N  O OR  SALE  MARK  THE C	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A E ET DATA, COMPARA AGE, ANG	IPARABLE SALE #3  / PARCEL QUEST 23  ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE D AMENITIES.
My research did did not research the state of the state o	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST OF PARCEL QUEST ON THE MAN OF THE PARCEL ON THE PARCEL ON THE PARCEL STING. THE PARCEL ON SIDE OF THE PARCEL STING. THE PARCEL	transfers of the subject property and com- transfers of the subject pro- transfers of the comparable transfers of the comparable transfers of the comparable subject  PARCEL QUEST  OMPARABLE  AND #5 WERE I PRION TRANSFI S NOT REMODE R AN EXTENSI ELISTING AND OL R DIFFERENCES  DOM COUNT, AL ADDITIONAL COMPARABLE	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI PROPERTIES HAN  NOT ARMS LENGT ER FOR COMP#6 ELED, JUST REPA  ZE AND THOROUG JEST INDICATORS NE IS A PENDING IN CREDIT, MARK R CONDITIONING	the effective date of the cordinate of sale of s	THEM 03/30/ PROI ERRE CTIOI BINCE CLEAN OF A ET VA	oraisal.  e sale.  compage 3).  comparable sale #2  fls / Parcel Qu /2023  PERTY HAS NOT D WITHIN 12 MC  NS AS THEY WE IT WAS IN NEEL NED UP FOR RE NEL AVAILABLE N LUE. FOUR OF NEE SIMILAR IN SIMILA	JEST  T TRA  DNTH:  RE N  O OR  SALE  MARK  THE C	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A E ET DATA, COMPARA AGE, ANG	IPARABLE SALE #3  / PARCEL QUEST 23  ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE D AMENITIES.
My research did did not research the standard did not research the standard did not research the standard did not research did did not research and an are standard did not research and an are standard did not research and an are research and an a	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST of reveal any prior sale or training the prior sales of training the	transfers of the subject property and com- transfers of the subject pro- transfers of the comparable transfers of the comparable transfers of the comparable subject  PARCEL QUEST  OMPARABLE  AND #5 WERE I PRION TRANSFI S NOT REMODE R AN EXTENSI ELISTING AND OL R DIFFERENCES  DOM COUNT, AL ADDITIONAL CO	parable sales. If not, explain  perty for the three years prior to sales for the year prior to the property and comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI  PROPERTIES HAV  NOT ARMS LENGTER FOR COMP#6  ELED, JUST REPA  (E AND THOROUCE  SEST INDICATORS  BEST INDICATORS  IN CREDIT, MARK  R CONDITIONING  DMMENTS.	the effective date of date of sale of the correct date of sale of	THEM 303/30/ PROJ ERRE CTIOI SINCE CLEAN OF A HEY A HEY A E, LO	raisal.  e sale.  compage 3).  COMPARABLE SALE #2  fl.S / PARCEL QU /2023  PERTY HAS NOTED WITHIN 12 MC  IT WAS IN NEE!  IT WAS IN NEE!  NED UP FOR RE  ALL AVAILABLE NALLE. FOUR OF TARE SIMILAR IN SECATION, LOT SECATION, LOT SECATION, LOT SECATION.	JEST  T TRA  NTH:  RE N  D OR  SALE  MARK  THE C  SIZE, C	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A . ET DATA, COMPARA AGE, AND	IPARABLE SALE #3  / PARCEL QUEST 23 ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE DAMENITIES. N, SQUARE
My research did id in ot research the state of the state	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST of reveal any prior sale or transport of the prior sales or transport of the prior sale	transfers of the subject property and com- transfers of the subject pro- transfers of the comparable transfers of the comparable transfers of the comparable subject PARCEL QUEST OMPARABLE OMPARABLE AND #5 WERE I PRION TRANSFI S NOT REMODE R AN EXTENSI ED TO BE THE LISTING AND OI R DIFFERENCES DOM COUNT, AI ADDITIONAL CO	parable sales. If not, explain  perty for the three years prior to the sales for the year prior to the cooperty and comparable sales  COMPARABLE SA  THEMLS / PARC  03/30/2023  THI  PROPERTIES HAV  NOT ARMS LENGTER FOR COMP#6  ELED, JUST REPA (E AND THOROUC)  BEST INDICATORS  BEST INDICATORS  IN CREDIT, MARK  R CONDITIONING  DMMENTS.	the effective date of date of sale of the correct date of sale of	THEM OF A HEY A HE	oraisal.  e sale.  compage 3).  COMPARABLE SALE #2  ALS / PARCEL QU  2023  PERTY HAS NOTED WITHIN 12 MC  IT WAS IN NEE!  NED UP FOR RE  ALL AVAILABLE MALUE. FOUR OF TABLE SIMILAR IN SIMILAR IN SIMILAR IN SIMILAR IN SIMILAR IN SIMILAR IN SIMILAR SIMILAR IN SIMILAR SIMILAR IN SIMILAR IN SIMILAR SIMILAR IN SIMILAR IN SIMILAR SIMILAR IN SIMILAR SIMILAR SIMILAR SIMILAR IN SIMILAR SIMI	JEST  T TRA  D OR  SALE  MARK  THE C  SIZE, C	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A . ET DATA, COMPARA AGE, ANE ONDITION	IPARABLE SALE #3  / PARCEL QUEST 23 ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE DAMENITIES. N, SQUARE  0
My research did id in ot research the state of the state	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST of reveal any prior sale or training the prior sales of training the prior sales of training the prior sales or training the pri	transfers of the subject property and combination of the subject property and combination of the subject property and combination of the subject subje	parable sales. If not, explain perty for the three years prior to sales for the year prior to the property and comparable sales COMPARABLE SA THEMLS / PARC 03/30/2023 THI PROPERTIES HAV NOT ARMS LENGTER FOR COMP#6 ELED, JUST REPA ZE AND THOROUC BEST INDICATORS NE IS A PENDING IN CREDIT, MARY R CONDITIONING DMMENTS.  Cost Approach (if develope T RELIABLE DATA	the effective date of date of sale of the cordinate of sale of sal	THEM O3/30/30/ PROJ ERRE CTIOI BINCE CLEAN OF A ET VA HEY A E, LO E ANII 09,70	oraisal.  compage 3).  COMPARABLE SALE #2  ALS / PARCEL QU  2023  PERTY HAS NOTED WITHIN 12 MC  NS AS THEY WE  IT WAS IN NEEL  NED UP FOR RE  ALL AVAILABLE MALUE. FOUR OF TARE  SIMILAR IN	JEST  T TRA  D OR  SALE  MARK  THE C  SIZE, C	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A . ET DATA, COMPARA AGE, ANE ONDITION	IPARABLE SALE #3  / PARCEL QUEST 23 ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE DAMENITIES. N, SQUARE  0
My research did id in ot research the state of the state	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST of reveal any prior sale or training the prior sales of training the prior sales of training the prior sales or training the pri	transfers of the subject property and combination of the subject property and combination of the subject property and combination of the subject subje	parable sales. If not, explain perty for the three years prior to sales for the year prior to the property and comparable sales COMPARABLE SA THEMLS / PARC 03/30/2023 THI PROPERTIES HAV NOT ARMS LENGTER FOR COMP#6 ELED, JUST REPA ZE AND THOROUC BEST INDICATORS NE IS A PENDING IN CREDIT, MARY R CONDITIONING DMMENTS.  Cost Approach (if develope T RELIABLE DATA	the effective date of date of sale of the cordinate of sale of sal	THEM O3/30/30/ PROJ ERRE CTIOI BINCE CLEAN OF A ET VA HEY A E, LO E ANII 09,70	oraisal.  compage 3).  COMPARABLE SALE #2  ALS / PARCEL QU  2023  PERTY HAS NOTED WITHIN 12 MC  NS AS THEY WE  IT WAS IN NEEL  NED UP FOR RE  ALL AVAILABLE MALUE. FOUR OF TARE  SIMILAR IN	JEST  T TRA  D OR  SALE  MARK  THE C  SIZE, C	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A . ET DATA, COMPARA AGE, ANE ONDITION	IPARABLE SALE #3  / PARCEL QUEST 23 ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE DAMENITIES. N, SQUARE  0
My research did did not research the state of the state o	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST of reveal any prior sale or training the prior sales or training the pri	transfers of the subject property and combination of the subject property and combination of the subject property and the subject subj	parable sales. If not, explain perty for the three years prior to sales for the year prior to the property and comparable sales COMPARABLE SA THEMLS / PARC 03/30/2023 THI PROPERTIES HAV NOT ARMS LENGTER FOR COMP#6 ELED, JUST REPA JE AND THOROUG BEST INDICATORS NE IS A PENDING IN CREDIT, MAR! R CONDITIONING DIMMENTS.  Cost Approach (if develope T RELIABLE DATA ORT IS NOT INTE	the effective date of date of sale of the cordinate of sale of sa	THEM 03/30/30/30/30/30/30/30/30/30/30/30/30/3	oraisal.  e sale.  compage 3).  comparable sale #2  fl.S / PARCEL QU /2023  PERTY HAS NOT D WITHIN 12 MC  NS AS THEY WE IT WAS IN NEEL NED UP FOR RE NLL AVAILABLE N. LUE. FOUR OF NRE SIMILAR IN SIMI	JEST I TRA DNTH: RE N D OR SALE MARK IHE C SIZE, C	THEMLS (03/30/202 NSFERRI S OF THE OT LISTE REPAIR A ED DATA, COMPARA AGE, AND ONDITION veloped) \$ DED FOR	IPARABLE SALE #3  / PARCEL QUEST 23  ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE D AMENITIES. N, SQUARE  0  USE IN A
My research did did not research the state of the state o	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST lysis of the prior sale or tra  THEMLS / 03/30/2023 the subject property and of THREE OF THE FOR COMPS#4 ELISTING. THE ARE CONSIDER ELIS AN ACTIVE EEN MADE FOR COUNT, BEDRO DDENDUM FOR TOTAL SAMPORAL TOTAL SAMPORA TOTAL SAMPORAL TOTAL SAMPORA TOTAL SAMPORAL TOTAL SAMPOR	transfers of the subject property and com- transfers of the subject pro- transfers of the comparable subject  PARCEL QUEST  OMPARABLE  AND #5 WERE I  PRIOR TRANSING R AN EXTENSING ED TO BE THE E  LISTING AND OI R DIFFERENCES DOM COUNT, AI ADDITIONAL CO  B10,000 B10,000 BEST AND MOS DNLY. THIS REP	parable sales. If not, explain parable sales. If not, explain perty for the three years prior to sales for the year prior to the comparable sales COMPARABLE SA COMPARABLE	the effective date of the cordinate of sale of s	THEM 03/30/ PROI ERRE CTIOI SINCE CLEAN OF A ET VA HEY A E, LO CRAISA ANY C	oraisal.  e sale.  compage 3).  comparable sale #2  fl.S / PARCEL QU /2023  PERTY HAS NOTED WITHIN 12 MC  INSERT AS THEY WE EIT WAS IN NEEL IN NEEL QUP FOR RE IN SALL AVAILABLE IN SECULOR OF THE SIMILAR IN SECULOR OF THE SIMIL	JEST  T TRA  DNTH:  RE N  O OR  SALE  MARK  THE C  SIZE, C	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A ET DATA, COMPARA AGE, ANE ONDITION	IPARABLE SALE #3  / PARCEL QUEST 23 ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE D AMENITIES. N, SQUARE  0 USE IN A
My research did did not research the state of the state o	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST of reveal any prior sales or transport of the prior sale of transport of transp	transfers of the subject property and com- transfers of the subject pro- transfers of the comparable parable sales COMPARABLE  AND #5 WERE IF PRIOR TRANSPI S NOT REMODE LISTING AND OI R DIFFERENCES DOM COUNT, AI ADDITIONAL COMPARABLE  B10,000 B10,000 B10,000 BEST AND MOS DNLY. THIS REP	parable sales. If not, explain parable sales. If not, explain perty for the three years prior to sales for the year prior to the property and comparable sales COMPARABLE SA THEMLS / PARC 03/30/2023 THI PROPERTIES HAN NOT ARMS LENGT ER FOR COMP#6 ELED, JUST REPA (E AND THOROUG BEST INDICATORS NE IS A PENDING IN CREDIT, MARR R CONDITIONING DMMENTS.  Cost Approach (if develope T RELIABLE DATA ORT IS NOT INTEL  IS and specifications or asis of a hypothetical	the effective date of the cordinate of sale of s	THEM O33/30/ PRODERRE CTIOISINCE CLEAN OF A E, LO E, ANI CRAISA ANY C i a h he repa	oraisal.  e sale.  compage 3).  COMPARABLE SALE #2  MLS / PARCEL QU /2023  PERTY HAS NOTED WITHIN 12 MC  INS AS THEY WE EIT WAS IN NEEIN NEEIN NEEL AVAILABLE NALL AVAILABLE NALL EN FOUR OF THE NEED UP FOR RESIMILAR IN SECATION, LOT SIND POOL.	JEST  T TRA  DNTH:  RE N  O OR  SALE  MARK  THE C  SIZE, C	THEMLS 03/30/202 NSFERRIS OF THE OT LISTE REPAIR A ED DATA, COMPARA AGE, ANE ONDITION veloped) \$ DED FOR	IPARABLE SALE #3  / PARCEL QUEST 23  ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE D AMENITIES. N, SQUARE  0  USE IN A
My research did did not research the state of the state o	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST of reveal any prior sales or transport of the prior sale of transport of transp	transfers of the subject property and com- transfers of the subject pro- transfers of the comparable parable sales COMPARABLE  AND #5 WERE IF PRIOR TRANSPI S NOT REMODE LISTING AND OI R DIFFERENCES DOM COUNT, AI ADDITIONAL COMPARABLE  B10,000 B10,000 B10,000 BEST AND MOS DNLY. THIS REP	parable sales. If not, explain parable sales. If not, explain perty for the three years prior to sales for the year prior to the comparable sales COMPARABLE SA COMPARABLE	the effective date of the cordinate of sale of s	THEM O33/30/ PRODERRE CTIOISINCE CLEAN OF A E, LO E, ANI CRAISA ANY C i a h he repa	oraisal.  e sale.  compage 3).  comparable sale #2  fl.S / PARCEL QU /2023  PERTY HAS NOTED WITHIN 12 MC  INSERT AS THEY WE EIT WAS IN NEEL IN NEEL QUP FOR RE IN SALL AVAILABLE IN SECULOR OF THE SIMILAR IN SECULOR OF THE SIMIL	JEST  T TRA  DNTH:  RE N  O OR  SALE  MARK  THE C  SIZE, C	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A ET DATA, COMPARA AGE, ANE ONDITION	IPARABLE SALE #3  / PARCEL QUEST 23 ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE D AMENITIES. N, SQUARE  0 USE IN A
My research did did not research the state of the state o	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST of reveal any prior sale or transport of the prior sales	transfers of the subject property and com- transfers of the subject pro- transfers of the comparable transfers of the comparable transfers of the comparable transfers of the comparable subject  PARCEL QUEST  COMPARABLE  AND #5 WERE I PRION TRANSFI S NOT REMODE R AN EXTENSI ELISTING AND OI R DIFFERENCES COM COUNT, AI ADDITIONAL COMPARABLE  BION COUNT, AI ADDITIONAL COMPARABLE COMPARABLE  COMPARABLE  COMPARABLE  AND #5 WERE I PRION TRANSFI COMPARABLE  COMPARABLE  COMPARABLE  AND #5 WERE I PRION TRANSFI COMPARABLE  COMP	parable sales. If not, explain parable sales. If not, explain perty for the three years prior to sales for the year prior to the property and comparable sales COMPARABLE SA COMPARABLE SA THEMLS / PARC 03/30/2023 THI PROPERTIES HAN NOT ARMS LENGT ER FOR COMPARABLE SA END THOROUCE BEST INDICATORS NE IS A PENDING IN CREDIT, MARE R CONDITIONING DIMMENTS.  Cost Approach (if develope T RELIABLE DATA ORT IS NOT INTEL  Its and specifications or asis of a hypothetical the condition or deficier	the effective date of date of sale of the cordinate of sale of sa	THEM 03/30/09/70 PROJECTION FRE CTION FRE T VA HEY A E, LO G ANY C T A T H H H H H H H H H H H H H H H H H	raisal.  e sale.  compage 3).  COMPARABLE SALE #2  ALS / PARCEL QU  /2023  PERTY HAS NOTED WITHIN 12 MC  IT WAS IN NEE!  IT WAS IN NEE!  NED UP FOR RE  ALL AVAILABLE MALUE. FOUR OF TAIL  ALUE. FOUR OF TAIL  ALUE. FOUR OF TAIL  ALUE. TO POOL.  Income Approa	JEST  T TRA  D OR  SALE  MARK  MARK  JTENI  at the ee been	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A . ET DATA, COMPARA AGE, AND ONDITION veloped) \$ DED FOR improvements completed,	IPARABLE SALE #3  / PARCEL QUEST 23 ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE DAMENITIES. N, SQUARE  0 USE IN A
My research did did not research the state of the state o	ot reveal any prior sales or PARCEL QUEST of reveal any prior sales or PARCEL QUEST of reveal any prior sale or transport of the prior sales	transfers of the subject property and combination of the subject property and combination of the subject property and combination of the subject transfers of the comparable subject s	parable sales. If not, explain parable sales. If not, explain perty for the three years prior to sales for the year prior to the property and comparable sales	the effective date of the cordinate of sale of s	THEM O3/3/30/ PROI ERRE CTIOI SINCE CLEAN OF A ET VA HEY A H	oraisal.  e sale.  compage 3).  COMPARABLE SALE #2  MLS / PARCEL QU /2023  PERTY HAS NOTED WITHIN 12 MC  INS AS THEY WE EIT WAS IN NEEIN NEEIN NEEL AVAILABLE NALL AVAILABLE NALL EN FOUR OF THE NEED UP FOR RESIMILAR IN SECATION, LOT SIND POOL.	JEST T TRA DNTHS SALE MARK THE C SIZE, C  which (if de	THEMLS 03/30/202 NSFERRI S OF THE OT LISTE REPAIR A ET DATA, COMPARA AGE, AND ONDITION Veloped) \$ DED FOR improvements completed,	IPARABLE SALE #3  / PARCEL QUEST 23  ED WITHIN THE TRANSACTION  D ON THE MLS AND  THE BLES HAVE D AMENITIES. N, SQUARE   O USE IN A  have been or subject to the

# **Exterior-Only Inspection Residential Appraisal Report**

Loan#53177 File# 2304006C

		- 1
Scope of Work: In the preparation of this appraisal, the appraiser has made	· · · · · · · · · · · · · · · · · · ·	)
interviews with people considered informed regarding the region, area, sub-		
sales. This information was analyzed to document the various environment	ntal, social, governmental and economic factors that influence the	
market value of the subject property. The scope of the appraisal also gave	consideration to maps and plats of the subject property and the	
comparables. When conflicting information was provided, the source deel	ned most reliable has been used. Data believed to be unreliable was	
not included in the report nor used as a basis for the valuation conclusion.		
·		
This appraisal report is intended for use by the private client or their assign	is for market value only. This report is not intended for any other use.	
It is the property of the party ordering the report regardless of who pays the	· · · · · · · · · · · · · · · · · · ·	
specific release from the ordering party and/or the Appraiser. Copies may		,
	i i i	
other party participating in the transaction as deemed by the lender and pro-	ovided by law.	
Indicated in the neighborhood section of the report, this estimate is based		
immediate area and the ratio of listings to closed sales. Considered were to		
affecting the region, local economy, and the subject's neighborhood. Cons	sideration was given to the subject amenities which can have a	
favorable impact on market time. Market time assumes the subject was a	ggressively marketed through normal channels.	
Condition Addendum: No warranty of the subject is given or implied. No I	ability is assumed for the structural of mechanical elements of the	
property. This appraisal has not been prepared for the purpose of certifying	g the property's structural integrity of the electrical, mechanical and or	
plumbing systems. Nor has the appraisal been prepared for the purpose of	f certifying the property does not have an infestation of termites or	
other insects, that the property does not contain hazardous materials, or the		
adversely affect its value. Finally, this appraisal is not intended to certify the	· · · ·	
autoroory amounter raises. I mainly, time appraisant to mornitorias a to sorting a	is countained of the good ground and conformation of the property.	
Cost Approach: The cost approach was considered, but not utilized to ma	ko a creditable appraisal. There are too many variables, due to few let	
	• • • • • • • • • • • • • • • • • • • •	
sales and builders costs to make an accurate cost approach. Therefore it	is given no weight in this report.	
COST APPROACH TO VALUI	: (not required by Fannie Mae)	
COST APPROACH TO VALUE  Provide adequate information for the lender/client to replicate the below cost figures and calculations.	(not required by Fannie Mae)	
		E
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)	COST ESTIMATES WERE TAKEN FROM THE	
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE	
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE	
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC  USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOL	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.	ED
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC  USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE =\$ 535,(	ED ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC  USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE  DWELLING  1,855 Sq.Pl.@\$ 240.00 \$ 445,4	ED ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE =\$ 535,(  DWELLING 1,855 Sq.R.@\$ 240.00 =\$ 445,2  0 Sq.R.@\$ =\$	ED ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC  USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE =\$ 535,(  DWELLING 1,855 Sq.Ft. @\$ 240.00 ==\$ 445,2  0 Sq.Ft. @\$ =\$ =\$	,000 ,200
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLE  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	ED ,000
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECO!  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE =\$ 535,(  DWELLING 1,855 Sq.Ft. @\$ 240.00 ==\$ 445,2  0 Sq.Ft. @\$ =\$ =\$	,000 ,200
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLE  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE =\$ 535,(  DWELLING 1,855 Sq.R.@\$ 240.00 =\$ 445,2  0 Sq.R.@\$ =\$  =\$  Garage/Carport 380 Sq.R.@\$ 90.00 =\$ 34,2	,000 ,200
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 ,400
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	,000 ,200 ,200 ,400
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLETIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES	COST ESTIMATES WERE TAKEN FROM THE  H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE  NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 ,400 ,700)
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS	COST ESTIMATES WERE TAKEN FROM THE  H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE  NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 ,400 ,700)
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE = \$ 535,0  DWELLING 1,855 \$Q.Ft. @ \$ 240.00 = \$ 445,2  0 \$Q.Ft. @ \$ = \$  Garage/Carport 380 \$Q.Ft. @ \$ 90.00 = \$ 34,2  Total Estimate of Cost-New = \$ 479,4  Less Physical Functional External  Depreciation 239,700 = \$(239,7)  Depreciated Cost of Improvements = \$239,7  "As-is" Value of Site Improvements = \$35,0	200 ,200 ,400 ,700 ,700
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)	COST ESTIMATES WERE TAKEN FROM THE  H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE  NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE =\$ 535,6  DWELLING 1,855 Sq.Ft. @ \$ 240.00 =\$ 445,2  0 Sq.Ft. @ \$ =\$  Garage/Carport 380 Sq.Ft. @ \$ 90.00 =\$ 34,2  Total Estimate of Cost-New =\$ 479,4  Less Physical Functional External  Depreciation 239,700 =\$( 239,7  Depreciated Cost of Improvements =\$ 239,7  "As-is" Value of Site Improvements =\$ 35,6  INDICATED VALUE BY COST APPROACH =\$ 809,7	200 ,200 ,400 ,700 ,700
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  35 Years	COST ESTIMATES WERE TAKEN FROM THE  H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE  NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE  1, 855 Sq.Ft. @ \$ 240.00 = \$ 445.2  0 Sq.Ft. @ \$ = \$  Garage/Carport 380 Sq.Ft. @ \$ 90.00 = \$ 34.2  Total Estimate of Cost-New = \$ 479.4  Less Physical Functional External  Depreciation 239,700 = \$(239.7)  Depreciated Cost of Improvements = \$239.7  "As-is" Value of Site Improvements = \$35.0  INDICATED VALUE BY COST APPROACH = \$809.7	200 200 200 200 200 200 200 200 200 200
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  35 Years  INCOME APPROACH TO VALUE ESTIMATED RESTIMATED REST	COST ESTIMATES WERE TAKEN FROM THE  H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE  NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE =\$ 535,6  DWELLING 1,855 Sq.Ft. @ \$ 240.00 =\$ 445,2  0 Sq.Ft. @ \$ =\$  Garage/Carport 380 Sq.Ft. @ \$ 90.00 =\$ 34,2  Total Estimate of Cost-New =\$ 479,4  Less Physical Functional External  Depreciation 239,700 =\$( 239,7  Depreciated Cost of Improvements =\$ 239,7  "As-is" Value of Site Improvements =\$ 35,6  INDICATED VALUE BY COST APPROACH =\$ 809,7	200 200 200 200 200 200 400 700 000 700
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  SUBSTIMATES WERE TAKEN FROM THE MARKET AREA.	COST ESTIMATES WERE TAKEN FROM THE  H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE  NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE  1, 855 Sq.Ft. @ \$ 240.00 = \$ 445.2  0 Sq.Ft. @ \$ = \$  Garage/Carport 380 Sq.Ft. @ \$ 90.00 = \$ 34.2  Total Estimate of Cost-New = \$ 479.4  Less Physical Functional External  Depreciation 239,700 = \$(239.7)  Depreciated Cost of Improvements = \$239.7  "As-is" Value of Site Improvements = \$35.0  INDICATED VALUE BY COST APPROACH = \$809.7	200 200 200 200 200 200 200 200 200 200
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  SUBSTIMATES WERE TAKEN FROM THE MARKET AREA.	COST ESTIMATES WERE TAKEN FROM THE  H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE  NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE = \$ 535,6  DWELLING 1,855 Sq.Ft. @ \$ 240.00 = \$ 445,2	200 200 200 200 200 200 400 700 000 700
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  35 Years  INCOME APPROACH TO VALUE ESTIMATED TO VALUE FROM THE MARSHALL AND SWIFT ON THE SUBJECT PROPERTIES MARKET AREA.	COST ESTIMATES WERE TAKEN FROM THE  H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE  NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE = \$ 535,6  DWELLING 1,855 Sq.Ft. @ \$ 240.00 = \$ 445,2	200 200 200 200 200 200 200 200 200 200
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  35 Years  INCOME APPROACH TO VALUE ESTIMATED TO VALUE FROM THE SUBJECT PROPERTIES MARKET AREA.	COST ESTIMATES WERE TAKEN FROM THE  I, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE  NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE  \$ 535,6  DWELLING  1,855 Sq.Ft. @ \$ 240.00	200 200 200 200 200 200 400 700 000 700
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  35 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  NOT F	COST ESTIMATES WERE TAKEN FROM THE  I, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE  NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 200 200 200 200 200 400 700 000 700
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  35 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  NOT F  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper	COST ESTIMATES WERE TAKEN FROM THE  I, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE  NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 200 200 200 200 200 200 200 200 200
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT COUNTY (straining from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  35 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  NOT F  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 200 200 200 200 200 400 700 000 700
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only) 35 Years  INCOME APPROACH TO VALUE Summary of Income Approach (including support for market rent and GRM) NOT FOUSE IN THE MARKET INCOME APPROACH TO VALUE Summary of Income Approach (including support for market rent and GRM) NOT FOUSE TO SUMMARY OF SUMM	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 200 200 200 200 200 400 700 000 700
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  35 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  NOT F  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project  Total number of units rented  Total number of units for sale	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 200 200 200 200 200 200 200 200 200
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  35 Years  INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  NOT F  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project  Total number of units rented  Was the project created by the conversion of existing building(s) into a PUD?  Yes  Was the project created by the conversion of existing building(s) into a PUD?	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 200 200 200 200 200 200 200 200 200
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  35 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  NOT F  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project  Total number of units rented  Total number of units for sale	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 200 200 200 200 200 200 200 200 200
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  35 Years  INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  NOT F  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project  Total number of units rented  Was the project created by the conversion of existing building(s) into a PUD?  Yes  Was the project created by the conversion of existing building(s) into a PUD?	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 200 200 200 200 200 200 200 200 200
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  35 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  NOT F  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project  Total number of units rented  Was the project created by the conversion of existing building(s) into a PUD?  Tyes No Data Source(s)	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 200 200 200 200 200 400 700 000 700
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  35 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  NOT F  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project  Total number of units rented  Was the project created by the conversion of existing building(s) into a PUD?  Tyes No Data Source(s)	COST ESTIMATES WERE TAKEN FROM THE H, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 200 200 200 200 200 400 700 000 700
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only) 35 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) NOT F  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project  Total number of units rented Total number of units for sale  Was the project created by the conversion of existing building(s) into a PUD? Yes No Data Source(s)  Are the units, common elements, and recreation facilities complete?  Are the units, common elements, and recreation facilities complete?	COST ESTIMATES WERE TAKEN FROM THE  I, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE  NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 200 200 200 200 200 200 200 200 200
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE STIMATED	COST ESTIMATES WERE TAKEN FROM THE  I, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE  NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 200 200 200 200 200 400 700 000 700
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  35 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  NOT F  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project  Total number of units rented Total number of units for sale  Was the project created by the conversion of existing building(s) into a PUD? Yes No Data Source(s)  Are the units, common elements, and recreation facilities complete? Yes No Data Source(s)  Are the common elements leased to or by the Homeowners' Association? Yes No	COST ESTIMATES WERE TAKEN FROM THE  I, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE  NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 200 200 200 200 200 400 700 000 700
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETC USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data MARSHALL AND SWIFT  Quality rating from cost service AVG Effective date of cost data 12/2022  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND  SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR  THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES  MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS  TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.  Estimated Remaining Economic Life (HUD and VA only)  35 Years  INCOME APPROACH TO VALUE  Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM)  NOT F  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper  Legal Name of Project  Total number of units rented  Total number of units for sale  Was the project created by the conversion of existing building(s) into a PUD?  Yes No  Does the project contain any multi-dwelling units?  Yes No  Does the project contain any multi-dwelling units?  Yes No  Provide the units, common elements, and recreation facilities complete?	COST ESTIMATES WERE TAKEN FROM THE  I, LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND IS DERIVE  NOMIC LIFE - 35 YEARS.  OPINION OF SITE VALUE	200 200 200 200 200 200 400 700 000 700

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

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

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

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

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

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

DEFINITION OF MARKET VALUE:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

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

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: to the following assumptions and limiting conditions:

The appraiser's certification in this report is subject

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied. reporting 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.

Loan#53177 File # 2304006C

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees

- 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.

Loan#53177 File # 2304006C

	this appraisal report who is raisal report.	s the individual, organization, or agent for the organization that
borrower; the mortgagee or its secondary market participants; data agency, or instrumentality of the Ur obtain the appraiser's or supervisory report may be disclosed or distribute	successors and assigns; collection or reporting lited States; and any state, appraiser's (if applicable)	eport to: the borrower; another lender at the request of the mortgage insurers; government sponsored enterprises; other services; professional appraisal organizations; any department, the District of Columbia, or other jurisdictions; without having to consent. Such consent must be obtained before this appraisal uding, but not limited to, the public through advertising, public
22. I am aware that any disclosure laws and regulations. Further, I am that pertain to disclosure or distribut	also subject to the prov	aisal report by me or the lender/client may be subject to certain isions of the Uniform Standards of Professional Appraisal Practice
23. The borrower, another lender at insurers, government sponsored enterp of any mortgage finance transaction	rises, and other secondary	ver, the mortgagee or its successors and assigns, mortgage market participants may rely on this appraisal report as part more of these parties.
defined in applicable federal and/or appraisal report containing a copy	•	record" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this gnature, the appraisal report shall be as effective, enforceable and lelivered containing my original hand written signature.
	limited to, fine or impriso	n this appraisal report may result in civil liability and/or nnment or both under the provisions of Title 18, United States
SUPERVISORY APPRAISER'S CERTIFICATI	ON: The Supervis	sory Appraiser certifies and agrees that:
I directly supervised the appraiser analysis, opinions, statements, conc	for this appraisal assignment elusions, and the appraise	
2. I accept full responsibility for the statements, conclusions, and the	contents of this appraisal appraiser's certification.	report including, but not limited to, the appraiser's analysis, opinions,
3. The appraiser identified in this all appraisal firm), is qualified to perform		sub-contractor or an employee of the supervisory appraiser (or the sceptable to perform this appraisal under the applicable state law.
This appraisal report complies we promulgated by the Appraisal Standar report was prepared.	vith the Uniform Standards ds Board of The Appraisal	of Professional Appraisal Practice that were adopted and I Foundation and that were in place at the time this appraisal
defined in applicable federal and/or appraisal report containing a copy of	state laws (excluding audio or representation of my sig	record" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this nature, the appraisal report shall be as effective, enforceable and delivered containing my original hand written signature.
APPRAISER Robert P Charibeh	<b>b</b>	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature		Signature
Name Robert P Gharibeh Company Name West Coast Appraisa		Name Company Name
Company Address 8400 Alverstone A	<u> </u>	Company Address
Los Angeles, CA 9	0045	
Telephone Number (310) 560-2170		Telephone Number
Email Address rgharibeh@msn.com  Date of Signature and Report 04/11/2		Email Address  Date of Signature
Date of Signature and Report 04/11/2 Effective Date of Appraisal 04/10/202		State Certification #
State Certification #	<u> </u>	or State License #
or State License # AL034184		State
or Other (describe)	State #	Expiration Date of Certification or License
State CA		SUBJECT PROPERTY
Expiration Date of Certification or License	05/27/2024	OODULOT FROI LITT
ADDRESS OF PROPERTY APPRAISED 3544 W 116th St		☐ Did not inspect exterior of subject property ☐ Did inspect exterior of subject property from street
Inglewood, CA 90303		Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ LENDER/CLIENT	810,000	COMPARABLE SALES
Name CLEAR CAPITAL		Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc Company Address 2015 Manhattan B	and Plud Cuita 400	Did inspect exterior of comparable sales from street
Redondo Beach, C	each Blvd, Suite 100, CA 90278	Date of Inspection
Email Address		

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

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

Fannie Mae Form 2055 March 2005

# **Exterior-Only Inspection Residential Appraisal Report**

Loan#53177 File# 2304006C

FEATURE		SUBJECT			CO	MPARARI	LE SALE #	4		CO	MPARABL	FSAIF# C	Tile #	2304		E SALE # 6	
		JUDULUT		4000				4	4050				0045				
0011 W 110010						ath Av					th Ave			W 11			
Inglewood, CA 90	J303					, CA 9	0303				, CA 90	J3U3		wood,		)303	
Proximity to Subject				0.82	miles	NE	I.		1.05	miles	NE	I.A.		miles	W	•	
Sale Price	\$						\$	865,000				\$ 1,050,000				\$ 8	35,000
Sale Price/Gross Liv. Area	\$		sq.ft.	\$	580.5	4 sq.ft.			\$ .	489.0	5 sq.ft.		\$ ,	437.17	7 sq.ft.		
Data Source(s)				THEM	LS#PW	V230205	96MR;DC	м 3	THEM	ILS#23-	250081;	ром 35	THEM	LS#SB2	2300601	2MR;DOM 7	2
Verification Source(s)				PAR	CEL (	QUES	T / D# 1	94331	PAR	CEL (	QUEST	Γ / AGENT	PAR	CEL C	UES1	/ AGENT	
VALUE ADJUSTMENTS		DESCRIPTION	ON	DI	ESCRIPT	ION	+(-)\$	Adjustment	D	ESCRIPTI	ION	+(-) \$ Adjustment	DI	ESCRIPTIO	ON	+(-) \$ Adju	stment
Sales or Financing				ArmL	th				Listin	na			Listin	a			
Concessions				Conv					l .	IVE:0			1	DING:	0		
Date of Sale/Time					23;c02	2/23			Activ				c03/2				
Location	N;R	00:		N:Re		120			N;Re				A;Co				10,000
Leasehold/Fee Simple		.cs, ESIMPL	_		s, SIMP					SIMP				SIMPL	_		10,000
Site						LE		145 000			LE	16 111					0
View		64 sf		5,408				+15,092				+6,111					- 0
~	N;R			N;Re					N;Re				N;Re				
Design (Style)		I;Bunga	alow		Bung	alow				Bunga	alow			Bunga	low		
Quality of Construction	Q4			Q4					Q4				Q4				
Actual Age	85			70				0	69			0	72				0
Condition	C4			C3				-75,000	C4				C4				
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths	+20,000	Total	Bdrms.	Baths		
Room Count	10	5	2.0	8	4	2.0		0	11	3	3.0	-15,000	10	4	2.0		0
Gross Living Area		1,855			1,49			+31,110		2,14		-24,735		1,910			-4,590
Basement & Finished	0sf			0sf	,			,	0sf	,		2.,.30	0sf	, 0			,
Rooms Below Grade	331			331					551				"				
Functional Utility	۸۱/۵			۸۱/⊏۰		=	<b>+</b>		۸۱/۳	RAGE			۸۱/۳				
Heating/Cooling		ERAGE			RAGE		1					0.500		RAGE			
		J/NONE			NON		-			CEN		-3,500					0
Energy Efficient Items		NE NO	ΙED	NON		HED				IE NO	TED			E NO	ιED		
Garage/Carport	2gd:			2gd1				0	2gd1			0	2ga2				0
Porch/Patio/Deck	POF	RCH/P/	ATIO	POR	CH/P	ATIO			POR	CH/P	ATIO		POR	CH/P/	OITA		
FIREPLACES	100	٧E		1 FIF	REPLA	ACE		-5,000	1 FIF	REPL/	ACE	-5,000	1 FIF	REPLA	CE		-5,000
ADDITIONAL	100	ΝE		NON	E				NON	ΙE			NON	E			
Net Adjustment (Total)					+	<b>X</b> -	\$	-33.798		+	<b>X</b> -	\$ -22,124	X	+	-	\$	410
Adjusted Sale Price				Net Adj.		3.9 %			Net Adj.		2.1 %		Net Adj.	_	0.0 %		
of Comparables				Gross A	dj.	14.6 %	\$	831,202	Gross A	idj.	7.1 %	\$ 1,027,876	Gross A	dj.	2.3 %	\$ 8	35,410
Report the results of the research and ana	lvsis of	the prior sal	le or trans	sfer histor	v of the s	subject pro	perty and co	mparable sales	report ac	dditional r					2.0		00,410
ITEM	_	·		UBJECT		<u> </u>		MPARABLE SAL					5		COMPAR	ABLE SALE #	6
Date of Prior Sale/Transfer							11/10/2			<del>1</del>				10/17			0
Price of Prior Sale/Transfer											12/21	12022			7/2022		
Data Source(s)		T		A DO			\$607,50		-1 01	IFOT	\$0	41.0./ DADOEL O	IFOT	\$635		DAROEL	NIEOT.
Effective Date of Data Source(s)				ARCE	L QU				=L QU	JE91		ILS / PARCEL QU	JE91				JUE 51
Analysis of arias asia as transfer biotons of		03/30/2					03/30/2	023			03/30	/2023		03/30	)/2023		
Analysis of prior sale or transfer history of	trie sub	Ject propert	ty and con	inparable	Sales												
<i>'</i>																	
Analysis/Comments																	
σ																	
Ψ <u>Ψ</u>																	
8																	
AVALYSIS / COMMENTS																	
SX																	

Loan#53177 File No. 2304006C

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

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 residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

03

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.

Ω4

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

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

## Example:

3.2 indicates three full baths and two half baths.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

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

UAD Version 9/2011 (Updated 1/2014)

# Market Conditions Addendum to the Appraisal Report

File No.

Loan#53177 2304006C

neighborhood. This is a required addendum for all appraisal reports	=		enus anu conun	ions prevaient in the subject						
Property Address 3544 W 116th St			y Inglewoo	nd	S	ate CA		ZIP Code 903	303	
Borrower Catamount Properties 2018 LLC	2		- Inglowed	, u					,00	
Instructions: The appraiser must use the information required on thi		nclusions, and i	must provide sup	port for those conclusions, regard	ing					
housing trends and overall market conditions as reported in the Neig	ghborhood section of the appraisal	report form. TI	ne appraiser mus	st fill in all the information to the ex	tent					
it is available and reliable and must provide analysis as indicated be	low. If any required data is unavaila	able or is consi	dered unreliable,	the appraiser must provide an						
explanation. It is recognized that not all data sources will be able to	provide data for the shaded areas t	below; if it is av	vailable, however	, the appraiser must include the da	ta					
in the analysis. If data sources provide the required information as a	an average instead of the median, th	he appraiser sh	ould report the a	vailable figure and identify it as an						
average. Sales and listings must be properties that compete with the	e subject property, determined by a	applying the cri	teria that would I	be used by a prospective buyer of	the					
subject property. The appraiser must explain any anomalies in the d	lata, such as seasonal markets, nev	w construction	foreclosures, et	C.						
Inventory Analysis	Prior 7–12 Months	Prior 4-	-6 Months	Current – 3 Months				Overall Trend		
Total # of Comparable Sales (Settled)	7		4	6	X	Increasing		Stable		Declining
Absorption Rate (Total Sales/Months)	1.17	1.	.33	2.00	X	Increasing		Stable		Declining
Total # of Comparable Active Listings	2		1	1	X			Stable		Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.7	C	0.8	0.5	X	Declining		Stable		Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4-	-6 Months	Current – 3 Months				Overall Trend		
Median Comparable Sale Price	857,000	772	2,500	790,000		Increasing		Stable	-	Declining
Median Comparable Sales Days on Market	19		77	47		Declining	Щ	Stable	X	
Median Comparable List Price	863,500	675	5,000	1,050,000	$ \mathbf{x} $		Щ	Stable	Щ	Declining
Median Comparable Listings Days on Market	17	4	10	35		Declining	Щ	Stable	X	Increasing
Median Sale Price as % of List Price  Seller-(developer, builder, etc.)paid financial assistance prevalent?  Explain in detail the seller concessions trends for the past 12 month fees, options, etc.).  SELLER CONCESSIG	99		00	100	ᆂ	Increasing	+=	Stable	Щ	Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	Yes Yes	No No	50/ 1		ᆚᆫ	Declining	X	Stable		Increasing
Explain in detail the seller concessions trends for the past 12 month										
fees, options, etc.). SELLER CONCESSION			E SUBJE	CT PROPERTIES MA	ARKE	T AREA,	HO	WEVER T	HE	Y
WERE RANDOM AND DID NOT APPEA	R TO HAVE ANY TRI	ENDS.								
Are foreclosure sales (REO sales) a factor in the market?	□ Voo ► No	If you o	valaia (inaludina	the trends in listings and sales of t	orooloo	d proportion)				
· ,	Yes No					,				
REO/BANK SALES ARE MINIMAL IN TH	E MARKET AREA AN	ND HAVE	LIIILE I	O NO AFFECT ON I	HEN	MARKE I.				
Cite data sources for above information.	MLO									
Cite data sources for above information. THE	IVILS									
Summarize the above information as support for your conclusions i	in the Neighborhood section of the	annraisal renor	t form. If you us	ed any additional information, such	1 25					
Summarize the above information as support for your conclusions i	=			-	ı as					
an analysis of pending sales and/or expired and withdrawn listings,	to formulate your conclusions, pro	ovide both an e	xplanation and si	upport for your conclusions.		INED BO	LIC	LI V 00/. (	)\/E	D TUE
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, pro	ovide both an e	xplanation and si	upport for your conclusions.		INED RO	UG	HLY 9% (	OVE	R THE
an analysis of pending sales and/or expired and withdrawn listings,	to formulate your conclusions, pro	ovide both an e	xplanation and si	upport for your conclusions.		INED RO	UG	HLY 9% (	DVE	R THE
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, pro	ovide both an e	xplanation and si	upport for your conclusions.		INED RO	UG	HLY 9% (	OVE	R THE
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, pro	ovide both an e	xplanation and si	upport for your conclusions.		INED RO	UG	HLY 9% (	OVE	R THE
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, pro	ovide both an e	xplanation and si	upport for your conclusions.		INED RO	UG	HLY 9% (	OVE	R THE
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, pro	ovide both an e	xplanation and si	upport for your conclusions.		INED RO	UG	HLY 9% (	OVE	R THE
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, pro	ovide both an e	xplanation and si	upport for your conclusions.		INED RO	UG	HLY 9% (	OVE	R THE
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, pro	ovide both an e	xplanation and si	upport for your conclusions.		INED RO	UG	HLY 9% (	DVE	R THE
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, pro	ovide both an e	xplanation and si	upport for your conclusions. TS MARKET AREA I	DECL	INED RO	UG	HLY 9% C	DVE	R THE
an analysis of pending sales and/or expired and withdrawn listings.  THE MEDIAN SALES PRICE FOR COMPLAST 12 MONTHS.	to formulate your conclusions, pro	ovide both an e	xplanation and si	upport for your conclusions.	DECL	INED RO		HLY 9% C	DVE	RTHE
an analysis of pending sales and/or expired and withdrawn listings.  THE MEDIAN SALES PRICE FOR COMPLAST 12 MONTHS.	to formulate your conclusions, pro PETING PROPERTIE	ovide both an e	xplanation and si	upport for your conclusions. TS MARKET AREA I	DECL	INED RO			DVE	RTHE
an analysis of pending sales and/or expired and withdrawn listings.  THE MEDIAN SALES PRICE FOR COMPLAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, compSubject Project Data	to formulate your conclusions, pro PETING PROPERTIE	ovide both an e	xplanation and si	upport for your conclusions. TS MARKET AREA I	DECL			Overall Trend	DVE	
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled)	to formulate your conclusions, pro PETING PROPERTIE	ovide both an e	xplanation and si	upport for your conclusions. TS MARKET AREA I	DECL	Increasing		Overall Trend Stable	DVE	Declining
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	to formulate your conclusions, pro PETING PROPERTIE	ovide both an e	xplanation and si	upport for your conclusions. TS MARKET AREA I	DECL	Increasing Increasing		Overall Trend Stable Stable	DVE	Declining Declining
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	to formulate your conclusions, pro PETING PROPERTIE	Prior 4-	xplanation and ss	upport for your conclusions. TS MARKET AREA I	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable	DVE	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months	Prior 4-	xplanation and ss	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months	Prior 4-	xplanation and ss	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable	DVE	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months	Prior 4-	xplanation and ss	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable	DVE	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months	Prior 4-	xplanation and ss	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable	DVE	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months	Prior 4-	xplanation and ss	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable	DVE	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months	Prior 4-	xplanation and ss	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable	DVE	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months	Prior 4-	xplanation and ss SUBJEC	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, comp 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?	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months Yes No	Prior 4-	xplanation and ss SUBJEC	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months Yes No	Prior 4-	xplanation and ss SUBJEC	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months Yes No	Prior 4-	xplanation and ss SUBJEC	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable	DVE	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months Yes No	Prior 4-	xplanation and ss SUBJEC	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months Yes No	Prior 4-	xplanation and ss SUBJEC	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months Yes No	Prior 4-	xplanation and ss SUBJEC	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months Yes No	Prior 4-	xplanation and ss SUBJEC	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months Yes No	Prior 4-	xplanation and ss SUBJEC	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months Yes No	Prior 4-	xplanation and ss SUBJEC	upport for your conclusions.  TS MARKET AREA [ Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.  Summarize the above trends and address the impact on the subject  Signature Appraiser Name Robert P Charibeh	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months Yes No	Prior 4-	splanation and state of the sta	Project No.  Current – 3 Months  er of REO listings and explain the t	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable	DVE	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.  Summarize the above trends and address the impact on the subject  Signature Appraiser Name Robert P Charibeh	to formulate your conclusions, pro PETING PROPERTIE  plete the following: Prior 7–12 Months  Yes No	Prior 4-	splanation and state of the sta	Project Name	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable	DVE	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.  Summarize the above trends and address the impact on the subject  Signature Appraiser Name Robert P Gharibeh Company Name West Coast Appraisals (3 Company Address 8400 Alverstone Ave, L	plete the following:  Prior 7–12 Months  Prior 7–12 Months  Aunit and project.	Prior 4-	splanation and six planation a	Project Na  Current – 3 Months  To REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the total results and the state of REO listings and explain the state of REO listings are stated as the state of REO listings and explain the state of REO listings are stated as the	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable	DVE	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COME LAST 12 MONTHS.  If the subject is a unit in a condominium or cooperative project, come Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.  Summarize the above trends and address the impact on the subject  Signature Appraiser Name Robert P Gharibeh Company Name West Coast Appraisals (3	plete the following:  Prior 7–12 Months  Yes No  tunit and project.	Prior 4-	splanation and six planation a	Project Na  Current – 3 Months  To REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the to the state of REO listings and explain the total results and the state of REO listings and explain the state of REO listings are stated as the state of REO listings and explain the state of REO listings are stated as the	nme:	Increasing Increasing Declining Declining		Overall Trend Stable Stable Stable		Declining Declining Increasing

Freddie Mac Form 71 March 2009

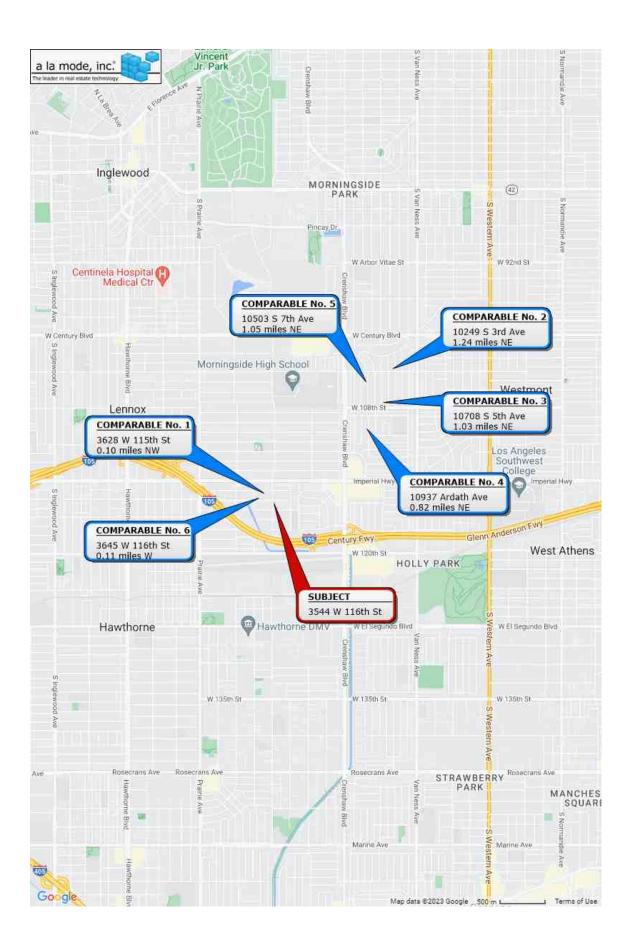
# **USPAP ADDENDUM**

Loan#53177

			FIIE NO. 2304006C
Borrower	Catamount Properties 2	018 LLC	
Property Address	3544 W 116th St		
City	Inglewood	County LO	S ANGELES State CA Zip Code 90303
Lender	Wedgewood Inc		
This report v	vas prepared under the following	USPAP reporting option:	
Appraisa	ıl Report	This report was prepared in accordance with	USPAP Standards Rule 2-2(a).
_		<del>-</del>	HODER OF THE PROPERTY.
Restricte	d Appraisal Report	This report was prepared in accordance with	USPAP Standards Rule 2-2(b).
	Exposure Time		
My opinion of	a reasonable exposure time for the si	ubject property at the market value stated in this i	eport is: <u>0-75</u>
A REASO	NABLE EXPOSURE TIME	FOR THE SUBJECT PROPERTY	AT THE OPINION OF VALUE INDICATED IS ESTIMATED
WITHIN 7	5 DAYS.		
Additional C	ertifications		
	o the best of my knowledge and belie	<del>i.</del>	
		er or in any other capacity, regarding the property	y that is the subject of this report within the
	ar period immediately preceding acce		
I HAVE p	erformed services, as an appraiser o	r in another capacity, regarding the property that	is the subject of this report within the three-year
period im	mediately preceding acceptance of t	his assignment. Those services are described in	the comments below.
- The statem	ents of fact contained in this rep	ort are true and correct	
1	·		nptions and limiting conditions and are my personal, impartial, and unbiased
	•	• • •	iptions and limiting conditions and are my personal, impartial, and unbiased
1 '	analyses, opinions, and conclusion		
1	erwise indicated, I have no preser	t or prospective interest in the property that	is the subject of this report and no personal interest with respect to the parties
involved.			
- I have no b	ias with respect to the property tl	nat is the subject of this report or the parties	involved with this assignment.
- My engage	ment in this assignment was not	contingent upon developing or reporting pre	edetermined results.
	•		nt or reporting of a predetermined value or direction in value that favors the cause of
	the state of the s	·	urrence of a subsequent event directly related to the intended use of this appraisal.
1 .			ared, in conformity with the Uniform Standards of Professional Appraisal Practice that
were in effec	t at the time this report was prepa	red.	
- Unless othe	erwise indicated, I have made a p	ersonal inspection of the property that is the	e subject of this report.
- Unless othe	erwise indicated, no one provided	significant real property appraisal assistance	e to the person(s) signing this certification (if there are exceptions, the name of each
individual pro	oviding significant real property ap	praisal assistance is stated elsewhere in this	s report).
	. 3 . 3	,	
Additional C	omments		
7.00.00.00			
1			
1			
1			
1			
1			
1			
	$\wedge$		
	$-H_{11} \wedge A$		
APPRAISER:	1/11/1 <i>X</i> //		SUPERVISORY APPRAISER: (only if required)
	NIX HA		** * ***
	KAIN IV	7	
Signature:	/ <b>''w'1</b> /		Signature:
_	ert P Gharibeh	<del> </del>	Name:
1100			
Date Signed:	04/11/2023		Date Signed:
State Certification a			State Certification #:
or State License #	AL034184		or State License #:
State: CA			State:
	Certification or License: 05	/27/2024	Expiration Date of Certification or License:
Effective Date of A			Supervisory Appraiser Inspection of Subject Property:
	07/10/2020		Did Not Exterior-only from Street Interior and Exterior

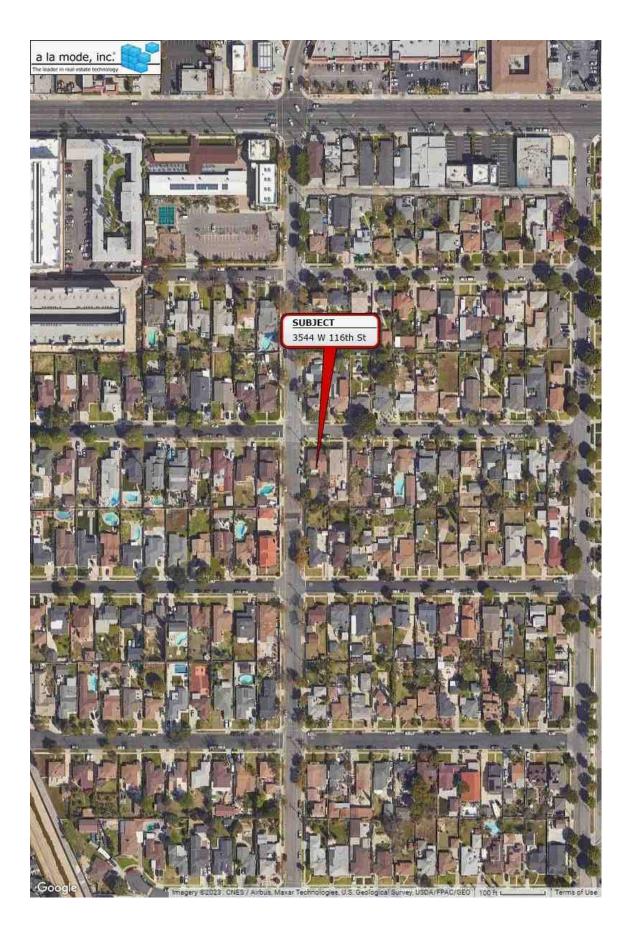
# **Location Map**

Borrower	Catamount Properties 2018 LLC							
Property Address	3544 W 116th St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							



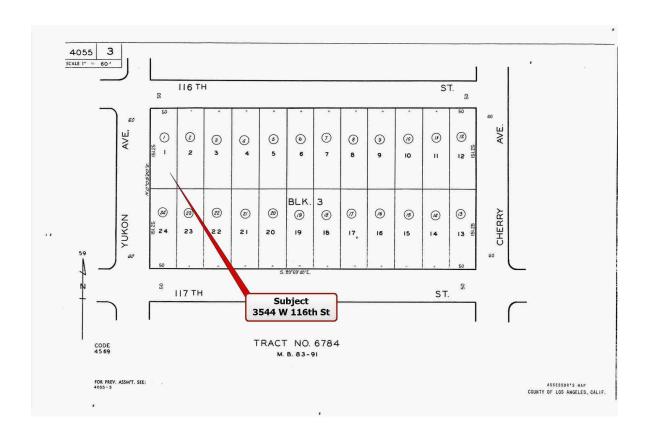
# **Aerial Map**

Borrower	Catamount Properties 2018 LLC							
Property Address	3544 W 116th St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							



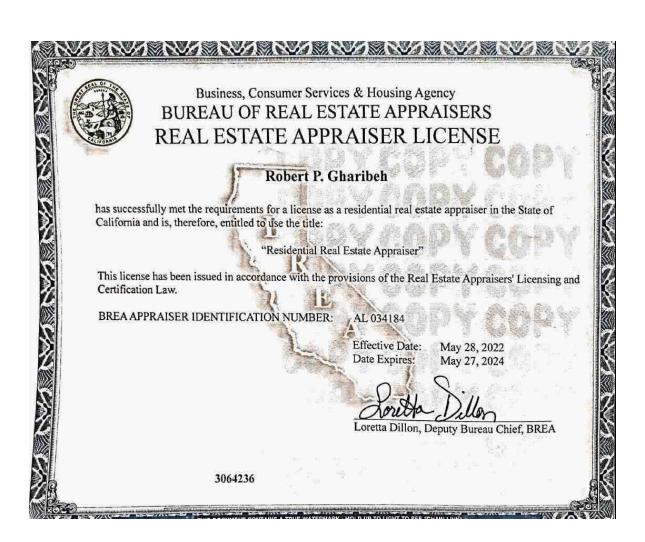
# **Plat Map**

Borrower	Catamount Properties 2018 LLC							
Property Address	3544 W 116th St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							



# **Appraiser License**

Borrower	Catamount Properties 2018 LLC							
Property Address	3544 W 116th St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							



## **E&O** Insurance

Borrower	Catamount Properties 2018 LLC							
Property Address	3544 W 116th St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							

## REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

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

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

#### PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-2AX-1015996 Renewal of: PRA-2AX-1007698

1. Named Insured: Robert P Gharibeh Address: 8400 Alverstone Ave Los Angeles, CA 90045

3. Policy Period: From: January 27, To: January 27, 2024

2023

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

4. Limit of Liability Each Claim Policy Aggregate Damages Limit of Liability \$500,000 B. \$1,000,000

Claims Expense Limit of

C. \$500,000 D. \$1,000,000 Liability

5. Deductible (Inclusive of Claims Expenses):

5A. \$ 500 Each Claim 5B. \$1,000 Aggregate **Policy Premium:** State Taxes/Surcharges: 6. \$668.00

7. Retroactive Date: January 27, 2008

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

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.

B. Agent/Broker: OREP Insurance Services, LLC

(888) 347-5273

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

President

A 2 Jelley

PRA100 (01/20) Page | 1 Supplemental Addendum

File No.	2304	-006C
----------	------	-------

Borrower	Catamount Properties 2018 LLC							
Property Address	3544 W 116th St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							

#### SUPPLEMENTAL ADDENDUM

#### **NEIGHBORHOOD AND SITE COMMENTS:**

THE SUBJECT IS LOCATED WITHIN LOS ANGELES COUNTY IN THE CITY OF INGLEWOOD, CALIFORNIA. THE NEIGHBORHOOD IS A WELL DEFINED SUBURBAN RESIDENTIAL COMMUNITY OF MEDIUM POPULATION DENSITY, WHICH IS TYPICAL FOR THE AREA. IT IS BUILT UP WITH AVERAGE TO GOOD QUALITY DETACHED AND ATTACHED RESIDENTIAL DWELLINGS VARYING IN DESIGN AND SIZE, EACH WITH INDIVIDUAL MARKET APPEAL. THE SUBJECT PROPERTY IS IN CLOSE PROXIMITY TO NEIGHBORHOOD ELEMENTARY AND HIGH SCHOOLS, PARKS, SHOPPING. MASS TRANSIT SYSTEMS ARE AVAILABLE IN THE AREA.

#### SITE COMMENTS:

THE SUBJECT IS REMOVED FROM HEAVILY TRAVELED THOROUGHFARES AND THEREFORE DOES NOT SUFFER FROM DETRIMENTAL EFFECTS OF TRAFFIC AND NOISE. NO ADVERSE EASEMENTS, ENCROACHMENT OR DETRIMENTAL CONDITIONS WERE NOTED AT THE TIME OF INSPECTION. CENTRAL UTILITIES WERE AVAILABLE, ELECTRIC LIGHTS LINE THE STREETS. THERE WERE NO ENVIRONMENTAL CONDITIONS NOTED, OBSERVED OR KNOWN TO THE APPRAISER WHICH ARE ADVERSE OR HAZARDOUS.

#### **SALES COMPARISON COMMENTS:**

FOUR OF THE COMPARABLES ARE CONFIRMED CLOSED SALES, ONE IS AN ACTIVE LISTING AND ONE IS A PENDING LISTING. THESE ARE THE MOST RECENT COMPARABLE SALES AVAILABLE AND ARE SIMILAR IN OVERALL MARKET APPEAL/PHYSICAL FEATURES. THE DESIGN OF THE SUBJECT AND COMPARABLE PROPERTIES ARE SIMILAR. ALTHOUGH STYLE OF THE EXTERIOR MAY DIFFER FOR EACH OF THE COMPARABLES VERSUS THE SUBJECT, THIS DIFFERENCE WILL NOT AFFECT MARKET APPEAL. ALL OF THE SALES WERE CONSIDERED TO BE THE MOST INFLUENTIAL SALES DUE TO PROXIMITY AND SIMILARITY TO THE SUBJECT PROPERTY. ALL COMPARABLES ARE SIMILAR TO THE SUBJECT PROPERTY IN PRIMARY PHYSICAL FEATURES.

GENERAL ADJUSTMENTS HAVE BEEN MADE FOR CREDIT, MARKETING TIME, LOCATION, LOT SIZE, CONDITION, SQUARE FOOTAGE, BATHROOM COUNT, BEDROOM COUNT, AIR CONDITIONING, FIREPLACE AND POOL. ALL ADJUSTMENTS ARE CONSIDERED TYPICAL FOR THE MARKET REACTION WITHIN THE SUBJECTS MARKET AREA.

A MARKETING TIME ADJUSTMENT WAS MADE SINCE THE SUBJECTS MARKET AREA DECLINED ROUGHLY 9% OVER THE LAST 12 MONTHS. THE APPRAISER MADE A 3/4% ADJUSTMENT FOR EACH MONTH THE COMPARABLES WERE DATED BACK. NO ADJUSTMENT WAS MADE TO COMPARABLES NUMBER TWO, THREE AND FOUR SINCE THESE COMPARABLES ARE RECENT SALES AND REPRESENT CURRENT MARKET TRENDS.

A LOCATION ADJUSTMENT WAS MADE TO COMPARABLES NUMBER ONE AND SIX SINCE THESE COMPARABLES ARE LOCATED IN CLOSE PROXIMITY TO A COMMERCIAL PROPERTY AND HAVE AN INCREASE IN NOISE.

LOT SIZE ADJUSTMENTS WERE MADE FOR DIFFERENCES GREATER THAN 500 SQUARE FEET AT \$7.00 A SQUARE FOOT. NO ADJUSTMENT WAS MADE FOR DIFFERENCES LESS THAN 500 SQUARE FEET SINCE THE APPRAISER WAS UNABLE TO DETERMINE A MARKET REACTION FOR LESS THAN 500 SQUARE FEET.

CONDITION ADJUSTMENTS WERE MADE BASED ON THE MLS NOTES, MLS PHOTOS AND AN EXTERIOR INSPECTION OF THE COMPARABLES. COMPARABLE NUMBER TWO HAS THE SAME OVERALL CONDITION RATING AS THE SUBJECT HOWEVER A SMALL ADJUSTMENT WAS MADE SINCE THE SUBJECT HAS A SLIGHTLY SUPERIOR KITCHEN AND BATHROOMS. COMPARABLE NUMBER THREE HAS THE SAME OVERALL CONDITION RATING AS THE SUBJECT HOWEVER A SMALL ADJUSTMENT WAS MADE SINCE THIS COMPARABLE HAS A SLIGHTLY SUPERIOR KITCHEN AN BATHROOMS. A LARGER ADJUSTMENT WAS MADE TO COMPARABLE NUMBER FOUR SINCE THIS COMPARABLE IS REMODELED AND HAS A SUPERIOR KITCHEN AND BATHROOMS.

THE APPRAISER RESEARCHED THE MLS OVER THE LAST 24 MONTHS WITHIN THE SUBJECTS MARKET

THE APPRAISER RESEARCHED THE MLS OVER THE LAST 24 MONTHS WITHIN THE SUBJECTS MARKET AREA AND WAS UNABLE TO BRACKET THE SUBJECTS BEDROOM COUNT WITH A SIMILAR FIVE BEDROOM HOME. BEDROOM COUNT ADJUSTMENTS WERE ONLY MADE UP TO A FOUR BEDROOM HOME SINCE THE APPRAISER IS UNABLE TO DETERMINE A MARKET REACTION BETWEEN FOUR AND FIVE BEDROOM HOMES. BEDROOM COUNT ADJUSTMENTS WERE ONLY MADE TO THE THREE BEDROOM HOMES.

NO AGE ADJUSTMENTS WERE MADE. THE SUBJECTS MARKET AREA REACTS MORE THE OVERALL CONDITION THEN THE ACTUAL AGE.

NO SALES TO LIST PRICE RATIO ADJUSTMENT WAS MADE SINCE THE SALES TO LIST PRICE RATIO FOR COMPETING SALES OVER THE LAST 12 MONTHS WAS 100% OR MORE.

ADJUSTMENTS WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

COMPARABLE NUMBER ONE IS A DATED SALE HOWEVER THE APPRAISER FELT IT WAS NECESSARY TO USE SINCE IT IS SIMILAR IN BATHROOM COUNT, GARAGE, CONDITION AND BRACKETS THE SUBJECTS LOT SIZE. COMPARABLE NUMBER TWO EXCEEDS THE TYPICAL 1 MILE RADIUS HOWEVER IS STILL CONSIDERED

COMPARABLE NUMBER TWO EXCEEDS THE TYPICAL 1 MILE RADIUS HOWEVER IS STILL CONSIDERED WITHIN THE SUBJECTS MARKET AREA. BOTH NEIGHBORHOODS ARE SIMILAR AND THE MARKET REACTION WOULD BE SIMILAR. NO ADJUSTMENT IS NECESSARY FOR EXCEEDING THE TYPICAL 1 MILE RADIUS. THE APPRAISER FELT IT WAS NECESSARY TO USE THIS COMPARABLE SINCE IT IS SIMILAR IN BATHROOM COUNT, GARAGE AND CONDITION.

COMPARABLE NUMBER THREE EXCEEDS THE TYPICAL 1 MILE RADIUS HOWEVER IS STILL CONSIDERED WITHIN THE SUBJECTS MARKET AREA. BOTH NEIGHBORHOODS ARE SIMILAR AND THE MARKET REACTION WOULD BE SIMILAR. NO ADJUSTMENT IS NECESSARY FOR EXCEEDING THE TYPICAL 1 MILE RADIUS. THE APPRAISER FELT IT WAS NECESSARY TO USE THIS COMPARABLE SINCE IT IS SIMILAR IN CONDITION, GARAGE AND IS A RECENT COMPETING SALE.

COMPARABLE NUMBER FIVE EXCEEDS THE TYPICAL 1 MILE RADIUS HOWEVER IS STILL CONSIDERED WITHIN THE SUBJECTS MARKET AREA. BOTH NEIGHBORHOODS ARE SIMILAR AND THE MARKET REACTION WOULD BE SIMILAR. NO ADJUSTMENT IS NECESSARY FOR EXCEEDING THE TYPICAL 1 MILE RADIUS. THE APPRAISER FELT IT WAS NECESSARY TO USE THIS COMPARABLE SINCE IT IS SIMILAR IN CONDITION, GARAGE, BRACKETS THE SUBJECTS SQUARE FOOTAGE AND IS AN ACTIVE LISTING.

THE SALES PRICES OF THE COMPARABLE PROPERTIES ARE A BIT WIDE, HOWEVER THE COMPARABLES USED ARE THE BEST INDICATORS OF MARKET VALUE AVAILABLE IN THE SUBJECT PROPERTIES MARKET AREA.

ALL OF THE COMPARABLES WITHIN THIS REPORT WERE LISTED ON THE MLS AND APPEAR TO BE ARMS LENGTH TRANSACTIONS.

## Supplemental Addendum

	ouppicinicital Addendam			23040060				
Borrower	Catamount Properties 2018 LLC							
Property Address	3544 W 116th St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							

File No. 2204006C

#### FINAL RECONCILIATION COMMENTS:

THE MARKET DATA IS SUFFICIENT TO DETERMINE WITH REASONABLE CERTAINTY THE VALUE OF THE SUBJECT PROPERTY. THE APPRAISER HAS RESEARCHED THE SUBJECT MARKET AND SELECTED THE SALES MOST SIMILAR AND PROXIMATE, WHICH HAVE CLOSED ESCROW IN THE MOST RECENT PAST AND REQUIRED THE LEAST AMOUNT OF ADJUSTMENTS.

THE COST APPROACH TENDS TO SET THE UPPER LIMITS OF VALUE; THE INCOME APPROACH IS NEITHER APPLICABLE NOR RELEVANT TO SINGLE FAMILY PROPERTIES AND CONDOMINIUMS; THE SALES COMPARISON APPROACH IS CONSIDERED TO BE THE BEST INDICATOR OF VALUE. THE LATTER APPROACH REFLECTS RECENT ACTIVITY IN THE MARKETPLACE AND IS GIVEN THE MOST INFLUENCE IN ESTIMATING VALUE. THE FINAL RECONCILIATION IS A WEIGHING PROCESS BASED UPON INFORMATION OBTAINED FROM DOCUMENTARY SOURCES AND THE MARKETPLACE, AS THEY APPLY TO THE SUBJECT PROPERTY.

MORE WEIGHT AND CONSIDERATION WAS GIVEN TO COMPARABLES NUMBER ONE AND TWO SINCE

MORE WEIGHT AND CONSIDERATION WAS GIVEN TO COMPARABLES NUMBER ONE AND TWO SINCE THEY ARE THE MOST SIMILAR CLOSED COMPETING SALES WITH THE LEAST AMOUNT OF ADJUSTMENTS. SLIGHTLY LESS WEIGHT AND CONSIDERATION WAS GIVEN TO COMPARABLES NUMBER THREE AND FOUR SINCE THEY ARE THE NEXT MOST SIMILAR CLOSED COMPETING SALES. LESS WEIGHT AND CONSIDERATION WAS GIVEN TO COMPARABLES NUMBER FIVE AND SIX SINCE THEY ARE ACTIVE / PENDING LISTINGS AND THE FINAL SALES PRICE HAS NOT BEEN DETERMINED YET.

## **ADDITIONAL COMMENTS:**

THE SUBJECT WAS NOT APPRAISED AT THE PREDOMINANT PRICE FOR HOMES IN THIS AREA. IT IS NOT UNCOMMON FOR THIS TYPE OF HOME TO BE IN THE UPPER RANGE OF MARKET VALUE AND NOT BE CONSIDERED AN OVER IMPROVEMENT. THIS HAD NO ADVERSE EFFECT ON THE SUBJECTS VALUE OR MARKETABILITY.

#### • URAR : Neighborhood - Market Conditions

GENERAL MARKET CONDITIONS ARE AVERAGE WITH RECENTLY RISING RATES. SELLER FINANCING AND CONCESSIONS HAVE LITTLE OR NO EFFECT ON SALES PRICE. CURRENT LISTINGS ARE AVAILABLE IN THE IMMEDIATE AREA AND MARKETING TIME APPEARS TO BE WITHIN 3 MONTHS. THERE WERE 39 SALES IN THE SUBJECT PROPERTIES MARKET AREA OVER THE LAST 12 MONTHS. THE MEDIAN DAYS ON MARKET FOR THE 39 SALES WAS 19 DAYS.

# **Photograph Addendum**

Borrower	Catamount Properties 2018 LLC								
Property Address	3544 W 116th St								
City	Inglewood	County	LOS ANGELES	S	tate	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc								



FRONT OF THE SUBJECT PROPERTY



STREET SCENE



STREET SCENE OTHER DIRECTION

# **Photograph Addendum**

Borrower	Catamount Properties 2018 LLC							
Property Address	3544 W 116th St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							



SIDE VIEW OF THE SUBJECT PROPERTY



SUBJECTS GARAGE

# **Comparable Photo Page**

Borrower	Catamount Properties 2018 LLC							
Property Address	3544 W 116th St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							



# Comparable 1

3628 W 115th St

Prox. to Subject 0.10 miles NW 857,000 Sale Price Gross Living Area 1,955 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 2.0 Location A;Comm; N;Res; 7,984 sf View Site Q4 Quality Age 72



## Comparable 2

10249 S 3rd Ave

Prox. to Subject 1.24 miles NE Sale Price 730,000 Gross Living Area 1,629 Total Rooms 10 Total Bedrooms 4 Total Bathrooms 2.0 Location N;Res; N;Res; View Site 5,499 sf Quality Q4 Age 76



## Comparable 3

10708 S 5th Ave

Prox. to Subject 1.03 miles NE Sale Price 850,000 Gross Living Area 1,771 Total Rooms 9 Total Bedrooms 3 Total Bathrooms 1.1 Location N;Res; N;Res; View Site 6,581 sf Quality Q4 Age 81

# **Comparable Photo Page**

Borrower	Catamount Properties 2018 LLC							
Property Address	3544 W 116th St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							



# Comparable 4

10937 Ardath Ave

Prox. to Subject 0.82 miles NE 865,000 Sale Price Gross Living Area 1,490 Total Rooms 8 Total Bedrooms 4 Total Bathrooms 2.0 Location N;Res; View N;Res; 5,408 sf Site Q4 Quality Age 70



# Comparable 5

10503 S 7th Ave

Prox. to Subject 1.05 miles NE Sale Price 1,050,000 Gross Living Area 2,147 Total Rooms 11 Total Bedrooms 3 Total Bathrooms 3.0 Location N;Res; N;Res; View Site 6,691 sf Quality Q4 Age 69



## Comparable 6

3645 W 116th St

Prox. to Subject 0.11 miles W Sale Price 835,000 Gross Living Area 1,910 Total Rooms 10 Total Bedrooms 4 2.0 Total Bathrooms Location A;Comm; N;Res; View Site 7,502 sf Quality Q4 Age 72