

APPRAISAL OF



LOCATED AT:

23216 JUNIPER AVE
TORRANCE, CA 90505

FOR:

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

BORROWER:

REDWOOD HOLDINGS LLC

AS OF:

May 19, 2023

BY:

DAVID G. GRANT
CERTIFIED REAL ESTATE APPRAISER

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

File Number: 34197205

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

23216 JUNIPER AVE
TORRANCE, CA 90505

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

In my opinion, the market value of the property as of May 19, 2023 is:

\$1,232,000
One Million Two Hundred Thirty-Two Thousand Dollars

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



DAVID G. GRANT
CERTIFIED REAL ESTATE APPRAISER

Exterior-Only Inspection Residential Appraisal Report

LN#53437
File No. 34197205

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

| | | |
|--|---|--|
| Property Address 23216 JUNIPER AVE | City TORRANCE | State CA Zip Code 90505 |
| Borrower REDWOOD HOLDINGS LLC | Owner of Public Record REDWOOD HOLDINGS LLC | County LOS ANGELES |
| Legal Description TRACT NO 22796 LOT 129 | | |
| Assessor's Parcel # 7379-018-003 | Tax Year 2021 | R.E. Taxes \$ 2,202 |
| Neighborhood Name MARBLE ESTATES | Map Reference 793-E1 | Census Tract 6511.01 |
| Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant | Special Assessments \$ 0 | <input type="checkbox"/> PUD HOA \$ 0.00 <input type="checkbox"/> per year <input type="checkbox"/> per month |
| Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe) | | |
| Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) SERVICING | | |
| Lender/Client Wedgewood Inc | Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278 | |
| Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |
| Report data source(s) used, offering price(s), and date(s). DOM 8;THE SUBJECT PROPERTY WAS LISTED FOR \$925,000 04/18/2023. SOUTHBAY MLS#PW23065374 | | |

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

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

| Neighborhood Characteristics | One-Unit Housing Trends | One-Unit Housing | Present Land Use % |
|--|--|------------------------------|-------------------------|
| Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural | Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining | PRICE _____ AGE _____ | One-Unit 92 % |
| Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% | Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply | \$(000) _____ (yrs) _____ | 2-4 Unit 1 % |
| Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow | Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths | 850 Low 0 | Multi-Family 2 % |
| Neighborhood Boundaries SEPULVEDA BLVD TO THE NORTH, CRENSHAW BLVD TO THE EAST, 235TH STREET TO THE SOUTH, MAPLE AVE TO THE WEST. | | 1,800 High 95 | Commercial 5 % |
| Neighborhood Description See Attached Addendum | | 1,200 Pred. 65 | Other _____ % |

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

| | | | |
|--|---|-------------------------------------|---------------------------------|
| Dimensions 60' X 100' | Area 6000 sf | Shape RECTANGULAR | View N;Res; |
| Specific Zoning Classification TORR-LO | Zoning Description SINGLE FAMILY USE | | |
| Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe) | | | |
| Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. See Attached Addendum | | | |
| Utilities | Public | Other (describe) | |
| Electricity <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| Water <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| Gas <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| Sanitary Sewer <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| Off-site Improvements—Type | | Public | Private |
| Street ASPHALT | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Alley NONE | | <input type="checkbox"/> | <input type="checkbox"/> |
| FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | FEMA Flood Zone X | FEMA Map # 06037C1930F | FEMA Map Date 09/26/2008 |
| Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. | | | |
| Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. NONE | | | |

| Source(s) Used for Physical Characteristics of Property <input type="checkbox"/> Appraisal Files <input checked="" type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner | Data Source(s) for Gross Living Area REALIST | | | |
|--|--|---|--|--|
| <input type="checkbox"/> Other (describe) | | | | |
| GENERAL DESCRIPTION | GENERAL DESCRIPTION | Heating / Cooling | Amenities | Car Storage |
| Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit | <input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space | <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB | <input checked="" type="checkbox"/> Fireplace(s) # 1 | <input type="checkbox"/> None |
| # of Stories 2 | <input type="checkbox"/> Full Basement <input type="checkbox"/> Finished | <input type="checkbox"/> Radiant | <input type="checkbox"/> WoodStove(s) # 0 | <input checked="" type="checkbox"/> Driveway # of Cars 2 |
| Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit | <input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished | <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Patio/Deck CEMENT | Driveway Surface CONCRETE |
| <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const. | Exterior Walls STUCCO/WD | Fuel GAS | <input checked="" type="checkbox"/> Porch CEMENT | <input checked="" type="checkbox"/> Garage # of Cars 2 |
| Design (Style) CONTEMPORARY | Roof Surface COMP SHING | <input type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Pool NONE | <input type="checkbox"/> Carport # of Cars 0 |
| Year Built 1963 | Gutters & Downspouts METAL | <input type="checkbox"/> Individual | <input checked="" type="checkbox"/> Fence WOOD | <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached |
| Effective Age (Yrs) 50 | Window Type ALUMN | <input checked="" type="checkbox"/> Other NONE | <input type="checkbox"/> Other NONE | <input type="checkbox"/> Built-in |
| Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) | | | | |
| Finished area above grade contains: 9 Rooms 5 Bedrooms 3.0 Bath(s) 2,388 Square Feet of Gross Living Area Above Grade | | | | |
| Additional features (special energy efficient items, etc.) NO ADDITIONAL FEATURES OR SPECIAL ENERGY EFFICIENT ITEMS WERE NOTED AT THE TIME OF THIS APPRAISAL. | | | | |
| Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;. SEE ADDENDUM | | | | |
| Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. | | | | |
| Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. | | | | |

Exterior-Only Inspection Residential Appraisal Report

LN#53437
File No. 34197205

There are **1** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **1,199,800** to \$ **1,199,800**
 There are **21** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **1,055,000** to \$ **1,760,000**

| FEATURE | SUBJECT | COMPARABLE SALE NO. 1 | | COMPARABLE SALE NO. 2 | | COMPARABLE SALE NO. 3 | |
|---|-------------------|--|--------------------|--|--------------------|--|--------------------|
| 23216 JUNIPER AVE Address TORRANCE, CA 90505 | | 22714 Fonthill Ave Torrance, CA 90505 | | 2513 Date Cir Torrance, CA 90505 | | 2912 W 234th St Torrance, CA 90505 | |
| Proximity to Subject | | 0.27 miles NW | | 0.43 miles SE | | 0.14 miles NW | |
| Sale Price | \$ | \$ 1,232,000 | | \$ 1,260,000 | | \$ 1,380,000 | |
| Sale Price/Gross Liv. Area | \$ 0.00 sq. ft. | \$ 515.91 sq. ft. | | \$ 500.60 sq. ft. | | \$ 590.50 sq. ft. | |
| Data Source(s) | | CRMLS#SB22173476;DOM 92 | | CRMLS#SB22134448;DOM 133 | | CRMLS#SB23001526;DOM 9 | |
| Verification Source(s) | | REALIST DOC#1209422 | | REALIST DOC#1178409 | | REALIST DOC#0112624 | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) \$ Adjustment | DESCRIPTION | +(-) \$ Adjustment | DESCRIPTION | +(-) \$ Adjustment |
| Sale or Financing Concessions | | ArmLth Conv;0 | | ArmLth Cash;25200 | | ArmLth Cash;0 | |
| Date of Sale/Time | | s12/22;c12/22 | | s12/22;c11/22 | | s02/23;c01/23 | |
| Location | N;Res; | N;Res; | | A;ProxTrff; | 25,200 | N;Apts; | 0 |
| Leasehold/Fee Simple | FEE SIMPLE | FEE SIMPLE | | FEE SIMPLE | | FEE SIMPLE | |
| Site | 6000 sf | 5980 sf | 0 | 6888 sf | 0 | 6021 sf | 0 |
| View | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Design (Style) | DT2;CONTEMP | DT2;CONTEMP | | DT2;CONTEMP | | DT2;CONTEMP | |
| Quality of Construction | Q3 | Q3 | | Q3 | | Q3 | |
| Actual Age | 60 | 59 | 0 | 58 | 0 | 60 | |
| Condition | C4 | C4 | | C4 | | C3 | -138,000 |
| Above Grade | Total Bdrms Baths | Total Bdrms Baths | | Total Bdrms Baths | 0 | Total Bdrms Baths | |
| Room Count | 9 5 3.0 | 9 5 3.0 | | 8 4 3.0 | | 8 4 3.0 | 0 |
| Gross Living Area 100 | 2,388 sq. ft. | 2,388 sq. ft. | | 2,517 sq. ft. | -12,900 | 2,337 sq. ft. | 5,100 |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | | 0sf | | 0sf | |
| Functional Utility | AVERAGE | AVERAGE | | AVERAGE | | AVERAGE | |
| Heating/Cooling | FAU/NONE | FAU/NONE | | FAU/NONE | | FAU/NONE | |
| Energy Efficient Items | NONE | NONE | | NONE | | NONE | |
| Garage/Carport | 2ga2dw | 2ga2dw | | 2ga2dw | | 2ga2dw | |
| Porch/Patio/Deck | PATIO/PORCH | PATIO/PORCH | | PATIO/PORCH | | PATIO/PORCH | |
| EXTRAS | NONE | NONE | | POOL-3% | -37,800 | NONE | |
| CLOSING DATE | 5/17/2023 | 12/30/2022 | 0 | 12/16/2023 | 0 | 02/22/2023 | 0 |
| LAST LIST PRICE | \$925,000 | \$1,350,000 | 0 | \$1,350,000 | 0 | \$1,339,500 | 0 |
| Net Adjustment (Total) | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 0 | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ 25,500 | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ 132,900 |
| Adjusted Sale Price of Comparables | | Net Adj. 0.0% | | Net Adj. -2.0% | | Net Adj. -9.6% | |
| | | Gross Adj. 0.0% | \$ 1,232,000 | Gross Adj. 6.0% | \$ 1,234,500 | Gross Adj. 10.4% | \$ 1,247,100 |

SALES COMPARISON APPROACH

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

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

Data source(s) **REALIST**

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

Data source(s) **REALIST**

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

| ITEM | SUBJECT | COMPARABLE SALE NO. 1 | | COMPARABLE SALE NO. 2 | | COMPARABLE SALE NO. 3 | |
|----------------------------------|-------------|-----------------------|--|-----------------------|--|-----------------------|--|
| Date of Prior Sale/Transfer | 05/17/2023 | | | | | | |
| Price of Prior Sale/Transfer | \$1,215,000 | | | | | | |
| Data Source(s) | REALIST | REALIST | | REALIST | | REALIST | |
| Effective Date of Data Source(s) | 05/20/2023 | 05/20/2023 | | 05/20/2023 | | 05/20/2023 | |

Analysis of prior sale or transfer history of the subject property and comparable sales **THE SUBJECT PROPERTY TRANSFERRED AS A FULL SALE ON 5/17/2023 FOR \$1,215,000. THE COMPARABLE SALES DID NOT TRANSFER WITHIN THE PRIOR 12 MONTHS OF THE LATEST SALES DATES.**

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

Indicated Value by Sales Comparison Approach \$ **1,232,000**

Indicated Value by: Sales Comparison Approach \$ **1,232,000** Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____

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

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

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **1,232,000** as of **05/19/2023**, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Exterior-Only Inspection Residential Appraisal Report

LN#53437
File No. 34197205

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

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

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

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

COST APPROACH

| | |
|---|--|
| ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW | OPINION OF SITE VALUE]..... = \$ 1,100,000 |
| Source of cost data N/A | Dwelling 2,388 Sq. Ft. @ \$ = \$ 0 |
| Quality rating from cost service N/A Effective date of cost data N/A | Sq. Ft. @ \$ = \$ |
| Comments on Cost Approach (gross living area calculations, depreciation, etc.) | |
| COST APPROACH WAS NOT DEVELOPED DUE TO A TYPICAL PURCHASER WOULD NOT CONSIDER A NEW CONSTRUCTION ALTERNATIVE IN THEIR BUYING DECISION AND DUE TO THE DIFFICULTY IN DETERMINING DEPRECIATION FOR THE SUBJECT'S OLDER IMPROVEMENTS | Garage/Carport 200 Sq. Ft. @ \$ = \$ 0 |
| | Total Estimate of Cost-New = \$ 0 |
| | Less 50 Physical Functional External Depreciation = \$ (0) |
| | Depreciated Cost of Improvements = \$ 0 |
| | "As-is" Value of Site Improvements = \$ |
| Estimated Remaining Economic Life (HUD and VA only) _____ Years | INDICATED VALUE BY COST APPROACH = \$ |

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

Summary of Income Approach (including support for market rent and GRM) **THE INCOME APPROACH IS EXCLUDED DUE TO A TYPICAL PURCHASER OF THE SUBJECT PROPERTY WOULD NOT CONSIDER THE INCOME POTENTIAL OF THE SUBJECT PROPERTY IN THEIR BUYING DECISION.**

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project _____

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

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

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

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

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

Describe common elements and recreational facilities. _____

Exterior-Only Inspection Residential Appraisal Report

LN#53437
File No. 34197205

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

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

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

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

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

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

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

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

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

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

Exterior-Only Inspection Residential Appraisal Report

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

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

Exterior-Only Inspection Residential Appraisal Report

LN#53437
File No. 34197205

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

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

APPRAISER

Signature *David G. Grant*
 Name DAVID G. GRANT
 Company Name DGG APPRAISALS
 Company Address 28030 BRAIDWOOD DR, RPV, CA
RANCHO PALOS VERDES, CA 90275
 Telephone Number 310-936-5534
 Email Address DGGAPPRAISALS@OUTLOOK.COM
 Date of Signature and Report 05/20/2023
 Effective Date of Appraisal 05/19/2023
 State Certification # AR006971
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 02/04/2025

ADDRESS OF PROPERTY APPRAISED
23216 JUNIPER AVE
TORRANCE, CA 90505

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,232,000

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

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

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

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

Condition Ratings and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Quality Ratings and Definitions

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

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

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

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

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

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

ADDENDUM

Borrower: REDWOOD HOLDINGS LLC

File No.: 34197205

Property Address: 23216 JUNIPER AVE

Case No.: LN#53437

City: TORRANCE

State: CA

Zip: 90505

Lender: Wedgewood Inc

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

THIS REPORT IS AIR COMPLIANT

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

intended User Comment

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

Neighborhood Description

THE SUBJECT PROPERTY IS LOCATED IN A RESIDENTIAL AREA WHERE HOMES WERE BUILT AS 2 STORY TRACT HOMES IN THE 1960'S.

THERE IS A MIX OF COMMERCIAL PROPERTIES ON THE TRAFFIC STREETS IN THE AREA..

THE MULTI-UNIT AND 2-4 UNIT PROPERTIES ARE LOCATED IN POCKETS THROUGHOUT THE NEIGHBORHOOD.

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

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

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

Neighborhood Market Conditions

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

Highest and Best Use

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

Condition of the Property

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

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

Physical Deficiencies or Adverse Conditions

NO APPARENT PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS APPARENT DURING INSPECTION.

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

Comments on Sales Comparison

THE APPRAISER'S COMPARABLE SEARCH PARAMETERS BEGAN WITH A LOCAL MLS SEARCH FOR SINGLE FAMILY HOMES THAT SOLD WITHIN THE PRIOR 3 MONTHS, LOCATED WITHIN A 1/2 MILE FROM THE SUBJECT PROPERTY BUILT BETWEEN 1950 AND 1980 AND CONTAINING 1900 TO 3000 SQ. FT. OF LIVING AREA. DUE TO THE LACK OF RECENT SALES ACTIVITY, THE COMPARABLES SEARCH PARAMETERS WERE EXTENDED TO 1 MILE AND TWELVE MONTHS FROM THE EFFECTIVE DATE OF THE APPRAISAL. THE COMPARABLE SALES USED IN THIS

ADDENDUM

Borrower: REDWOOD HOLDINGS LLC

File No.: 34197205

Property Address: 23216 JUNIPER AVE

Case No.: LN#53437

City: TORRANCE

State: CA

Zip: 90505

Lender: Wedgewood Inc

APPRAISAL WERE THE MOST RECENT AND OVERALL SIMILAR SALES WITHIN 1 MILE OF THE SUBJECT PROPERTY.

THE RESULTS OF THE SEARCH WERE 21 CLOSED SALES, 1 ACTIVE LISTING AND 3 PENDING SALES

2 OF THE 3 CLOSED SALES COMPARABLE USED IN THIS APPRAISAL SOLD OVER 90 DAYS PRIOR FROM THE EFFECTIVE DATE OF THIS APPRAISAL, BUT COMPARABLES ARE CONSIDERED APPROPRIATE AND SIMILAR IN A MARKET EVALUATION OF THE SUBJECT PROPERTY.

COMPARABLE 4 A PENDING SALE IS ADDED TO SUPPORT MARKET VALUE ESTIMATE USING CLOSED SALES 1-3.

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

MOST WEIGHT IS GIVEN TO COMPARABLE 1 DUE TO BEING A MODEL MATCH TO THE SUBJECT PROPERTY.

THE APPRAISER ADJUSTED \$100 PER LIVING SQ. FT., \$10,000 PER 1/2 BATHROOM AND \$10 PER SQ. FT. OF LOT (FOR OVER 1000 SQ. FT. DIFFERENCE)

COMPARABLE 2 IN PROXIMITY TO A 4 LANE TRAFFIC STREET (+2% ADJUSTMENT)

COMPARABLE 3 SUPERIOR CONDITION (-10% ADJUSTMENT) THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 1 AND 2.

THE APPRAISER DID NOT MAKE ANY BEDROOM ADJUSTMENTS DUE TO A TYPICAL PURCHASER IN THE AREA WOULD PLACE MOST EMPHASIS ON LIVING SQ. FT. IN THEIR BUYING DECISION.

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

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

THE DIFFERENCE IN ADJUSTMENTS FOR SIMILAR FEATURES OF THE COMPARABLES (CONDITION AND LOCATION) IS DUE TO THE ADJUSTMENTS ARE MADE BY A % AMOUNT OF THE SALE'S PRICE OR LISTING PRICE. IT IS COMMON AND APPROPRIATE FOR PERCENTAGE ADJUSTMENTS RATHER THAN LUMP SUM ADJUSTMENT TO BE USED FOR THESE SUBJECTIVE FEATURES.

THE SUBJECT PROPERTY WAS VALUED SLIGHTLY GREATER THAN THE PREVIOUS SALE IN 2023 DUE TO THE PROPERTY WAS SOLD BY A MOTIVATED SELLER (TRUST SALE)

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

SUBJECT PROPERTY PHOTO ADDENDUM

| | | |
|-------------------------------------|--------------------|------------|
| Borrower: REDWOOD HOLDINGS LLC | File No.: 34197205 | |
| Property Address: 23216 JUNIPER AVE | Case No.: LN#53437 | |
| City: TORRANCE | State: CA | Zip: 90505 |
| Lender: Wedgewood Inc | | |



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: May 19, 2023
Appraised Value: \$ 1,232,000



STREET SCENE

SUBJECT PHOTOS

| | |
|-------------------------------------|--------------------|
| Borrower: REDWOOD HOLDINGS LLC | File No.: 34197205 |
| Property Address: 23216 JUNIPER AVE | Case No.: LN#53437 |
| City: TORRANCE | State: CA |
| Lender: Wedgewood Inc | Zip: 90505 |



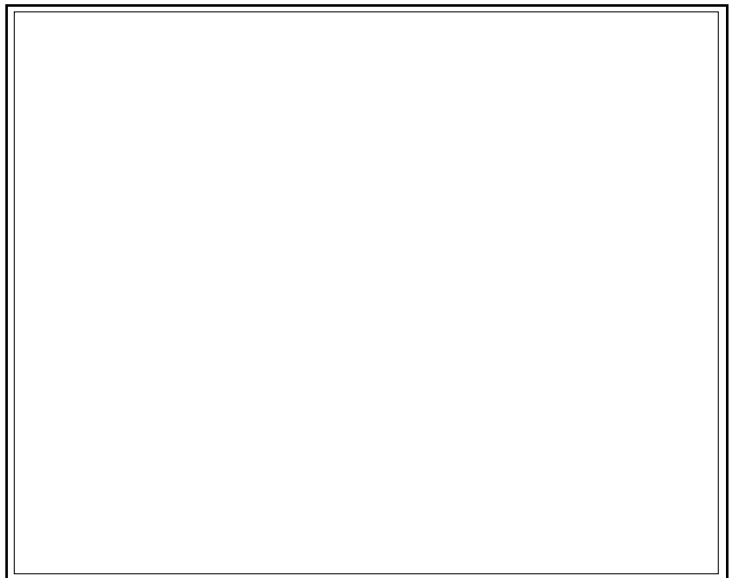
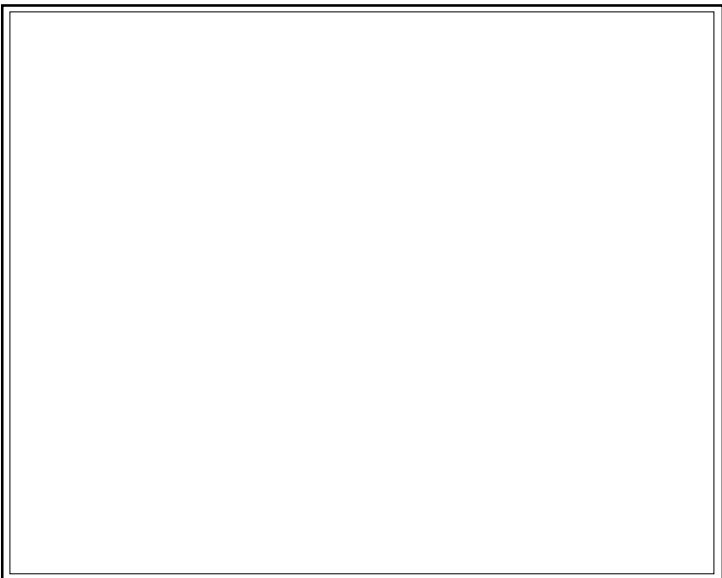
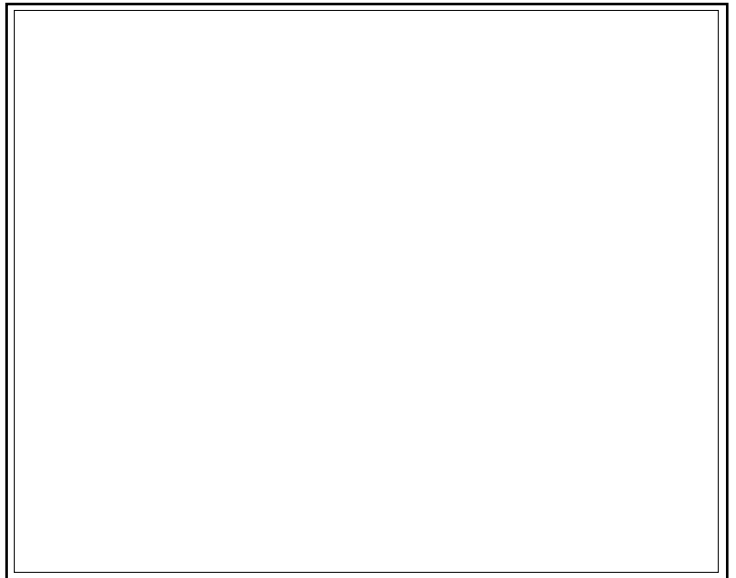
STREET ADDRESS



STREET SIGN



OPPOSITE STREET SCENE



COMPARABLE PROPERTY PHOTO ADDENDUM

| | | |
|-------------------------------------|--------------------|------------|
| Borrower: REDWOOD HOLDINGS LLC | File No.: 34197205 | |
| Property Address: 23216 JUNIPER AVE | Case No.: LN#53437 | |
| City: TORRANCE | State: CA | Zip: 90505 |
| Lender: Wedgewood Inc | | |



COMPARABLE SALE #1

22714 FONTHILL AVE
Torrance, CA 90505
Sale Date: s12/22;c12/22
Sale Price: \$ 1,232,000



COMPARABLE SALE #2

2513 Date Cir
Torrance, CA 90505
Sale Date: s12/22;c11/23
Sale Price: \$ 1,260,000



COMPARABLE SALE #3

2912 W 234th St
Torrance, CA 90505
Sale Date: s02/23;c01/23
Sale Price: \$ 1,380,000

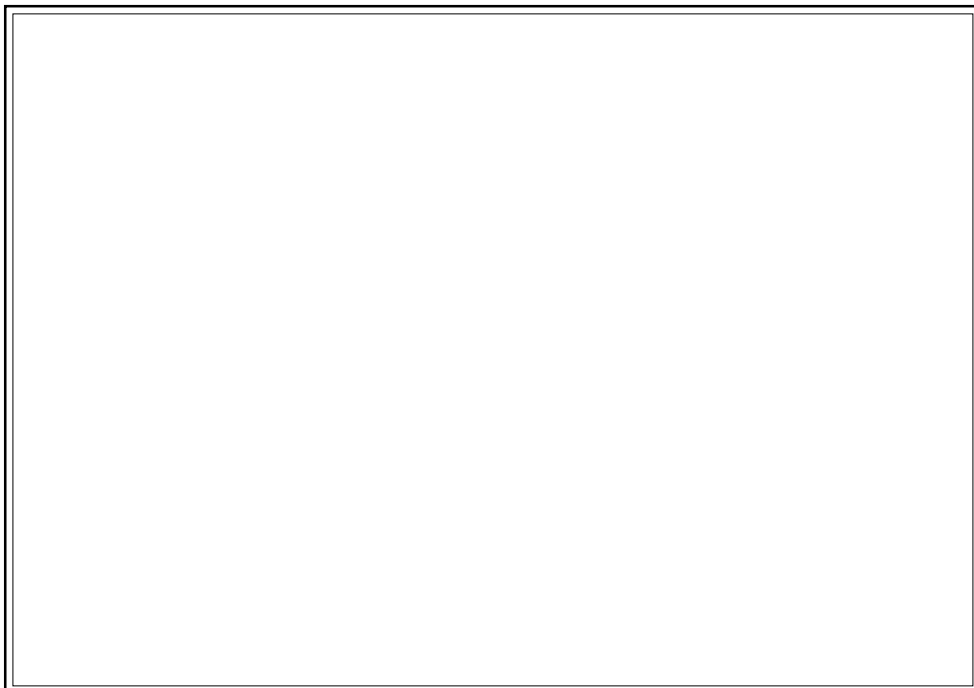
COMPARABLE PROPERTY PHOTO ADDENDUM

| | | |
|-------------------------------------|--------------------|------------|
| Borrower: REDWOOD HOLDINGS LLC | File No.: 34197205 | |
| Property Address: 23216 JUNIPER AVE | Case No.: LN#53437 | |
| City: TORRANCE | State: CA | Zip: 90505 |
| Lender: Wedgewood Inc | | |



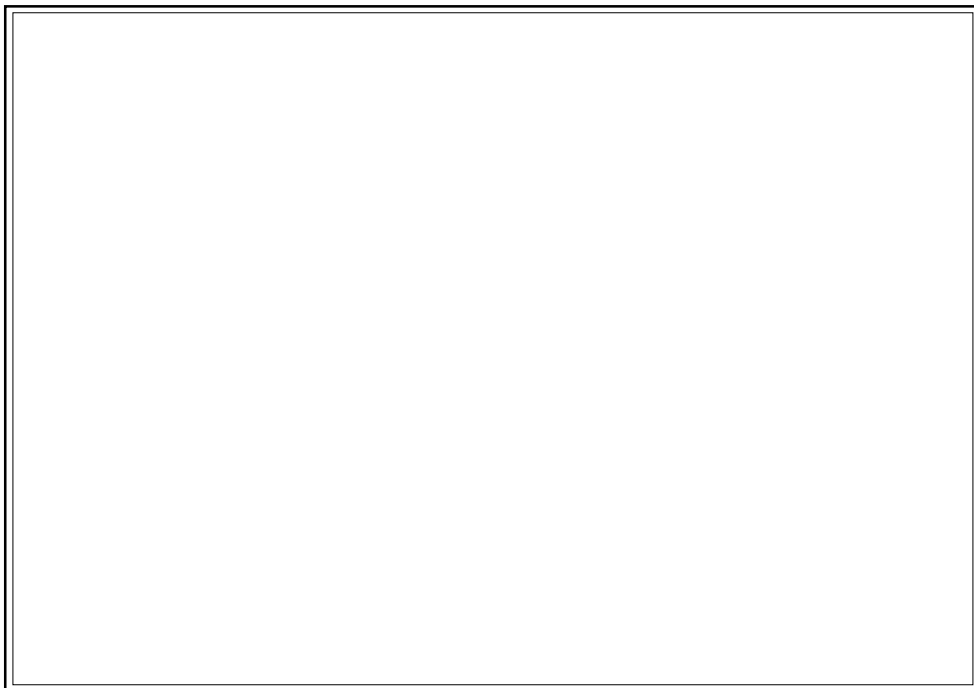
COMPARABLE SALE #4

2655 W 232nd St
Torrance, CA 90505
Sale Date: c05/23
Sale Price: \$ 1,399,000



COMPARABLE SALE #5

Sale Date:
Sale Price: \$



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

LOCATION MAP

Borrower: REDWOOD HOLDINGS LLC

File No.: 34197205

Property Address: 23216 JUNIPER AVE

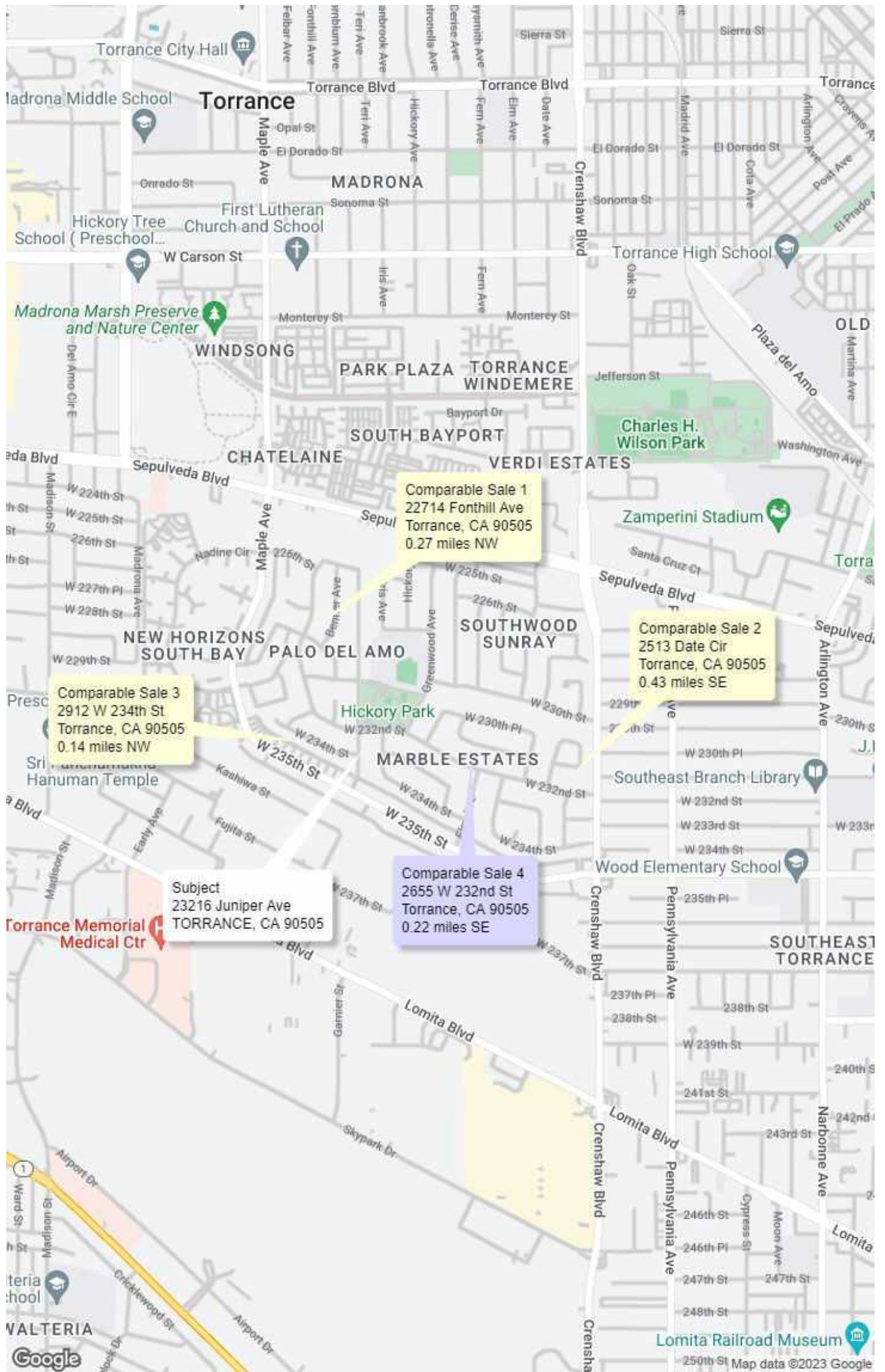
Case No.: LN#53437

City: TORRANCE

State: CA

Zip: 90505

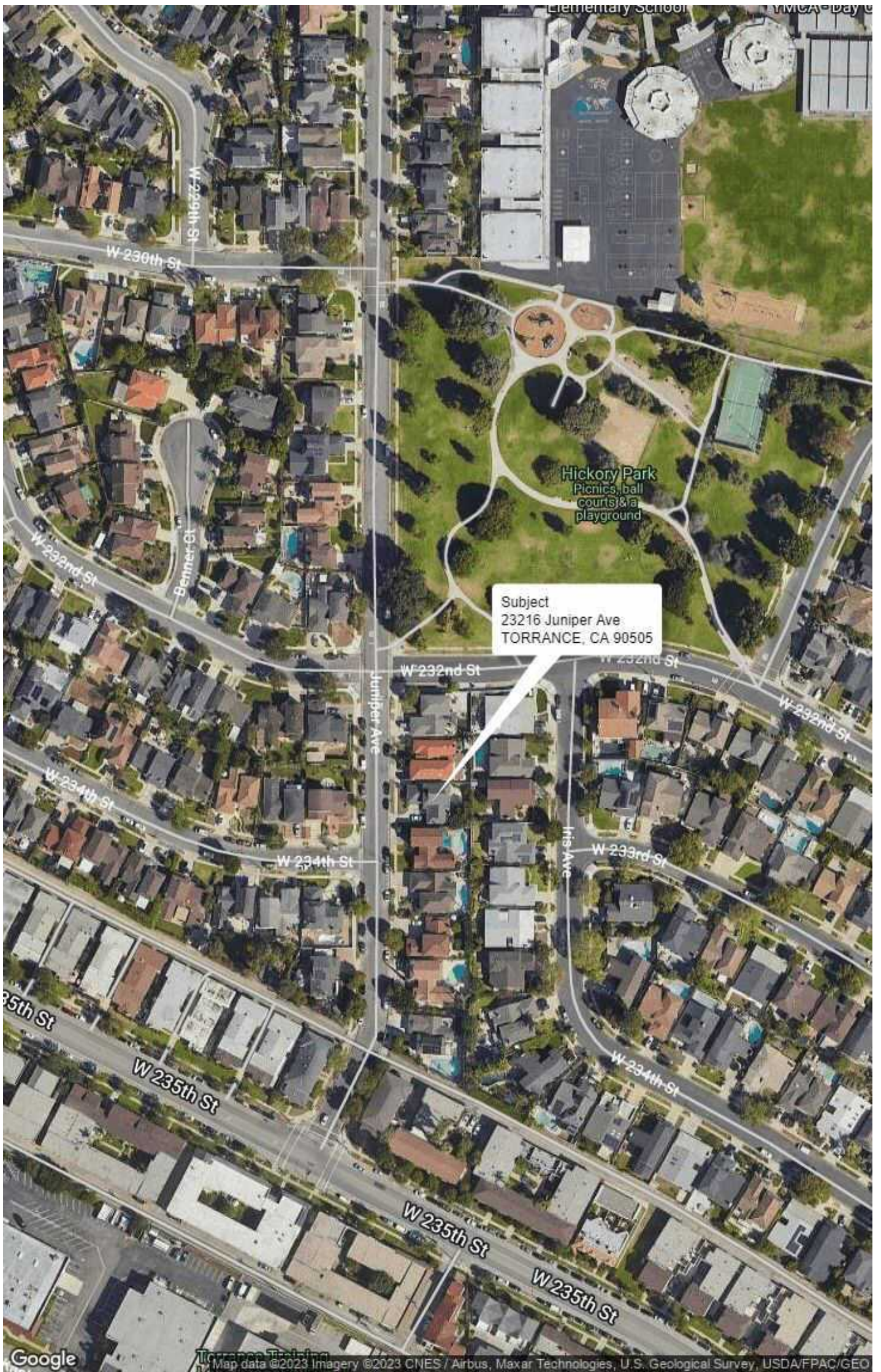
Lender: Wedgewood Inc



AERIAL MAP

Borrower: REDWOOD HOLDINGS LLC
Property Address: 23216 JUNIPER AVE
City: TORRANCE
Lender: Wedgewood Inc

File No.: 34197205
Case No.: LN#53437
State: CA
Zip: 90505



PLAT MAP

Borrower: REDWOOD HOLDINGS LLC

File No.: 34197205

Property Address: 23216 JUNIPER AVE

Case No.: LN#53437

City: TORRANCE

State: CA

Zip: 90505

Lender: Wedgewood Inc

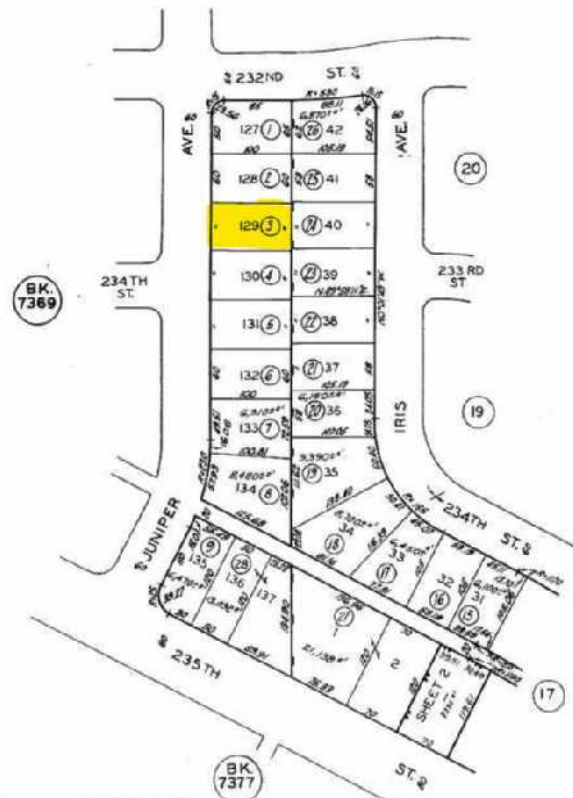
7379 18
SHEET 1
100'

CODE
9340

1994



REVISED
2020/07/20
2020/04/05
2020/07/20
2020/04/05



CONDOMINIUM
PARCEL MAP .. P.M. 258-63
TRACT NO. 22796 .. M.B. 701-90-93
TRACT_NO. 26230 .. M.B. 730-1-6

FOR PREV. ASSMT. SEE:
7368-45

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

FLOOD MAP

Borrower: REDWOOD HOLDINGS LLC
Property Address: 23216 JUNIPER AVE
City: TORRANCE
Lender: Wedgewood Inc

File No.: 34197205
Case No.: LN#53437
State: CA
Zip: 90505






Subject
23216 JUNIPER AVE
TORRANCE, CA 90505

FLOOD INFORMATION

Community: CITY OF TORRANCE
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 06037C1930F
Panel: 06037C1930
Zone: X
Map Date: 09-26-2008
FIPS: 06037
Source: FEMA DFIRM

LEGEND

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

Sky Flood™

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

Market Conditions Addendum to the Appraisal Report

LN#53437
File No. 34197205

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

Property Address **23216 JUNIPER AVE** City **TORRANCE** State **CA** Zip Code **90505**

Borrower **REDWOOD HOLDINGS LLC**

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

| Inventory Analysis | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend | | |
|---|---|------------------|--------------------|-------------------------------------|--|---|
| Total # of Comparable Sales (Settled) | 14 | 5 | 2 | <input type="checkbox"/> Increasing | <input type="checkbox"/> Stable | <input checked="" type="checkbox"/> Declining |
| Absorption Rate (Total Sales/Months) | 2.33 | 1.67 | 2.00 | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Total # of Comparable Active Listings | 3 | 7 | 4 | <input type="checkbox"/> Declining | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Months of Housing Supply (Total Listings/Ab.Rate) | 1.29 | 4.19 | 2.00 | <input type="checkbox"/> Declining | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Median Sale & List Price, DOM, Sale/List % | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend | | |
| Median Comparable Sale Price | \$1,500,000 | \$1,260,000 | \$1,297,500 | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Median Comparable Sales Days on Market | 15 | 35 | 9 | <input type="checkbox"/> Declining | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Median Comparable List Price | \$1,288,000 | 1,250,000 | \$1,224,900 | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Median Comparable Listings Days on Market | 55 | 58 | 23 | <input type="checkbox"/> Declining | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Median Sale Price as % of List Price | 100.52% | 96.49% | 117.18% | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Seller-(developer, builder, etc.)paid financial assistance prevalent? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | <input type="checkbox"/> Declining | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing |

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).
THE CRMLS MLS INDICATES THERE WERE 21 CLOSED SALES DURING THE PAST 12 MONTHS AND 11 OF THOSE SALES CONTAINED SELLER CONCESSIONS WHICH IS 52% OF THE TOTAL TRANSACTIONS IN THIS MARKET AREA. PRIOR MONTHS 7-12: 14 SALES; 9 WITH CONCESSIONS; 64% OF SALES FOR THIS PERIOD. 4-6: 5 SALES; 2 WITH CONCESSIONS; 40% OF SALES FOR THIS PERIOD. 0-3: 2 SALES; 0 WITH CONCESSIONS; 0% OF SALES FOR THIS PERIOD. THE CONCESSIONS RANGED BETWEEN \$1,500 AND \$25,200. THE MEDIAN CONCESSION AMOUNT IS \$5,500.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).
THE CRMLS MLS INDICATES THERE WERE 21 CLOSED SALES DURING THE PAST 12 MONTHS AND 1 OF THOSE SALES WERE EITHER FORECLOSURES OR SHORT SALES WHICH IS 5% OF THE TOTAL TRANSACTIONS IN THIS MARKET AREA. PRIOR MONTHS 7-12: 14 SALES; 0 FORECLOSURES OR SHORT SALES; 0% OF SALES FOR THIS PERIOD. 4-6: 5 SALES; 0 FORECLOSURES OR SHORT SALES; 0% OF SALES FOR THIS PERIOD. 0-3: 2 SALES; 1 FORECLOSURES OR SHORT SALES; 50% OF SALES FOR THIS PERIOD.

Cite data sources for above information. **The CRMLS MLS was the data source used to complete the Market Conditions Addendum. Effective Date: Saturday, May 20, 2023**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
ABOVE SURVEY SHOWS, VALUES STABLE, DAYS ON MARKET STABLE, LIST PRICES STABLE.

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

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

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

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

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

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

SUPERVISORY APPRAISER (ONLY IF REQUIRED)
 Signature _____
 Name _____
 Company Name _____
 Company Address _____
 State License/Certification # _____ State _____
 Email Address _____

USPAP ADDENDUM

LN#53437
File No. 34197205

Borrower: REDWOOD HOLDINGS LLC
Property Address: 23216 JUNIPER AVE
City: TORRANCE County: LOS ANGELES State: CA Zip Code: 90505
Lender: Wedgewood Inc

APPRAISAL AND REPORT IDENTIFICATION

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

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

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

Additional Comments

APPRAISER: Signature: David G. Grant
Name: DAVID G. GRANT
Date Signed: 05/20/2023
State Certification #: AR006971
or State License #: _____
or Other (describe): _____ State #: _____
State: CA
Expiration Date of Certification or License: 02/04/2025
Effective Date of Appraisal: 05/19/2023
SUPERVISORY APPRAISER (only if required):
Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Supervisory Appraiser inspection of Subject Property:
 Did Not Exterior-only from street Interior and Exterior

MLS LISTING

| | |
|-------------------------------------|----------------------|
| Borrower: REDWOOD HOLDINGS LLC | File No.: 34197205 |
| Property Address: 23216 JUNIPER AVE | Case No.: LN#53437 |
| City: TORRANCE | State: CA Zip: 90505 |
| Lender: Wedgewood Inc | |

23216 Juniper Ave, Torrance 90505

STATUS: **Closed**

LIST/CLOSE: **\$925,000/\$1,215,000** ↑

from sepulveda head south on crenshaw and right on 232nd, left on juniper



BED / BATH: 5/3,0,0,0
 SQFT(src): 2,388 (A)
 PRICE PER SQFT: \$508.79
 LOT(src): 6,000/0.1377 (A)
 LEVELS: Two
 GARAGE: 2/Attached
 YEAR BUILT(src): 1963 (ASR)
 PROP SUB TYPE: SFR/D
 DOM / CDOM: 8/8
 SLC: Third Party Approval, Trust
 PARCEL #: 7379018003
 LISTING ID: PW23065374

Recent: 05/17/2023 : SOLD : U->S

[Submit Offer](#)

DESCRIPTION

Introducing a remarkable opportunity to own a charming fixer-upper home in the highly coveted neighborhood of Torrance, California, near the Marble Estates area, and central to the entire South Bay region. This property offers a perfect combination of space, location, and potential, with plenty of room for customization to create the home of your dreams. The neighborhood is known for its award-winning schools and convenient access to popular grocery stores, such as Whole Foods and Trader Joes. This truly spacious home features the unique Palos Verdes stone fireplace and an expansive backyard, complete with beautiful colorful trees. The backyard is fully fenced, contributing to privacy for your loved ones, while the covered front porch offers a welcoming entrance to this diamond-in-the-rough property. Situated just a few homes away from Hickory Park, you'll have easy access to green spaces and recreational activities when you call 23216 Juniper, home. In addition to the charming neighborhood, this property offers easy access to the nearby beaches of Torrance and Redondo, allowing you to enjoy the California sunshine, ocean breeze, and lifestyle. Complete with an attached 2-car garage, this home offers ample parking and storage space. This ample property offers a rare opportunity to create your dream home in one of the most desirable neighborhoods in Torrance, CA. Don't miss your chance to own 23216 Juniper and experience the "South Bay" California lifestyle, with a home you can truly make your own. Trust Sale. As-Is.

EXCLUSIONS:

INCLUSIONS:

AREA: 127 - South East Torrance - West
 SUBDIVISION: /
 COUNTY: Los Angeles
 SENIOR COMMUNITY?: No
 CERTIFIED 433A?:

LIST \$ ORIGINAL: \$925,000
 BASEMENT SQFT:
 COMMON WALLS: No Common Walls
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: See Remarks
 EATING AREA:

COOLING: See Remarks
 HEATING: Central
 VIEW: None
 WATERFRONT:
 LAUNDRY: See Remarks

PROP SUB TYPE: Single Family Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: None

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: 1
 MAIN LEVEL BATHROOMS: 1

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: front steps/1
 FIREPLACE: Living Room

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: Public Sewer

LOT: 0-1 Unit/Acre
 POOL: None

PATIO/PORCH:
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND: Fixer

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Attached
 UNCOVERED SPACES:

PARKING TOTAL: 2
 # REMOTES:

GARAGE SPACES: 2
 RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION: No

MLS LISTING

| | |
|-------------------------------------|----------------------|
| Borrower: REDWOOD HOLDINGS LLC | File No.: 34197205 |
| Property Address: 23216 JUNIPER AVE | Case No.: LN#53437 |
| City: TORRANCE | State: CA Zip: 90505 |
| Lender: Wedgewood Inc | |

COMMUNITY

| | | | |
|-------------------------|----------------|--------------|-----------------------|
| HOA FEE: \$0 | HOA NAME: | HOA PHONE: | # OF UNITS: 1 |
| HOA FEE 2: | HOA NAME 2: | HOA PHONE 2: | # UNITS IN COMMUNITY: |
| HOA FEE 3: | HOA NAME 3: | HOA PHONE 3: | STORIES TOTAL: 2 |
| COMMUNITY: Curbs | HOA AMENITIES: | | |
| HOA MANAGEMENT NAME: | | | |
| HOA MANAGEMENT NAME 2: | | | |
| HOA MANAGEMENT NAME 3: | | | |

LAND

| | | | |
|--------------------------------------|----------------------|-----------------------------|---|
| LAND LEASE?: No | LAND LEASE AMOUNT: | UTILITIES: | TAX LOT: 129 |
| PARCEL #: 7379018003 | LAND LEASE AMT FREQ: | ELECTRIC: | TAX BLOCK: |
| ADDITIONAL APN(s): No | LAND LEASE PURCH?: | WATER SOURCE: Public | TAX TRACT #: 22796 |
| | LAND LEASE RENEW: | LOT SIZE DIM: | ZONING: TORR-LO |
| | | ASSESSMENTS: Unknown | TAX OTHER ASSESSMENT: \$484 |
| | | | TAX OTHER ASSESS SOURCE: Estimated |

SCHOOL

| | | | |
|---|-------------------|-----------------------|--------------------|
| HIGH SCHOOL DISTRICT: Torrance Unified | ELEMENTARY: | MIDDLE/JR HIGH: | HIGH SCHOOL: |
| | ELEMENTARY OTHER: | MIDDLE/JR HIGH OTHER: | HIGH SCHOOL OTHER: |

LISTING

DATES

| | | |
|------------------------------------|--|---------------------------------------|
| BAC: 2.5% | TERMS: Cash to New Loan | LIST CONTRACT DATE: 04/18/23 |
| BAC RMRKS: | LIST AGRMT: Exclusive Right To Sell | START SHOWING DATE: |
| DUAL/VARI COMP?: No | LIST SERVICE: Full Service | ON MARKET DATE: 04/18/23 |
| LEASE CONSIDERED?: No | AD NUMBER: | PRICE CHG TIMESTAMP: |
| CURRENT FINANCING: | DISCLOSURES: | STATUS CHG TIMESTAMP: 05/17/23 |
| POSSESSION: Close Of Escrow | INTERNET, AVM?/COMM?: Yes/Yes | MOD TIMESTAMP: 05/17/23 |
| SIGN ON PROPERTY?: Yes | INTERNET?/ADDRESS?: Yes/Yes | EXPIRED DATE: 07/18/23 |
| CONTINGENCY LIST: See Remarks | NEIGHBORHOOD MARKET REPORT YN?: Yes | PURCH CONTRACT DATE: 04/28/23 |
| | | CLOSE DATE: 05/17/23 |

CONTINGENCY: trust sale, as is, subject to sellers' attorneys' approval.
PRIVATE REMARKS: NO MORE SHOWINGS * DO NOT LOCK / TOUCH THE BOTTOM LOCK OF THE FRONT DOOR, please use deadbolt ONLY. *****
 Please register via showingtime as courtesy / for cbs code and then go direct. Please submit offers with the following link:
<https://bit.ly/23216JuniperOfferSubmissions> (offers must be submitted here to be reviewed) Please DO NOT CALL for status nor to hold an open house. Property is available if active. OFFERS DUE TUES 4/25/23. TRUST SALE. AS-IS.

SHOWING INFORMATION

| | | |
|---|--------------------------------------|------------------------------|
| SHOW CONTACT TYPE: Agent, See Remarks | LOCK BOX LOCATION: front rail / door | OCCUPANT TYPE: Owner |
| SHOW CONTACT NAME: PAIGE | LOCK BOX TYPE: Supra | OWNER'S NAME: ON FILE |
| SHOW CONTACT PH: 213.434.4476 | | |
| SHOW INSTRUCTIONS: NO MORE SHOWINGS ALLOWED. *** DO NOT LOCK / TOUCH THE BOTTOM LOCK OF THE FRONT DOOR. please use deadbolt ONLY. *** Please register via showingtime as courtesy / for cbs code and then go direct. | | |
| DIRECTIONS: from sepulveda head south on crenshaw and right on 232nd, left on juniper | | |

AGENT / OFFICE

CONTACT PRIORITY

| | | |
|-------------------------------------|--|--|
| LA: (PFINPAI) Paige Charnick | LA State License: 01755588 | 1.LA TEXT: 213-434-4476 |
| CoLA: Steve Fingerhut | CoLA State License: 00479715 | 2.LA CELL: 213-434-4476 |
| LO: (0024) Beach Equities | LO State License: 00479715 | 3.LA DIRECT: 2134344476 |
| LO PHONE: 562-597-8413Ext:0 | LO FAX: 562-597-3500 | 4.LA EMAIL: paige@probateforsale.com |
| CoLO: Beach Equities | CoLO State License: 00479715 | 5.OFFERS: paige@Probateforsale.com |
| CoLO PHONE: 562-597-8413 | CoLO FAX: 562-597-3500 | 6.LA VOICEMAIL: 213-434-4476 |
| | Offers Email: paige@Probateforsale.com | |

COMPARABLE INFORMATION

| | | | |
|--------------------------------------|-------------------------------------|---------------------|--|
| CLOSE PRICE: \$1,215,000 | BA: (WS83635) HANNA LOMBARDI | CoBA: () | BUYER FINANCING: Cash |
| LIST PRICE: \$925,000 | BO: Wedgewood Homes Realty | CoBO: | CONCESSIONS \$: \$0 |
| LIST \$ ORIGINAL: \$925,000 | BA State License: 02135658 | CoBA State License: | CONCESSION CMTS: as-is (there were more than 60 offers) |
| PURCH CONTRACT DATE: 04/28/23 | BO State License: 00966019 | CoBO State License: | COE DATE: 05/17/23 |
| DOM/CDOM: 8/8 | | | |

AGENT FULL: Residential LISTING ID: PW23065374

Printed by David Grant, State Lic: AR006971 on 05/20/2023 8:18:47 AM

Search Criteria

Property Type is 'Residential'
 Standard Status is 'Closed'
 MLS Area Major is '127 - South East Torrance - West'
 Status Price Change Timestamp is 05/01/2023+
 Selected 1 of 2 results.

SEARCH RESULTS

Borrower: REDWOOD HOLDINGS LLC
 Property Address: 23216 JUNIPER AVE
 City: TORRANCE
 Lender: Wedgewood Inc

File No.: 34197205
 Case No.: LN#53437
 State: CA
 Zip: 90505

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



Fannie Mae 1004MC Statistics Detail.

Prepared By: David Grant

Listings as of 05/20/23 at 8:29 am

Property Type is 'Residential' Standard Status is one of 'Coming Soon', 'Active', 'Act Under Contract', 'Pending', 'Closed' Property Sub Type is 'Single Family Residence' MLS Area Major is '127 - South East Torrance - West' Status Price Change Timestamp is 05/01/2022+ Living Area is 1700 to 3000

Residential

Active

| MLS # | Address | BD | BA | SqFt | \$/SqFt | List Date | DOM | List Price |
|------------|--------------|----|----|-------|----------|------------|-----|-------------|
| PV23081078 | 2719 W 225th | 4 | 2 | 1,700 | \$705.76 | 05/10/2023 | 10 | \$1,199,800 |

Closed

| MLS # | Address | BD | BA | SqFt | \$/SqFt | List Date | Sold Date | DOM | List Price | Sold Price | SP%LP |
|------------|------------------------|----|----|-------|----------|------------|------------|-----|-------------|-------------|--------|
| SB22141321 | 3434 W 228th Street | 4 | 2 | 1,959 | \$538.54 | 00/28/2022 | 11/09/2022 | 70 | \$1,089,000 | \$1,055,000 | 96.88 |
| PV22219828 | 3617 W. 228th St. | 4 | 2 | 1,853 | \$632.49 | 09/13/2022 | 11/10/2022 | 11 | \$1,190,000 | \$1,172,000 | 98.49 |
| PW23007319 | 2863 W 226th Street | 3 | 3 | 1,991 | \$602.71 | 01/13/2023 | 02/16/2023 | 1 | \$1,199,000 | \$1,200,000 | 100.08 |
| PW23065374 | 23216 Juniper Avenue | 5 | 3 | 2,388 | \$508.79 | 04/18/2023 | 05/17/2023 | 8 | \$925,000 | \$1,215,000 | 131.35 |
| SB22173476 | 22714 Fonthill Avenue | 5 | 3 | 2,388 | \$515.91 | 08/05/2022 | 12/30/2022 | 92 | \$1,350,000 | \$1,232,000 | 91.26 |
| HD22134646 | 2525 W 233rd Street | 4 | 2 | 2,256 | \$546.54 | 06/11/2022 | 09/20/2022 | 36 | \$1,194,950 | \$1,233,000 | 103.18 |
| SB22134448 | 2513 Date Circle | 4 | 3 | 2,517 | \$500.60 | 06/21/2022 | 12/16/2022 | 133 | \$1,350,000 | \$1,260,000 | 93.33 |
| SB22164601 | 2550 W 234th Street | 4 | 2 | 2,058 | \$660.84 | 07/29/2022 | 01/06/2023 | 23 | \$1,388,000 | \$1,360,000 | 97.98 |
| SB22199840 | 2874 W 229th St | 4 | 3 | 2,337 | \$586.22 | 09/15/2022 | 10/21/2022 | 4 | \$1,195,000 | \$1,370,000 | 114.64 |
| SB22192982 | 2521 Date Circle | 5 | 3 | 2,534 | \$542.62 | 10/19/2022 | 12/27/2022 | 35 | \$1,425,000 | \$1,375,000 | 96.49 |
| SB23001526 | 2912 W 234th Street | 4 | 3 | 2,337 | \$590.50 | 01/10/2023 | 02/22/2023 | 9 | \$1,339,500 | \$1,380,000 | 103.02 |
| SB22058446 | 2941 W 226th Street | 3 | 3 | 1,991 | \$703.16 | 03/24/2022 | 05/04/2022 | 7 | \$1,299,000 | \$1,400,000 | 107.78 |
| SB22035953 | 22606 Fonthill Avenue | 5 | 3 | 2,391 | \$585.53 | 02/22/2022 | 06/01/2022 | 13 | \$1,475,000 | \$1,400,000 | 94.92 |
| PV22077637 | 2608 W 232nd Street | 4 | 2 | 2,447 | \$582.35 | 04/20/2022 | 05/27/2022 | 7 | \$1,325,000 | \$1,425,000 | 107.55 |
| OC22065765 | 22714 Juniper Avenue | 4 | 3 | 2,337 | \$641.85 | 04/01/2022 | 07/15/2022 | 56 | \$1,499,000 | \$1,500,000 | 100.07 |
| SB22045261 | 2883 W 230th Street | 5 | 4 | 2,308 | \$649.91 | 04/11/2022 | 06/03/2022 | 25 | \$1,500,000 | \$1,500,000 | 100.00 |
| SB22094541 | 2565 W 233rd Street | 4 | 2 | 2,065 | \$737.96 | 05/05/2022 | 06/24/2022 | 1 | \$1,396,000 | \$1,523,888 | 109.16 |
| SB22037893 | 23117 Enel Avenue | 4 | 3 | 2,885 | \$537.26 | 05/11/2022 | 07/06/2022 | 18 | \$1,550,000 | \$1,550,000 | 100.00 |
| SB22095177 | 23109 Cerise Avenue | 5 | 3 | 2,586 | \$618.72 | 05/06/2022 | 08/15/2022 | 5 | \$1,600,000 | \$1,600,000 | 100.00 |
| SB22075343 | 2920 W 229th Street | 5 | 3 | 2,388 | \$690.95 | 04/14/2022 | 06/03/2022 | 8 | \$1,600,000 | \$1,650,000 | 103.13 |
| PV22070265 | 23160 Maple Avenue #33 | 4 | 3 | 2,931 | \$571.48 | 05/26/2022 | 07/08/2022 | 20 | \$1,659,000 | \$1,675,000 | 100.96 |
| SB22165296 | 22635 Benner Avenue | 5 | 3 | 2,388 | \$737.02 | 07/27/2022 | 08/31/2022 | 17 | \$1,649,000 | \$1,760,000 | 106.73 |

Pending

| MLS # | Address | BD | BA | SqFt | \$/SqFt | List Date | DOM | List Price |
|------------|---------------------|----|----|-------|----------|------------|-----|-------------|
| SB23071815 | 3604 W 230th Street | 3 | 2 | 1,831 | \$594.76 | 04/27/2023 | 16 | \$1,089,000 |
| OC23060477 | 23317 Henry Court | 4 | 2 | 2,452 | \$509.79 | 03/01/2023 | 4 | \$1,250,000 |
| SB23070090 | 2655 W 232nd Street | 4 | 3 | 2,556 | \$547.34 | 04/27/2023 | 6 | \$1,399,000 |

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

SEARCH RESULTS

| | |
|-------------------------------------|--------------------|
| Borrower: REDWOOD HOLDINGS LLC | File No.: 34197205 |
| Property Address: 23216 JUNIPER AVE | Case No.: LN#53437 |
| City: TORRANCE | State: CA |
| Lender: Wedgewood Inc | Zip: 90505 |

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



Fannie Mae 1004MC Statistics Detail.

Prepared By: David Grant

Listings as of 05/20/23 at 8:29 am

| Inventory Analysis | Prior 7-12 Months <small>(05/20/2022-11/17/2022)</small> | Prior 4-6 Months <small>(11/18/2022-02/17/2023)</small> | Current - 3 Months <small>(02/18/2023-05/20/2023)</small> |
|--|---|--|--|
| Total # of Comparable Sales (Settled) | 14 | 5 | 2 |
| Absorption Rate (Total Sales/Months) | 2.33 | 1.67 | 0.67 |
| Total # of Comparable Active Listings | 1 | 0 | 1 |
| Months of Housing Supply (Lst/Ab. Rate) | 0.43 | 0.00 | 1.50 |
| Median Sale & List Price DOM | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months |
| Median Comparable Sale Price | \$1,500,000 | \$1,260,000 | \$1,297,500 |
| Median Comparable Sales DOM | 15 | 35 | 9 |
| Median Comparable List Price (Listings Only) | \$1,425,000 | \$0 | \$1,224,900 |
| Median Comparable Listings DOM (Listings Only) | 35 | 0 | 8 |
| Median Sale Price / Median List Price % | 100.87% | 93.33% | 114.59% |

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

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

APPRAISAL LICENSE

Borrower: REDWOOD HOLDINGS LLC

File No.: 34197205

Property Address: 23216 JUNIPER AVE

Case No.: LN#53437

City: TORRANCE

State: CA

Zip: 90505

Lender: Wedgewood Inc

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



David G. Grant

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

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 006971

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

Angela Jemmot
Angela Jemmot, Bureau Chief, BREA

3069531

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

Borrower: REDWOOD HOLDINGS LLC

File No.: 34197205

Property Address: 23216 JUNIPER AVE

Case No.: LN#53437

City: TORRANCE

State: CA

Zip: 90505

Lender: Wedgewood Inc

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

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

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

PLEASE READ THIS POLICY CAREFULLY.

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

1. Named Insured: David G Grant

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

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

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

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

5. Deductible (Inclusive of Claims Expenses):

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

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

7. Retroactive Date: August 2, 2020

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

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

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

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

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

President

Secretary