

Executive Summary

File No. 34167838

Borrower	Redwood Holdings LLC						
Property Address	16919 E Macmahan Rd						
City	Spokane	County	Spokane	State	WA	Zip Code	99217-9402
Lender/Client	Wedgewood Inc						

Appraiser's Analysis, Decisions & Reconciliation

This summary page is provided to give the reader a quick synopsis of the general characteristics of the subject and issues/data relevant to determining an Opinion of Fair Market Value.

General Comments:

Note: For the purpose of this appraisal, I have described the immediate boundaries of the subject neighborhood: Neighborhood is generally bounded to the north by: E Scribner Rd; East by: NW Newman Lake Dr; South by: E Lincoln Rd; West by: E Moffat Rd. Other = Vacant However, these boundaries may, or may not, be the same boundaries used in determining appropriate comparable sales and/or listings for appraisal analysis purposes.

The Subject is located in the **Rural East of Spokane area**, an area of mostly average quality homes (mix of manufactured and conventional construction) on lot sizes ranging from **2 ac +/- to 50 ac +/-**. Neighborhood is well maintained / kept. **It is located in the un-incorporated area of Spokane County**. Area has stable demand due to its closeness to all needed amenities and employment opportunities. The public schools, arterial access, and noise levels are typical for this type of neighborhood. Topography ranges from level to sloping terrain. Views are average to good.

Subject is "**existing** construction" (**1983**), on a 9.8 ac **rural** lot, with **public** street access from **E Macmahan Rd**, a **paved** neighborhood street. I have inspected the existing improvements (**from the street only**) and find the (as determined from County/MLS data: 2,120 sf) 1.00 -story "Rancher" style structure to be a(n) **average** quality (Q4) conventional site built single family detached home in **average** condition (C4), with a continuous concrete **basement (2,120 sf)** foundation; wood framed construction with **T1-11** siding; vaulted ceilings; **HC** doors & **MDF** trim; flooring of **carpeting / vinyl**; **vinyl** windows; spray textured and painted drywall interior; **laminare countertops**; wood cabinets; fiberglass showers; electric forced air heating; asphalt composition roofing.

Site description & improvements include: The site is **sloping with pastoral views**. Improvements: connections to public and private utilities, well & septic installations, general site grubbing/preparation, and local Systems Development Charges.

Based upon my inspection, the subject's condition is consistent with it's actual age. No structural deficiencies were apparent. The subject has been adequately maintained and is estimated to have **40 %** physical depreciation. There is no apparent functional or external depreciation.

Comparables / Adjustments:

Typically, an appraisal will utilize properties that are both superior, as well as inferior to the subject, when determining an estimate of market value. I have presented comparables that are inferior and superior to the subject.

My comparable search through our local Multiple Listing Service, **centered on the sale of homes within the subject's direct neighborhood, for the 12 months prior to 05/10/2023** . **See Comparable Search Data Page Addendum.**

This search resulted in a total of 10 Sales and 1 Active listing for initial consideration. Revealed were several properties that appeared to bracket the subject's most relevant characteristics. While no clear "exact matches" were found due to the variety of housing ages, sizes and condition, I was able to identify several sales that appear to appropriately bracket the subject's features and characteristics. Because there exists a large variety of housing sizes, site sizes, quality, and accessory structures in this general market area, I consider this "typical" for this area.

Out of these, I selected 7 to visit (on 05/10/2023), and decided on 3 closed sale and 1 pending sale to use as comparables / analysis purposes.

I have then reconciled the comparables used in this analysis in order to derive an estimate of market value for the subject property.

Comparable Weighting Table

<u>Comparables</u>	<u>Adjusted \$</u>	<u>Weighted</u>	<u>Value</u>	<u>Comments</u>
#1	\$739,400	25%	\$184,850	Using this comp to bracket an overall inferior property.
#2	\$803,240	25%	\$200,810	Using this comp to bracket an overall superior property.
#3	\$808,500	25%	\$202,125	Using this comp to bracket an overall superior property.
#4	\$694,840	25%	\$173,710	Using this pending sale to show current market activity.
		100%		
Reconciled Weighted Value:			\$761,495	

Alex Kronenberg

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Reconciliation:

I have considered only the sales comparison approach in my appraisal.

Sales Comparison Approach: \$760,000 (rounded)

Exposure vs. Marketing Time: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. I have determined the subject property would have to have been exposed for **0** to **21** days (based on the range of median DOM of sales from the Market Condition Addendum) on the open market in order to have a market value of **\$760,000** on the Effective Date of this appraisal. I have further concluded that an estimate of Marketing Time (after the Effective Date of this appraisal) would also fall within this range.

Highest & Best Use: The subject is located in Spokane **County's RT (Spokane County) zone**. This zone permits **single family residences as outright permitted uses**. The subject is therefore determined to exist as a conforming use that could be re-built if damaged or destroyed. There are other single family units in this zone and in the immediate vicinity of the subject. I have determined the existing improvements are reasonably typical and compatible with market demand for the neighborhood, and that the present improvements make the value of the property greater than if the site were vacant. Therefore, the existing use is reasonable and represents the current Highest and Best Use of the property.

Zoning marked as "legal non-conforming": Current zoning does not affect value or marketability. While noted on report as "Legal Non-Conforming", this is due to land size only (as a result of County land use regulations since originally platted), not the use. Single Family residences are permitted uses in this zone and could be re-built if destroyed.

Non-adjusted Qualitative factors: some items present in the subject property are considered Qualitative and are considered to have value, but are not adjusted in the grid. They are not numerically adjusted because the appraiser normally cannot make a direct comparison of those items to comparable properties used in this report because comparable properties have not been closely observed by the appraiser. Third party comments about comparables may not be totally accurate. Qualitative factors include but are not limited to differences in custom cabinetry, counter surface materials, flooring materials, finish trim, unique wall surfaces, upgraded fixtures, fireplaces, heating units, specialized electronic or media wiring, exterior siding materials, paints or stains, upgraded roofing, extensive landscaping, driveway surfaces, etc. The non-adjusted Qualitative factors are included in the Quality and Condition ratings on the grid. The reconciliation provides a way for Qualitative factors to affect the final Opinion of Market Value.

Extraordinary Assumption:

Comment on basement finish level: In preparing this appraisal report, an extraordinary assumption is made regarding the finish level and below-grade rooms of the subject property. It is assumed that the finish level of 100% and condition of the subject property's interior spaces, including below-grade rooms, conform to typical market standards and are in average or typical condition for properties of similar age, type, and location within the market area. This assumption is made due to limited access or lack of specific information available to directly observe or verify the finish level and condition of the subject property's interior spaces, including below-grade rooms. Without conducting a comprehensive inspection or receiving detailed documentation on the finishes, it is necessary to make this extraordinary assumption in order to complete the appraisal process. It should be noted that the actual finish level and condition of the interior spaces, including below-grade rooms, may vary from the assumption made in this report. Therefore, the appraised value may be different if subsequent information reveals significant variations or deficiencies in the finish level or condition of these areas.

Alex Kronenberg

Exterior-Only Inspection Residential Appraisal Report

File # 34167838

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.

SUBJECT

Property Address 16919 E Macmahan Rd City Spokane State WA Zip Code 99217-9402
Borrower Redwood Holdings LLC Owner of Public Record AUKOFER, SHIRLEY County Spokane
Legal Description 13-26-44: WEST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 EXC RD.
Assessor's Parcel # 46131.9062 Tax Year 2023 R.E. Taxes \$ 5,263
Neighborhood Name Rural Spokane Map Reference 44060 Census Tract 0101.01
Occupant [X] Owner [] Tenant [] Vacant Special Assessments \$ 0 [] PUD HOA \$ 0 [] per year [] per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [] Purchase Transaction [] Refinance Transaction [X] Other (describe) Market Value
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? [] Yes [X] No
Report data source(s) used, offering price(s), and date(s). SAR MLS data records.

CONTRACT

I [] did [] 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? [] Yes [] 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? [] Yes [] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Table with columns: Neighborhood Characteristics, One-Unit Housing Trends, One-Unit Housing, Present Land Use %
Location [] Urban [] Suburban [X] Rural Property Values [] Increasing [X] Stable [] Declining PRICE AGE One-Unit 24 %
Built-Up [] Over 75% [] 25-75% [X] Under 25% Demand/Supply [] Shortage [X] In Balance [] Over Supply \$ (000) (yrs) 2-4 Unit 0 %
Growth [] Rapid [X] Stable [] Slow Marketing Time [X] Under 3 mths [] 3-6 mths [] Over 6 mths 467 Low 2 Multi-Family 0 %
Neighborhood Boundaries Neighborhood is generally bounded to the north by: E Scribner Rd; East by: NW 990 High 49 Commercial 0 %
Newman Lake Dr; South by: E Lincoln Rd; West by: E Moffat Rd. Other = Vacant 807 Pred. 25 Other 76 %
Neighborhood Description See Neighborhood Description Addendum.

SITE

Market Conditions (including support for the above conclusions) I have considered relevant competitive listings/contract offerings in performing this appraisal, and
any trends indicated by that data is supported by the listing/offering information included in this report. See also Neighborhood Description Addendum
Dimensions 338 x 1320 x 335 x 1231 Area 9.8 ac Shape irregular View N;Pstrl;
Specific Zoning Classification RT (Spokane County) Zoning Description RT: 1 D.U / 10 acres minimum (Spokane County)
Zoning Compliance [] Legal [X] Legal Nonconforming (Grandfathered Use) [] No Zoning [] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [] No If No, describe
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [X] [] Water [] [X] Private well (typical) Street asphalt [X] []
Gas [X] [] Sanitary Sewer [] [X] Septic system (typical) Alley none [] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 53063C0425D FEMA Map Date 07/06/2010
Are the utilities and off-site improvements typical for the market area? [X] Yes [] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [] Yes [X] No If Yes, describe

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property [] Appraisal Files [] MLS [X] Assessment and Tax Records [] Prior Inspection [] Property Owner
[] Other (describe) Data Source for Gross Living Area County Data
General Description General Description Heating/Cooling Amenities Car Storage
Units [X] One [] One with Accessory Unit [] Concrete Slab [] Crawl Space [X] FWA [] HWBB [] Fireplace(s) # 0 [] None
of Stories 1.00 [X] Full Basement [X] Finished [] Radiant [] Woodstove(s) # 0 [X] Driveway # of Cars 2
Type [X] Det. [] Att. [] S-Det./End Unit [] Partial Basement [] Finished [] Other [] Patio/Deck none Driveway Surface Gravel
[X] Existing [] Proposed [] Under Const. Exterior Walls T1-11 / avg Fuel Elec [] Porch none [X] Garage # of Cars 2
Design (Style) Rancher Roof Surface CompShgl: Avg [] Central Air Conditioning [] Pool none [] Carport # of Cars 0
Year Built 1983 Gutters & Downspouts None [] Individual [] Fence none [X] Attached [] Detached
Effective Age (Yrs) 40 Window Type Vinyl: avg [X] Other none [X] Other Shop [] Built-in
Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [] Other (describe)
Finished area above grade contains: 7 Rooms 3 Bedrooms 1.1 Bath(s) 2,120 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) See Supplemental Comment Addendum
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;--;;Subject appears to be adequately maintained, of Q4 quality. See also Supplemental Comment Addendum.
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [] Yes [X] No
If Yes, describe.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [] No If No, describe.

Subject Photos 1

Borrower	Redwood Holdings LLC						
Property Address	16919 E Macmahan Rd						
City	Spokane	County	Spokane	State	WA	Zip Code	99217-9402
Lender/Client	Wedgewood Inc						



Subject From street

16919 E Macmahan Rd
Sales Price
Gross Living Area 2,120
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 1.1
Location N;RuralRes;
View N;Pstrl;
Site 9.8 ac
Quality Q4
Age 40



Subject mailbox



Subject driveway

Alan Kronenberry

Subject Photos 2

Borrower	Redwood Holdings LLC						
Property Address	16919 E Macmahan Rd						
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Lender/Client	Wedgewood Inc						



Subject street.



Subject street.

Exterior-Only Inspection Residential Appraisal Report

File # 34167838

There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 399,900 to \$ 399,900		There are 10 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 467,000 to \$ 990,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	16919 E Macmahan Rd Spokane, WA 99217-9402	14314 N Mountain View Ln Newman Lake, WA 99025-5006	13510 N Mountain Home Ln Spokane, WA 99217-9755	15605 E Steele Ridge Ln Spokane, WA 99217-9804	
Proximity to Subject		2.88 miles NE	2.25 miles E	0.93 miles NW	
Sale Price	\$	\$ 699,000	\$ 815,000	\$ 850,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 346.90 sq.ft.	\$ 222.74 sq.ft.	\$ 411.03 sq.ft.	
Data Source(s)		Insp,PR,SAR MLS 202217591::DOM 42	Insp,PR,SAR MLS 202215324::DOM 40	Insp,PR,SAR MLS 202217555::DOM 4	
Verification Source(s)		Listing Agent/Tax Record	Listing Agent/Tax Record	Listing Agent/Tax Record	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s09/22;c07/22		s07/22;c06/22	
Location	N;RuralRes;	N;RuralRes;		N;RuralRes;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	9.8 ac	10.00 ac	0 10.00 ac	0 10.00 ac	0
View	N;Pstrl;	N;Woods;;	0 N;Woods;;	0 N;Pstrl;	
Design (Style)	DT1.00;Rancher	DT1.5;Ranch	0 DT1.5;Craftsman	0 DT1.00;Rancher	
Quality of Construction	Q4	Q4		Q3	-25,000
Actual Age	40	35	0 27	0 21	0
Condition	C4	C4		C3	-25,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	7 3 1.1	7 4 2.0	-4,500	9 5 4.0	-13,500
Gross Living Area	2,120 sq.ft.	2,015 sq.ft.	0	3,659 sq.ft.	-61,560
Basement & Finished Rooms Below Grade	2120sf2120sfwo 1rr2br1.0ba1o	1260sf1260sfwo 1rr0br1.0ba1o	+34,400 +6,000	0sf +84,800	2012sf2012sfwo 1rr2br1.0ba1o
Functional Utility	average	average		average	
Heating/Cooling	ElecFAU/None	BaseBrd/none	0	ElecFAU/None	
Energy Efficient Items	none	none		none	
Garage/Carport	2ga2dw	2gd7cp6dw	-10,500	2ga2dw	-5,000
Porch/Patio/Deck	porch / deck	porch / deck		porch / deck	
Appl/Add Amenities	ro,dw,dis,mw,FP	ro,dw,dis,mw,FP		ro,dw,dis,mw,FP	
Other	Shop	None	+15,000	None	+15,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 40,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -11,760
Adjusted Sale Price of Comparables		Net Adj. 5.8 % Gross Adj. 10.1 %	\$ 739,400	Net Adj. 1.4 % Gross Adj. 29.2 %	\$ 803,240

SALES COMPARISON APPROACH

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

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

Data Source(s) County Records

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) County Records

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 #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	PR	PR	PR	PR
Effective Date of Data Source(s)	05/09/2023	05/09/2023	05/09/2023	05/09/2023

Analysis of prior sale or transfer history of the subject property and comparable sales

Summary of Sales Comparison Approach All sales appear to be "arms length" transactions according to County and MLS records. From the available sales, these comparables appear to be the best available in order to appropriately bracket the subject's attributes and characteristics, despite the "large" adjustments that were necessary. Because there exists a large variety of housing sizes, age / condition, site sizes, quality, and accessory structures in this general market area, I consider this typical for the neighborhood.

UAD Ratings: The Uniform Appraisal Dataset (UAD) mandates classification of property characteristics (for the subject and comparables) using a standard response and rating system. The UAD is not flexible and employs a "best fit methodology" (from limited choices) as opposed to user defined terms. In some cases, the appraiser's rating from the UAD list may be different from another appraiser's opinion of the same attribute.

The appraiser completed the report to comply with the UAD while considering the observed characteristics of the subject and comparables (from a d Indicated Value by Sales Comparison Approach \$ 760,000

Indicated Value by: Sales Comparison Approach \$ 760,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

All weight is placed on a reconciled value indicated by the Sales Comparison approach. Due to the age of the improvements, the cost approach was deemed an unreliable determinant of value. The Income Approach is not applicable in this case because homes in this area are typically not purchased for income use and not purchased with income derived parameters.

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 \$ 760,000 , as of 05/10/2023 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Comparable Photos 1-3

Borrower	Redwood Holdings LLC				
Property Address	16919 E Macmahon Rd				
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Lender/Client	Wedgewood Inc			Zip Code	99217-9402



Comparable 1

14314 N Mountain View Ln
 Prox. to Subject 2.88 miles NE
 Sale Price 699,000
 Gross Living Area 2,015
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;RuralRes;
 View N;Woods;;
 Site 10.00 ac
 Quality Q4
 Age 35



Comparable 2

13510 N Mountain Home Ln
 Prox. to Subject 2.25 miles E
 Sale Price 815,000
 Gross Living Area 3,659
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 4.0
 Location N;RuralRes;
 View N;Woods;;
 Site 10.00 ac
 Quality Q3
 Age 27



Comparable 3

15605 E Steele Ridge Ln
 Prox. to Subject 0.93 miles NW
 Sale Price 850,000
 Gross Living Area 2,068
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;RuralRes;
 View N;Pstrl;
 Site 10.00 ac
 Quality Q3
 Age 21

Alan Kronenberry

Comparable Photo Page

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Comparable 4

15715 E Foothills Rd
Prox. to Subject 1.72 miles NW
Sale Price 635,000
Gross Living Area 1,347
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location N;RuralRes;
View N;Pstrl;
Site 9.71 ac
Quality Q4
Age 34

Comparable 5

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Alex Kronenberg

Exterior-Only Inspection Residential Appraisal Report

File # 34167838

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

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

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

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

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

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

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

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

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

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

Exterior-Only Inspection Residential Appraisal Report

File # 34167838

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.

Exterior-Only Inspection Residential Appraisal Report

File # 34167838

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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 Alan Kronenberg
Name Alan Kronenberg
Company Name Washington Estate Appraisals LLC
Company Address 32926 N Jackson rd
Elk, WA 99009
Telephone Number (509) 999-2966
Email Address Alan@wea.services
Date of Signature and Report 05/10/2023
Effective Date of Appraisal 05/10/2023
State Certification # 1703247
or State License # _____
or Other (describe) _____ State # _____
State WA
Expiration Date of Certification or License 05/19/2024

ADDRESS OF PROPERTY APPRAISED

16919 E Macmahan Rd
Spokane, WA 99217-9402
APPRAISED VALUE OF SUBJECT PROPERTY \$ 760,000

LENDER/CLIENT

Name Clear Capital
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

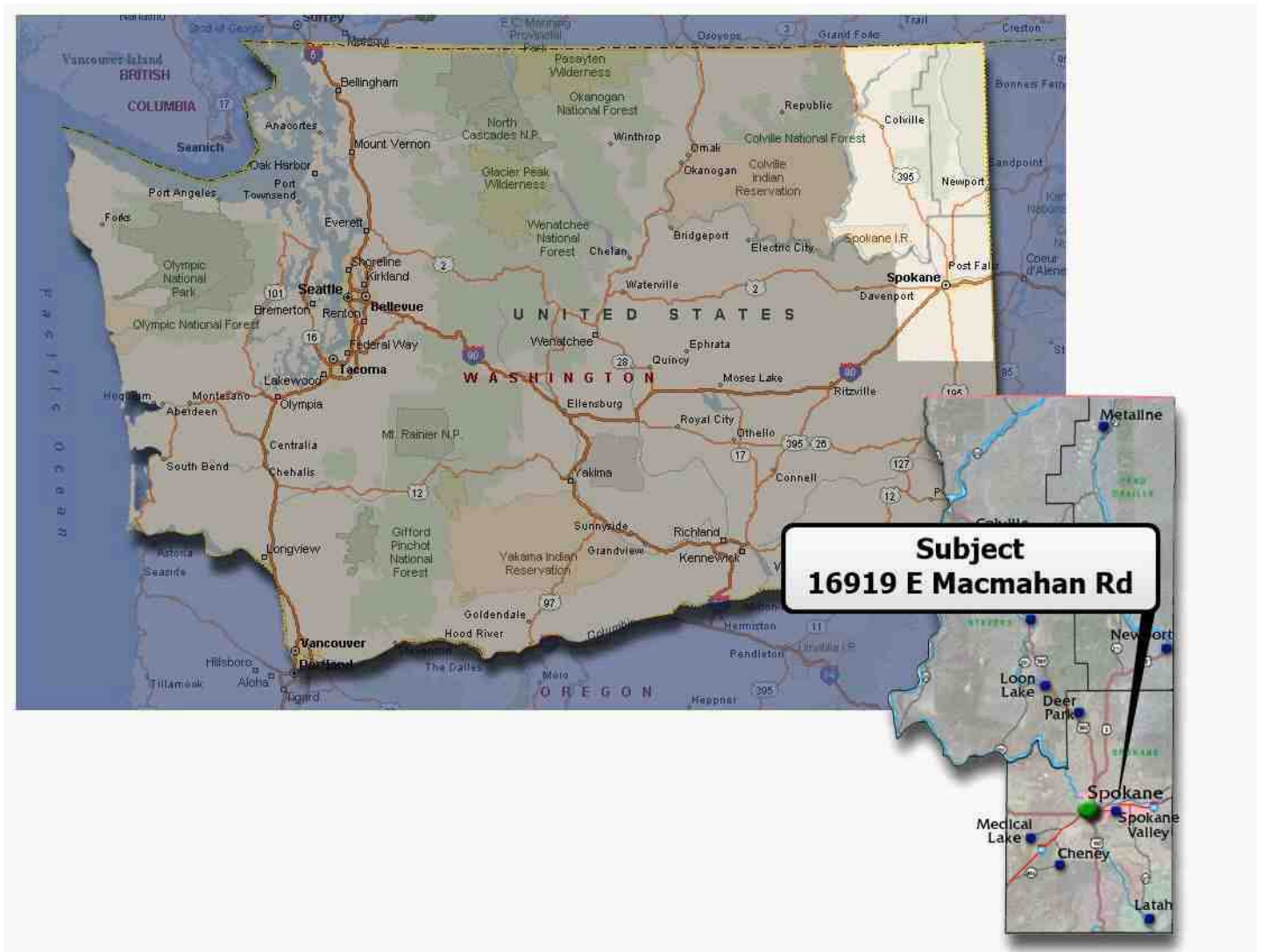
- Did not inspect exterior of subject property
 Did inspect exterior of subject property from street
Date of Inspection _____

COMPARABLE SALES

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

East Washington Region

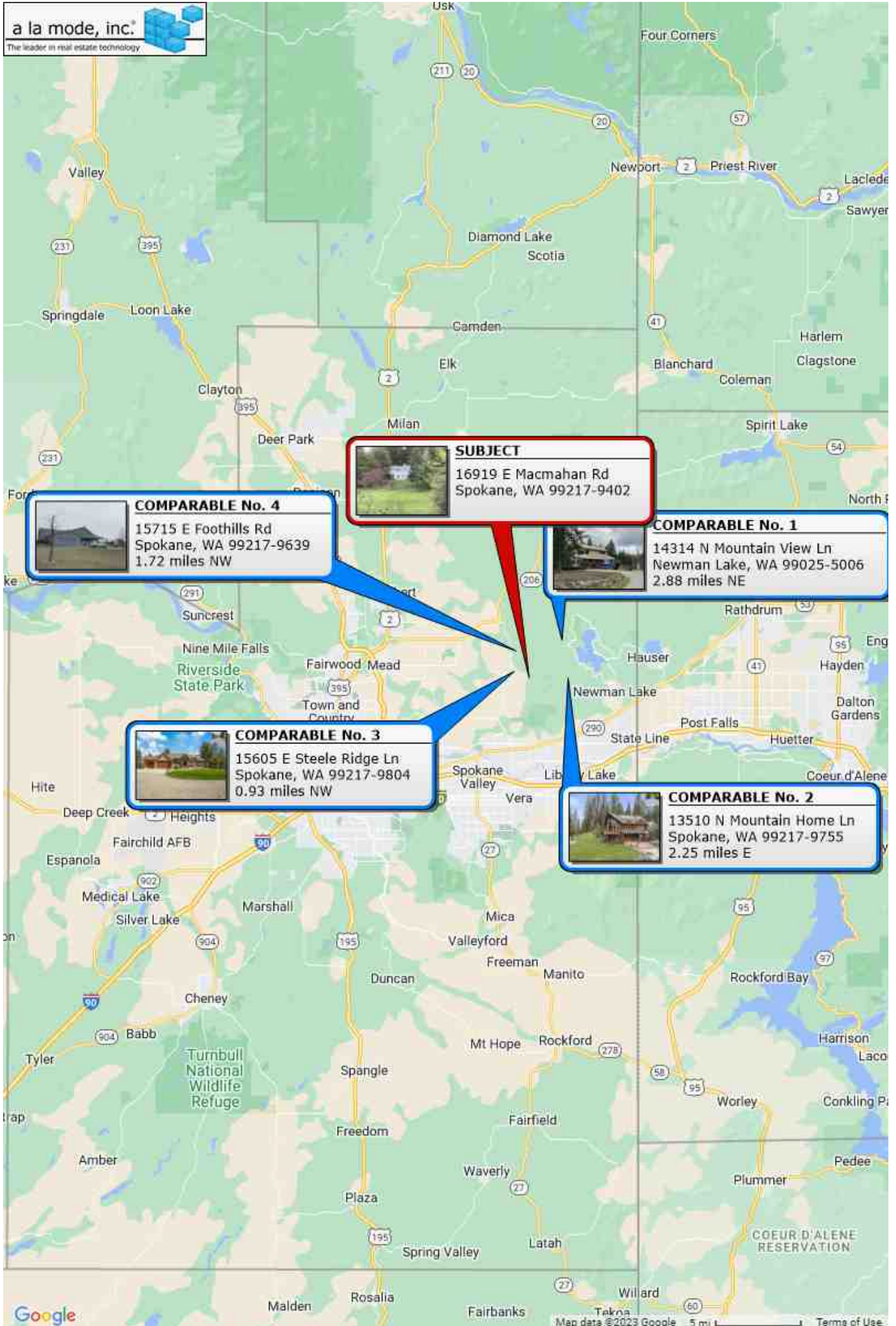
Borrower	Redwood Holdings LLC				
Property Address	16919 E Macmahan Rd				
City	Spokane	County	Spokane	State	WA Zip Code 99217-9402
Lender/Client	Wedgewood Inc				



Alan Kronenberg

Location Map

Borrower	Redwood Holdings LLC		
Property Address	16919 E Macmahan Rd		
City	Spokane	County Spokane	State WA Zip Code 99217-9402
Lender/Client	Wedgewood Inc		



Alan Kronenberry

Tax Map

Borrower	Redwood Holdings LLC		
Property Address	16919 E Macmahan Rd		
City	Spokane	County Spokane	State WA Zip Code 99217-9402
Lender/Client	Wedgewood Inc		

County Tax Assessor Map

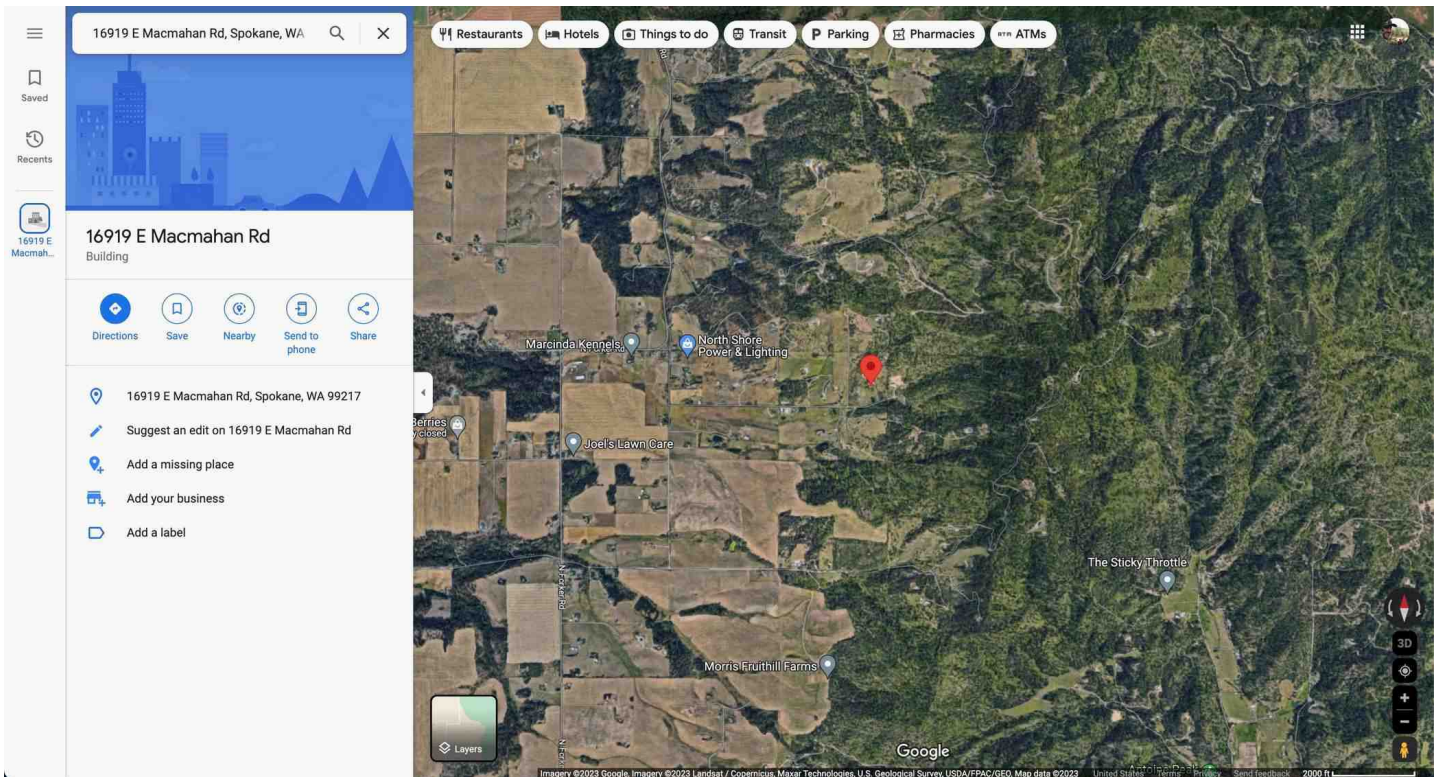


Tax Parcels	Districts	Permits	Zoning	Parcel History																														
<div style="display: flex; justify-content: space-between;"> <div style="width: 20%;"> <p>46131.9062 16919 E MACMAHAN RD</p> <p><i>Click on the image to view larger</i></p> </div> <div style="width: 80%; background-color: #f0f0f0; padding: 5px;"> <div style="text-align: center; background-color: #333; color: white; padding: 2px;"> 46131.9062 View more parcel information </div> <p style="text-align: center; font-size: x-small; color: #666;">This property is scheduled for inspection between October 2026 and May of 2027</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #333; color: white;">Site Address and Owner Info</td> <td>Address</td> <td>16919 E MACMAHAN RD</td> </tr> <tr> <td></td> <td>City, State</td> <td>Current Information Pending, WA</td> </tr> <tr> <td></td> <td>Owner</td> <td>AUKOFER, SHIRLEY</td> </tr> <tr> <td></td> <td>Excise Number</td> <td>No recent sale</td> </tr> <tr> <td style="background-color: #333; color: white;">Most-Recent Sale</td> <td>Sale Date</td> <td></td> </tr> <tr> <td></td> <td>Sale Price</td> <td></td> </tr> <tr> <td></td> <td>Transfer Type</td> <td></td> </tr> <tr> <td style="background-color: #333; color: white;">Property Info</td> <td>Property Use</td> <td>Single Unit</td> </tr> <tr> <td></td> <td>Tax Code Area</td> <td>2200</td> </tr> <tr> <td></td> <td>Land Size (Acres)</td> <td>9.8</td> </tr> </table> </div> </div>					Site Address and Owner Info	Address	16919 E MACMAHAN RD		City, State	Current Information Pending, WA		Owner	AUKOFER, SHIRLEY		Excise Number	No recent sale	Most-Recent Sale	Sale Date			Sale Price			Transfer Type		Property Info	Property Use	Single Unit		Tax Code Area	2200		Land Size (Acres)	9.8
Site Address and Owner Info	Address	16919 E MACMAHAN RD																																
	City, State	Current Information Pending, WA																																
	Owner	AUKOFER, SHIRLEY																																
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	Sale Price																																	
	Transfer Type																																	
Property Info	Property Use	Single Unit																																
	Tax Code Area	2200																																
	Land Size (Acres)	9.8																																

Alan Kronenberry

Aerial Map

Borrower	Redwood Holdings LLC						
Property Address	16919 E Macmahan Rd						
City	Spokane	County	Spokane	State	WA	Zip Code	99217-9402
Lender/Client	Wedgewood Inc						



Alex Kronenberg

Comparable Search Data Page

Borrower	Redwood Holdings LLC				
Property Address	16919 E Macmahan Rd				
City	Spokane	County	Spokane	State	WA
Lender/Client	Wedgewood Inc			Zip Code	99217-9402

Criteria
Map Search
Run Search
+ New Search

Load Search
Last Search
Customize
Save Search
Open All
Close All

10

Count
Search

Primary Criteria - Last Search (Default)

MLS # ? Equals

Price Low , 000 High , 000

Status SOLD Equals

Sub-Type A Equals

Area/Grid Equals

CRITERIA SUMMARY

Clear All

- ✖ ✔ Status SOLD
- ✖ ✔ Sub-Type A
- ✖ ✔ Closed Date >= 05/10/2022
- ✖ ✔ Acres MOL Options 2 - 15
- ✖ ✔ Search By Map Shape 1: Polygon

Road Draw Edit PR Center Map and Zoom on this Address Miles Search Radius Search

Keyboard shortcuts Map data ©2023 Google Terms of Use Report a map error

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Sale list

5/9/23, 4:15 PM

JqGrid Print

TOTAL	HIGH LOW AVG MED	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LISTING COUNT: 10	DAYS ON MARKET: 53 2 22 16	LIST PRICE: \$1,095,000	\$479,509	\$767,150	\$812,000	\$7,671,509
		SOLD PRICE: \$990,000	\$467,000	\$750,600	\$807,500	\$7,506,000

MLS #	REO/Lender Owned	Sub-Builder Type Name	Status	Closed Date	Address	Town	Original Price	List Price	Sold Price	Year Bld	BSF	1st Apx Sq Ft	2nd Apx Sq Ft	3rd Apx Sq Ft	BR	BTH	Tot SqFt	Acres	Lot MOL	Sq Ft	Gar Size	
1	202121492	No	A	SOLD	8/12/2022	19509 E Mountain View Ln	Newman Lake	\$479,509	\$479,509	\$467,000	1999	910	452		3	2	2272	10.00	435,600	0		
2	202215123	No	A	SOLD	6/17/2022	16516 E Temple Rd	Spokane Valley	\$500,000	\$500,000	\$500,000	2005		1,404		3	2	1404	11.00	479,160	2		
3	202222563	No	A	Panagos Const	SOLD	10/21/2022	11133 N Forker Rd	Spokane	\$699,000	\$699,000	\$690,000	2021		1,819		3	3	1819	8.50	370,260	3	
4	202217591	No	A	SOLD	9/9/2022	14314 N Mountain View Ln	Newman Lake	\$899,000	\$699,000	\$699,000	1988				4	4	3275	10.00	435,600	4+		
5	202212072	No	A	SOLD	6/2/2022	15521 E Lincoln Rd	Spokane	\$849,000	\$825,000	\$800,000	1977	1,428	1,428		4	2	2856	4.80	209,088	2		
6	202215324	No	A	SOLD	7/26/2022	13510 N MOUNTAIN HOME Ln	Spokane	\$849,900	\$825,000	\$815,000	1996		2,325	1,334	5	4	3659	10.00	435,600	2		
7	202216886	No	A	SOLD	8/10/2022	10318 N Morrison Rd	Spokane	\$875,000	\$875,000	\$820,000	1974	1,900	2,100		5	3	4000	10.48	456,509	1		
8	202217555	No	A	SOLD	8/10/2022	15605 E Steele Ridge Ln	Spokane	\$750,000	\$799,000	\$850,000	2002	2,012	2,068		5	3	4080	10.00	435,600	3		
9	202312800	No	A	SOLD	5/5/2023	16422 E Temple Rd	Spokane	\$875,000	\$875,000	\$875,000	2004	2,191	2,250		5	6	4441	11.15	485,694	4+		
10	202216347	No	A	SOLD	7/20/2022	12730 E Piper Ln	Spokane	\$1,175,000	\$1,095,000	\$990,000	2018	1,576	1,635	1,900	5	3	5111	10.00	417,305	3		

Alan Kronenbery

Market Conditions Addendum to the Appraisal Report

File No. 34167838

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 **16919 E Macmahan Rd** City **Spokane** State **WA** ZIP Code **99217-9402**

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)	9	0	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.50	0	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	2	0	1	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.3	0	3.0	<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	800,000	0	875,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	21	0	9	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	789,500	875,000	635,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	33	32	9	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	98.71	0	100.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input 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.). **Conversations with local selling agents indicate sellers sometimes contribute to overall closing costs in the of range 2-4%.**

This does not appear to be affecting the overall sales prices in this market area one way or another.

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).

Of the comparable sales: 0 out of the 10 sales was an REO sale. 0 of 1 Active Listings is REO.

Cite data sources for above information. **Local MLS and County records.**

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.

The data presented appears to be unreliable due to so few sales and listings. Anything less than 30 is an insufficient number of sales and should not be relied upon to provide credible as results. Generally prices appear to be stable albeit longer days on market, based on my general review of MLS data in the Market area.

If the subject is a unit in a condominium or cooperative project, complete the following:

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.

esign.alamode.com/verify Serial:71453CC7

Alan Kronenberg

Signature	Signature
Appraiser Name Alan Kronenberg	Supervisory Appraiser Name
Company Name Washington Estate Appraisals LLC	Company Name
Company Address 32926 N Jackson rd, Elk, WA 99009	Company Address
State License/Certification # 1703247 State WA	State License/Certification # State
Email Address Alan@wea.services	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

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)

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

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.

