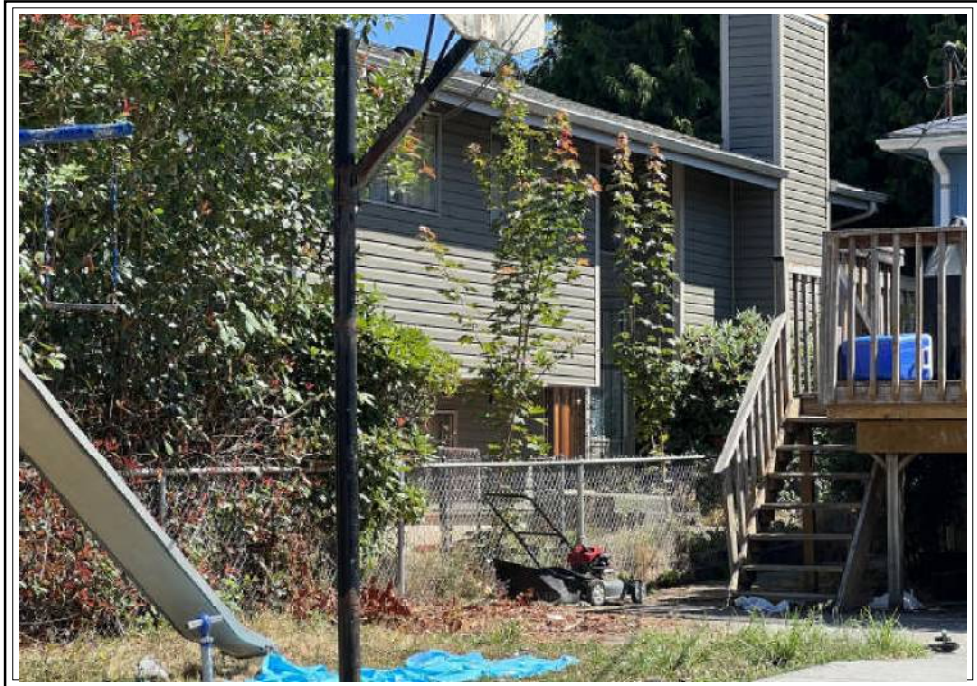


**APPRAISAL OF**



**LOCATED AT:**

7947 17th Ave SW  
Seattle, WA 98106

**FOR:**

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

**BORROWER:**

Redwood Holdings, LLC

**AS OF:**

August 1, 2023

**BY:**

Scott C Oakes

# Exterior-Only Inspection Residential Appraisal Report

File No. 34449961

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 <b>7947 17th Ave SW</b>	City <b>Seattle</b>	State <b>WA</b> Zip Code <b>98106</b>
Borrower <b>Redwood Holdings, LLC</b>	Owner of Public Record <b>Satterlee, Ed D &amp; Bonnie B</b>	County <b>King</b>
Legal Description <b>LIBERTY DIV 3 ADD PLAT BLOCK: 15 PLAT LOT: 12</b>		
Assessor's Parcel # <b>430320-0360</b>	Tax Year <b>2023</b>	R.E. Taxes \$ <b>5,738</b>
Neighborhood Name <b>Highland Park</b>	Map Reference <b>TB624 G-2</b>	Census Tract <b>0114.01</b>
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ <b>0</b>	<input type="checkbox"/> PUD HOA \$ <b>0</b> <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) <b>Asset Valuation</b>		
Lender/Client <b>Wedgewood Inc.</b> Address <b>2015 Manhattan veach Blvd, Suite 100, Redondo Beach, CA 90278</b>		
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s). <b>According to the NWMLS the subject property has not been or advertised within the prior 12 months to the effective date of this report.</b>		

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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit <b>78 %</b>
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 <b>2 %</b>
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	<b>150</b> Low <b>0</b>	Multi-Family <b>10 %</b>
Neighborhood Boundaries <b>West Seattle Bridge to the North; Delridge Way S. W. to the West; S.W. Roxbury St. to the South; and State Highway - 509 to the East.</b>		<b>2,500</b> High <b>123</b>	Commercial <b>8 %</b>
Neighborhood Description <b>See Attached Addendum</b>		<b>675</b> Pred. <b>75</b>	Other Vacant <b>2 %</b>

Market Conditions (including support for the above conclusions) **A reasonable exposure time for the subject property developed independently from the stated marketing time is 0-90 days and was derived using market data from similar home sales in the subject's price range and marketing vicinity.**

Dimensions <b>129 x 40</b>	Area <b>5160 sf</b>	Shape <b>Rectangular</b> View <b>N;Res;</b>
Specific Zoning Classification <b>NR3</b>	Zoning Description <b>Neighborhood Residential ( 1 dwelling unit per 5000sf)</b>	
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. _____	
Utilities Public Other (describe)	Public Other (describe)	Off-site Improvements—Type Public Private
Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>	Water <input checked="" type="checkbox"/> <input type="checkbox"/>	Street <b>Asphalt</b> <input checked="" type="checkbox"/> <input type="checkbox"/>
Gas <input type="checkbox"/> <input type="checkbox"/> <b>None</b>	Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>	Alley <b>Gravel</b> <input checked="" type="checkbox"/> <input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone <b>Zone X</b>	FEMA Map # <b>53033C 0638G</b> FEMA Map Date <b>08/19/2020</b>
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. _____		

Source(s) Used for Physical Characteristics of Property <input type="checkbox"/> Appraisal Files <input type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner				
<input checked="" type="checkbox"/> Other (describe) <b>Exterior Inspection</b> Data Source(s) for Gross Living Area <b>Assessment and Tax Records</b>				
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 type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # <b>1</b>	<input type="checkbox"/> None
# of Stories <b>1</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> WoodStove(s) # <b>0</b>	<input checked="" type="checkbox"/> Driveway # of Cars <b>1</b>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input checked="" type="checkbox"/> Partial Basement <input checked="" type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck <b>Deck</b>	Driveway Surface <b>Concrete</b>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls <b>Vinyl/A</b>	Fuel <b>Electric</b>	<input checked="" type="checkbox"/> Porch <b>Concrete</b>	<input checked="" type="checkbox"/> Garage # of Cars <b>1</b>
Design (Style) <b>Split Level</b>	Roof Surface <b>Comp/A</b>	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool <b>None</b>	<input type="checkbox"/> Carport # of Cars <b>0</b>
Year Built <b>1974</b>	Gutters & Downspouts <b>Alum/A</b>	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence <b>Wood</b>	<input type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) <b>40</b>	Window Type <b>Casement/A</b>	<input checked="" type="checkbox"/> Other <b>None</b>	<input type="checkbox"/> Other <b>None</b>	<input checked="" 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: <b>5</b> Rooms <b>2</b> Bedrooms <b>1.0</b> Bath(s) <b>1,020</b> Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) <b>See Attached Addendum</b>				

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). <b>C4;Subject does not appear to have received any updates within the prior 15 years to the effective date of this report.</b>
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

File No. 34449961

There are **30** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **250,000** to \$ **1,250,000**.  
 There are **259** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **250,000** to \$ **1,250,000**.

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
7947 17th Ave SW Address <b>Seattle, WA 98106</b>		7945 17th Ave SW Seattle, WA 98106		7712 18th Ave SW Seattle, WA 98106		8400 24th Ave SW Seattle, WA 98106	
Proximity to Subject		0.01 miles NE		0.19 miles NW		0.33 miles SW	
Sale Price	\$	\$ 850,000		\$ 720,000		\$ 750,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 944.44 sq. ft.		\$ 818.18 sq. ft.		\$ 657.89 sq. ft.	
Data Source(s)		NWMLS#2068692;DOM 5		NWMLS#2043401;DOM 3		NWMLS#2055207;DOM 5	
Verification Source(s)		AFN 202306160460		AFN 202303310706		AFN 202306070391	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Cash;0		ArmLth Cash;0	
Date of Sale/Time		s06/23;c05/23		s03/23;c03/23		s06/23;c05/23	
Location	N;Res;	N;Res;		N;Res;		A;BsyRd;	25,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	5160 sf	5160 sf		6063 sf	0	7440 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Split Level	DT1;Ranch	0	DT1;Ranch	0	DT1;Split Level	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	49	65	0	65	0	62	0
Condition	C4	C2	-100,000	C3	-50,000	C3	-50,000
Above Grade Room Count	Total Bdrms Baths 5 2 1.0	Total Bdrms Baths 5 2 1.0		Total Bdrms Baths 5 2 1.0		Total Bdrms Baths 6 3 1.0	0
Gross Living Area 115	1,020 sq. ft.	900 sq. ft.	13,800	880 sq. ft.	16,100	1,140 sq. ft.	-13,800
Basement & Finished Rooms Below Grade	700sf600sfwo 1rr2br0.0ba0o	900sf900sfwo 1rr1br1.0ba0o	-19,000 -5,000	880sf880sfwo 1rr2br1.0ba0o	-17,500 -20,000	1140sf1140sfwo 1rr1br1.0ba1o	-37,000 -5,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA None	FWA C/Air	-5,000	FWA None		FWA None	
Energy Efficient Items	Ins. Windows	Ins. Windows		Ins. Windows		Ins. Windows	
Garage/Carport	1gbi	None	15,000	None	15,000	2dw	5,000
Porch/Patio/Deck	Porch,Deck 1 F/P	Porch,Patio 0 F/P	0 4,000	Porch,Patio 2 F/P	0 4,000	Porch,Deck 2 F/P	-4,000
		Solar Panels	-50,000				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 146,200	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 52,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 94,800
Adjusted Sale Price of Comparables		Net Adj. -17.2% Gross Adj. 24.9%	\$ 703,800	Net Adj. -7.3% Gross Adj. 17.0%	\$ 667,600	Net Adj. -12.6% Gross Adj. 20.6%	\$ 655,200

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) **NWMLS, Assessor's 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) **NWMLS, Assessor's 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 NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	Assessor's Records	Assessor's Records		Assessor's Records		Assessor's Records	
Effective Date of Data Source(s)	08/01/2023	08/01/2023		08/01/2023		08/01/2023	

Analysis of prior sale or transfer history of the subject property and comparable sales **Subject property is not currently listed or advertised for sale, nor has it been listed within the past 12 months. There have been no recorded sales noted on the subject within the prior 36 months to the effective date of this report, nor have there been any prior sales noted on the comparables within the past 12 months.**

Summary of Sales Comparison Approach. **All comparables are located within the same market area as subject and share similar neighborhood amenities along with being similar in quality and appeal. Other comparables were considered, however were not best suited for comparison within this report. After a thorough analysis of the subject neighborhood, comparables used were found to be the most recent and best representative of the subject. (See Addendum...**

Indicated Value by Sales Comparison Approach \$ **650,000**

Indicated Value by: Sales Comparison Approach \$650,000 Cost Approach (if developed) \$ 675,100 Income Approach (if developed) \$ 0

The cost approach is considered, however the market approach is considered to be the best indicator of value for this property and is given the most weight. Context is that informed buyers will pay comparable prices for similar type properties. The income approach is not developed due to it not being necessary for credible assignment results, given the intended use of the report.

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 \$ **650,000** as of **08/01/2023**, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

# Exterior-Only Inspection Residential Appraisal Report

File No. 34449961

**Clarification of Intended Use and Intended User:**

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

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 derived by the extraction method due to the lack of recent vacant land sales in this market area.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = \$ 430,000		
Source of cost data <b>Builders Estimates</b>	Dwelling 1,020 Sq. Ft. @ \$ 265 .....	= \$	270,300
Quality rating from cost service <b>Good</b> Effective date of cost data <b>08/01/2023</b>	Bsmt: 700 Sq. Ft. @ \$ 185.00 .....	= \$	129,500
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	<b>Fpl., Built-ins</b> ..... = \$ 25,000		
<b>Land value ratio (even though in excess of 30%) is prevalent and acceptable in this residential neighborhood.</b>	Garage/Carport 220 Sq. Ft. @ \$ 53 .....	= \$	11,660
	Total Estimate of Cost-New ..... = \$ 436,460		
	Less 75 Physical	Functional	External
<b>Due to local zoning regulations the subject site cannot be subdivided into more than one parcel.</b>	Depreciation \$231,324		= \$ ( 231,324)
	Depreciated Cost of Improvements ..... = \$ 205,136		
	"As-is" Value of Site Improvements ..... = \$ 40,000		
Estimated Remaining Economic Life (HUD and VA only) <b>35 Years</b>	INDICATED VALUE BY COST APPROACH ..... = \$ 675,100		

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$ **0** X Gross Rent Multiplier = \$ **0** Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) N/A

INCOME

**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 N/A

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. \_\_\_\_\_

PUD INFORMATION

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.

**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**

File No. 34449961

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.

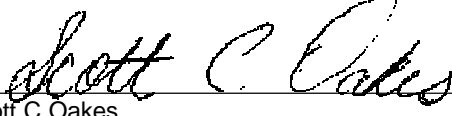
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation 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   
 Name Scott C Oakes  
 Company Name Scott C Oakes  
 Company Address P.O. Box 22307  
Seattle, WA 98122  
 Telephone Number (206) 898-2209  
 Email Address s\_oakes\_ba@msn.com  
 Date of Signature and Report 08/02/2023  
 Effective Date of Appraisal 08/01/2023  
 State Certification # 1700268  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State WA  
 Expiration Date of Certification or License 07/13/2025

ADDRESS OF PROPERTY APPRAISED  
7947 17th Ave SW  
Seattle, WA 98106

APPRAISED VALUE OF SUBJECT PROPERTY \$ 650,000

LENDER/CLIENT  
 Name Clear Capital  
 Company Name Wedgewood Inc.  
 Company Address 2015 Manhattan veach 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 \_\_\_\_\_

# Exterior-Only Inspection Residential Appraisal Report

File No. 34449961

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6					
7947 17th Ave SW Address Seattle, WA 98106		8415 5th Ave SW Seattle, WA 98106			7540 16th Ave SW Seattle, WA 98106			7325 17th Ave SW Seattle, WA 98106					
Proximity to Subject		0.72 miles SE			0.27 miles NE			0.40 miles NE					
Sale Price	\$	\$ 825,000			\$ 559,000			\$ 825,000					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 593.53 sq. ft.			\$ 570.41 sq. ft.			\$ 887.10 sq. ft.					
Data Source(s)		NWMLS#2077472;DOM 7			NWMLS#2076518;DOM 11			NWMLS#2064570;DOM 2					
Verification Source(s)		AFN 202306280715			AFN 202307190395			AFN 202306020768					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+	(-) \$ Adjustment	DESCRIPTION		+	(-) \$ Adjustment	DESCRIPTION		+	(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0				ArmLth Conv;0				ArmLth Conv;0			
Date of Sale/Time		s06/23;c06/23				s07/23;c06/23				s06/23;c05/23			
Location	N;Res;	N;Res;				A;HvyTraffic;	25,000			N;Res;			
Leasehold/Fee Simple	Fee Simple	Fee Simple				Fee Simple				Fee Simple			
Site	5160 sf	7650 sf		0		3600 sf		0		6528 sf		0	
View	N;Res;	B;Part.Cty;Terr		-25,000		N;Res;				N;Res;			
Design (Style)	DT1;Split Level	DT1;Split Level				DT1;Ranch		0		DT1.5;Ranch		0	
Quality of Construction	Q3	Q3				Q3				Q3			
Actual Age	49	39		0		76		0		76		0	
Condition	C4	C4				C4				C2		-100,000	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		-15,000		Total Bdrms Baths		-15,000		Total Bdrms Baths		-15,000	
Room Count	5 2 1.0	6 3 2.0		-2,000		5 2 1.0		0		6 3 1.0		0	
Gross Living Area 115	1,020 sq. ft.	1,390 sq. ft.		-42,550		980 sq. ft.	4,600			930 sq. ft.		10,350	
Basement & Finished Rooms Below Grade	700sf600sfwo 1rr2br0.0ba0o	620sf620sfwo 1rr1br0.0ba1o		2,000 -5,000		460sf460sfwo 1rr0br0.0ba2o	14,000 30,000			710sf710sfwo 1rr1br1.0ba0o		-4,800 -5,000	
Functional Utility	Average	Average				Average				Average			
Heating/Cooling	FWA None	FWA C/Air		-5,000		FWA C/Air		-5,000		FWA None			
Energy Efficient Items	Ins. Windows	Ins. Windows				Ins. Windows				Ins. Windows			
Garage/Carport	1gbi	2gbi		-15,000		1dw	10,000			2ga		-15,000	
Porch/Patio/Deck	Porch,Deck 1 F/P	Porch,Deck 1 F/P				Porch,Patio 0 F/P	0 5,000			Porch,Deck,Patio 1 F/P		0	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 107,550		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 83,600		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 129,450	
Adjusted Sale Price of Comparables		Net Adj. -13.0% Gross Adj. 13.5%		\$ 717,450		Net Adj. 15.0% Gross Adj. 16.7%		\$ 642,600		Net Adj. -15.7% Gross Adj. 18.2%		\$ 695,550	
ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6									
Date of Prior Sale/Transfer													
Price of Prior Sale/Transfer													
Data Source(s)	Assessor's Records	Assessor's Records	Assessor's Records	Assessor's Records									
Effective Date of Data Source(s)	08/01/2023	08/01/2023	08/01/2023	08/01/2023									
Summary of Sales Comparison Approach Additional comparables are used to better reflect market conditions and to help support the fair market value given to subject property.													

SALES COMPARISON APPROACH



**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.: 34449961

Property Address: 7947 17th Ave SW

Case No.:

City: Seattle

State: WA

Zip: 98106

Lender: Wedgewood Inc.

### Neighborhood Description

Subject is located within the Highland Park neighborhood of Seattle. This is a neighborhood located within the southwest portion of Seattle's city limits. This market area is comprised primarily of single family residences which are reflective of average or better quality and condition. Some newer construction has taken place sporadically throughout the vicinity, however, the predominate age of homes is 40-90 years. This neighborhood offers amenities to it's residences such as access to neighborhood shopping centers, public parks and recreational facilities, and to public schools, all of which are located nearby subject. Most public services are available to residences in this neighborhood as well as access to employment centers. This neighborhood is competitive with other neighborhoods in the general area, most have similar amenities. The predominate percentage of land use in this area is made up of single family housing, however, there is some multi family and commercial development along the major arterials which run throughout this neighborhood and mix compatibly. A small percentage of vacant land is also included in the make-up of this market area and consists primarily of wooded area and public parks. This neighborhood provides access to state and interstate highways which serve the Puget Sound regions as well as an approximate 25-35 minute commute to the downtown Seattle business district.

### Neighborhood Market Conditions

An analysis of listings of similar type of properties to subject was done and show that estimated fair market value given to subject is reflective of current market conditions in this area.

I have considered relevant competitive listings and or contract offering data in the performance of this Appraisal in the trending information reported in this section. If a trend is indicated, I have attached and addendum providing relevant competitive listing/contract offering data.

Subject neighborhood contains some REO Sales and Listings. These homes are located throughout the vicinity, however are minimal and do not appear to have any measureable impact on market values.

Based on information supplied by the Northwest Multiple Listing Service the typical listing price sales price ratio in this market area is approximately 92-115%

Within the prior 15-36 months subject's market area received high rates of appreciation, however within the prior 15 months to the effective date of this report, property values in this area have remained relatively stable and in balance.

### SITE COMMENTS (CONT.)

No apparent adverse easements or encroachments were noted. Subject is a typically sized lot for this type of property in this neighborhood which appeared to have adequate drainage. Public utilities include electricity, water and sewage disposal system. Site is addressed via a public concrete street which contains concrete curbs, gutters, sidewalks, as well as vapor street lights. The subject property is located on a residential zoned lot which will allow for the building of one single family home. Which uses may change over time, local trends and market evidence would suggest that one single family residence will continue to be the most probable use expectation for this site. Therefore, the foregoing analysis determines the highest and best use for the subject property as of the date of the appraisal to be as currently improved.

### ADDITIONAL FEATURES COMMENTS (CONT.)

Subject is a wood frame vinyl siding split level style home which appears to have received an apparent average or below level of maintenance, little to no apparent updates and was in apparent average condition at time of inspection. Subject did not receive the benefit of an interior inspection, it is therefore assumed that the interior is in similar condition as the exterior. All physical characteristics of the subject property are based on an exterior inspection, as well as information supplied by the King County Assessor's Records.

The appraiser makes an extraordinary assumption that the interior condition and quality of the subject overall is similar to what was observed on the exterior. The use of an extraordinary assumption may affect assignment results.

### DEPRECIATION COMMENTS (CONT.)

Based on an exterior inspection there were no apparent physical, functional or external inadequacies noted or reflected in final estimated value, therefore, appraisal is made "as is" with no required work repairs.

The effective age selected appears consistent with the overall condition of the subject.

Any physical depreciation noted is reflected in the appropriate section of the cost approach in the estimated effective age and/or condition of the subject in the sales comparison adjustment grid.

The quality of the subject is considered average and indicative of the typical split level style home in the area.

### SALES COMPARISON COMMENTS (CONT.)

No adjustments are warranted for times of sale due to subject being located within a relatively stable market and all comparables appearing to be reflective of current market conditions in this area.

## ADDENDUM

Borrower: Redwood Holdings, LLC

File No.: 34449961

Property Address: 7947 17th Ave SW

Case No.:

City: Seattle

State: WA

Zip: 98106

Lender: Wedgewood Inc.

Subject's market area provides Puget Sound, Downtown Seattle City skyline, Duwamish Water Way, mountain and territorial view amenities to many of its residences. Views of this type have measurable impact on market values of homes in this area, and homes which contain such views or a combination of views many times represent the upper end of the value range. Therefore, an adjustment is made accordingly for view amenity of comparable #4. Dollar amount of view amenity adjustment is based on match paired analysis, the appraiser's expertise in this area and the market's reaction to this amenity.

Although lots vary somewhat in size, no adjustments are warranted due to all lots sharing similar utility, use and zoning regulation. However, adjustments are made accordingly for the adverse locations of comparables #3 and 5 for being located adjacent to and directly on an facing streets that experience heavy traffic. Dollar amount of locations adjustments are based on match paired analysis and the appraiser's expertise in this area.

Homes of varying style are used for comparison within this report, however no adjustments are warranted due to all homes being similar quality to subject, as well as having similar appeal to the market.

No adjustments are made for varying ages due to all homes being similar quality and having similar life expectancies, however, adjustments are made accordingly for the varying conditions of comparables #1,2,3 and 6. Condition adjustments are based primarily on the overall maintenance and on the amount of upgrades and remodeling homes have received. Comparables #1 and 6 are judged to be in very good superior condition to subject due to these homes having received apparent recent extensive updates throughout the kitchens, bathrooms, flooring and interior and exterior surfaces. Comparables #2 and 3 are judged to be in superior condition to subject due to these homes having received some apparent updates in the kitchens and bathrooms.

Due to their conditions, comparables #1 and 6 have received higher than typical line item and net adjustments. However, the higher than typical adjustments in no way deem these comparables to be unreliable, nor does it have any negative impact on the market value or on the marketability of the subject property.

Also, a home which contains over 20% variance in GLA is used for comparable #4. However, the over 20% variance in GLA of this home in no way deems this comparable to be unreliable, nor does it have any negative impact on the market value or on the marketability of the subject property.

Adjustments were made as warranted and supported by the market and not based on actual costs but rather market extractions and buyer's reaction to certain amenities and are made as follows: \$115/per square foot; \$20,000/Bathrooms; \$15,000/Bedrooms; \$15,000/garage parking per car; \$5000/off street parking per car; \$4000/fireplaces; \$35/basement area; and \$40/finished basement area.

Comparable sales used in this report were selected from the best available data for this market. No more representative or more recent sales were known to the Appraiser as of the effective date of this report. Sales data was garnered from a thorough search of all available sales in the subject's market area. After a thorough search of all available data, the sales used were considered to be the best indicators of value.

The sales range in this market area exceeds 50% due to there being a wide range of homes in this area which share varying amenities, however, the larger sales range also in no way has any negative impact on the marketability of the subject property or on other single family homes in this area.

Due to the use of comparables #1 and 5, the unadjusted comparable sales range is in excess of 20% and the adjusted comparable sales range is in excess of 10%. However the higher than typical sales range in no way deem the comparables used to be unreliable, nor does it have any negative impact on the market value or on the marketability of the subject property.

The appraiser's comparable sales search includes homes that have closed within the prior 6 months to the effective date of this report, are located within a 1 mile radius of subject, contain 2-4 bedrooms above grade, 1-2 bathrooms above grade, are similar appeal to subject and are located within the same market area. Other sales of homes were noted, however were not used for comparison in this report due to their proximity to subject, age, style, quality and type of sale which did not warrant them to be representative of market conditions in this area.

All comparables are given consideration, however the estimated fair market value given to subject is weighted towards comparable #1 due to the recent time of sale of this home, its very close proximity to subject (next door), as well as its similarities to subject in combined site size, above grade room count and size. Consideration is also given to comparable #2 due to this home's similarities to subject in combined above grade room count and size and comparable #5 due to this home's similarities to subject in combined condition, room count and size.

Included within this report is an aerial photo of the subject property and surrounding area.

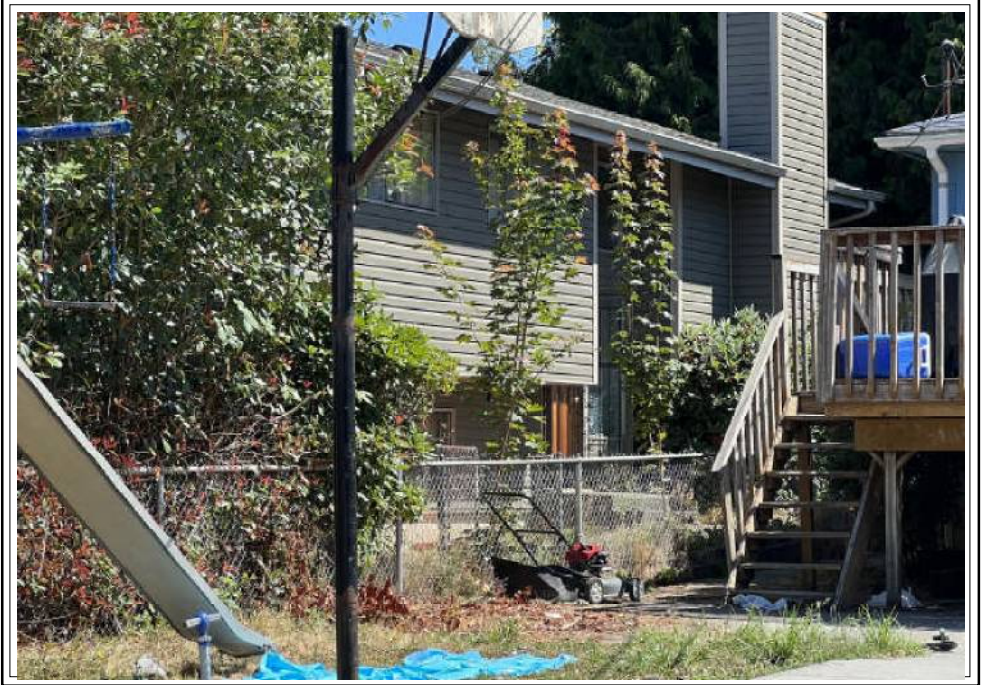
No personal property was included in the valuation of the subject property.

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.



**SUBJECT PROPERTY PHOTO ADDENDUM**

Borrower: Redwood Holdings, LLC	File No.: 34449961	
Property Address: 7947 17th Ave SW	Case No.:	
City: Seattle	State: WA	Zip: 98106
Lender: Wedgewood Inc.		



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: August 1, 2023  
Appraised Value: \$ 650,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**



Borrower: Redwood Holdings, LLC  
Property Address: 7947 17th Ave SW  
City: Seattle  
Lender: Wedgewood Inc.

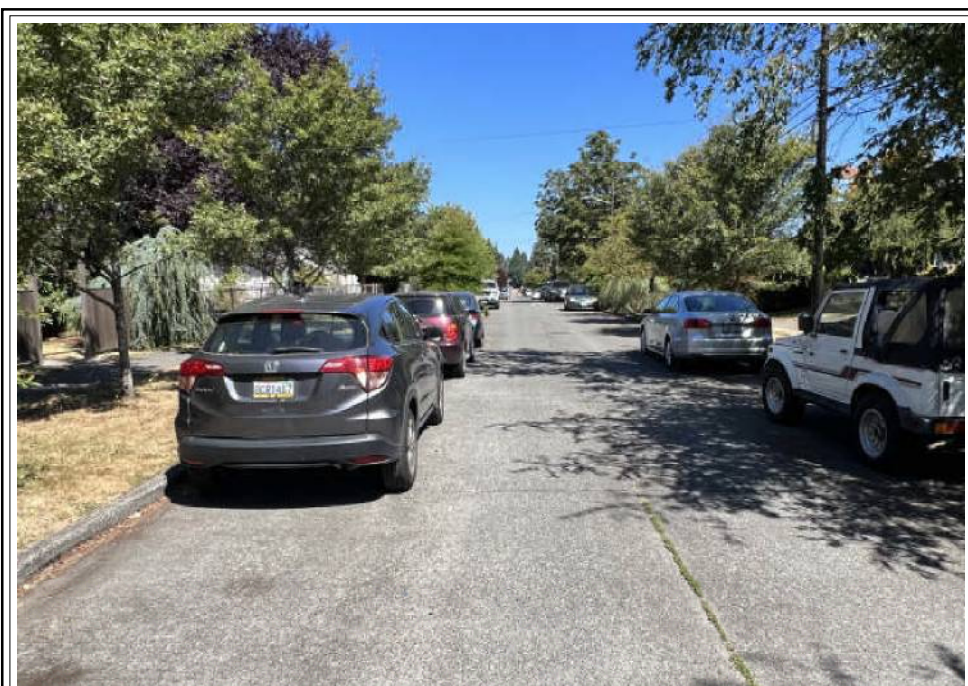
File No.: 34449961  
Case No.:  
State: WA  
Zip: 98106



Side view of subject



Side view of subject



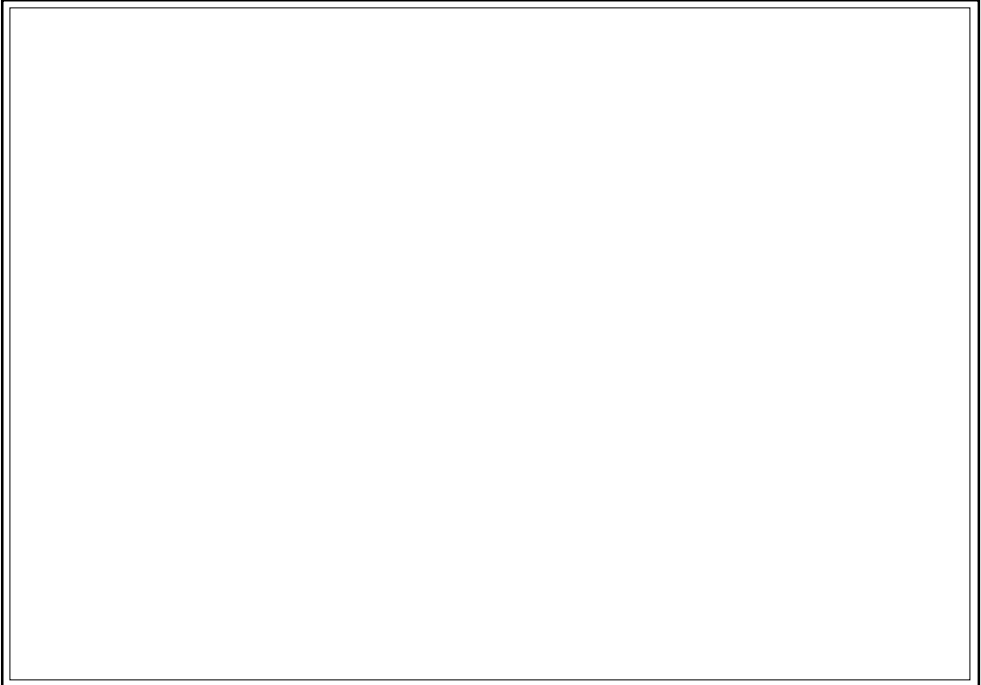
Northerly street view

Borrower: Redwood Holdings, LLC  
Property Address: 7947 17th Ave SW  
City: Seattle  
Lender: Wedgewood Inc.

File No.: 34449961  
Case No.:  
State: WA Zip: 98106



Street view from subject





AERIAL MAP

Borrower: Redwood Holdings, LLC  
Property Address: 7947 17th Ave SW  
City: Seattle  
Lender: Wedgewood Inc.

File No.: 34449961  
Case No.:  
State: WA  
Zip: 98106





COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings, LLC	File No.: 34449961	
Property Address: 7947 17th Ave SW	Case No.:	
City: Seattle	State: WA	Zip: 98106
Lender: Wedgewood Inc.		



COMPARABLE SALE #1

7945 17th Ave SW  
Seattle, WA 98106  
Sale Date: s06/23;c05/23  
Sale Price: \$ 850,000



COMPARABLE SALE #2

7712 18th Ave SW  
Seattle, WA 98106  
Sale Date: s03/23;c03/23  
Sale Price: \$ 720,000



COMPARABLE SALE #3

8400 24th Ave SW  
Seattle, WA 98106  
Sale Date: s06/23;c05/23  
Sale Price: \$ 750,000



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings, LLC	File No.: 34449961	
Property Address: 7947 17th Ave SW	Case No.:	
City: Seattle	State: WA	Zip: 98106
Lender: Wedgewood Inc.		



COMPARABLE SALE #4

8415 5th Ave SW  
Seattle, WA 98106  
Sale Date: s06/23;c06/23  
Sale Price: \$ 825,000



COMPARABLE SALE #5

7540 16th Ave SW  
Seattle, WA 98106  
Sale Date: s07/23;c06/23  
Sale Price: \$ 559,000



COMPARABLE SALE #6

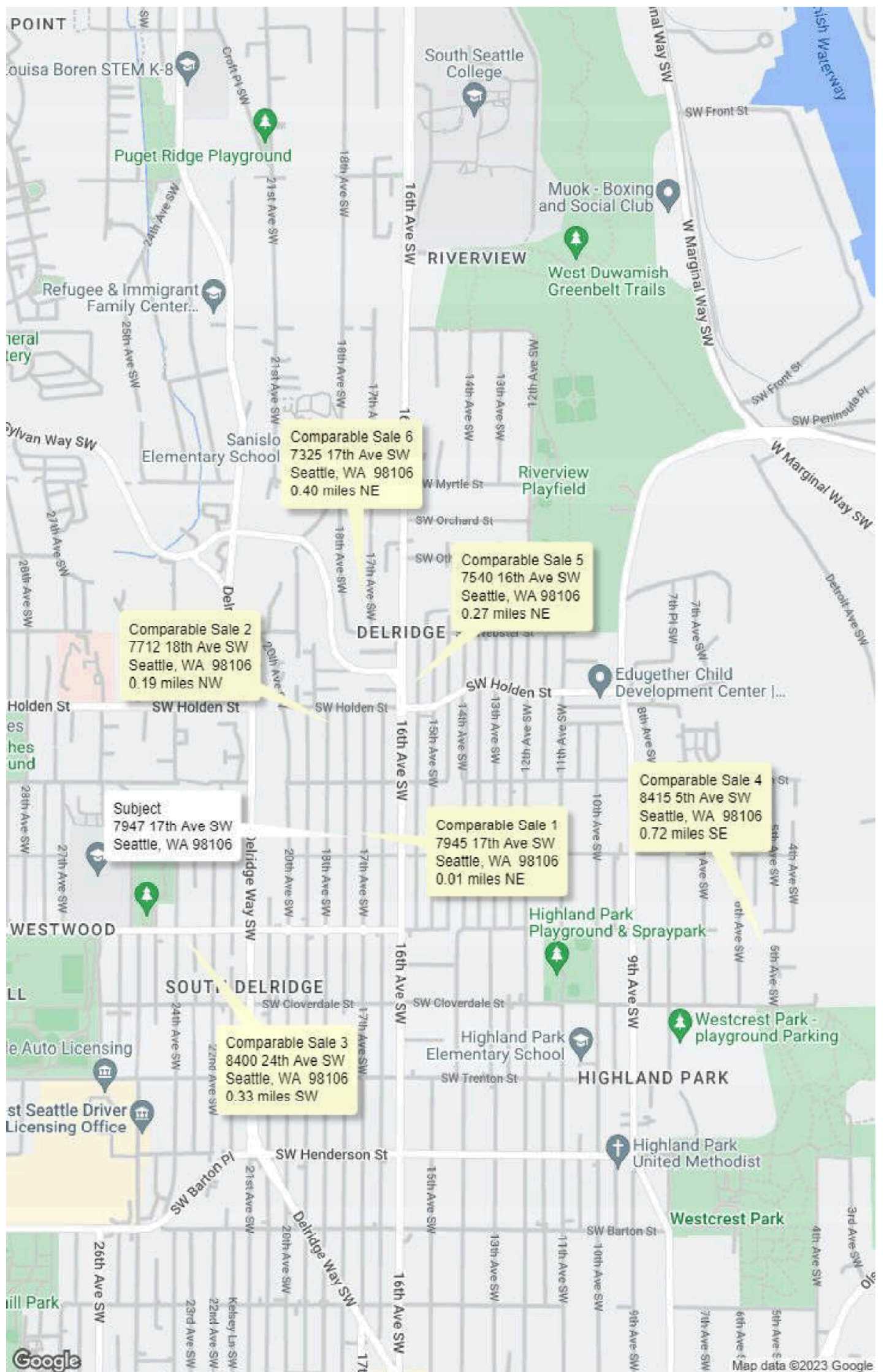
7325 17th Ave SW  
Seattle, WA 98106  
Sale Date: s06/23;c05/23  
Sale Price: \$ 825,000



LOCATION MAP

Borrower: Redwood Holdings, LLC  
Property Address: 7947 17th Ave SW  
City: Seattle  
Lender: Wedgewood Inc.

File No.: 34449961  
Case No.:  
State: WA  
Zip: 98106





PLAT MAP

Borrower: Redwood Holdings, LLC  
 Property Address: 7947 17th Ave SW  
 City: Seattle  
 Lender: Wedgewood Inc.

File No.: 34449961  
 Case No.:  
 State: WA  
 Zip: 98106



# Market Conditions Addendum to the Appraisal Report

File No. 34449961

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 **7947 17th Ave SW** City **Seattle** State **WA** Zip Code **98106**

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)	124	67	68	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	20.67	22.33	22.67	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	Not Available	Not Available	30	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	Not Available	Not Available	1.32	<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	676,731	683,587	679,030	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	28	40	30	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	Not Available	Not Available	717,815	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	Not Available	Not Available	62	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	99.31%	101.36%	99.66%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).  
**Seller's concessions in this market area have remained relatively stable within the past 12 months. Sales concessions in this area are not uncommon and usually affect the sales price of homes 0-3% within this market**

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).  
**Within the past 5-6 years identified short sales and REO sales by the Northwest Multiple Listing Service have occurred throughout this market area. While foreclosure sales are impacting the market nationwide and severely impacting some markets in Western Washington, the Appraiser can consider that REO sales do not appear to be having an impact on the subject's market area.**

Cite data sources for above information. **The above information was garnered from the Northwest Multiple Listing Service and sales data supplied by the King County Assessor's Records. Median sale and list price, DOM, sale/list% is based on single family homes in this area located within a 1 mile radius of subject which range from \$250,000 - \$1,250,000.**

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 REO sales located within subject's market area are typically sold below current market values. Although these sales are located within this area, they do not appear to be prevalent.**

**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.

**APPRAISER**

Signature *Scott C Oakes*  
 Name Scott C Oakes  
 Company Name Scott C Oakes  
 Company Address P.O. Box 22307  
Seattle, WA 98122  
 State License/Certification # 1700268 State WA  
 Email Address s\_oakes\_ba@msn.com

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Email Address \_\_\_\_\_

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

USPAP ADDENDUM

File No. 34449961

Borrower: Redwood Holdings, LLC  
 Property Address: 7947 17th Ave SW  
 City: Seattle County: King State: WA Zip Code: 98106  
 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: 0-90 days

A reasonable exposure time for the subject property developed independently from the stated marketing time is 0-90 days and was derived using market data from similar home sales in the subject's price range and marketing vicinity.

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

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

APPRAISER:

Signature: *Scott C Oakes*  
 Name: Scott C Oakes  
 Date Signed: 08/02/2023  
 State Certification #: 1700268  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: WA  
 Expiration Date of Certification or License: 07/13/2025  
 Effective Date of Appraisal: 08/01/2023

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

License

Borrower: Redwood Holdings, LLC

File No.: 34449961

Property Address: 7947 17th Ave SW

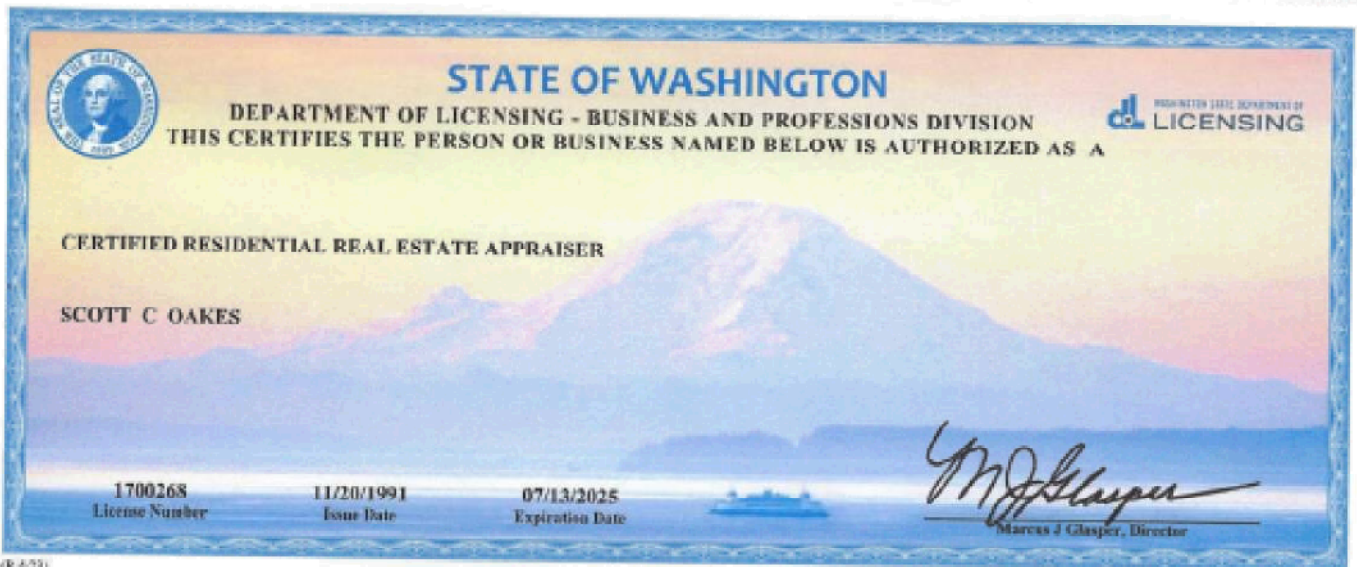
Case No.:

City: Seattle

State: WA

Zip: 98106

Lender: Wedgewood Inc.



Borrower: Redwood Holdings, LLC  
 Property Address: 7947 17th Ave SW  
 City: Seattle  
 Lender: Wedgewood Inc.

File No.: 34449961  
 Case No.:  
 State: WA Zip: 98106



Real Estate Professionals  
 Errors and Omissions Policy

### Declarations

Agency	Branch	Prefix	Policy Number
078990	989	RFB	65261433922

Insurance is provided by  
 Continental Casualty Company,  
 151 North Franklin Street, Chicago, IL 60606  
 A Stock Insurance Company.

**1. NAMED INSURED AND MAILING ADDRESS:**

Scott C Oakes  
 1145 17th Ave E  
 P.O. Box 22307  
 Seattle, WA 98112

**NOTICE TO POLICYHOLDERS:**  
 The Errors and Omissions Liability coverage  
 afforded by this policy is on a Claims Made  
 basis. Please review the policy carefully  
 and discuss this coverage with **your**  
 insurance agent or broker.

**2. POLICY PERIOD:** Inception: 10/28/2022 Expiration: 10/28/2023  
 at 12:01 A.M. Standard time at your address shown above.

**3. ERRORS AND OMISSIONS LIABILITY:**

A. Limits of Liability:	Each Claim:	\$1,000,000	Aggregate:	\$1,000,000
B. Discrimination Limits of Liability:				\$250,000
C. Deductible:	Each Claim:	\$2,500		
D. First Coverage Date:	10/28/2020			
E. Retroactive Date:	10/28/2019			

**4. PREMIUM** \$2,267

Total Premium: \$2,267.00

**5. FORMS AND ENDORSEMENTS ATTACHED AT INCEPTION:**

CNA65781XX	Real Estate Professionals Errors and Omissions Liability Policy
CNA68180WA	RE19 Cancellation/Non-Renewal - Washington
G-128445-B46	RE19 Amendatory Endorsement -Washington
CNA65834XX	RE19 Amend Conditions to Exclusion E
CNA65815XX	RE19 Professional Services Exclusion

CNA65780XX ED. 05-2012

I - 1371237 B - 007238

*Kathleen W. Curry*  
 Countersigned by Authorized Representative