

APPRAISAL OF



Single Family Residence

LOCATED AT:

450 Urbano Dr
San Francisco, CA 94127

FOR:

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

BORROWER:

Redwood Holdings LLC

AS OF:

July 14, 2023

BY:

Irina Kurtsevaya

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

File Number: 34354342

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

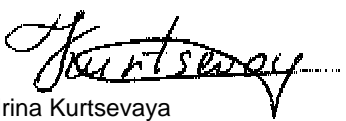
450 Urbano Dr
San Francisco, CA 94127

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

In my opinion, the market value of the property as of July 14, 2023 is:

\$1,700,000
One Million Seven Hundred Thousand Dollars

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


Irina Kurtsevaya

Exterior-Only Inspection Residential Appraisal Report

54381
File No. 34354342

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 **450 Urbano Dr** City **San Francisco** State **CA** Zip Code **94127**
 Borrower **Redwood Holdings LLC** Owner of Public Record **Carter Cameron N M** County **San Francisco**
 Legal Description **Block 6916 Lot 9**
 Assessor's Parcel # **6916-009** Tax Year **2022** R.E. Taxes \$ **3,936**
 Neighborhood Name **Ingleside Terrace** Map Reference **E5/66** Census Tract **0309.00**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **0** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **Servicing**
 Lender/Client **Wedgewood Inc** Address **2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **According to SFARMLS records there have been no offerings of the subject within the prior 12 months.**

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. _____

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	100 %
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	0 %
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	1,000 Low	1	Multi-Family	0 %
Neighborhood Boundaries	Monterey Blvd in the North, Junipero Serra Blvd in the West, in the Freeway 280 in the East, Holloway Ave in the South bound the subject market area.			5,000 High	125	Commercial		0 %	
Neighborhood Description	Residential environment composed of wood frame detached single family residence on rolling irregular shape sites. Close proximity to supporting facilities, public schools, major traffic corridors and employment centers. Average appeal to market. See addendum.			1,700 Pred.	90	Other		%	

Market Conditions (including support for the above conclusions) **The current typical marketing time is under 3 months. Conventional financing at market rates is prevalent. See 1004mc addendum.**

Dimensions **52.89x124** Area **6558 sf** Shape **Irregular** View **N;Res;**
 Specific Zoning Classification **RH1D** Zoning Description **Residential-Detached/1 dwelling unit per lot; up to one unit per 3000 sq.ft.**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe. **Given subject's zoning and physical characteristics it's current use is highest and best use.**
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private
 Electricity Water Street **Asphalt**
 Gas Sanitary Sewer Alley **Asphalt**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **0602980230A** FEMA Map Date **03/23/2021**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe. **The subject's site characteristics are typical of properties in the area. No adverse site factors or conditions likely to cause damage observed. See prelim. for any easements of record. Typical utility easements. San Francisco does not participate in the FEMA emergency flood map program.**

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) **exterior inspection, Zillow.com, Trulia.com** Data Source(s) for Gross Living Area **Public records(Realist)**

GENERAL DESCRIPTION	GENERAL DESCRIPTION	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> WoodStove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 1
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck patio	Driveway Surface concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco	Fuel gas	<input type="checkbox"/> Porch none	<input checked="" type="checkbox"/> Garage # of Cars 1
Design (Style) Marina	Roof Surface ClayTile/T&G	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool none	<input type="checkbox"/> Carport # of Cars 0
Year Built 1925	Gutters & Downspouts Metal	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence wood	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached
Effective Age (Yrs) 30	Window Type Wood	<input checked="" type="checkbox"/> Other none	<input type="checkbox"/> Other none	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				

Finished area above grade contains: **5 Rooms 2 Bedrooms 1.0 Bath(s) 1,220 Square Feet of Gross Living Area Above Grade**
 Additional features (special energy efficient items, etc.) **The subject's floorplan, equipment and amenities are typical for the market.**

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C4;Appraiser did not inspect the interior of the subject. No structural deficiencies were noted during exterior inspection. According city and county of San Francisco records, subject has been completely updated in 2007. The following work was done: new electrical and plumbing system, new hardwood floors, new painting, gas line. Subject appears to be in average condition. 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.**
 Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe. **No physical deficiencies were apparent.**
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe. **Subject appears to conform to the neighborhood in style and condition.**

Exterior-Only Inspection Residential Appraisal Report

There are **7** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **1,098,000** to \$ **2,299,000**
 There are **29** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **1,500,000** to \$ **2,300,000**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
450 Urbano Dr Address San Francisco, CA 94127		90 Pinehurst Way San Francisco, CA 94127		1100 Holloway Ave San Francisco, CA 94132		591 Flood Ave San Francisco, CA 94112	
Proximity to Subject		0.41 miles NE		0.21 miles SE		0.98 miles NE	
Sale Price	\$	\$ 1,731,000		\$ 1,870,000		\$ 1,575,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 1124.03 sq. ft.		\$ 1119.76 sq. ft.		\$ 1387.67 sq. ft.	
Data Source(s)		SFMLS #423730374;DOM 13		SFMLS#422702181;DOM 14		SFMLS#423725924;DOM 13	
Verification Source(s)		Doc#31305; LP\$1499,000		Doc#5017; LP:\$1098,000		Doc#28716; LP:\$1459,000	
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		s05/23;c05/23		s01/23;c01/23		s04/23;c04/23	
Location	N;Res;	N;Res;		N;Res;		A;City College;	100,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6558 sf	2696 sf	39,000	6111 sf	0	3271 sf	33,000
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Marina	DT2;Spanish	0	DT1;Marina		DT2;Marina	0
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	98	94	0	98		101	0
Condition	C4	C4		C4		C4	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	-10,000	Total Bdrms Baths	
Room Count	5 2 1.0	5 2 1.0		6 3 1.0	0	5 2 1.0	
Gross Living Area 150.00	1,220 sq. ft.	1,540 sq. ft.	-48,000	1,670 sq. ft.	-68,000	1,135 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	FWA none	FWA none		FWA none		FWA none	
Energy Efficient Items	None	None		None		None	
Garage/Carport	1gd1dw	1gbi1dw	0	1gbi1dw	0	1gbi1dw	0
Porch/Patio/Deck	Patio/Deck	Patio/Deck		Patio/Deck		Patio/Deck	
Fireplace	1 Fireplace	1 Fireplace		1 Fireplace		1 Fireplace	
Additional Feature	None	Bonus rm/bath	-20,000	None		Bonus bed/bath	-20,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 29,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 78,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 113,000
Adjusted Sale Price of Comparables		Net Adj. -1.7% Gross Adj. 6.2%	\$ 1,702,000	Net Adj. -4.2% Gross Adj. 4.2%	\$ 1,792,000	Net Adj. 7.2% Gross Adj. 9.7%	\$ 1,688,000

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) SFAR MLS/Realist

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

Data source(s) SFAR MLS/Realist

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

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	02/17/2023			
Price of Prior Sale/Transfer	\$945,513			
Data Source(s)	Doc#12254	SFARMLS; Realist	SFARMLS; Realist	SFARMLS; Realist
Effective Date of Data Source(s)	07/14/2023	07/14/2023	07/14/2023	07/14/2023

Analysis of prior sale or transfer history of the subject property and comparable sales Transaction in the subject on 02/17/2023 with the final judgment amount \$945,513 is Foreclosure and does not affect the market condition in the area. The transactions in the subject on 04/08/2022 Doc#36337 and 08/05/2021 Doc#128118 are the family transactions and do not affect the market condition in the area. MLS data and public records were used as sources of information. No other prior sale history in comparables in the past 12 months, unless noted above.

Summary of Sales Comparison Approach. Comparables 1 and 3 are the most recent sales of similar 2 bedroom homes located in the subject's market area and assigned the most weight in this analysis. All comparable sales are located in the subject market area. See addendum.

Indicated Value by Sales Comparison Approach \$ 1,700,000

Indicated Value by: Sales Comparison Approach \$ 1,700,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

Sales comparison analysis was used in this valuation. An accurate cost approach could not be developed without an interior inspection.

Income approach is not applicable in valuation of single family dwellings in the neighborhood, which are not purchased based on potential rental income.

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: Interior inspection was not included in the scope of work. This appraisal report is for use of client/assignee only.

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,700,000 as of 07/14/2023, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Exterior-Only Inspection Residential Appraisal Report

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6					
450 Urbano Dr Address San Francisco, CA 94127		125 Cerritos Ave San Francisco, CA 94127			1411 Plymouth Ave San Francisco, CA 94112								
Proximity to Subject		0.17 miles NE			0.77 miles NE								
Sale Price	\$	\$ 2,250,000			\$ 1,784,500			\$					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 773.99 sq. ft.			\$ 1103.59 sq. ft.			\$ sq. ft.					
Data Source(s)		SFMLS #422710468;DOM 18			SFMLS #422685614;DOM 25								
Verification Source(s)		Doc#17773; LP\$1399,000			Doc#90926; LP\$1795,000								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+	(-) \$ Adjustment	DESCRIPTION		+	(-) \$ Adjustment	DESCRIPTION		+	(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0				ArmLth Conv;0							
Date of Sale/Time		s03/23;c03/23				s09/22;c09/22							
Location	N;Res;	N;Res;				N;Res;							
Leasehold/Fee Simple	Fee Simple	Fee Simple				Fee Simple							
Site	6558 sf	7178 sf		0		4029 sf		25,000					
View	N;Res;	N;Res;				N;Res;							
Design (Style)	DT1;Marina	DT1;Marina				DT2;Spanish		0					
Quality of Construction	Q3	Q3				Q3							
Actual Age	98	98				103		0					
Condition	C4	C3		-200,000		C4							
Above Grade	Total Bdrms Baths	Total Bdrms Baths				Total Bdrms Baths				Total Bdrms Baths			
Room Count	5 2 1.0	7 2 2.0		-10,000		5 2 2.0		-10,000					
Gross Living Area	150.00 1,220 sq. ft.	2,907 sq. ft.		-253,000		1,617 sq. ft.		-60,000					
Basement & Finished Rooms Below Grade	0sf	0sf				0sf							
Functional Utility	Good	Good				Good							
Heating/Cooling	FWA none	FWA none				FWA none							
Energy Efficient Items	None	None				None							
Garage/Carport	1gd1dw	2gbi1dw		-10,000		1gd1dw							
Porch/Patio/Deck	Patio/Deck	Patio/Deck				Patio/Deck							
Fireplace	1 Fireplace	1 Fireplace				1 Fireplace							
Additional Feature	None	In-law unit		-50,000		In-law unit		-50,000					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 523,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 95,000		<input type="checkbox"/> + <input type="checkbox"/> -			
Adjusted Sale Price of Comparables		Net Adj. -23.2%				Net Adj. -5.3%				Net Adj. %			
		Gross Adj. 23.2%		\$ 1,727,000		Gross Adj. 8.1%		\$ 1,689,500		Gross Adj. %			
ITEM	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6					
Date of Prior Sale/Transfer	02/17/2023												
Price of Prior Sale/Transfer	\$945,513												
Data Source(s)	Doc#12254	SFARMLS; Realist			SFARMLS; Realist								
Effective Date of Data Source(s)	07/14/2023	07/14/2023			07/14/2023								
Summary of Sales Comparison Approach Wide range of values and square footage reflects limited availability of comparables. Due to the lack of comparables with similar lot size, comparable 4 exceeds the recommended 15% of gross and net adjustment percentage. Comparable 5 is the dated sale from a period of similar market conditions, used because of scarcity of comparables. Time adjustments could not be supported.													

SALES COMPARISON APPROACH

Exterior-Only Inspection Residential Appraisal Report

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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) Typical land values in the subject area range from 35-70% of the total value of the property. There are no valid land comparables in the subject area which is basically 100% built-up. land to improvement values are higher than in most parts of the country. This does not effect marketability for homes. Due to the lack of land sales, site value is derived by abstraction.

COST APPROACH

Table with columns for cost components: ESTIMATED, REPRODUCTION OR, REPLACEMENT COST NEW, OPINION OF SITE VALUE, Dwelling, Garage/Carport, Depreciation, etc. Includes values like 1,220 Sq. Ft. @ \$ and 1,000,000.

INCOME APPROACH TO VALUE (not required by Fannie Mae)

INCOME

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

PUD INFORMATION

Is the developer/builder in control of the Homeowners' Association (HOA)?
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal name of project
Total number of phases, Total number of units, Total number of units sold, etc.

Exterior-Only Inspection Residential Appraisal Report

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.

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File No. 34354342

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

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.

26. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this appraisal within the three-year period immediately preceding acceptance of this assignment.

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 [Handwritten Signature]
Name Irina Kurtsevaya
Company Name Real Estate Appraisal Services
Company Address 2020 Clement St Apt 2
San Francisco, CA 94121
Telephone Number 415-387-3230
Email Address irina.appraiser@yahoo.com
Date of Signature and Report 07/14/2023
Effective Date of Appraisal 07/14/2023
State Certification # AR029969
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 01/16/2025

ADDRESS OF PROPERTY APPRAISED
450 Urbano Dr
San Francisco, CA 94127

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,700,000

LENDER/CLIENT
Name ClearCapital.com, Inc California #1256
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

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

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

Condition Ratings and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Quality Ratings and Definitions

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

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

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

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

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

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

Definitions of Not Updated, Updated, and Remodeled**Not Updated**

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

ADDENDUM

Borrower: Redwood Holdings LLC

File No.: 34354342

Property Address: 450 Urbano Dr

Case No.: 54381

City: San Francisco

State: CA

Zip: 94127

Lender: Wedgewood Inc

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.

Sources of Information:

The appraisal is based on the information gathered from public records; SFMLS; Zillow.com and visual observation of subject, neighborhood and comparable properties, and any other sources identified in the report. If conflicting information is discovered, the sources deemed most reliable are given most weight.

Neighborhood Description

Subject is a SFR located within residential pocket in the Ingleside Terrace district of San Francisco. Adequate level of conformity. It is composed of wood frame detached single family homes on rolling irregular shape sites.. Availability of vacant buildable land is limited as the neighborhood is practically 100% built-up. All supporting facilities are within 1 mile radius. Ocean Ave is a main arterial road and provide good access to Highway 1. Public schools, transportation and recreation areas are located in the immediate subject area. Downtown employment is within a 20 minute drive.

Comments on Sales Comparison

The search radius was 6 months from the time of physical inspection, over 15% difference in living area, and up to 1 mile from the subject property. Due to the lack of recent activity, search extended for homes sold within 12 months.

Sales chosen and provided in this report were taken from subject's market neighborhood and are considered to be the best available at time of inspection. Subject and all comparables are considered similar overall and best represent the current market.

Adjustments are based on market data, matched pair analysis and/or appraiser experience in the market area. These adjustments are considered to reflect the typical buyer's reaction based on the principle of substitution. Adjustments are made as follow.

G.L.A. difference over 100 sq.ft. is adjusted at \$150/sq.ft.(rounded to the nearest 1,000); bathroom - \$10,000 per full bathroom; bedroom \$10,000, bonus in-law unit \$50,000. Lot size difference over 1,000 sq.ft. is adjusted at \$10/sq.ft. Lack of additional parking space is adjusted at \$10,000. Age adjustments are not warranted in homes with similar effective age.

Comparable 1 is the most recent sale of 2 bedroom one bathroom house located in the subject market area.

Comparable 1 has non-permitted finished room and bathroom behind the garage.

Comparable 2 is a 3 bedroom one bathroom (it has been incorrectly listed in SFMLS as 3 bathroom home) SFR sold in similar condition and located in the immediate subject area.

Comparable 3 is located in the Sunnyside neighborhood near City College of San Francisco - location adjustment is reasonable. Location difference is adjusted at \$100,000. Comparable 3 was provided to bracket the subject's GLA.

Comparable 4 is a larger home sold in recently remodeled condition (remodeled kitchen, new interior paint, remodeled bathrooms). Condition difference is adjusted at \$200,000. Comparable 4 is located in the immediate subject area and provided to bracket the subject's lot size. Due to the lack of comparables with similar lot size, comparable 4 exceeds the recommended 15% of gross and net adjustment percentage.

Comparable 5 is the dated sale from a period of similar market conditions, used because of scarcity of comparables. Time adjustments could not be supported.

Final Reconciliation

Sales comparison analysis was used in this valuation. An accurate cost approach could not be developed without an interior inspection. Income approach is not applicable in valuation of single family dwellings in the neighborhood, which are not purchased based on potential rental income.

Appraiser Independence Statement:

The appraiser has prepared the appraisal in full compliance with with the Appraiser Independence Requirements and the Truth in Lending Act, Regulation Z, Section 226.42 as set by FNMA on 10/15/2010 and has not performed, participated in, or been associated with any activity in violation of these requirements.

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.

Market Conditions Addendum to the Appraisal Report

54381
File No. 34354342

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 **450 Urbano Dr** City **San Francisco** State **CA** Zip Code **94127**
Borrower **Redwood Holdings LLC**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	14	8	7	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.33	3	2	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	14	8	7	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	6	3	4	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	1,700,000	1,675,000	1,700,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	32	30	35	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	1,699	1,669,000	1,699,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	70	75	73	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	101%	101%	1010%	<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 concessions in the area are typically expressed in the form of contribution toward buyers closing costs. Conventional financing at market rates is typical. *Reliable listing data beyond the last 3 month is not available.

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).
REO sales are not a major factor in this residential locale. Foreclosures and FHA/VA financing are not common in the subject market area. The estimated percentage of REO/foreclosure properties in the subject market is less 1%.

Cite data sources for above information. NDC/public records and MLS were used as sources to assist in collecting information.

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 typical market exposure period of less than 3 months reflects the appeal of depreciated pricing. Professional families are the typical investors in this 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.

APPRAISER

Signature *Irina Kurtsevaya*
Name Irina Kurtsevaya
Company Name Real Estate Appraisal Services
Company Address 2020 Clement St Apt 2
San Francisco, CA 94121
State License/Certification # AR029969 State CA
Email Address irina.appraiser@yahoo.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

54381
File No. 34354342

Borrower: Redwood Holdings LLC
 Property Address: 450 Urbano Dr
 City: San Francisco County: San Francisco State: CA Zip Code: 94127
 Lender: Wedgewood Inc

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

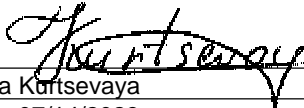
Appraisal Report A written report prepared under Standards Rule 2-2(a).
 Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: _____
 The reasonable exposure time for the subject is currently under 3 months.

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

<p>APPRAISER:</p> <p>Signature: <u></u> Name: <u>Irina Kurtsevaya</u> Date Signed: <u>07/14/2023</u> State Certification #: <u>AR029969</u> or State License #: _____ or Other (describe): _____ State #: _____ State: <u>CA</u> Expiration Date of Certification or License: <u>01/16/2025</u> Effective Date of Appraisal: <u>07/14/2023</u></p>	<p>SUPERVISORY APPRAISER (only if required):</p> <p>Signature: _____ Name: _____ Date Signed: _____ State Certification #: _____ or State License #: _____ State: _____ Expiration Date of Certification or License: _____ Supervisory Appraiser inspection of Subject Property: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from street <input type="checkbox"/> Interior and Exterior</p>
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LOCATION MAP

Borrower: Redwood Holdings LLC

File No.: 34354342

Property Address: 450 Urbano Dr

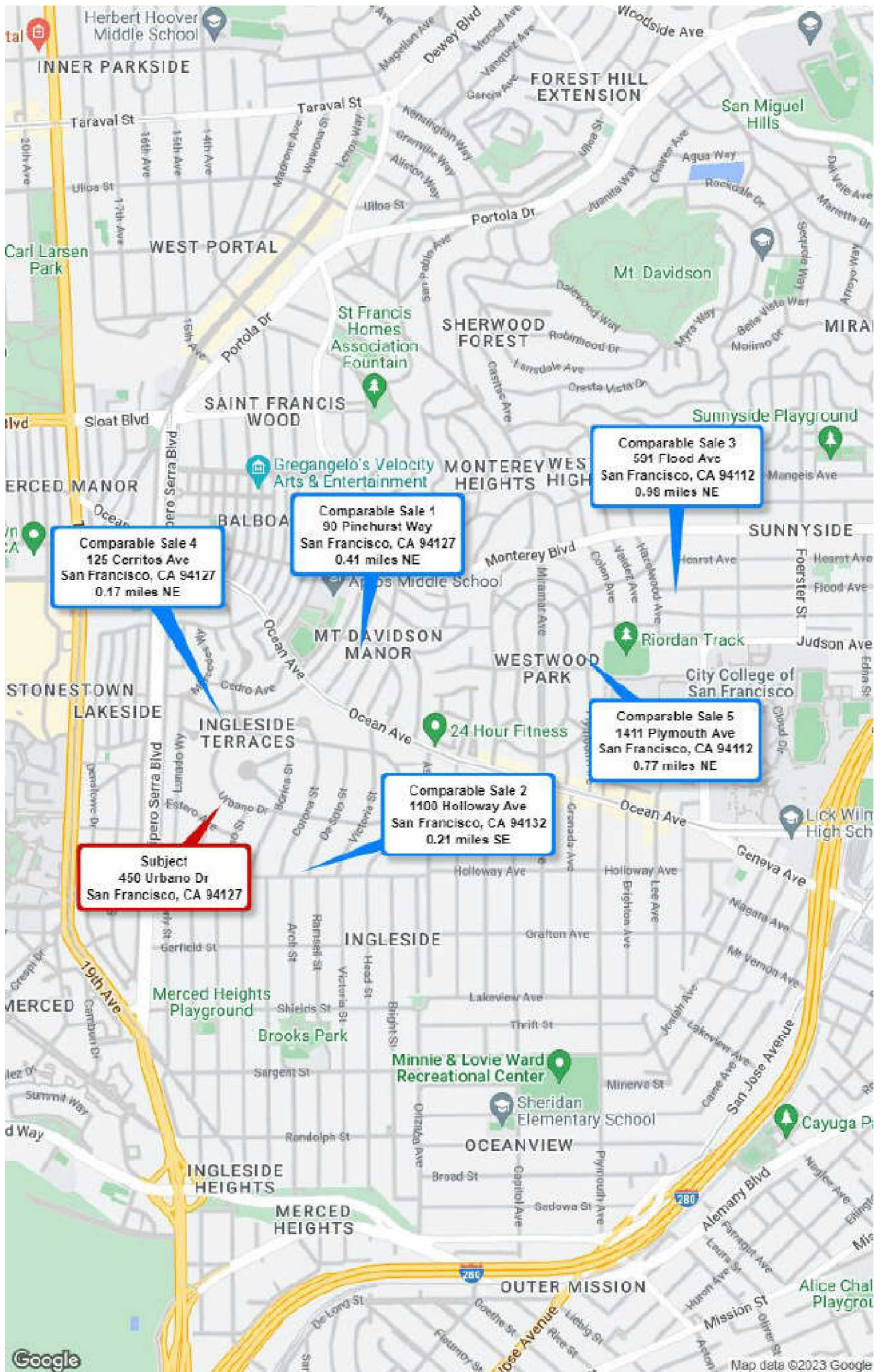
Case No.: 54381

City: San Francisco

State: CA

Zip: 94127

Lender: Wedgewood Inc



PLAT MAP

Borrower: Redwood Holdings LLC

File No.: 34354342

Property Address: 450 Urbano Dr

Case No.: 54381

City: San Francisco

State: CA

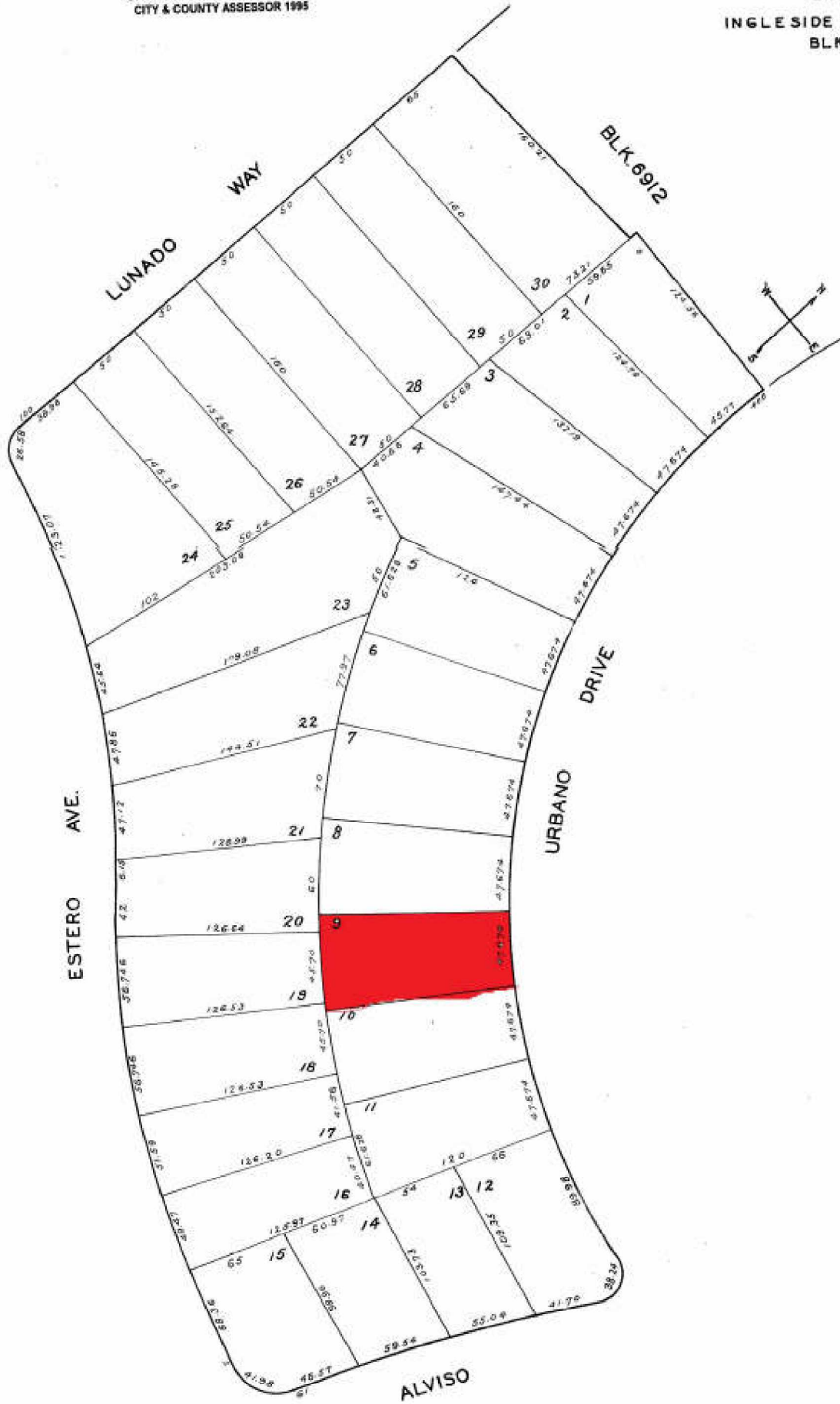
Zip: 94127

Lender: Wedgewood Inc

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

6916

INGLESIDE TER
BLK 23



AERIAL MAP

Borrower: Redwood Holdings LLC

File No.: 34354342

Property Address: 450 Urbano Dr

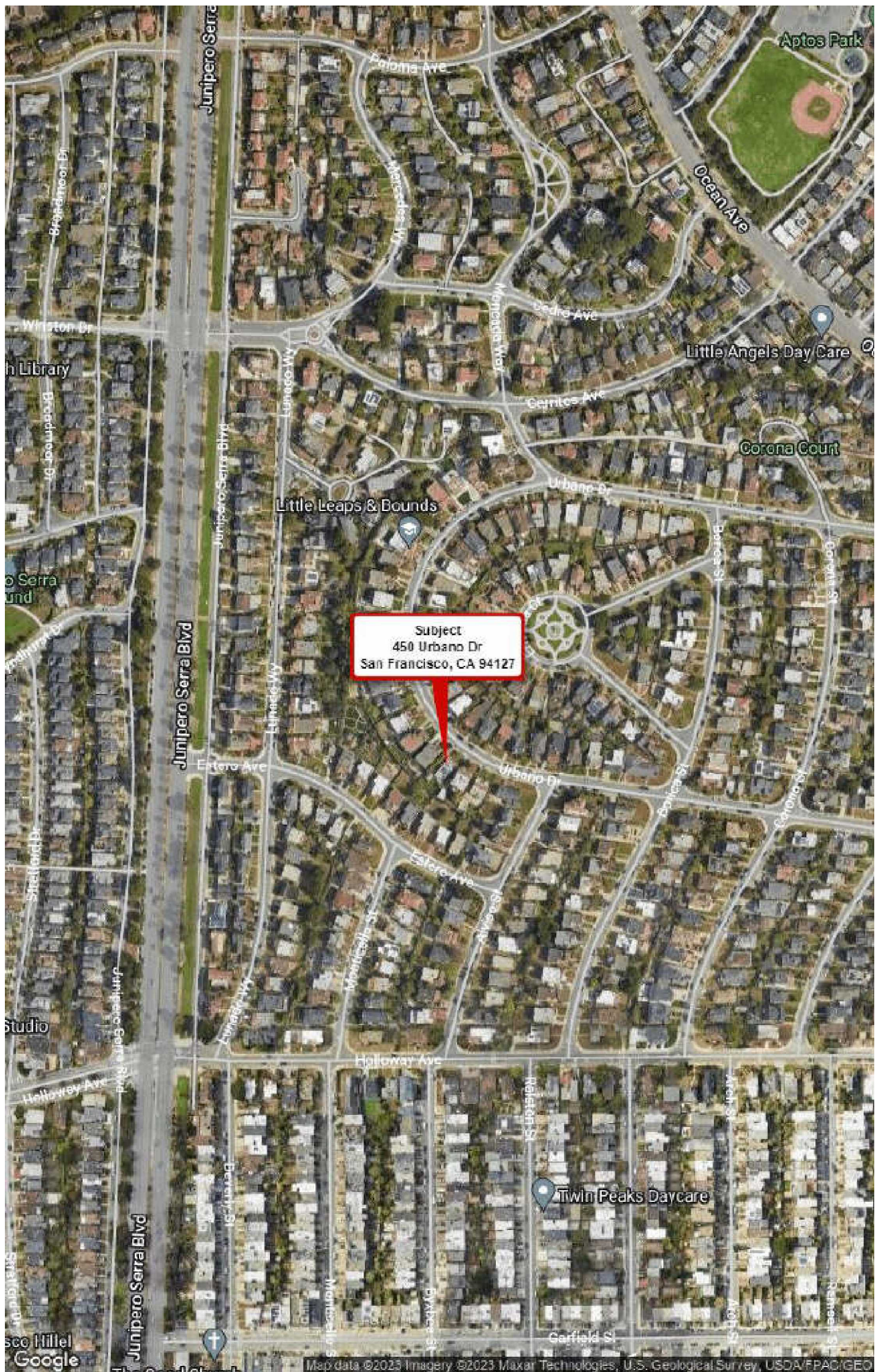
Case No.: 54381

City: San Francisco

State: CA

Zip: 94127

Lender: Wedgewood Inc



Borrower: Redwood Holdings LLC

File No.: 34354342

Property Address: 450 Urbano Dr

Case No.: 54381

City: San Francisco


State: CA

Zip: 94127

Lender: Wedgewood Inc

450 Urbano Dr, San Francisco, CA 94127-2827, San Francisco County Auction

APN: 6916-009 CLIP: 8506550925

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	1	N/A	\$132,000	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,220	6,558	1925	SFR	

OWNER INFORMATION			
Owner Name	Carter Cameron N M	Tax Billing Zip	94127
Tax Billing Address	450 Urbano Dr	Tax Billing Zip+4	2827
Tax Billing City & State	San Francisco, CA	Owner Occupied	Yes

LOCATION INFORMATION			
School District	San Francisco	Property Carrier Route	C024
Community College District	San Francisco City	Zoning	RH1D
Census Tract	309.00	Parcel Comments	40-X

TAX INFORMATION			
APN	6916-009	Tax Area	1000
Alt APN	6916009	Block ID	6916
% Improved	40%	Lot Number	9
Legal Description	BLK 23 LOT 28		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$271,521	\$266,198	\$263,470
Assessed Value - Land	\$162,915	\$159,721	\$158,084
Assessed Value - Improved	\$108,606	\$106,477	\$105,386
YOY Assessed Change (\$)	\$5,323	\$2,728	
YOY Assessed Change (%)	2%	1.04%	

Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$3,898		
2021	\$3,861	-\$36	-0.93%
2022	\$3,936	\$74	1.93%

Special Assessment	Tax Amount
Sf Bay Rs Parcel Tax	\$12.00
Sfusd Facilities District	\$40.52
Sfocd Parcel Tax	\$99.00
Sf-Teacher Support	\$283.86
Total Of Special Assessments	\$732.62

CHARACTERISTICS			
Land Use - CoreLogic	SFR	Building Sq Ft	1,220
Land Use - County	1 Dwelling Unit	Stories	1
Lot Acres	0.1506	Total Rooms	5
Lot Area	6,558	Total Baths	1
Lot Shape	0	Full Baths	1
Year Built	1925	Construction	Wood
Gross Area	1,220	Total Units	1

LAST MARKET SALE & SALES HISTORY			
Recording Date	03/23/1994	Deed Type	Grant Deed
Sale Price	\$132,000	Owner Name	Carter Cameron N M
Price Per Square Feet	\$108.20	Seller	Carter Reba E
Document Number	G0094-291		

Recording Date	04/08/2022	08/05/2021	07/11/2019	05/07/2018	10/14/2009
Nominal	Y	Y	Y	Y	Y
Buyer Name	Carter Cameron N M	Carter Cameron N	Carter Cameron N M	Carter Irene E 1993 Tru st	Carter Irene E 1993 Tru st

Borrower: Redwood Holdings LLC

File No.: 34354342

Property Address: 450 Urbano Dr

Case No.: 54381

City: San Francisco

State: CA

Zip: 94127

Lender: Wedgewood Inc

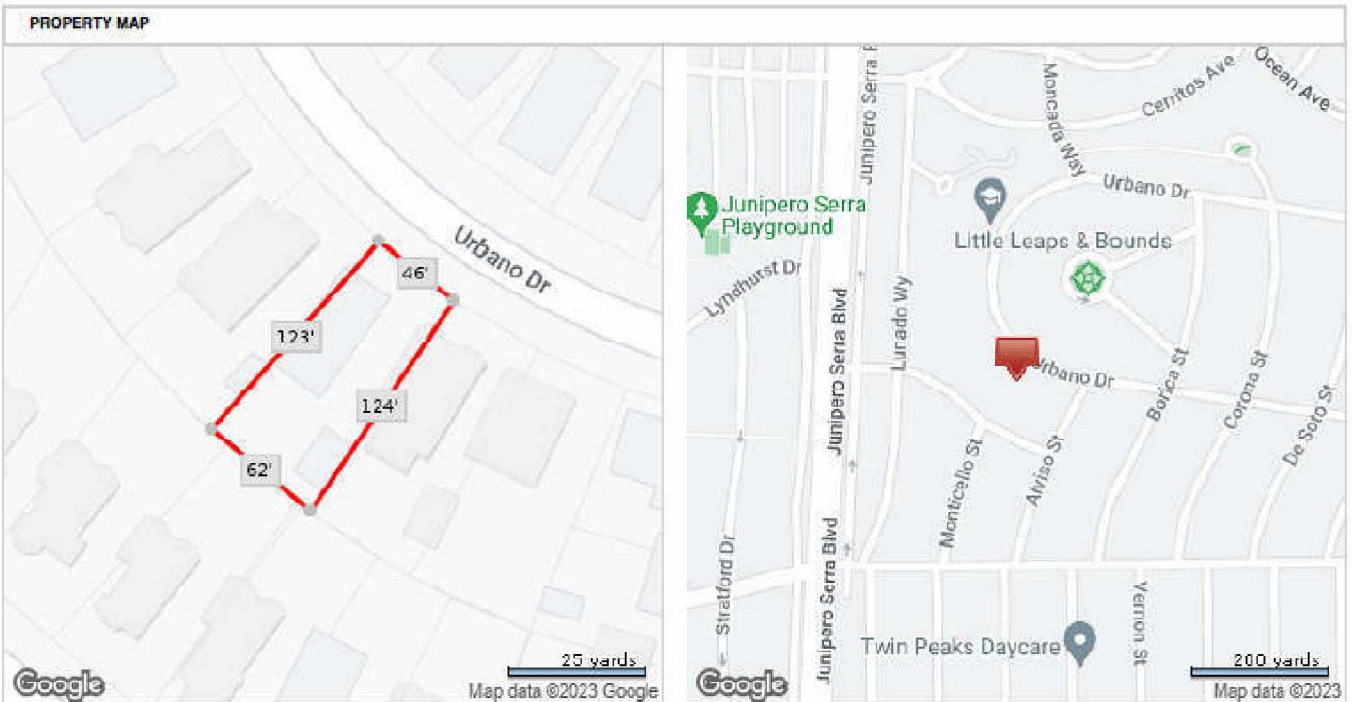
Seller Name	Carter Cameron N	Carter Cameron N M	Carter Irene E 1993 Trust	Carter Irene E	Carter Irene E
Document Number	36337	129118	K793243	K611326	J997-219
Document Type	Grant Deed	Grant Deed	Grant Deed	Affidavit	Grant Deed

Recording Date	10/14/2009		01/14/2003		10/08/2002
Nominal	Y		Y		Y
Buyer Name	Carter Irene E		Carter Irene E 1993 Trust		Carter Irene E
Seller Name	Carter Irene E 1993 Trust		Carter Irene E		Carter Irene E 1993 Trust
Document Number	J997-217		I303-562		I239-268
Document Type	Grant Deed		Grant Deed		Individual Grant Deed

MORTGAGE HISTORY					
Mortgage Date	04/08/2022	09/09/2021	08/05/2021	04/09/2020	01/07/2020
Mortgage Amount	\$300,000	\$58,500	\$840,000	\$200,000	\$500,000
Mortgage Lender	* Other Institutional Lenders	Private Individual	Mortgage Lending Services	Private Individual	Private Individual
Mortgage Code	Conventional	Private Party Lender	Conventional	Private Party Lender	Private Party Lender
Mortgage Type	Nominal	Refi	Nominal	Refi	Refi

Mortgage Date	10/14/2009		07/10/2006		07/26/2005
Mortgage Amount	\$417,000		\$60,000		\$345,000
Mortgage Lender	Provident Fndg		Jp Morgan Chase Bk		Bank Of America
Mortgage Code	Conventional		Conventional		Conventional
Mortgage Type	Nominal		Refi		Refi

FORECLOSURE HISTORY		
Document Type	Notice Of Trustee's Sale	Notice Of Default
Default Date		11/15/2022
Foreclosure Filing Date	02/17/2023	11/15/2022
Recording Date	02/17/2023	11/16/2022
Document Number	12254	102332
Default Amount		\$890,967
Final Judgment Amount	\$945,513	\$842,612
Original Doc Date	08/05/2021	08/05/2021
Original Document Number	128119	128119



*Lot Dimensions are Estimated

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 34354342	
Property Address: 450 Urbano Dr	Case No.: 54381	
City: San Francisco	State: CA	Zip: 94127
Lender: Wedgewood Inc		



**FRONT VIEW OF
SUBJECT PROPERTY**

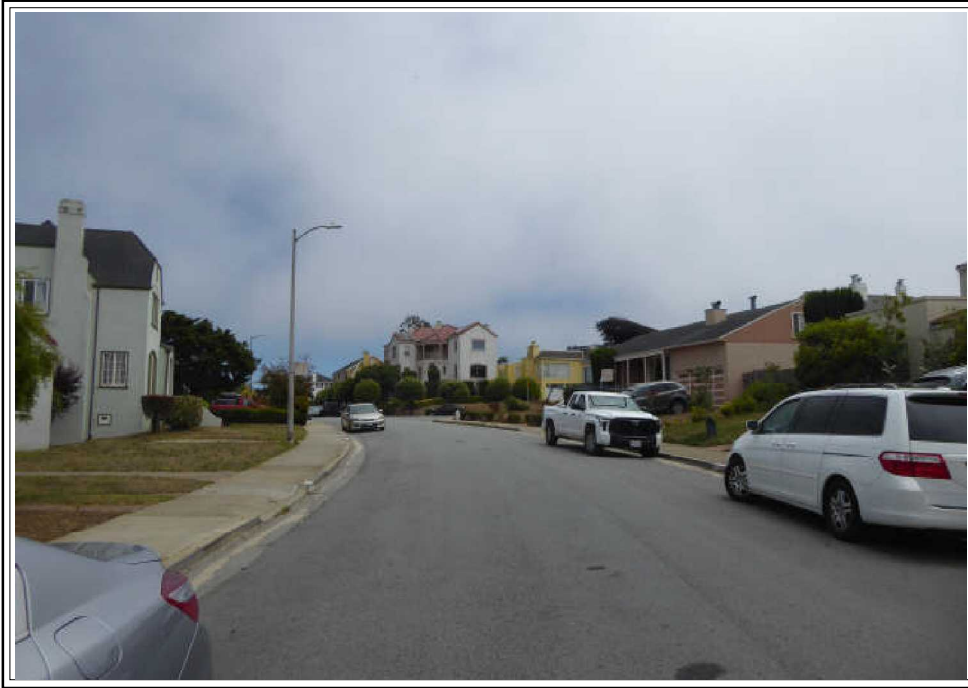
Appraised Date: July 14, 2023
Appraised Value: \$ 1,700,000



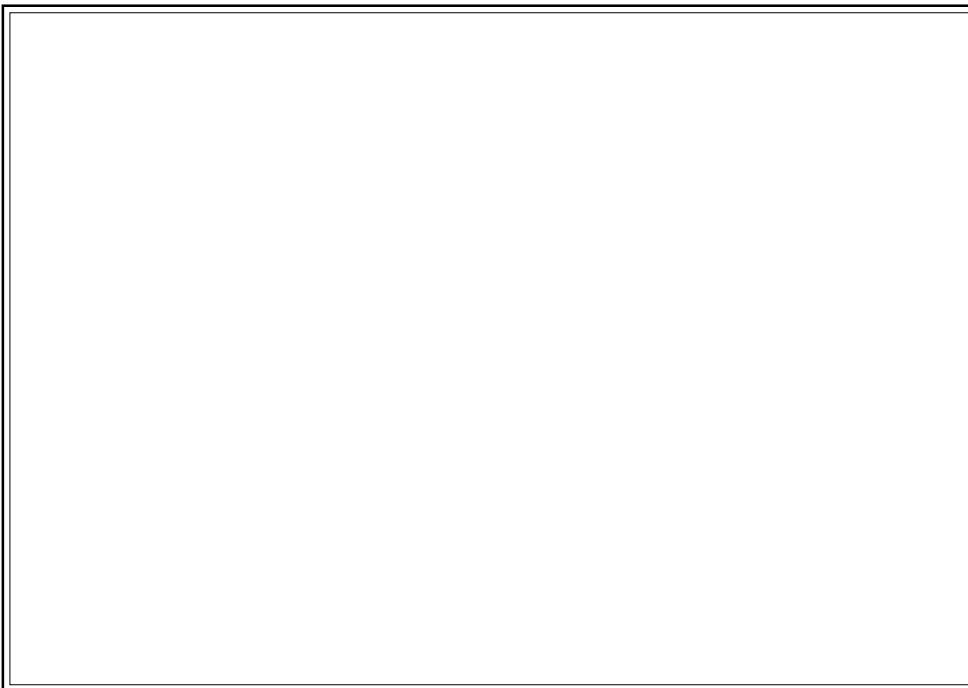
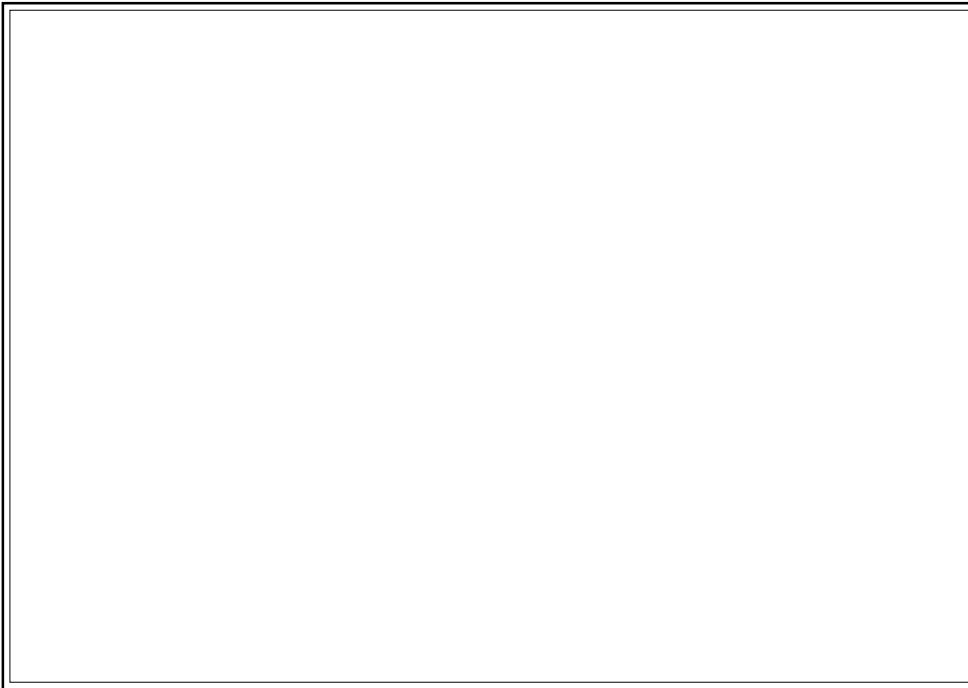
STREET SCENE

Borrower: Redwood Holdings LLC
Property Address: 450 Urbano Dr
City: San Francisco
Lender: Wedgewood Inc

File No.: 34354342
Case No.: 54381
State: CA
Zip: 94127

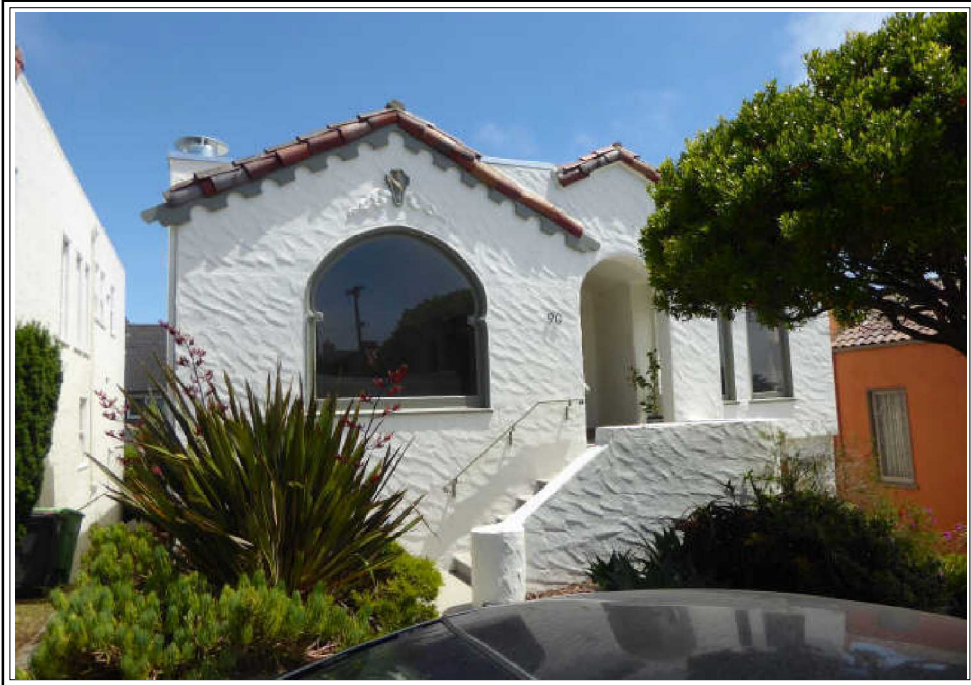


Street Scene - opposite view



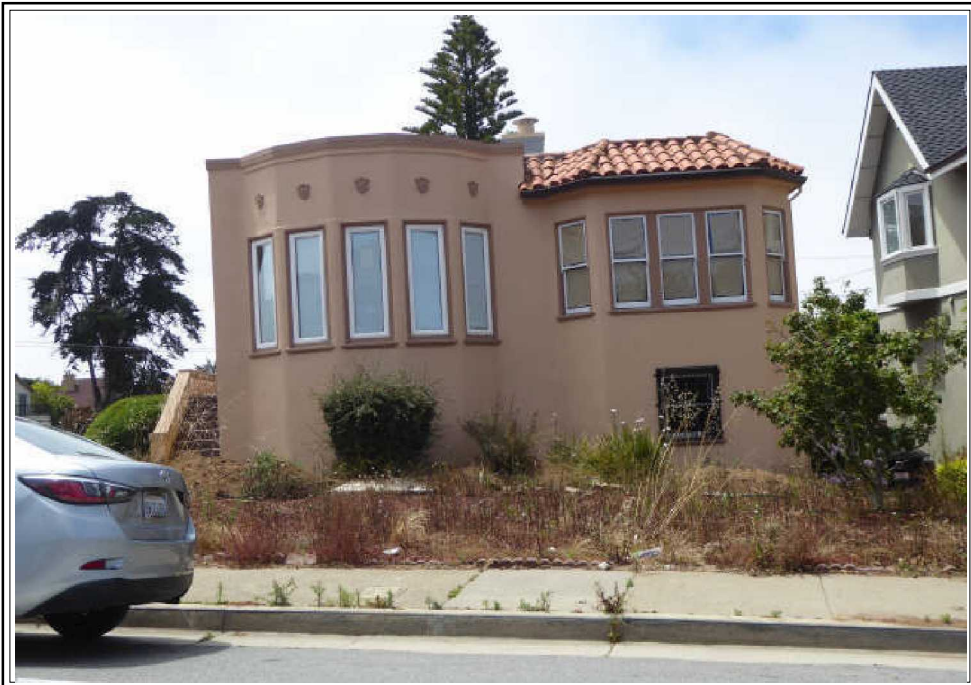
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 34354342
Property Address: 450 Urbano Dr	Case No.: 54381
City: San Francisco	State: CA
Lender: Wedgewood Inc	Zip: 94127



COMPARABLE SALE #1

90 Pinehurst Way
San Francisco, CA 94127
Sale Date: s05/23;c05/23
Sale Price: \$ 1,731,000



COMPARABLE SALE #2

1100 Holloway Ave
San Francisco, CA 94132
Sale Date: s01/23;c01/23
Sale Price: \$ 1,870,000



COMPARABLE SALE #3

591 Flood Ave
San Francisco, CA 94112
Sale Date: s04/23;c04/23
Sale Price: \$ 1,575,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: 34354342	
Property Address: 450 Urbano Dr	Case No.: 54381	
City: San Francisco	State: CA	Zip: 94127
Lender: Wedgewood Inc		



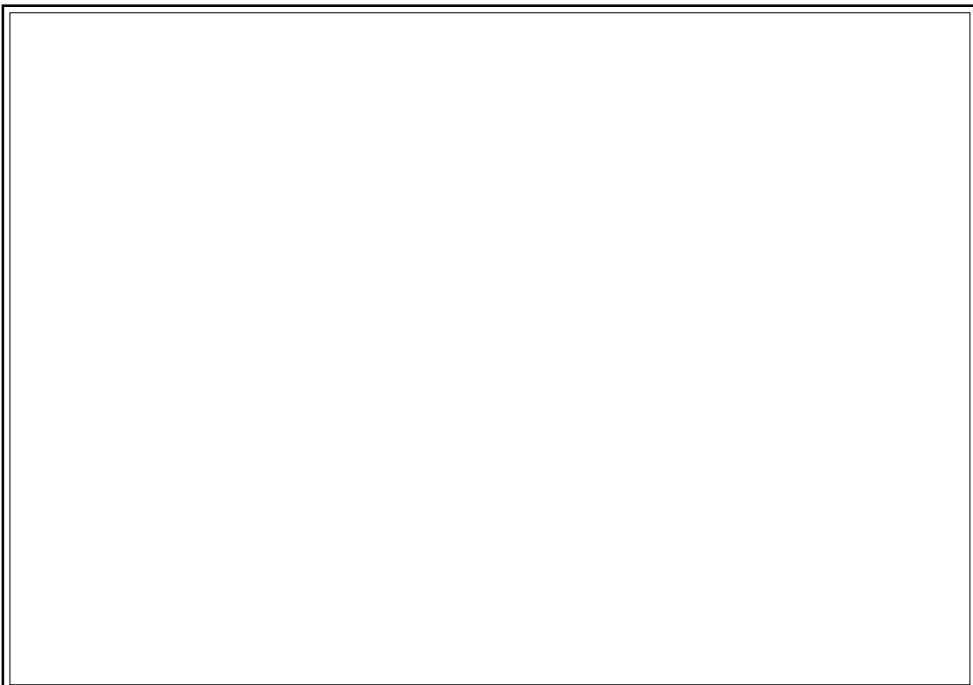
COMPARABLE SALE #4

125 Cerritos Ave
San Francisco, CA 94127
Sale Date: s03/23;c03/23
Sale Price: \$ 2,250,000



COMPARABLE SALE #5

1411 Plymouth Ave
San Francisco, CA 94112
Sale Date: s09/22;c09/22
Sale Price: \$ 1,784,500



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

Appraiser License Certificate

Borrower: Redwood Holdings LLC

File No.: 34354342

Property Address: 450 Urbano Dr

Case No.: 54381

City: San Francisco

State: CA

Zip: 94127

Lender: Wedgewood Inc



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

Irina Kurtsevaya

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

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 029969

Effective Date: January 17, 2023

Date Expires: January 16, 2025

Loretta Dillon, Deputy Bureau Chief, BREA

3067342

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

