APPRAISAL OF



LOCATED AT:

879 Shade Tree Way Corona, CA 92878

FOR:

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

BORROWER:

Redwood Holdings LLC

AS OF:

September 22, 2023

BY:

Tamra Miller

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

File Number: Ext879ShadeTree

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

879 Shade Tree Way Corona, CA 92878

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 September 22, 2023

is:

\$635,000 Six Hundred Thirty-Five 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.

Tamra Miller

Exterior-Only Inspection Residential Appraisal Report File No. Ext879ShadeTree

	e purpose of this summary appraisal report is	to provide the lender	/client with an a		upported, o				
	Property Address 879 Shade Tree Way			City Corona		State	e CA ZipC	ode 928	378
	Borrower Redwood Holdings LLC		er of Public Record	Kimesh Vora		Cour	nty Riversic	le	
	Legal Description LOT 36 MB 260/057 TR								
	Assessor's Parcel # 119-540-046	· - *		Tax Year 2022		DF	Taxes \$ 5,03	34	
-							sus Tract 040		
0-	Neighborhood Name Parkside Green			Map Reference 743C2					
Щ.	Occupant X Owner Tenant Vacant		ial Assessments \$	0	X PU	D HOA\$ 81		per year	X per month
B D	Property Rights Appraised X Fee Simple	Leasehold Otl	ner (describe)						
S	Assignment Type Purchase Transaction	Refinance Transactior	N X Other (des	cribe) Servicing					
-	Lender/Client Wedgewood Inc			hattan Beach Blvd S	uite 100	Redondo Be	ach CA 9	0278	
-	Is the subject property currently offered for sale or ha				,	_	s XNo	0210	
								0	
	Report data source(s) used, offering price(s), and data	te(s). Per CRIVILS	s, there are n	o known listings of tr	ne subjec	t property in	the prior 1	2 mont	ins.
	Source: CRMLS/Public Records								
	I did did not analyze the contract for sale f	for the subject purchase	transaction. Expla	in the results of the analysis of	of the contrac	t for sale or why th	ne analysis was	s not perfo	ormed.
RAC	Contract Price \$ Date of Contr	raat	le the property	seller the owner of public reco		/es 🗍 No D	ata Source(s)		
_									
	Is there any financial assistance (loan charges, sale of	-	npayment assistar	ice, etc.) to be paid by any pa	rty on behalf	of the borrower?	U Yes	∐ No	
ö	If Yes, report the total dollar amount and describe the	e items to be paid.							
	Note: Race and the racial composition of the neig	hhorhood are not an	oraisal factors						
	Note: Race and the racial composition of the heig Neighborhood Characteristics			lousing Trends		One-Unit Hous	ing	Drocont	and Use %
							-		
	Location Urban X Suburban Rural		s X Increasing		lining		AGE One-		85 %
	Built-Up X Over 75% 25-75% Under	r 25% Demand/Suppl	y 🗌 Shortage	🗙 In Balance 🗌 Ove	er Supply	\$(000) (yrs) 2-4 L	Init	5 %
-	Growth Rapid X Stable Slow		X Under 3 mt		er 6 mths	545 Low	18 Multi		5 %
e 1-	Neighborhood Boundaries The subject prop							mercial	<u>5</u> %
						800 High			
	of Citron St, west of 15 freeway and e		ay.			635 Pred.	25 Othe	r	%
5	Neighborhood Description See Attached Ad	dendum							
Π									
2-									
	Market Canditiona (including curport for the above of	analusiana) Soo Att	toobod Addor	dum					
	Market Conditions (including support for the above co	onclusions) <u>See Al</u>	lacheu Auuer	IuuIII					
-									
	Dimensions 0.07 acres (See Plat Map)	Area 30	49 sf	Shape Irreg	ular		View N;Res	;	
	Specific Zoning Classification R1	Zoning D	escription Single	e Family Dwelling					
_		onforming (Grandfather		Zoning Illegal (descr	ihe)				
_	Is the highest and best use of the subject property as					/es 🗍 No If	No docaribo		
	is the highest and best use of the subject property as	improved (or as propos	eu per plans anu s	specifications) the present use			No, describe.		
	Utilities Public Other (describe)		Public	Other (describe)	(Off-site Improver	nents—Type	Pul	blic Private
ш.		Water		Other (describe)				_	
STE	Electricity X	Water Sapitary Se	X	Other (describe)	S	Street Asphalt		Put	
-	Electricity X Gas X	Sanitary Se	ewer X		S A	Street Asphalt Alley None		×	
	Electricity X Gas X FEMA Special Flood Hazard Area Yes X M	Sanitary Se No FEMA Flood Zon	e X	FEMA Map # 060	S	Street Asphalt Alley None		×	
	Electricity X Gas X	Sanitary Se No FEMA Flood Zon	ewer X		65C0689	Street Asphalt Alley None G FEMA		×	
-	Electricity X Gas X FEMA Special Flood Hazard Area Yes X M	Sanitary Se No FEMA Flood Zon the market area?	x ewer x e X Yes No	FEMA Map # 0600	65C0689	Street Asphalt Alley None	A Map Date O 8	X 3/28/200	
-	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Yes	Sanitary Se No FEMA Flood Zon the market area?	x ewer x e X Yes No	FEMA Map # 0600	65C0689	Street Asphalt Alley None G FEMA		X 3/28/200	
-	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Yes	Sanitary Se No FEMA Flood Zon the market area?	x ewer x e X Yes No	FEMA Map # 0600	65C0689	Street Asphalt Alley None G FEMA	A Map Date O 8	X 3/28/200	
-	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Yes	Sanitary Se No FEMA Flood Zon the market area?	x ewer x e X Yes No	FEMA Map # 0600	65C0689	Street Asphalt Alley None G FEMA	A Map Date O 8	X 3/28/200	
-	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact	Sanitary So No FEMA Flood Zon the market area?	X ewer X e X X Yes No chments, environn	FEMA Map # 0600 If No, describe. nental conditions, land uses, e	65C0689 ttc.)?	Street Asphalt Niley None G FEMA Yes X No	Map Date OE	8/28/200	
	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope	Sanitary So No FEMA Flood Zon the market area?	X ewer X e X X Yes No chments, environn	FEMA Map # 0600 If No, describe. nental conditions, land uses, e	65C0689 ttc.)?	Street Asphalt Alley None G FEMA Yes X No rior Inspection [Map Date O8	8/28/200	
	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection	Sanitary Second	X ewer X e X Yes No chments, environn	FEMA Map # 0600 If No, describe. nental conditions, land uses, e	65C0689 ttc.)?	Street Asphalt Alley None G FEMA Yes X No rior Inspection [Map Date O8	8/28/200	
	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope	Sanitary So No FEMA Flood Zon the market area?	X ewer X e X Yes No chments, environn	FEMA Map # 0600 If No, describe. nental conditions, land uses, e	65C0689 itc.)?	Street Asphalt Alley None G FEMA Yes X No rior Inspection [Map Date OE	8/28/200	
	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES	X ewer X e X Yes No chments, environn les X MLS (FEMA Map # 0600 If No, describe. nental conditions, land uses, e X Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling	65C0689 itc.)?	Street Asphalt None G FEMA Yes X No rior Inspection [CRMLS/Real menities	Map Date OE	X/28/200	
	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES	X ewer X e X No Yes No chments, environn les X K MLS SCRIPTION X Crawl Space	FEMA Map # 0600 If No, describe. The the the the the the the the the the t	65C0689 tc.)?	Street Asphalt None G FEMA Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1	Map Date OE If Yes, descri Property O ist/Tax Ro	A/28/200 be wner IIs Car Storag	08ge
	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement	X ewer X e X No X Yes No chments, environn les X K MLS SCRIPTION X Crawl Space Finished	FEMA Map # 0600 If No, describe. nental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant	65C0689 itc.)?	Street Asphalt Alley None G FEMA Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0	Map Date O E	(28/200 (20/28/200 (20/20)	General ge Cars 2
	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One Yope X Det. Att. S-Det./End Unit	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement	X ewer X e X No Chments, environn les X MLS CRIPTION X Crawl Space Finished Finished	FEMA Map # 0600 If No, describe. nental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other	stc.)?	Street Asphalt None G FEMA Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio	Map Date O 8 If Yes, descri Property O ist/Tax Ro None X Driveway Sur	(x) (Ge Cars 2
	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One Yope X Det. Att. S-Det./End Unit X Existing Proposed	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement	X ewer X e X No Chments, environn les X MLS CRIPTION X Crawl Space Finished Finished	FEMA Map # 0600 If No, describe. nental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas	stc.)?	Street Asphalt Alley None G FEMA Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0	Map Date O 8 If Yes, descri Property O ist/Tax Ro None X Driveway Driveway Sur X Garage	(x) (General ge Cars 2
	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One Yope X Det. Att. S-Det./End Unit X Existing Proposed	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement	X ewer X e X No X Yes No chments, environn les X K NLS CRIPTION X Crawl Space Finished Finished Co/Avg	FEMA Map # 0600 If No, describe. nental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other	stc.)?	Street Asphalt None G FEMA Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio	Map Date O 8 If Yes, descri Property O ist/Tax Ro None X Driveway Driveway Sur X Garage	X B/28/200 be. Wner IIs Car Storag / # of (faceCon # of (Ge Cars 2
	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style)	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement Exterior Walls Stuck Roof Surface Tile/A	X ewer X e X No Yes No chments, environn les X les X X Crawl Space Finished Finished co/Avg verage	FEMA Map # 0600 FEMA Map # 0600 If No, describe. nental conditions, land uses, e X Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas X Central Air Conditioning	stc.)?	Street Asphalt New None G FEMA Yes X No Yes X No rior Inspection (CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None None	Map Date O 8	X B/28/200 be. Wner IIs Car Storag // # of (face Con # of (# of (() () 08 () ge () Cars 2 () Cars 3 ()
	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X Yope Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Contemp Year Built 1998	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement Exterior Walls Stuc Roof Surface Tile/A Gutters & Downspouts	X ewer e X Yes No chments, environn les X MLS SCRIPTION X Crawl Space Finished Co/Avg verage Alum/Avg	FEMA Map # 0600 FEMA Map # 0600 If No, describe. nental conditions, land uses, e X Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual	stc.)?	Street Asphalt Alley None G FEM/ Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None None BWall	Map Date OE If Yes, descri Property O ist/Tax Ro Driveway Driveway Sur X Garage Carport X Attached	X B/28/200 be. Wner IIs Car Storag // # of (face Con # of (# of (Ge Cars 2 Corete Cars 2
	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A	X ewer X e X No K Yes No chments, environn les X MLS iscription X Crawl Space Finished Co/Avg verage Alum/Avg vg	FEMA Map # 0600 If No, describe. nental conditions, land uses, e X Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other	stc.)?	Street Asphalt Alley None G FEM/ Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None	Map Date O If Yes, descri Property O ist/Tax Ro None X Driveway Sur Carport X Attached Built-in	x B/28/200 be. y B/28/200 be. y Ils Car Storag y face Con # of (# of (# of (() () 08 () ge () Cars 2 () Cars 3 ()
	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher	X ewer X e X No K) Yes No chments, environn les X MLS les X MLS CRIPTION X Crawl Space Finished Co/Avg verage Alum/Avg vg Disposal	FEMA Map # 0600 If No, describe. nental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas X Central Air Conditioning Individual Other Fuel Gas	stc.)?	Street Asphalt Alley None G FEMA Yes X No Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None er (describe) Ex	Map Date O E If Yes, descri Property O ist/ Tax Ro None X Driveway Sur X Garage Carport X Attached Built-in terior Insp	x B/28/200 be. y B/28/200 be. y B/28/200 be. wner Ills Car Storag # of (car Storag	Image: Cars 2 Cars 2 Cars 2 Cars 2 Cars 2 Cars 0
	Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms	X ewer X e X No K Yes No chments, environn les X MLS iscription X Crawl Space Finished Co/Avg verage Alum/Avg vg	FEMA Map # 0600 If No, describe. hental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Fuel Gas	stc.)?	Street Asphalt Alley None G FEM/ Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None	Map Date O E If Yes, descri Property O ist/ Tax Ro None X Driveway Sur X Garage Carport X Attached Built-in terior Insp	x B/28/200 be. y B/28/200 be. y B/28/200 be. wner Ills Car Storag # of (car Storag	Image: Cars 2 Cars 2 Cars 2 Cars 2 Cars 2 Cars 0
- - - - - - - - - - - - - - - - - - -	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms	X ewer X e X No K) Yes No chments, environn les X MLS les X MLS CRIPTION X Crawl Space Finished Co/Avg verage Alum/Avg vg Disposal	FEMA Map # 0600 If No, describe. nental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas X Central Air Conditioning Individual Other Fuel Gas	stc.)?	Street Asphalt Alley None G FEMA Yes X No Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None er (describe) Ex	Map Date O E If Yes, descri Property O ist/ Tax Ro None X Driveway Sur X Garage Carport X Attached Built-in terior Insp	x B/28/200 be. y B/28/200 be. y B/28/200 be. wner Ills Car Storag # of (car Storag	Image: Cars 2 Cars 2 Cars 2 Cars 2 Cars 2 Cars 0
- - - - - - - - - - - - - - - - - - -	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains:	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms	X ewer X e X No K) Yes No chments, environn les X MLS les X MLS CRIPTION X Crawl Space Finished Co/Avg verage Alum/Avg vg Disposal	FEMA Map # 0600 If No, describe. nental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas X Central Air Conditioning Individual Other Fuel Gas	stc.)?	Street Asphalt Alley None G FEMA Yes X No Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None er (describe) Ex	Map Date O E If Yes, descri Property O ist/ Tax Ro None X Driveway Sur X Garage Carport X Attached Built-in terior Insp	x B/28/200 be. y B/28/200 be. y B/28/200 be. wner Ills Car Storag # of (car Storag	Image: Cars 2 Cars 2 Cars 2 Cars 2 Cars 2 Cars 0
- - - - - - - - - - -	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc.	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms C) None	X ewer e X Yes No chments, environn les X Yes No chments, environn les X Crawl Space Finished Co/Avg verage Alum/Avg Ng Disposal N 3	FEMA Map # 0600 If No, describe. nental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other fuel Gas X Central Air Conditioning Actional Conditioning Conter Fuel Gas X Central Air Conditioning Attribute State State S	stc.)?	Street Asphalt Mey None G FEMA Yes X No rior Inspection (CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None er (describe) Ex 1,623 Square	Map Date O 8 If Yes, descri Property O ist/Tax Ro None X Driveway Driveway Sur Garage Carport X Attached Built-in terior Insp Feet of Gross	x B/28/200 be. B/28/200 be. y B/28/200 be. Where IIs Car Storage # of (face Con # of (# of (# of (D c ection Living Area	Image Image <t< td=""></t<>
- - - - - - - - - -	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etcometains) Additional features (special energy efficient items, etcometains) Additional features (special energy efficient items, etcometains)	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms C.) None Ete(s) (including apparen	X ewer e X Yes No chments, environn les X MLS GCRIPTION X Crawl Space Finished co/Avg verage s Alum/Avg vg Disposal 1 3 Bedr	FEMA Map # 0600 If No, describe. nental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas X Central Air Conditioning Individual Other Aircowave Washer/Dry ooms 2.1 Ba	stc.)?	Street Asphalt Mey None G FEMA Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None er (describe) Ex 1,623 Square	Map Date O 8 If Yes, descri Property O ist/Tax Ro None X Driveway Driveway Sur Garage Carport X Attached Built-in terior Insp Feet of Gross	x B/28/200 be. y B/28/200 be. y B/28/200 be. wner IIs Car Storage face Con # of (# of (# of (Living Area dition co	Image Image <t< td=""></t<>
- 	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc Describe the condition of the property and data source property is rated good to average.	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type VyI/A Dishwasher 7 Rooms C.) None te (s) (including apparente to g and short	X ewer e X Yes No chments, environn les X Yes No chments, environn les X Yes No chments, environn les X Crawl Space Finished co/Avg verage Alum/Avg vg Disposal N 3 t needed repairs, c -lived improv	FEMA Map # 0600 If No, describe. nental conditions, land uses, e Assessment and Tax Recc Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas X Central Air Conditioning Individual Other fuel Gas X Central Air Conditioning Individual Other Aircowave Washer/Dry ooms 2.1 Ba leterioration, renovations, rem ement components s	such as; r	Street Asphalt None G FEMA Yes X No rior Inspection (CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None er (describe) Ex 1,623 Square C3;The coofing syste	Map Date O 8 If Yes, descri Property O ist/Tax Ro None X Driveway Driveway Sur Garage Carport X Attached Built-in terior Insp Feet of Gross	x B/28/200 be. y B/28/200 be. y B/28/200 be. wner IIs Car Storage face Con # of (# of (# of (Living Area dition co	Image Image <t< td=""></t<>
- 	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etcometains) Additional features (special energy efficient items, etcometains) Additional features (special energy efficient items, etcometains)	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type VyI/A Dishwasher 7 Rooms C.) None te (s) (including apparente to g and short	X ewer e X Yes No chments, environn les X Yes No chments, environn les X Yes No chments, environn les X Crawl Space Finished co/Avg verage Alum/Avg vg Disposal N 3 t needed repairs, c -lived improv	FEMA Map # 0600 If No, describe. nental conditions, land uses, e Assessment and Tax Recc Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas X Central Air Conditioning Individual Other fuel Gas X Central Air Conditioning Individual Other Aircowave Washer/Dry ooms 2.1 Ba leterioration, renovations, rem ement components s	such as; r	Street Asphalt None G FEMA Yes X No rior Inspection (CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None er (describe) Ex 1,623 Square C3;The coofing syste	Map Date O 8 If Yes, descri Property O ist/Tax Ro None X Driveway Driveway Sur Garage Carport X Attached Built-in terior Insp Feet of Gross	x B/28/200 be. y B/28/200 be. y B/28/200 be. wner IIs Car Storage face Con # of (# of (# of (Living Area dition co	Image Image <t< td=""></t<>
- 	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc Describe the condition of the property and data source property is rated good to average.	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type VyI/A Dishwasher 7 Rooms C.) None te (s) (including apparente to g and short	X ewer e X Yes No chments, environn les X Yes No chments, environn les X Yes No chments, environn les X Crawl Space Finished co/Avg verage Alum/Avg vg Disposal N 3 t needed repairs, c -lived improv	FEMA Map # 0600 If No, describe. nental conditions, land uses, e Assessment and Tax Recc Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas X Central Air Conditioning Individual Other fuel Gas X Central Air Conditioning Individual Other Aircowave Washer/Dry ooms 2.1 Ba leterioration, renovations, rem ement components s	such as; r	Street Asphalt None G FEMA Yes X No rior Inspection (CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None er (describe) Ex 1,623 Square C3;The coofing syste	Map Date O 8 If Yes, descri Property O ist/Tax Ro None X Driveway Driveway Sur Garage Carport X Attached Built-in terior Insp Feet of Gross	x B/28/200 be. y B/28/200 be. y B/28/200 be. wner IIs Car Storage face Con # of (# of (# of (Living Area dition co	Image Image <t< td=""></t<>
- 	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc Describe the condition of the property and data source property is rated good to average.	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type VyI/A Dishwasher 7 Rooms C.) None te (s) (including apparente to g and short	X ewer e X Yes No chments, environn les X Yes No chments, environn les X Yes No chments, environn les X Crawl Space Finished co/Avg verage Alum/Avg vg Disposal N 3 t needed repairs, c -lived improv	FEMA Map # 0600 If No, describe. nental conditions, land uses, e Assessment and Tax Recc Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas X Central Air Conditioning Individual Other fuel Gas X Central Air Conditioning Individual Other Aircowave Washer/Dry ooms 2.1 Ba leterioration, renovations, rem ement components s	such as; r	Street Asphalt None G FEMA Yes X No rior Inspection (CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None er (describe) Ex 1,623 Square C3;The coofing syste	Map Date O 8 If Yes, descri Property O ist/Tax Ro None X Driveway Driveway Sur Garage Carport X Attached Built-in terior Insp Feet of Gross	x B/28/200 be. y B/28/200 be. y B/28/200 be. wner IIs Car Storage face Con # of (# of (# of (Living Area dition co	Image Image <t< td=""></t<>
- 	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc Describe the condition of the property and data source property is rated good to average.	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type VyI/A Dishwasher 7 Rooms C.) None te (s) (including apparente to g and short	X ewer e X Yes No chments, environn les X Yes No chments, environn les X Yes No chments, environn les X Crawl Space Finished co/Avg verage Alum/Avg vg Disposal N 3 t needed repairs, c -lived improv	FEMA Map # 0600 If No, describe. nental conditions, land uses, e Assessment and Tax Recc Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas X Central Air Conditioning Individual Other fuel Gas X Central Air Conditioning Individual Other Aircowave Washer/Dry ooms 2.1 Ba leterioration, renovations, rem ement components s	such as; r	Street Asphalt None G FEMA Yes X No rior Inspection (CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None er (describe) Ex 1,623 Square C3;The coofing syste	Map Date O 8 If Yes, descri Property O ist/Tax Ro None X Driveway Driveway Sur Garage Carport X Attached Built-in terior Insp Feet of Gross	x B/28/200 be. y B/28/200 be. y B/28/200 be. wner IIs Car Storage face Con # of (# of (# of (Living Area dition co	Image Image <t< td=""></t<>
IMPROVEMENTS	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories Type X Det. Att. S-Det./End Unit X Estisting Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc Describe the condition of the property and data source property is rated good to average. The working order at the time of exterior in in	Sanitary Se No FEMA Flood Zon the market area? [2] ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms C) None te long and short nspection. No ob	X ewer e X Yes No chments, environn les X MLS les X MLS SCRIPTION X Crawl Space Finished co/Avg verage Alum/Avg Vg Disposal 3 t needed repairs, construction served exter	FEMA Map # 0600 If No, describe. hental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Fuel Gas Central Air Conditioning Coher Fuel Gas Coher Fuel Gas Coher	such as; r	Street Asphalt Alley None G FEM/ Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None er (describe) Ex 1,623 Square	Map Date O If Yes, descri Property O ist/Tax Ro Driveway Sur Carport X Garage Carport X Attached Built-in terior Insp Feet of Gross Dverall con m and win	x B/28/200 be. y B/28/200 be. wner Ils Car Storag # of (face Con # of (# of (<	Image: Cars 2 Cars 2 Cars 2 Cars 2 Cars 2 Cars 0 Detached a Above Grade of subject vere in
	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Proper X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc Describe the condition of the property and data source property is rated good to average.	Sanitary Se No FEMA Flood Zon the market area? [2] ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms C) None te long and short nspection. No ob	X ewer e X Yes No chments, environn les X MLS les X MLS SCRIPTION X Crawl Space Finished co/Avg verage Alum/Avg Vg Disposal 3 t needed repairs, construction served exter	FEMA Map # 0600 If No, describe. hental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Fuel Gas Central Air Conditioning Coher Fuel Gas Coher Fuel Gas Coher	such as; r	Street Asphalt Alley None G FEM/ Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None er (describe) Ex 1,623 Square	Map Date O 8 If Yes, descri Property O ist/Tax Ro None X Driveway Sur Carport X Attached Built-in terior Insp Feet of Gross overall con m and win	x B/28/200 be. y B/28/200 be. y B/28/200 be. wner IIs Car Storage face Con # of (# of (# of (Living Area dition co	Image: Cars 2 Cars 2 Cars 2 Cars 2 Cars 0 Detached a Above Grade of subject vere in
IMPROVEMENTS	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories Type X Det. Att. S-Det./End Unit X Estisting Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc Describe the condition of the property and data source property is rated good to average. The working order at the time of exterior in in	Sanitary Se No FEMA Flood Zon the market area? [2] ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms C) None te long and short nspection. No ob	X ewer e X Yes No chments, environn les X MLS les X MLS SCRIPTION X Crawl Space Finished co/Avg verage Alum/Avg Vg Disposal 3 t needed repairs, construction served exter	FEMA Map # 0600 If No, describe. hental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Fuel Gas Central Air Conditioning Coher Fuel Gas Coher Fuel Gas Coher	such as; r	Street Asphalt Alley None G FEM/ Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None er (describe) Ex 1,623 Square	Map Date O If Yes, descri Property O ist/Tax Ro Driveway Sur Carport X Garage Carport X Attached Built-in terior Insp Feet of Gross Dverall con m and win	x B/28/200 be. y B/28/200 be. wner Ils Car Storag # of (face Con # of (# of (<	Image: Cars 2 Cars 2 Cars 2 Cars 2 Cars 2 Cars 0 Detached a Above Grade of subject vere in
IMPROVEMENTS	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories Type X Det. Att. S-Det./End Unit X Estisting Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc Describe the condition of the property and data source property is rated good to average. The working order at the time of exterior in in	Sanitary Se No FEMA Flood Zon the market area? [2] ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms C) None te long and short nspection. No ob	X ewer e X Yes No chments, environn les X MLS les X MLS SCRIPTION X Crawl Space Finished co/Avg verage Alum/Avg Vg Disposal 3 t needed repairs, construction served exter	FEMA Map # 0600 If No, describe. hental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Fuel Gas Central Air Conditioning Coher Fuel Gas Coher Fuel Gas Coher	such as; r	Street Asphalt Alley None G FEM/ Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None er (describe) Ex 1,623 Square	Map Date O If Yes, descri Property O ist/Tax Ro Driveway Sur Carport X Garage Carport X Attached Built-in terior Insp Feet of Gross Dverall con m and win	x B/28/200 be. y B/28/200 be. wner Ils Car Storag # of (face Con # of (# of (<	Image: Cars 2 Cars 2 Cars 2 Cars 2 Cars 2 Cars 0 Detached a Above Grade of subject vere in
IMPROVEMENTS	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories Type X Det. Att. S-Det./End Unit X Estisting Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc Describe the condition of the property and data source property is rated good to average. The working order at the time of exterior in in	Sanitary Se No FEMA Flood Zon the market area? [2] ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms C) None te long and short nspection. No ob	X ewer e X Yes No chments, environn les X MLS les X MLS SCRIPTION X Crawl Space Finished co/Avg verage Alum/Avg Vg Disposal 3 t needed repairs, construction served exter	FEMA Map # 0600 If No, describe. hental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Fuel Gas Central Air Conditioning Coher Fuel Gas Coher Fuel Gas Coher	such as; r	Street Asphalt Alley None G FEM/ Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None er (describe) Ex 1,623 Square	Map Date O If Yes, descri Property O ist/Tax Ro Driveway Sur Carport X Garage Carport X Attached Built-in terior Insp Feet of Gross Dverall con m and win	x B/28/200 be. y B/28/200 be. wner Ils Car Storag # of (face Con # of (# of (<	Image: Cars 2 Cars 2 Cars 2 Cars 2 Cars 2 Cars 0 Detached a Above Grade of subject vere in
IMPROVEMENTS	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories Type X Det. Att. S-Det./End Unit X Estisting Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc Describe the condition of the property and data source property is rated good to average. The working order at the time of exterior in in	Sanitary Se No FEMA Flood Zon the market area? [2] ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms Concete Slab Full Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms C) None Sc.) None	X ewer e X Yes No chments, environn les X MLS les X MLS SCRIPTION X Crawl Space Finished co/Avg verage Alum/Avg Vg Disposal 3 t needed repairs, construction served exter	FEMA Map # 0600 If No, describe. hental conditions, land uses, e Assessment and Tax Reco Data Source(s) for Gross I Heating / Cooling FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Fuel Gas Central Air Conditioning Coher Fuel Gas Coher Fuel Gas Coher	such as; r	Street Asphalt Alley None G FEM/ Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None er (describe) Ex 1,623 Square	Map Date O If Yes, descri Property O ist/Tax Ro Driveway Sur Carport X Garage Carport X Attached Built-in terior Insp Feet of Gross Dverall con m and win	x B/28/200 be. y B/28/200 be. wner Ils Car Storag # of (face Con # of (# of (<	Image: Cars 2 Cars 2 Cars 2 Cars 2 Cars 2 Cars 0 Detached a Above Grade of subject vere in
	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units One One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det//End Unit X Existing Proposed Under Const. Design (Style) Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc Describe the condition of the property and data source property is rated good to average. The working order at the time of exterior in Are there any apparent physical deficiencies or adver	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Exterior Walls Stuck Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms c.) None Se(s) (including apparen the long and short nspection. No ob	X ewer e X Yes No chments, environn les X Ites X X Crawl space Finished Finished Co/Avg Verage Alum/Avg Vg Disposal N 3 Bedr t needed repairs, c Served exter t the livability, sour Served exter	FEMA Map # 0600 If No, describe. nental conditions, land uses, e X Assessment and Tax Recc Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Accentral Air Conditioning Individual Accentral Air Conditioning Accentral Accentral Air Conditioning Accentral Accentral Air Conditioning Accentral Accentral Acc	such as; r	Street Asphalt Alley None G FEM/ Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None BWall None action (describe) Ex 1,623 Square). C3;The coofing syste per noted.	Map Date O 8 If Yes, descri If Yes, descri Property O ist/Tax Ro None X Driveway Sur Carport Attached Built-in terior Insp Feet of Gross overall con m and win X No If Y	x B/28/200 be. y B/28/200 be. wner Ils Car Storag # of (face Con # of (# of (<	Image: Cars 2 Cars 2 Cars 2 Cars 2 Cars 2 Cars 0 Detached a Above Grade of subject vere in
	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories Type X Det. Att. S-Det./End Unit X Estisting Proposed Under Const. Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc Describe the condition of the property and data source property is rated good to average. The working order at the time of exterior in in	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Exterior Walls Stuck Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms c.) None Se(s) (including apparen the long and short nspection. No ob	X ewer e X Yes No chments, environn les X Ites X X Crawl space Finished Finished Co/Avg Verage Alum/Avg Vg Disposal N 3 Bedr t needed repairs, c Served exter t the livability, sour Served exter	FEMA Map # 0600 If No, describe. nental conditions, land uses, e X Assessment and Tax Recc Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Accentral Air Conditioning Individual Accentral Air Conditioning Accentral Accentral Air Conditioning Accentral Accentral Air Conditioning Accentral Accentral Acc	such as; r	Street Asphalt None G FEM/ Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None BWall None action (describe) Ex 1,623 Square coofing syste per noted.	Map Date O 8 If Yes, descri If Yes, descri Property O ist/Tax Ro None X Driveway Sur Carport Attached Built-in terior Insp Feet of Gross overall con m and win X No If Y	x B/28/200 be. y B/28/200 be. wner Ils Car Storag # of (face Con # of (# of (<	Image: Cars 2 Cars 2 Cars 2 Cars 2 Cars 2 Cars 0 Detached a Above Grade of subject vere in
	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units One One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det//End Unit X Existing Proposed Under Const. Design (Style) Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc Describe the condition of the property and data source property is rated good to average. The working order at the time of exterior in Are there any apparent physical deficiencies or adver	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Exterior Walls Stuck Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms c.) None Se(s) (including apparen the long and short nspection. No ob	X ewer e X Yes No chments, environn les X Ites X X Crawl space Finished Finished Co/Avg Verage Alum/Avg Vg Disposal N 3 Bedr t needed repairs, c Served exter t the livability, sour Served exter	FEMA Map # 0600 If No, describe. nental conditions, land uses, e X Assessment and Tax Recc Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Accentral Air Conditioning Individual Accentral Air Conditioning Accentral Accentral Air Conditioning Accentral Accentral Air Conditioning Accentral Accentral Acc	such as; r	Street Asphalt Alley None G FEM/ Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None BWall None action (describe) Ex 1,623 Square). C3;The coofing syste per noted.	Map Date O 8 If Yes, descri If Yes, descri Property O ist/Tax Ro None Driveway Sur Carport Carport Attached Built-in terior Insp Feet of Gross overall con m and win X No If Y	x B/28/200 be. y B/28/200 be. wner Ils Car Storag # of (face Con # of (# of (<	Image: Cars 2 Cars 2 Cars 2 Cars 2 Cars 2 Cars 0 Detached a Above Grade of subject vere in
	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units One One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det//End Unit X Existing Proposed Under Const. Design (Style) Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc Describe the condition of the property and data source property is rated good to average. The working order at the time of exterior in Are there any apparent physical deficiencies or adver	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Exterior Walls Stuck Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms c.) None Se(s) (including apparen the long and short nspection. No ob	X ewer e X Yes No chments, environn les X Ites X X Crawl space Finished Finished Co/Avg Verage Alum/Avg Vg Disposal N 3 Bedr t needed repairs, c Served exter t the livability, sour Served exter	FEMA Map # 0600 If No, describe. nental conditions, land uses, e X Assessment and Tax Recc Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Accentral Air Conditioning Individual Accentral Air Conditioning Accentral Accentral Air Conditioning Accentral Accentral Air Conditioning Accentral Accentral Acc	such as; r	Street Asphalt Alley None G FEM/ Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None BWall None action (describe) Ex 1,623 Square). C3;The coofing syste per noted.	Map Date O 8 If Yes, descri If Yes, descri Property O ist/Tax Ro None Driveway Sur Carport Carport Attached Built-in terior Insp Feet of Gross overall con m and win X No If Y	x B/28/200 be. y B/28/200 be. wner Ils Car Storag # of (face Con # of (# of (<	Image: Cars 2 Cars 2 Cars 2 Cars 2 Cars 2 Cars 0 Detached a Above Grade of subject vere in
	Electricity X Gas X FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection GENERAL DESCRIPTION Units One One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det//End Unit X Existing Proposed Under Const. Design (Style) Design (Style) Contemp Year Built 1998 Effective Age (Yrs) 19 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc Describe the condition of the property and data source property is rated good to average. The working order at the time of exterior in Are there any apparent physical deficiencies or adver	Sanitary Se No FEMA Flood Zon the market area? 2 ors (easements, encroa rty Appraisal Fi GENERAL DES Concrete Slab Full Basement Partial Basement Exterior Walls Stucc Roof Surface Tile/A Gutters & Downspouts Window Type Vyl/A Dishwasher 7 Rooms C) None rese (s) (including apparen ne long and short nspection. No ob	X e wer e X Yes No chments, environn les X les X X Crawl space Finished Finished co/Avg verage Alum/Avg NQ Disposal N 3 Bedr t needed repairs, c served exter t needed repairs, c served exter t the livability, sour the livability, sour	FEMA Map # 0600 If No, describe. nental conditions, land uses, e X Assessment and Tax Recc Data Source(s) for Gross I Heating / Cooling X FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Accentral Air Conditioning Individual Accentral Air Conditioning Accentral Accentral Air Conditioning Accentral Accentral Air Conditioning Accentral Accentral Acc	such as; r	Street Asphalt Alley None G FEM/ Yes X No rior Inspection [CRMLS/Real menities ace(s) # 1 Stove(s) # 0 Deck Patio None BWall None BWall None BWall None action (describe) Ex 1,623 Square). C3;The coofing syste per noted.	Map Date OE If Yes, descri Property O ist/Tax Ro Driveway Sur Carport Carport Carport Attached Built-in terior Insp Feet of Gross overall con m and win	X X X X X X X X X X X X X X X X X X X	Image: Cars 2 Cars 2 Cars 2 Cars 2 Cars 2 Cars 0 Detached a Above Grade of subject vere in

Exterior-Only Inspection Residential Appraisal Report File No. Ext879ShadeTree

			fered for sale in the s							9,900	
			ighborhood within th					545,000	to \$	800,000	
FEATURE		UBJECT	COMPARA		SALE NO. 1		MPARABLE S				BLE SALE NO. 3
879 Shade Tree Wa Address Corona, CA	2		931 Acorn Ln Corona, CA 9		o		nfinder W CA 9287	•		Pathfinder ona, CA 92	
Proximity to Subject	92070		0.21 miles N		5	0.07 mile		0		6 miles NE	2070
Sale Price	\$		0.21111103144	\$	645,000	0.07 1111	\$	660,000	0.00		\$ 623,00
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 397.41 sq.1		010,000	\$ 447.4		000,000	\$ 4	170.90 sq. ft.	
Data Source(s)	÷	0100 34.11.			3474:DOM 26			2483:DOM 11			3041896;DOM 3
Verification Source(s)			Doc #205206				7004/Rea			#93376/R	
VALUE ADJUSTMENTS	DES	SCRIPTION	DESCRIPTION		+(-) \$ Adjustment		RIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment
Sale or Financing			ArmLth		() ()	ArmLth			Arm		()
Concessions			FHA;10000		-10,000	FHA;500	00	-5,000			
Date of Sale/Time			s09/23;c08/23	3		s09/23;c				/23;c03/23	22,98
Location	N;Res	;	N;Res;			N;Res;			N;R		
Leasehold/Fee Simple	Fee S	imple	Fee Simple			Fee Sim	ple		Fee	Simple	
Site	3049 s	sf	3485 sf		0	3485 sf		0	435	6 sf	
View	N;Res		N;Res;			N;Res;			N;R	es;	
Design (Style)	DT2;C	ontemp	DT2;Contemp	c		DT2;Cor	ntemp		DT2	contemp;	
Quality of Construction	Q4		Q4			Q4			Q4		
Actual Age	25		28		0	25			28		
Condition	C3		C3			C3		-25,000	C3		-25,00
Above Grade	Total Bdrr		Total Bdrms. Bat	hs	0	Total Bdrms.	Baths		Total		
Room Count	7 3		8 4 2.			7 3	2.1		7	3 2.1	
Gross Living Area		1,623 sq. ft.	1,623	sq. ft.			,475 sq. ft.	7,000		1,323 so	q. ft. 14,10
Basement & Finished	0sf		0sf			0sf			0sf		
Rooms Below Grade											
Functional Utility	Avera		Average		<u> </u>	Average				rage	
Heating/Cooling	FWA/0	CAC	FWA/CAC			FWA/CA	NC .		-	A/CAC	
Energy Efficient Items	None		None			None			Nor		
Garage/Carport	2ga2d		2ga2dw			2ga2dw				2dw	
Porch/Patio/Deck	Patio/I	Jeck	Patio/Deck			Patio/De	eck		Pati	o/Deck	
			+ X-	6	10.000		X - \$	22.000			12.09
Net Adjustment (Total)				\$	10,000		<u>X</u> - \$ -3.5%	23,000			\$ 12,08
Adjusted Sale Price			Net Adj1.69 Gross Adj. 1.69		625 000	Net Adj.		627.000	Net A	,	
of Comparables	coarch the	calo or transfor b			635,000		5.6% \$	637,000	Gross	Adj. 10.0%	\$ 635,08
	searchitte	sale of transfer fi	isiony of the subject p	properi	ly and companable s	ales. Il liul, ei	kpiairi				
					, , , , , , , , , , , , , , , , , , ,						
My research X did	did not re	eveal any prior sal	es or transfers of the	subie	· · ·		or to the effec	tive date of this appr	aisal		
My research X did		eveal any prior sal	es or transfers of the	e subje	· · ·		or to the effec	tive date of this appr	aisal.		
Data source(s) Realist					ct property for the th	ree years pric					
Data source(s) Realist]did not r€		es or transfers of the		ct property for the th	ree years pric					
Data source(s) Realist) did not re	eveal any prior sal	es or transfers of the	e comp	ct property for the th arable sales for the	ree years pric	he date of sa	le of the comparable	sale.	on page 3).	
Data source(s) Realist My research did X Data source(s) Realist) did not re	eveal any prior sal	es or transfers of the	e comp	ct property for the th arable sales for the	ree years pric year prior to t 'ty and compa	he date of sa arable sales (le of the comparable	sale. or sales		RABLE SALE NO. 3
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res	did not re	eveal any prior sal d analysis of the p SU 08/22/2023	es or transfers of the	e comp	ct property for the th arable sales for the of the subject proper	ree years pric year prior to t 'ty and compa	he date of sa arable sales (le of the comparable	sale. or sales		RABLE SALE NO. 3
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM	did not re	eveal any prior sal I analysis of the p SUI	es or transfers of the	e comp	ct property for the th arable sales for the of the subject proper	ree years pric year prior to t 'ty and compa	he date of sa arable sales (le of the comparable	sale. or sales		RABLE SALE NO. 3
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer	did not re	eveal any prior sal d analysis of the p SU 08/22/2023	es or transfers of the	e comp	ct property for the th arable sales for the of the subject proper COMPARABLE SA	ree years pric year prior to t 'ty and compa	he date of sa arable sales (le of the comparable	sale. or sales	COMPAR Realist	
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	did not re	eveal any prior sal l analysis of the p SU 08/22/2023 \$359,119	es or transfers of the	e comp	ct property for the th arable sales for the of the subject prope COMPARABLE SA comparison compariso	ree years prio year prior to t ty and comp- LE NO. 1	he date of sa arable sales (COMF Realist 09/22/2	le of the comparable report additional pric PARABLE SALE NO 023	sale. or sales . 2	COMPAI Realist 09/22/202	23
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar	did not re search anc ce(s)	aveal any prior sal analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p	es or transfers of the rior sale or transfer h BJECT roperty and compara	e comp nistory Re 09/ able sa	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les Prior sal	ree years prio year prior to t "ty and comp- LE NO. 1 e transfer	he date of sa arable sales (COMF Realist 09/22/20 for the s	le of the comparable report additional pric PARABLE SALE NO 023 ubject propert	or sales . 2 y on t	COMPAI Realist 09/22/202 08/22/2023	23 3 with a final
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourr Analysis of prior sale or trar judgment amount of	did not re search and ce(s) sfer histor	eveal any prior sal analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee	e comp nistory Rea 09/ able sa e's S	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona	ree years prio year prior to t ty and compa LE NO. 1 e transfer I prior sa	he date of sa arable sales (COMF Realist 09/22/20 r for the s le for sub	le of the comparable report additional pric PARABLE SALE NO 023 ubject propert ject on 03/24/2	y on 12023	COMPAI Realist 09/22/202 08/22/2023 for \$58,58	23 3 with a final 1 default
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or trar judgment amount of amount reported as	did not re search and ce(s) nsfer histon of \$359, s a Noti	analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 y of the subject p 119 as a No ce Of Defau	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep	e comp history Re 09/ able sa e's S portee	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra	ree years prio year prior to t ty and compa LE NO. 1 e transfer il prior sa nsfer (arr	he date of sa arable sales (COMF Realist 09/22/20 r for the s le for sub ns length	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o	y on 12023	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 for	23 3 with a final 1 default or \$425,000 as a
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or tran judgment amount o amount reported as grant deed. Prior M	did not re search and ce(s) nsfer histon of \$359, s a Noti	analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 y of the subject p 119 as a No ce Of Defau	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep	e comp history Re 09/ able sa e's S portee	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra	ree years prio year prior to t ty and compa LE NO. 1 e transfer il prior sa nsfer (arr	he date of sa arable sales (COMF Realist 09/22/20 r for the s le for sub ns length	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o	y on 12023	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 for	23 3 with a final 1 default or \$425,000 as a
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or trar judgment amount of amount reported as	did not re search and ce(s) nsfer histon of \$359, s a Noti	analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 y of the subject p 119 as a No ce Of Defau	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep	e comp history Re 09/ able sa e's S portee	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra	ree years prio year prior to t ty and compa LE NO. 1 e transfer il prior sa nsfer (arr	he date of sa arable sales (COMF Realist 09/22/20 r for the s le for sub ns length	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o	y on 12023	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 for	23 3 with a final 1 default or \$425,000 as a
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior M past 12 months.	did not re search and ce(s) ce(s) search and ce(s) search and search and ce(s) search and search and search and search and search and ce(s) search and search and ce(s) search and search a	analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No ce Of Defau ing interior p	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep photos were re	e comp iistory Re 09/ able sa e's S orted view	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra	ree years prio year prior to t ty and compa LE NO. 1 e transfer il prior sa nsfer (arr	he date of sa arable sales (COMF Realist 09/22/20 r for the s le for sub ns length	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o	y on 12023	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 for	23 3 with a final 1 default or \$425,000 as a
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or tran judgment amount o amount reported as grant deed. Prior M	did not re search and ce(s) ce(s) search and ce(s) search and search and ce(s) search and search and search and search and search and ce(s) search and search and ce(s) search and search a	analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No ce Of Defau ing interior p	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep	e comp iistory Re 09/ able sa e's S orted view	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra	ree years prio year prior to t ty and compa LE NO. 1 e transfer il prior sa nsfer (arr	he date of sa arable sales (COMF Realist 09/22/20 r for the s le for sub ns length	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o	y on 12023	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 for	23 3 with a final 1 default or \$425,000 as a
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior M past 12 months.	did not re search and ce(s) ce(s) search and ce(s) search and search and ce(s) search and search and search and search and search and ce(s) search and search and ce(s) search and search a	analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No ce Of Defau ing interior p	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep photos were re	e comp iistory Re 09/ able sa e's S orted view	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra	ree years prio year prior to t ty and compa LE NO. 1 e transfer il prior sa nsfer (arr	he date of sa arable sales (COMF Realist 09/22/20 r for the s le for sub ns length	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o	y on 12023	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 for	23 3 with a final 1 default or \$425,000 as a
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior M past 12 months.	did not re search and ce(s) ce(s) search and ce(s) search and search and ce(s) search and search and search and search and search and ce(s) search and search and ce(s) search and search a	analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No ce Of Defau ing interior p	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep shotos were re	e comp iistory Re 09/ able sa e's S orted view	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra	ree years prio year prior to t ty and compa LE NO. 1 e transfer il prior sa nsfer (arr	he date of sa arable sales (COMF Realist 09/22/20 r for the s le for sub ns length	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o	y on 12023	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 for	23 3 with a final 1 default or \$425,000 as a
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior M past 12 months.	did not re search and ce(s) ce(s) search and ce(s) search and search and ce(s) search and search and search and search and search and ce(s) search and search and ce(s) search and search a	analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No ce Of Defau ing interior p	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep shotos were re	e comp iistory Re 09/ able sa e's S orted view	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra	ree years prio year prior to t ty and compa LE NO. 1 e transfer il prior sa nsfer (arr	he date of sa arable sales (COMF Realist 09/22/20 r for the s le for sub ns length	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o	y on 12023	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 for	23 3 with a final 1 default or \$425,000 as a
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior M past 12 months.	did not re search and ce(s) ce(s) search and ce(s) search and search and ce(s) search and search and search and search and search and ce(s) search and search and ce(s) search and search a	analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No ce Of Defau ing interior p	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep shotos were re	e comp iistory Re 09/ able sa e's S orted view	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra	ree years prio year prior to t ty and compa LE NO. 1 e transfer il prior sa nsfer (arr	he date of sa arable sales (COMF Realist 09/22/20 r for the s le for sub ns length	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o	y on 12023	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 for	23 3 with a final 1 default or \$425,000 as a
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior M past 12 months.	did not re search and ce(s) ce(s) search and ce(s) search and search and ce(s) search and search and search and search and search and ce(s) search and search and ce(s) search and search a	analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No ce Of Defau ing interior p	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep shotos were re	e comp iistory Re 09/ able sa e's S orted view	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra	ree years prio year prior to t ty and compa LE NO. 1 e transfer il prior sa nsfer (arr	he date of sa arable sales (COMF Realist 09/22/20 r for the s le for sub ns length	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o	y on 12023	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 for	23 3 with a final 1 default or \$425,000 as a
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior M past 12 months.	did not re search and ce(s) ce(s) search and ce(s) search and search and ce(s) search and search and search and search and search and ce(s) search and search and ce(s) search and search a	analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No ce Of Defau ing interior p	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep shotos were re	e comp iistory Re 09/ able sa e's S orted view	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra	ree years prio year prior to t ty and compa LE NO. 1 e transfer il prior sa nsfer (arr	he date of sa arable sales (COMF Realist 09/22/20 r for the s le for sub ns length	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o	y on 12023	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 for	23 3 with a final 1 default or \$425,000 as a
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior M past 12 months. Summary of Sales Compari	did not re search and ce(s) sfer histor of \$359, s a Noti MLS list ison Appro	eveal any prior sal d analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No ce Of Defau ing interior p pach. See att	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep shotos were re ached addede	e comp iistory Re 09/ able sa e's S orted view	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra	ree years prio year prior to t ty and compa LE NO. 1 e transfer il prior sa nsfer (arr	he date of sa arable sales (COMF Realist 09/22/20 r for the s le for sub ns length	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o	y on 12023	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 for	23 3 with a final 1 default or \$425,000 as a
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior M past 12 months.	did not re search and ce(s) sfer histor of \$359, s a Noti MLS list ison Appro	eveal any prior sal analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No ce Of Defau ing interior p bach. See att	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep shotos were re ached addede	e comp inistory inistori inistory inist	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra	ree years prio year prior to t ty and compa- LE NO. 1 e transfei Il prior sa nsfer (arr . Comps o	he date of sa arable sales (COMF Realist 09/22/2/ r for the s le for sub ns length did not re	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o veal any prior	sale. or sales . 2 y on 1 2023 n 07, sale	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 for	23 3 with a final 1 default or \$425,000 as a history in the
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior M past 12 months. Summary of Sales Compari	did not re search and ce(s) sfer histor of \$359, s a Noti MLS list ison Appro	eveal any prior sal analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No ce Of Defau ing interior p bach. See att	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep shotos were re ached addede	e comp inistory inistori inistory inist	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra and analyzed	ree years prio year prior to t ty and compa- LE NO. 1 e transfei Il prior sa nsfer (arr . Comps o	he date of sa arable sales (COMF Realist 09/22/2/ r for the s le for sub ns length did not re	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o veal any prior	sale. or sales . 2 y on 1 2023 n 07, sale	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 fo or transfer	23 3 with a final 1 default or \$425,000 as a history in the
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Judgment amount of amount reported as grant deed. Prior M past 12 months. Summary of Sales Compari- Indicated Value by Sales Compari- Indicated Value by Sales Com- Indicated Value by Sal	did not re search and ce(s) sfer histor of \$359, s a Noti MLS list ison Appro	eveal any prior sal analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No ce Of Defau ing interior p bach. See att	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep shotos were re ached addede	e comp inistory inistori inistory inist	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra and analyzed	ree years prio year prior to t ty and compa- LE NO. 1 e transfei Il prior sa nsfer (arr . Comps o	he date of sa arable sales (COMF Realist 09/22/2/ r for the s le for sub ns length did not re	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o veal any prior	sale. or sales . 2 y on 1 2023 n 07, sale	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 fo or transfer	23 3 with a final 1 default or \$425,000 as a history in the
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior M past 12 months. Summary of Sales Compari Indicated Value by Sales C Indicated Value by Sales C See attached adder	ison Appro	Approach \$ 633 Approach \$ 633	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep shotos were re ached addede	e comp inistory inistori inistory inist	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les <u>Prior sal</u> ale. Additiona d prior sale tra and analyzed	ree years prio year prior to t ty and compa- LE NO. 1 e transfei Il prior sa nsfer (arr . Comps o	he date of sa arable sales (COMF Realist 09/22/2/ r for the s le for sub ns length did not re	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o veal any prior	sale. or sales . 2 y on 1 2023 n 07, sale	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 fo or transfer	23 3 with a final 1 default or \$425,000 as a history in the
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior M past 12 months. Summary of Sales Compari Indicated Value by Sales C Indicated Value by Sales C See attached adder	did not re search and ce(s) sfer histor of \$359, s a Noti MLS list ison Appro	Approach \$ 633	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep shotos were re ached addede	e comp iistory iistory Re 09/ able sa e's S ported view dum	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les Prior sal ale. Additiona d prior sale tra and analyzed	ree years prio year prior to t ty and compa- LE NO. 1 e transfer l prior sa nsfer (arr . Comps o 	he date of sa arable sales (COMF Realist 09/22/20 r for the s le for sub ns length did not re	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o veal any prior	y on v 2023 n 07, sale	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 fo or transfer	23 3 with a final 1 default or \$425,000 as a history in the
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior M past 12 months. Summary of Sales Compari Indicated Value by Sales C Indicated Value by Sales C See attached adder	ison Appro	eveal any prior sal l analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No ce Of Defau ing interior p pach. See att	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep whotos were rev ached addede 5,000 \$635,000 completion per plans	e comp istory Re 09/ able sa e's S orter view dum cc s and s	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist (22/2023) les Prior sal ale. Additiona d prior sale tra and analyzed	ree years prio year prior to t ty and compa- LE NO. 1 e transfer ansfer (arr . Comps o . Comps o 	he date of sa arable sales (COMF Realist 09/22/20 for the s le for sub ms length did not re	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o veal any prior Income Ap	y on 1 2023 n 07 sale	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 fo or transfer	23 3 with a final 1 default or \$425,000 as a history in the) \$
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or tran judgment amount o amount reported as grant deed. Prior M past 12 months. Summary of Sales Compari Date of Value by Sales Compari Indicated Value by Sales Compari See attached adder This appraisal is made	ison Appro omparisor s Comparisor s Comparisor s Comparisor s Comparisor	eveal any prior sal d analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No ce Of Defau ing interior p bach. See att bach. See att see att see att see att see att see att see	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Truster hotos were re ached addede 5,000 \$635,000 pnciliation. completion per plans basis of a hypothetia	e comp istory istory Re 09/ bble sa e's S porteu view dum dum	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les Prior sal ale. Additiona d prior sale tra and analyzed st Approach (if dev specifications on the idition that the repain	ree years prio year prior to t ty and compa- LE NO. 1 e transfei il prior sa nsfer (arr . Comps o . Comps o 	he date of sa arable sales (COMF Realist 09/22/2 for the s le for sub ns length did not re	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o veal any prior Income Ap	y on 1 2023 n 07 sale	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 fo or transfer	23 3 with a final 1 default or \$425,000 as a history in the) \$
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior N past 12 months. Summary of Sales Compari Indicated Value by Sales Compari Indicated Value by Sales Compari See attached addee This appraisal is made Subject to the following	ison Appro omparisor s Comparisor s Comparisor s Comparisor s Comparisor	eveal any prior sal d analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 ry of the subject p 119 as a No ce Of Defau ing interior p bach. See att bach. See att see att see att see att see att see att see	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Truster hotos were re ached addede 5,000 \$635,000 pnciliation. completion per plans basis of a hypothetia	e comp istory istory Re 09/ bble sa e's S porteu view dum dum	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les Prior sal ale. Additiona d prior sale tra and analyzed st Approach (if dev specifications on the idition that the repain	ree years prio year prior to t ty and compa- LE NO. 1 e transfei il prior sa nsfer (arr . Comps o . Comps o 	he date of sa arable sales (COMF Realist 09/22/2 for the s le for sub ns length did not re	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o veal any prior Income Ap	y on 1 2023 n 07 sale	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 fo or transfer	23 3 with a final 1 default or \$425,000 as a history in the) \$
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior N past 12 months. Summary of Sales Compari Indicated Value by Sales Compari Indicated Value by Sales Compari See attached added This appraisal is made Subject to the following inspection based on the ext Based on a visual inspe	ison Approduction of fragments or repairs or repairs or traordinary extion of fragments or traordinary extin or fragments or fragments or traordinary extin or fragments or traordinary extin or fragments or	Analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 y of the subject p 119 as a No ce Of Defau ing interior p bach. See att bach. See att ce of Defau ing interior p bach. See att ce of Defau ing interior p ce of Defau ing ing ing ing ing ing ing ing ing ing	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep shotos were re ached addede 5,000 \$635,000 onciliation. completion per plans basis of a hypothetii the condition or defic as of the subject p	e comp istory	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les Prior sal ale. Additiona d prior sale tra and analyzed specifications on the idition that the repail does not require alte	ree years prio year prior to t ty and compa- LE NO. 1 e transfei il prior sa nsfer (arr . Comps o	he date of sa arable sales (COMF COMF Realist 09/22/2/2 for the s le for sub ns length did not re 526,400 526,400 pothetical cor ns have been air:	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o veal any prior Income Ap dition that the impro completed, or e of work, stateme	y on 1 2023 n 07, sale	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 (18/2019 fo or transfer 	23 3 with a final 1 default or \$425,000 as a history in the bistory in the bistory in the bistory in the bistory in the and limiting
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior N past 12 months. Summary of Sales Compari Indicated Value by Sales C Indicated value	ison Approduction of fragments or repairs or repairs or traordinary extion of fragments or traordinary extin or fragments or fragments or traordinary extin or fragments or traordinary extin or fragments or	Analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 y of the subject p 119 as a No ce Of Defau ing interior p bach. See att bach. See att ce of Defau ing interior p bach. See att ce of Defau ing interior p ce of Defau ing ing ing ing ing ing ing ing ing ing	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep shotos were re ached addede 5,000 \$635,000 onciliation. completion per plans basis of a hypothetii the condition or defic as of the subject p	e comp istory	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les Prior sal ale. Additiona d prior sale tra and analyzed specifications on the idition that the repail does not require alte	ree years prio year prior to t ty and compa- LE NO. 1 e transfei il prior sa nsfer (arr . Comps o	he date of sa arable sales (COMF COMF Realist 09/22/2/2 for the s le for sub ns length did not re 526,400 526,400 pothetical cor ns have been air:	le of the comparable report additional pric PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o veal any prior Income Ap dition that the impro completed, or e of work, stateme	y on 1 2023 n 07, sale	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 (18/2019 fo or transfer 	23 3 with a final 1 default or \$425,000 as a history in the bistory in the bistory in the bistory in the bistory in the and limiting
Data source(s) Realist My research did X Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar judgment amount o amount reported as grant deed. Prior N past 12 months. Summary of Sales Compari Indicated Value by Sales Compari Indicated Value by Sales Compari See attached added This appraisal is made Subject to the following inspection based on the ext Based on a visual inspe	ison Approduction of fragments or repairs or repairs or traordinary extion of fragments or traordinary extin or fragments or fragments or traordinary extin or fragments or traordinary extin or fragments or	Analysis of the p SU 08/22/2023 \$359,119 Realist 09/22/2023 y of the subject p 119 as a No ce Of Defau ing interior p bach. See att bach. See att ce of Defau ing interior p bach. See att ce of Defau ing interior p ce of Defau ing ing ing ing ing ing ing ing ing ing	es or transfers of the rior sale or transfer h BJECT roperty and compara tice Of Trustee It. Subject rep shotos were re ached addede 5,000 \$635,000 onciliation. completion per plans basis of a hypothetii the condition or defic as of the subject p ur) opinion of the , which is the da	e comp istory istory istory Re 09/ able sa e's S ported view dum dum cc cc s and s cal corr ciency prope mark ate of i	ct property for the th arable sales for the of the subject proper COMPARABLE SA alist 22/2023 les Prior sal ale. Additiona d prior sale tra and analyzed specifications on the idition that the repail does not require alte	ree years prio year prior to t ty and compa- LE NO. 1 e transfei il prior sa nsfer (arr . Comps o	he date of sa arable sales (COMF	le of the comparable report additional price PARABLE SALE NO 023 ubject property ject on 03/24/2 transaction) o veal any prior	y on 1 2023 n 07, sale	COMPAI Realist 09/22/202 08/22/2023 for \$58,58 /18/2019 fo or transfer	23 3 with a final 1 default or \$425,000 as a history in the bistory in the bistory in the bistory in the bistory in the and limiting

COMPARISON ADDR

CONCIL INTION

Fre

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 S	
this appraisal report form, and Definition of Market Value. No addition	onal Intended Users are identified by the appraiser.
Clarification of Intended Use and Intended User:	
ClearCapital.com, Inc. California AMC Registration/License # 1256	
Fee Disclosure: The appraiser received \$220 fee (minus \$20 techno	plogy fee applied) for this assignment.
The appraiser is is based in Claremont, CA. The appraiser is locate	ed within 18 miles from the property and has 19 years appraising in
the market, thus, geographically competent.	
On March 13, 2020, the United States Government declared a Natio	onal Emergency Concerning the Novel Coronavirus Disease (COVID-
	ration and is being performed using historical comparable sales and
considering active listing and pending sales in the appraiser conclusion	sion. Due to the rapidly changing economic conditions with this
outbreak, the future impact to property values (and valuation) is not	currently known. The impact of this outbreak also can vary from
market to market and the appraiser has documented any known sp	ecific market conditions within the appraisal to better inform the
client and intended users of the conditions seen at the time of the p	reparation of the appraisal.
COST APPROACH TO VALU	E (not required by Fannie Mae)
COST APPROACH TO VALU Provide adequate information for the lender/client to replicate the below cost figures and calculat	ons.
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est	imating site value) The remaining economic life (REL) is estimated at
Provide adequate information for the lender/client to replicate the below cost figures and calculat	imating site value) The remaining economic life (REL) is estimated at
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est	imating site value) The remaining economic life (REL) is estimated at
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra	imating site value) The remaining economic life (REL) is estimated at
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra	imating site value) The remaining economic life (REL) is estimated at
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstraarea.	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra area. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW	ons. The remaining economic life (REL) is estimated at inction method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023	Ons. The remaining economic life (REL) is estimated at at at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE = \$ 371,899 Dwelling 1,623 Sq. Ft. @ \$ 194 = \$ 314,862
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Ons. The remaining economic life (REL) is estimated at
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The	ons. The remaining economic life (REL) is estimated at
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra area. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review	ons. The remaining economic life (REL) is estimated at
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized	ons. The remaining economic life (REL) is estimated at a solution method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE = \$ 371,899 Dwelling 1,623 Sq. Ft. @ \$ 194
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra area. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See	Ons. The remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining external estimate of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining external estimate of the remaining economic life (REL) is estimated at a structure of the remaining external estimate of the remaining economic life (REL) is estimated at a structure of the remaining external estimate of the remaining estin the remaining estimate estin the remaining estimate
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra area. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See	Ons. The remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining external estimate of the remaining economic life (REL) is estimated at a structure of the remaining economic life (REL) is estimated at a structure of the remaining external estimate of the remaining economic life (REL) is estimated at a structure of the remaining external estimate of the remaining economic life (REL) is estimated at a structure of the remaining external estimate of the remaining estin the remaining estimate estin the remaining estimate
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum.	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE = \$ 371,899 Dwelling 1,623 Sq. Ft. @ \$ 194 = \$ 314,862 Sq. Ft. @ \$ = \$ 314,862 Sq. Ft. @ \$ = \$ Garage/Carport ~432 Sq. Ft. @ \$ 60 = \$ 25,920 Total Estimate of Cost-New = \$ 340,782 Less 75 Physical Functional External Depreciation \$86,331 = \$ (86,331) Depreciated Cost of Improvements = \$ 254,451 "As-is" Value of Site Improvements = \$ INDICATED VALUE BY COST APPROACH. = \$ 626,400
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra area. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years INCOME APPROACH TO VAL	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra- area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years INCOME APPROACH TO VALI Estimated Monthly Market Rent \$ X Gross Rent Multiplier = 5	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years . The estimated site (land) value was derived by the abstra- area. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years Summary of Income Approach (including support for market rent and GRM) The income a	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years . The estimated site (land) value was derived by the abstra area. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years INCOME APPROACH TO VALI Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Summary of Income Approach (including support for market rent and GRM) The income a predominantly owner occupied single family homes, thus, rental dat	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years . The estimated site (land) value was derived by the abstra area. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years INCOME APPROACH TO VALI Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Summary of Income Approach (including support for market rent and GRM) The income a predominantly owner occupied single family homes, thus, rental dat PROJECT INFORMATIO	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years . The estimated site (land) value was derived by the abstra- area. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years Summary of Income Approach (including support for market rent and GRM) The income a predominantly owner occupied single family homes, thus, rental dat PROJECT INFORMATIOI Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years . The estimated site (land) value was derived by the abstra- area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years INCOME APPROACH TO VALI Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Summary of Income Approach (including support for market rent and GRM) The income a predominantly owner occupied single family homes, thus, rental dat PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X Provide the following information for PUDS ONLY if the developer/builder is in control of the HOM	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years . The estimated site (land) value was derived by the abstra- area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years INCOME APPROACH TO VALI Estimated Monthly Market Rent \$ X Gross Rent Multiplier = 5 Summary of Income Approach (including support for market rent and GRM) The income a predominantly owner occupied single family homes, thus, rental dat PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X) Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA Legal name of project	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years . The estimated site (land) value was derived by the abstra- area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years INCOME APPROACH TO VALI Estimated Remaining Economic Life (HUD and VA only) The income a predominantly owner occupied single family homes, thus, rental dat PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X) Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA Legal name of project Total number of phases Total number of units	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra- area. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years Summary of Income Approach (including support for market rent and GRM) The income a predominantly owner occupied single family homes, thus, rental data PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units rented Total number of units Total number of units rented	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra- area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years INCOME APPROACH TO VALI Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Summary of Income Approach (including support for market rent and GRM) The income a predominantly owner occupied single family homes, thus, rental dat PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units rented Was the project created by the conversion of an existing building(s) into a PUD? Yes [ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra- area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years Summary of Income Approach (including support for market rent and GRM) The income a predominantly owner occupied single family homes, thus, rental data PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Total number of units Total number of units rented Total number of units Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s)	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra- area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years Summary of Income Approach (including support for market rent and GRM) The income a predominantly owner occupied single family homes, thus, rental data PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Total number of units Total number of units rented Total number of units Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s)	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra- area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years Summary of Income Approach (including support for market rent and GRM) The income a predominantly owner occupied single family homes, thus, rental data PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Total number of units Total number of units rented Total number of units Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s)	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years . The estimated site (land) value was derived by the abstrate area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years INCOME APPROACH TO VALI Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Summary of Income Approach (including support for market rent and GRM) The income a predominantly owner occupied single family homes, thus, rental dat PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units for sale Was the project created by the conversion of an existing building(\$) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(\$) Are the units, common elements, and recreation facilities complete?	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra- area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years Summary of Income Approach (including support for market rent and GRM) The income a predominantly owner occupied single family homes, thus, rental dat PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Total number of units Total number of units rented Total number of units Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s)	ons. imating site value) The remaining economic life (REL) is estimated at intervention method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstraarea. ESTIMATED	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 57 years. The estimated site (land) value was derived by the abstra area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data CRMLS/Public Records/DwellingCost Publication Quality rating from cost service Average Effective date of cost data 09/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Improvement to land ratios are typical for the area. The replacement costs for the improvements were selected by review of DwellingCost Publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum. Estimated Remaining Economic Life (HUD and VA only) 56 Years INCOME APPROACH TO VALI Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Summary of Income Approach (including support for market rent and GRM) The income a predominantly owner occupied single family homes, thus, rental dat PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s) Are the units, common elements, and recreation facilities complete?	ons. mating site value) The remaining economic life (REL) is estimated at action method due to lack of land sales in subject's neighborhood OPINION OF SITE VALUE

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 concessions 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).

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

A
Signature
Name Tamra Miller
Company Name Appraisal Services
Company Address 2615 Bonnie Brae Ave
Claremont, CA 91711
Telephone Number 949-433-4924
Email Address tmillerappraisal@gmail.com
Date of Signature and Report 09/22/2023
Effective Date of Appraisal 09/22/2023
State Certification # AR033837
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 04/27/2024
ADDRESS OF PROPERTY APPRAISED
879 Shade Tree Way
Corona, CA 92878
APPRAISED VALUE OF SUBJECT PROPERTY \$635,000
LENDER/CLIENT
Name Clear Capital
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License
Did not inspect exterior subject property
Did inspect exterior of subject property from street
Date of Inspection

COMPARABLE SALES

Did not inspect e	exterior of comparable sales from street
Did inspect exte	rior of comparable sales from street
Date of Inspection	n

Exterior-Only Inspection Residential Appraisal Report File No. Ext879ShadeTree

								-			
FEATURE		SUBJECT	COMPARAE	BLE SA	ALE NO. 4	CON	MPARABLE S	SALE NO. 5	CC	MPARABLE S	SALE NO. 6
879 Shade Tree W	av		844 Forester D	Dr 🗌		2506 Sei	na St				
								0			
Address Corona, CA	92878	5	Corona, CA 92			Corona,		ठ			
Proximity to Subject			0.08 miles SW	/		2.93 mile	es SW				
	¢			\$	615,000		\$	665,000		¢	
Sale Price	\$			_	015,000			000,000		\$	
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 464.85 sq. ft.			\$ 390.9	5 sq. ft.		\$	sq. ft.	
Data Source(s)			CRMLS#PW23		119 DOM 6			633 DOM 4			
				0100	110,00110						
Verification Source(s)			Pending Sale			Pending	Sale				
VALUE ADJUSTMENTS	DF	SCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCR	IPTION	+(-) \$ Adjustment	DESC	RIPTION	+(-) \$ Adjustment
					() ¢ / lajastinonit			() ¢ / lajubanoni	0200		() ¢ / lujubilitorit
Sale or Financing			Listing			Listing					
Concessions			;0		0	;0		0			
			c09/23			c08/23		0			
Date of Sale/Time					0			0			
Location	N;Res	5;	N;Res;			N;Res;					
Leasehold/Fee Simple	Foo 9	Simple	Fee Simple			Fee Sim	nle				
					-		pie				
Site	3049	sf	3485 sf		0	3920 sf		0			
View	N;Res	s.	N;Res;			N;Res;					
			, ,								
Design (Style)	D12;0	Contemp	DT2;Contemp			DT2;Con	itemp				
Quality of Construction	Q4		Q4			Q4					
					0			0			
Actual Age	25		26		0	30		0			
Condition	C3		C3			C3					
									.		
Above Grade	Total Bd		Total Bdrms. Baths			Total Bdrms.	Baths		Total Bdrms.	. Baths	
Room Count	7 :	3 2.1	7 3 2.1			7 3	2.1				
			1,323 s		14,100			<u>^</u>			
Gross Living Area		1,623 sq. ft.		y. II.	14,100		,701 sq. ft.	0		sq. ft.	
Basement & Finished	0sf		Osf			0sf					
Rooms Below Grade											
Functional Utility	Avera	ige	Average			Average					
Heating/Cooling	FWA/		FWA/CAC			FWA/CA	<u>ا</u> ل				
Energy Efficient Items	None		None			None	_			Т	
Garage/Carport	2ga2o		2ga2dw			2ga2dw					
Porch/Patio/Deck	Patio	Deck	Patio/Deck			Patio/De	ck				
	1 010/	2000				1 300,00	UN				
									L		
-											
Net Adjustment (Total)			X + .	\$	14,100	X + (]- \$	0	+	<u> </u>	
				-	11,100			0		<u> </u>	
Adjusted Sale Price			Net Adj. 2.3%			Net Adj.	0.0%		Net Adj.	%	
of Comparables			Gross Adj. 2.3%		629,100		0.0% \$	665,000		%\$	
							1				
ITEM		SU	BJECT	(COMPARABLE SA	LE NO. 4	COMF	PARABLE SALE NO.	5	COMPARABL	E SALE NO. 6
Date of Prior Sale/Transfer		08/22/2023									
Price of Prior Sale/Transfer		\$359,119					L				
Data Source(s)		Realist		Rea	list		Realist	· · · · ·			
Effective Date of Data Sour		09/22/2023		<u>09/2</u>	2/2023		09/22/2	023			
Summary of Sales Compar	ison Δnni	nach									
Summary of Sales Compar	зоп Аррі										
5											
5											
5											
		UAD Version 9/20			ing ACI software, 800.234.8						ae Form 2055 March 2005

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.

O2 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.

Uniform Appraisal Dataset Definitions

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

Other Appraiser-Defined Abbreviations

Abbrev.	FullName	Appropriate Fields	Abbrev.	FullName	Appropriate Fields
<u> </u>					
<u> </u>					
		/ersion 9/2011 Produced using ACI software. 8			

Borrower: Redwood Holdings LLC	Fil	e No.: Ext879ShadeTree
Property Address: 879 Shade Tree Way	Ca	ise No.:
City: Corona	State: CA	Zip: 92878
Lender: Wedgewood Inc.		

Neighborhood Boundaries

Page 1

Neighborhood Description

The general neighborhood consists of predominantly one story story single family residences constructed of average quality materials. Most of the houses were built during the 1970's through 2010's. The dwellings reflect overall average maintenance and repair. Subject property is of similar age, design and appeal and conforms well to the surrounding area. K-6 schools, retail shopping center located within a 1.5 mile radius. Freeway access is located 1.5 mile radius. No adverse conditions noted.

Neighborhood Market Conditions

The MLS and DataQuick News Source reported increases of prices and values of .7% per month for the first, second and third quarters of 2023 in the general market area. The average marketing time range was reported at 3 to 27 days, and reasonable exposure time was 11 days. Conventional financing are typically sought after in subject's area.

Source: Corelogic/Realist/DataQuick News

Extra Comments

No current MLS listing of the subject property was found.

Additional Features

Exterior inspection was performed per engagement guidelines on 09/22/2023.

Through analyzation of numerous comps through matched paired sales analysis, it was determined that the subject's reasonable marketing time was reported between 3 to 27 days, and reasonable exposure time was 11 days and deemed typical for marketing times within the subject's neighborhood market area. Thus the value conclusion presented herein still reflects a market value conclusion 3 to 27 days for the subject's general market area.

The average marketing time range was reported at 3 to 27 days, and reasonable exposure time was 11 days.

Comments on Sales Comparison

All comparables utilized in this report are most relevant market data from subject's immediate neighborhood and market area at time of inspection. All comps were reported as standard sales. Comparable sales bracket the subject's square footage.

The subject's development is located in a gated community with reported homeowner's association dues of \$81 per month. No adverse affect to marketability reported.

The subject's lot size was not bracketed, however, within 436 sf of comp 1, 2, 3, 4 and through paired sales analysis the market revealed comparable sales were deemed similar in lot utility, therefore, zero dollar adjustments were warranted in the sales grid as comps were similar in overall marketability and market appeal. Comp 1 was reported in similar condition to kitchen, baths, flooring and was adjusted for sales concession.

Comp 2 was reported in superior condition to kitchen, baths, flooring and was adjusted for condition, sale concession, GLA.

Comp 3 was reported in superior condition to kitchen, baths, flooring and was adjusted for condition, time, GLA.

Comp 4 pending sale was reported in similar condition to kitchen, baths, flooring and was adjusted for GLA.

Comp 5 pending sale was reported in similar condition to kitchen, baths, flooring and used as there were limited listings/pending sales with similar GLA/marketability within the subject immediate market area, thus, an expanded market data search was conducted. Comp 5 was located over 2 miles and deemed reliable and credible when considering similar marketability, planned unit development with homeowner association dues. Comp 5 MLS photo was used due to homeowner in front of house at the time of the inspection.

Time adjustments for comp 3 was derived through paired sales analysis, as there were minimal recent closed sales (within the past 3 months) similar in marketability/GLA as the subject. Comp 3 exceeded 6 months from the effective date of the inspection and was used due to a lack of closed sales similar in marketability, GLA, year built in the past 12 months and 2 mile radius.

Opinion of market value was derived from unadjusted and adjusted sale price ranges of comparable sales within the subject's immediate market area.

Through paired sales analysis the market indicated homes with four bedrooms did not command higher prices/values versus homes with three bedrooms thus zero dollar adjustments warranted in the sales grid.

All adjustments made to comparables were derived through paired sales analysis of the immediate market neighborhood and applied in the sales comparison approach to said closed sale comparables.

Borrower: Redwood Holdings LLC	File	No.: Ext879ShadeTree
Property Address: 879 Shade Tree Way	Cas	se No.:
City: Corona	State: CA	Zip: 92878
Lender: Wedgewood Inc		

Most weight to value was placed on comp 1 when considering similar GLA, date of sale and market appeal, least gross line adjustment.

The opinion of value was not derived by averaging methodology, rather most weight to value of comparable sale 1 from sales comparison approach.

After all other adjustments were made an as-is opinion of value is \$635,000.

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.

Appraisal Report; Prepared in Accordance with USPAP Standards Rule 2-2(a)

The average marketing time range was reported at 3 to 27 days, and reasonable exposure time was 11 days.

Final Reconciliation

The sales comparison approach is the best indicator to value. The cost approach is more appropriately used for new and proposed construction, thus, the cost approach was given secondary weight to value. The property is owner occupied and the neighborhood is predominately owner users. Thus, the gross rental multiplier (GRM) and income approach were not utilized in the report.

Land to value ratio common and typical for the subject's market area. No adverse affect to marketability.

ClearCapital.com, Inc. California AMC Registration/License # 1256 Fee Disclosure: The appraiser received \$220 fee (minus \$20 technology fee applied) for this assignment.

On March 13, 2020, the United States Government declared a National Emergency Concerning the Novel Coronavirus Disease (COVID-19) Outbreak. The effective date of this appraisal is after this declaration and is being performed using historical comparable sales and considering active listing and pending sales in the appraiser conclusion. Due to the rapidly changing economic conditions with this outbreak, the future impact to property values (and valuation) is not currently known. The impact of this outbreak also can vary from market to market and the appraiser has documented any known specific market conditions within the appraisal to better inform the client and intended users of the conditions seen at the time of the preparation of the appraisal.

Market Conditions Addendum to the Appraisal Report File No. Ext879ShadeTree

The purpose of this addendum is to provide the lender/client wit addendum for all appraisal reports with an effective date on or a		understanding of the		unio	ins prevalent in		abjeet ne	.g	00. 1	
Property Address 879 Shade Tree Way	1017 pm 1, 2007.	City Coro	na			State	CA	Zip Code	92	878
Borrower Redwood Holdings LLC										
Instructions: The appraiser must use the information require								-	-	-
overall market conditions as reported in the Neighborhood section analysis as indicated below. If any required data is unavailable										
provide data for the shaded areas below; if it is available, howev					-					
median, the appraiser should report the available figure and iden										-
that would be used by a prospective buyer of the subject prope	rty. The appraiser mus	st explain any anomal	ies in the data, such a	is se	asonal markets	, new	construc	ction, for	eclos	ures, etc.
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months				Overall 1	Frend		
Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	10 1.67	16	9 3.00	\vdash	Increasing Increasing	┡	Stable Stable			Declining Declining
Total # of Comparable Active Listings	4	5.33 2	<u> </u>	\square	Declining	┢	Stable			Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.40	0.38	2.00	\square	Declining		Stable			Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months				Overall 1	rend		
Median Comparable Sale Price	635,000	695,000	700,000		Increasing		Stable			Declining
Median Comparable Sales Days on Market	49	15	7		Declining	╞	Stable			Increasing
Median Comparable List Price Median Comparable Listings Days on Market	671,250 24	672,000 6	689,500 19		Increasing Declining	╞	Stable Stable		\vdash	Declining Increasing
Median Comparable List Price Median Comparable Listings Days on Market Median Sale Price as % of List Price	100.00%	100.00%	102.00%	M	Increasing	┢	Stable		X	Declining
Seller-(developer, builder, etc.)paid financial assistance prevaler	·		102.0070	\Box	Declining	X	Stable		\square	Increasing
Explain in detail the seller concessions trends for the past 12 n	nonths (e.g., seller cor	ntributions increased f	rom 3% to 5%, increa	sing	use of buydow	ns, clo	osing cos	sts, cond	o fee	s, options, etc.).
An analysis was performed on 35 competing			. For those sale	s, a	a total of 60	.0%	were	report	ed t	to have
seller concessions. This analysis shows a ch	ange of +1.2%	per month.								
Explain in detail the seller concessions trends for the past 12 n An analysis was performed on 35 competing seller concessions. This analysis shows a ch										
Are foreclosure sales (REO sales) a factor in the market?	Yes X No If	ves, explain (including	the trends in listings a	and s	ales of foreclos	ed pro	operties)			
An analysis was performed on 35 competing			-						d to	be REO.
Cite data sources for above information. Information rep	orted in the CR	MLS system (us	sing an effective	h da	te of 09/22	/202	2) wa	s utiliz	ed	to arrive at
	*						-			
the results noted on this addendum. Any per										
the results noted on this addendum. Any per-						dition	al inform	ation, su	ich a	s an analysis of
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulate	e your conclusions, pro	ovide both an explanat	tion and support for yo	ur co	onclusions.					-
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing	e your conclusions, pro sales over the p	ovide both an explanation of the second s	tion and support for yo . The sales with	ur co nin t	onclusions. his group h	ad a	a medi	ian sal	le p	rice of
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of	e your conclusions, pro sales over the p +0.3% per mont	ovide both an explana past 12 months h. Based on all	tion and support for yo . The sales with sales in this sal	nin t me	nclusions. his group h group, thei	iad a re is	a medi a 2.1	ian sal month	le p i su	rice of pply. This
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing	e your conclusions, pro sales over the p +0.3% per mont	ovide both an explana past 12 months h. Based on all	tion and support for yo . The sales with sales in this sal	nin t me	nclusions. his group h group, thei	iad a re is	a medi a 2.1	ian sal month	le p i su	rice of pply. This
the results noted on this addendum. Any performance of the above information as support for your conclust pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month	e your conclusions, pro sales over the p +0.3% per mont	ovide both an explana past 12 months h. Based on all	tion and support for yo . The sales with sales in this sal	nin t me	nclusions. his group h group, thei	iad a re is	a medi a 2.1	ian sal month	le p i su	rice of pply. This
the results noted on this addendum. Any performance of the above information as support for your conclust pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month	e your conclusions, pro sales over the p +0.3% per mont	ovide both an explana past 12 months h. Based on all	tion and support for yo . The sales with sales in this sal	nin t me	nclusions. his group h group, thei	iad a re is	a medi a 2.1	ian sal month	le p i su	rice of pply. This
the results noted on this addendum. Any performance of the above information as support for your conclust pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month	e your conclusions, pro sales over the p +0.3% per mont	ovide both an explana past 12 months h. Based on all	tion and support for yo . The sales with sales in this sal	nin t me	nclusions. his group h group, thei	iad a re is	a medi a 2.1	ian sal month	le p i su	rice of pply. This
the results noted on this addendum. Any performance of the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month- month.	e your conclusions, pro sales over the p ⊦0.3% per monti n. These sales h	ovide both an explana past 12 months h. Based on all ad a median De	tion and support for yo . The sales with sales in this sal	nin t me	nclusions. his group h group, the lysis shows	ad a re is s a c	a medi a 2.1 change	ian sal month	le p i su	rice of pply. This
the results noted on this addendum. Any performance of the above information as support for your conclust pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month	e your conclusions, pro sales over the p ⊦0.3% per monti n. These sales h	ovide both an explana past 12 months h. Based on all ad a median De	tion and support for yo . The sales with sales in this sal	nin t me	nclusions. his group h group, thei	ad a re is s a c	a medi a 2.1 change	ian sa month e of -7	le p i su	rice of pply. This
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month month.	e your conclusions, pro sales over the p ⊦0.3% per monti h. These sales h	ovide both an explana past 12 months h. Based on all ad a median Do the the following:	tion and support for yo . The sales with sales in this sa OM of 24. This a	nin t me	nclusions. his group h group, the lysis shows	ad a re is s a c	a medi a 2.1 change me:	ian sa month e of -7	le p i su	rice of pply. This
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month- month.	e your conclusions, pro sales over the p ⊦0.3% per monti h. These sales h	ovide both an explana past 12 months h. Based on all ad a median Do the the following:	tion and support for yo . The sales with sales in this sa OM of 24. This a	nin t me	Project	ad a re is s a c	a medi a 2.1 change me: Overall 1 Stable Stable	ian sa month e of -7	le p i su	rice of pply. This per Declining
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month- month.	e your conclusions, pro sales over the p ⊦0.3% per monti h. These sales h	ovide both an explana past 12 months h. Based on all ad a median Do the the following:	tion and support for yo . The sales with sales in this sa OM of 24. This a	nin t me	Project Increasing Declining	ad a re is s a c	a medi a 2.1 change me: Overall 1 Stable Stable Stable	ian sa month e of -7	le p i su	rice of pply. This per Declining Declining Increasing
the results noted on this addendum. Any performance of the above information as support for your conclust pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of -analysis shows a change of -6.6% per month month.	e your conclusions, pro sales over the p to.3% per month n. These sales h /e project , complet Prior 7-12 Months	by the both an explana past 12 months h. Based on all ad a median Do the the following: Prior 4-6 Months	Ion and support for yo . The sales with sales in this sa OM of 24. This Current - 3 Months		Project Increasing Declining Declining	tt Na	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable Stable	ian sal month e of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any performation as support for your concluipending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of -analysis shows a change of -6.6% per month month.	e your conclusions, pro sales over the p to.3% per month n. These sales h ve project , complet Prior 7-12 Months	by the both an explana past 12 months h. Based on all ad a median Do the the following: Prior 4-6 Months	tion and support for yo . The sales with sales in this sa OM of 24. This a		Project Increasing Declining Declining	tt Na	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable Stable	ian sal month e of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any performation as support for your concluipending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of -analysis shows a change of -6.6% per month month.	e your conclusions, pro sales over the p to.3% per month n. These sales h /e project , complet Prior 7-12 Months	by the both an explana past 12 months h. Based on all ad a median Do the the following: Prior 4-6 Months	Ion and support for yo . The sales with sales in this sa OM of 24. This Current - 3 Months		Project Increasing Declining Declining	tt Na	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable Stable	ian sal month e of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any performation as support for your concluipending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of -analysis shows a change of -6.6% per month month.	e your conclusions, pro sales over the p to.3% per month n. These sales h /e project , complet Prior 7-12 Months	by the both an explana past 12 months h. Based on all ad a median Do the the following: Prior 4-6 Months	Ion and support for yo . The sales with sales in this sa OM of 24. This Current - 3 Months		Project Increasing Declining Declining	tt Na	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable Stable	ian sal month e of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any performation as support for your concluipending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of -analysis shows a change of -6.6% per month month.	e your conclusions, pro sales over the p to.3% per month n. These sales h /e project , complet Prior 7-12 Months	by the both an explana past 12 months h. Based on all ad a median Do the the following: Prior 4-6 Months	Ion and support for yo . The sales with sales in this sa OM of 24. This Current - 3 Months		Project Increasing Declining Declining	tt Na	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable Stable	ian sal month e of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any performation as support for your concluipending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of -analysis shows a change of -6.6% per month month.	e your conclusions, pro sales over the p to.3% per month n. These sales h /e project , complet Prior 7-12 Months	by the both an explana past 12 months h. Based on all ad a median Do the the following: Prior 4-6 Months	Ion and support for yo . The sales with sales in this sa OM of 24. This Current - 3 Months		Project Increasing Declining Declining	tt Na	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable Stable	ian sal month e of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any performation as support for your concluipending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of -analysis shows a change of -6.6% per month month.	e your conclusions, pro sales over the p to.3% per month n. These sales h /e project , complet Prior 7-12 Months	by the both an explana past 12 months h. Based on all ad a median Do the the following: Prior 4-6 Months	Ion and support for yo . The sales with sales in this sa OM of 24. This Current - 3 Months		Project Increasing Declining Declining	tt Na	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable Stable	ian sal month e of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month- month.	e your conclusions, pro sales over the p to.3% per month n. These sales h // Prior 7-12 Months Yes No If y	by the both an explana past 12 months h. Based on all ad a median Do the the following: Prior 4-6 Months	Ion and support for yo . The sales with sales in this sa OM of 24. This Current - 3 Months		Project Increasing Declining Declining	tt Na	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable Stable	ian sal month e of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any performation as support for your concluipending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of -analysis shows a change of -6.6% per month month.	e your conclusions, pro sales over the p to.3% per month n. These sales h // Prior 7-12 Months Yes No If y	by the both an explana past 12 months h. Based on all ad a median Do the the following: Prior 4-6 Months	Ion and support for yo . The sales with sales in this sa OM of 24. This Current - 3 Months		Project Increasing Declining Declining	tt Na	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable Stable	ian sal month e of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month- month.	e your conclusions, pro sales over the p to.3% per month n. These sales h // Prior 7-12 Months Yes No If y	by the both an explana past 12 months h. Based on all ad a median Do the the following: Prior 4-6 Months	Ion and support for yo . The sales with sales in this sa OM of 24. This Current - 3 Months		Project Increasing Declining Declining	tt Na	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable Stable	ian sal month e of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month- month.	e your conclusions, pro sales over the p to.3% per month n. These sales h // Prior 7-12 Months Yes No If y	by the both an explana past 12 months h. Based on all ad a median Do the the following: Prior 4-6 Months	Ion and support for yo . The sales with sales in this sa OM of 24. This Current - 3 Months		Project Increasing Declining Declining	tt Na	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable Stable	ian sal month e of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month- month.	e your conclusions, pro sales over the p to.3% per month n. These sales h // Prior 7-12 Months Yes No If y	by the both an explana past 12 months h. Based on all ad a median Do the the following: Prior 4-6 Months	Ion and support for yo . The sales with sales in this sa OM of 24. This Current - 3 Months		Project Increasing Declining Declining	tt Na	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable Stable	ian sal month e of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month- month.	e your conclusions, pro sales over the p to.3% per month n. These sales h // Prior 7-12 Months Yes No If y	by the both an explana past 12 months h. Based on all ad a median Do the the following: Prior 4-6 Months	Ion and support for yo . The sales with sales in this sa OM of 24. This Current - 3 Months		Project Increasing Declining Declining	tt Na	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable Stable	ian sal month e of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month- month.	e your conclusions, pro sales over the p to.3% per month n. These sales h // Prior 7-12 Months Yes No If y	by ide both an explana past 12 months h. Based on all ad a median D te the following: Prior 4-6 Months yes, indicate the numb	Ion and support for yo . The sales with sales in this sai OM of 24. This a Current - 3 Months Current - 3 Months Der of REO listings and		Project Increasing Declining Declining Iain the trends in	aad a re is s a (t Na t Na t Iistir	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable gs and s	ian sal month of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month- month.	e your conclusions, pro sales over the p to.3% per month n. These sales h // Prior 7-12 Months Yes No If y	by ide both an explana past 12 months h. Based on all ad a median D te the following: Prior 4-6 Months yes, indicate the numb	Ion and support for yo . The sales with sales in this sa OM of 24. This Current - 3 Months		Project Increasing Declining Declining Iain the trends in	aad a re is s a (t Na t Na t Iistir	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable gs and s	ian sal month of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month- month.	e your conclusions, pro sales over the p to.3% per month n. These sales h // Prior 7-12 Months Yes No If y	by ide both an explana past 12 months h. Based on all ad a median D te the following: Prior 4-6 Months yes, indicate the numb	Ion and support for yo . The sales with sales in this sai OM of 24. This a Current - 3 Months Current - 3 Months Der of REO listings and		Project Increasing Declining Declining Iain the trends in	aad a re is s a (t Na t Na t Iistir	a medi a 2.1 change me: Overall 1 Stable Stable Stable Stable gs and s	ian sal month of -7		rice of pply. This per Declining Declining Increasing Increasing
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month- month.	e your conclusions, pro sales over the p to.3% per month n. These sales h // Prior 7-12 Months Yes No If y	svide both an explana past 12 months h. Based on all ad a median Du te the following: Prior 4-6 Months yes, indicate the numb	Ion and support for yo . The sales with sales in this sal OM of 24. This a Current - 3 Months er of REO listings and er of REO listings and become sature		AISER (ON	tt Na	a medi a 2.1 change me: Overall 1 Stable Stable Stable gs and s	ian sal month of -7		rice of pply. This per Declining Declining Increasing Increasing Increasing
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month- month.	e your conclusions, pro sales over the p to.3% per month n. These sales h // Prior 7-12 Months Yes No If y	by ide both an explana past 12 months h. Based on all ad a median Du te the following: Prior 4-6 Months Prior 4-6 Months wes, indicate the numb SUP	Ion and support for yo . The sales with sales in this sal OM of 24. This a Current - 3 Months current - 3 Mo		AISER (ON		a medi a 2.1 change me: Overall 1 Stable Stable Stable gs and s stable me: Stable stable stable free free free free free free free fr	ian sal month of -7		rice of pply. This per Declining Declining Increasing Increasing Increasing
the results noted on this addendum. Any per- Summarize the above information as support for your conclu- pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month- month.	e your conclusions, pro sales over the p to.3% per month n. These sales h // Prior 7-12 Months Yes No If y	by ide both an explana past 12 months h. Based on all ad a median Du te the following: Prior 4-6 Months Prior 4-6 Months yes, indicate the numb yes, indicate the numb SUP	Ion and support for yo . The sales with sales in this sal OM of 24. This a Current - 3 Months current - 3 Mo		AISER (ON		a medi a 2.1 change me: Overall 1) Stable] Stable] Stable gs and s	ian sal month of -7		rice of pply. This per Declining Declining Increasing Increasing Increasing
the results noted on this addendum. Any periods and the results noted on this addendum. Any periods and address the impact on the subject is a unit in a condominium or cooperation (Subject Project Data) Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings/ Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the sub Summarize the above trends and address the impact on the sub Summarize the above trends and address the impact on the sub Summarize the above trends and address the impact on the sub Company Name Appraisal Services Company Name Appraisal Services Company Address <u>2615</u> Bonnie Brae Ave	e your conclusions, pro sales over the p to.3% per month n. These sales h // Prior 7-12 Months Yes No If y	by ide both an explana past 12 months h. Based on all ad a median Du te the following: Prior 4-6 Months Prior 4-6 Months yes, indicate the numb yes, indicate the numb SUP	Ion and support for yo . The sales with sales in this sal OM of 24. This a Current - 3 Months current - 3 Mo		AISER (ON		a medi a 2.1 change me: Overall 1) Stable] Stable] Stable gs and s	ian sal month of -7		rice of pply. This per Declining Declining Increasing Increasing Increasing
the results noted on this addendum. Any periods Summarize the above information as support for your concluse pending sales and/or expired and withdrawn listings, to formulat An analysis was performed on 35 competing \$685,000. This analysis shows a change of - analysis shows a change of -6.6% per month month. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the sub Summarize the above trends and address the impact on the sub Company Name Appraisal Services Company Address <u>2615 Bonnie Brae Ave</u> Claremont, CA 91711	e your conclusions, pro sales over the p +0.3% per mont n. These sales h //e project , complet Prior 7-12 Months Prior 7-12 Months Yes No If y	svide both an explana past 12 months h. Based on all ad a median Du te the following: Prior 4-6 Months yes, indicate the numb yes, indicate the numb set the following: Prior 4-6 Months Sup Sup	Ition and support for yo The sales with sales in this sal OM of 24. This Current - 3 Months Current - 3 Mon		AISER (ON		a medi a 2.1 change me: Overall 1) Stable] Stable] Stable gs and s upper stable gs and s stable ligs and s	ian sal month of -7		rice of pply. This per Declining Declining Increasing Increasing Osed properties.
the results noted on this addendum. Any periods and the results noted on this addendum. Any periods and address the impact on the subject is a unit in a condominium or cooperation (Subject Project Data) Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings/ Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the sub Summarize the above trends and address the impact on the sub Summarize the above trends and address the impact on the sub Summarize the above trends and address the impact on the sub Company Name Appraisal Services Company Name Appraisal Services Company Address <u>2615</u> Bonnie Brae Ave	e your conclusions, pro sales over the p +0.3% per mont n. These sales h //e project , complet Prior 7-12 Months Prior 7-12 Months Yes No If y ject unit and project.	by ide both an explana past 12 months h. Based on all ad a median Du te the following: Prior 4-6 Months Prior 4-6 Months yes, indicate the numb set the numb Sup Sup Sup Sup	Ion and support for yo . The sales with sales in this sal OM of 24. This a Current - 3 Months current - 3 Mo		AISER (ON		a medi a 2.1 change me: Overall 1) Stable] Stable] Stable gs and s upper stable gs and s stable ligs and s	ian sal month of -7		rice of pply. This per Declining Declining Increasing Increasing Osed properties.

SUBJECT PROPERTY PHOTO ADDENDUM

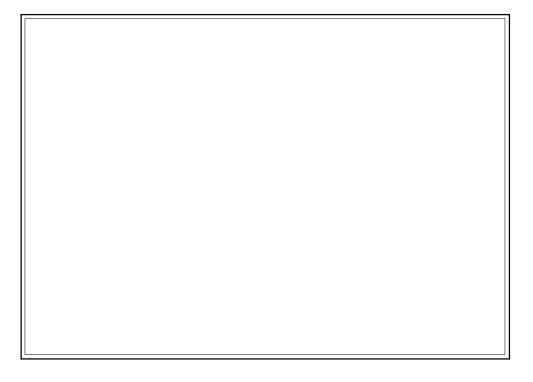
Borrower: Redwood Holdings LLC	File No.: Ext879ShadeTree		
Property Address: 879 Shade Tree Way	Case No.:		
City: Corona	State: CA	Zip: 92878	
Lender: Wedgewood Inc			

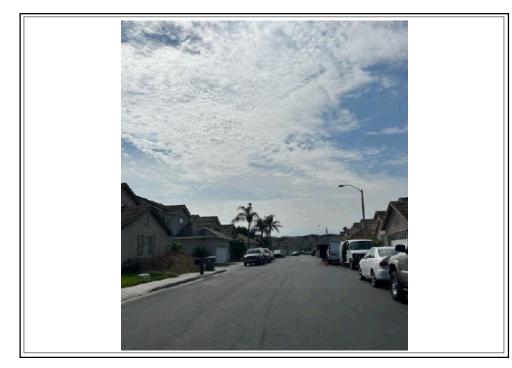


FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: **September 22**, 2023 Appraised Value: \$ 635,000

REAR VIEW OF SUBJECT PROPERTY





STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File No.: Ext879ShadeTree	
Property Address: 879 Shade Tree Way	Case No.:	
City: Corona	State: CA Zip: 92878	
Lender: Wedgewood Inc		



COMPARABLE SALE #1

931 Acorn Ln Corona, CA 92878 Sale Date: s09/23;c08/23 Sale Price: \$ 645,000



COMPARABLE SALE #2

835 Pathfinder Way Corona, CA 92878 Sale Date: s09/23;c08/23 Sale Price: \$ 660,000



COMPARABLE SALE #3

907 Pathfinder Way Corona, CA 92878 Sale Date: s03/23;c03/23 Sale Price: \$ 623,000

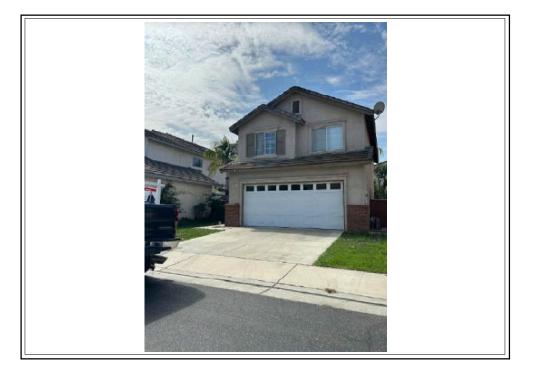
COMPARABLE PROPERTY PHOTO ADDENDUM

 Borrower: Redwood Holdings LLC
 File No.:
 Ext879ShadeTree

 Property Address: 879 Shade Tree Way
 Case No.:

 City: Corona
 State: CA
 Zip: 92878

 Lender: Wedgewood Inc
 Case No.:



COMPARABLE SALE #4

844 Forester Dr Corona, CA 92878 Sale Date: c09/23 Sale Price: \$ 615,000

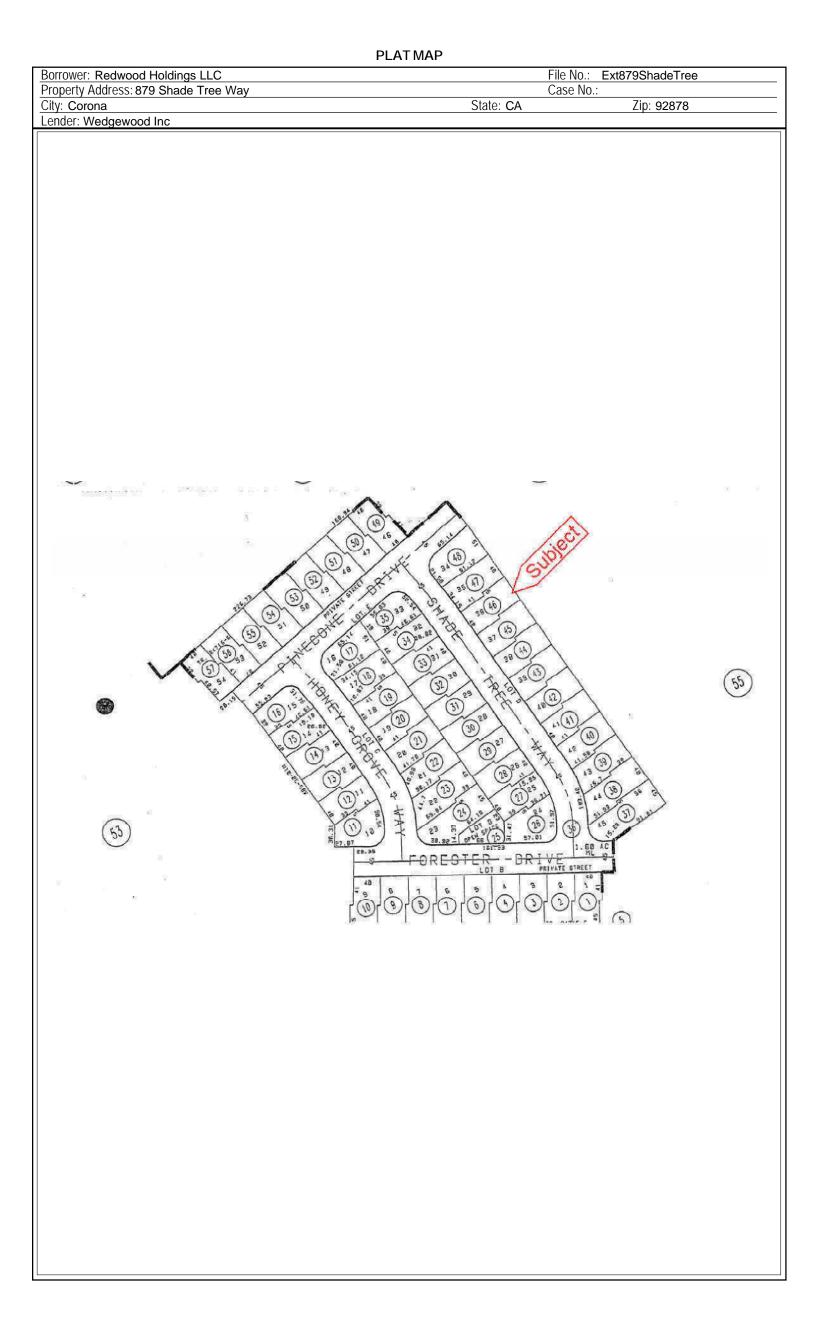


COMPARABLE SALE #5

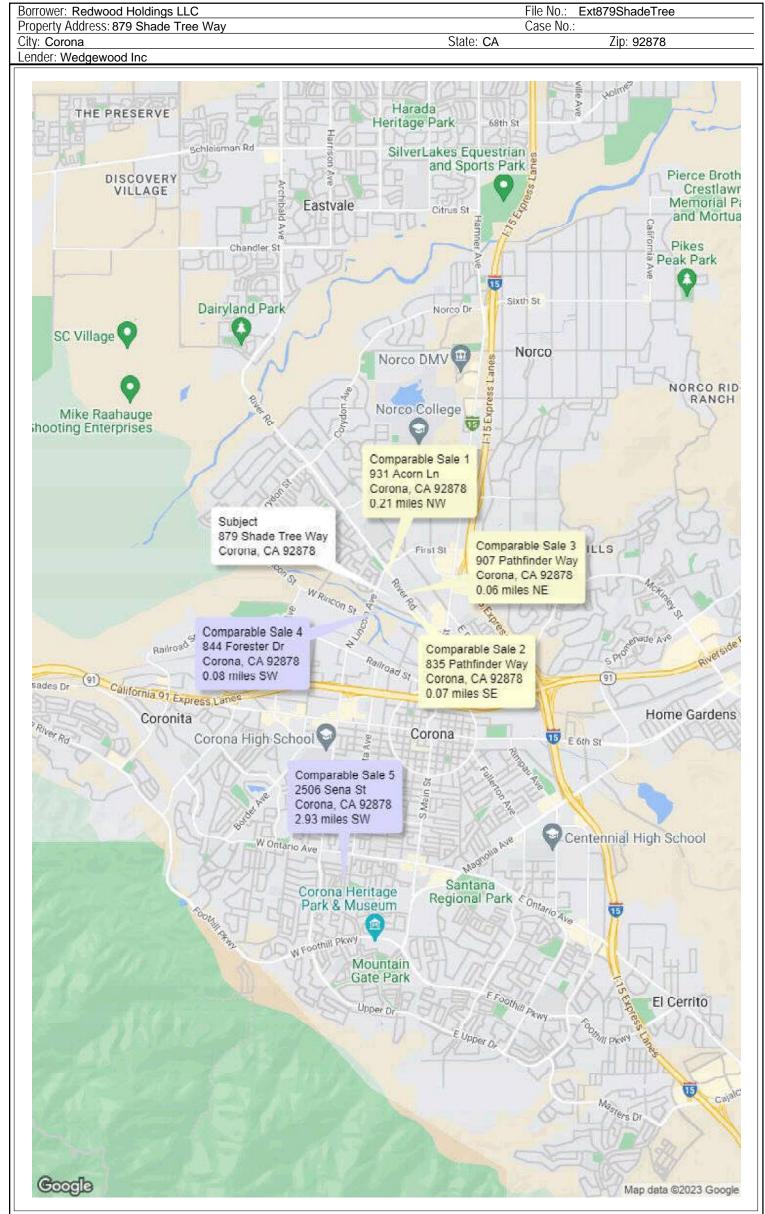
2506 Sena St Corona, CA 92878 Sale Date: c08/23 Sale Price: \$ 665,000

COMPARABLE SALE #6

Sale Date: Sale Price: \$

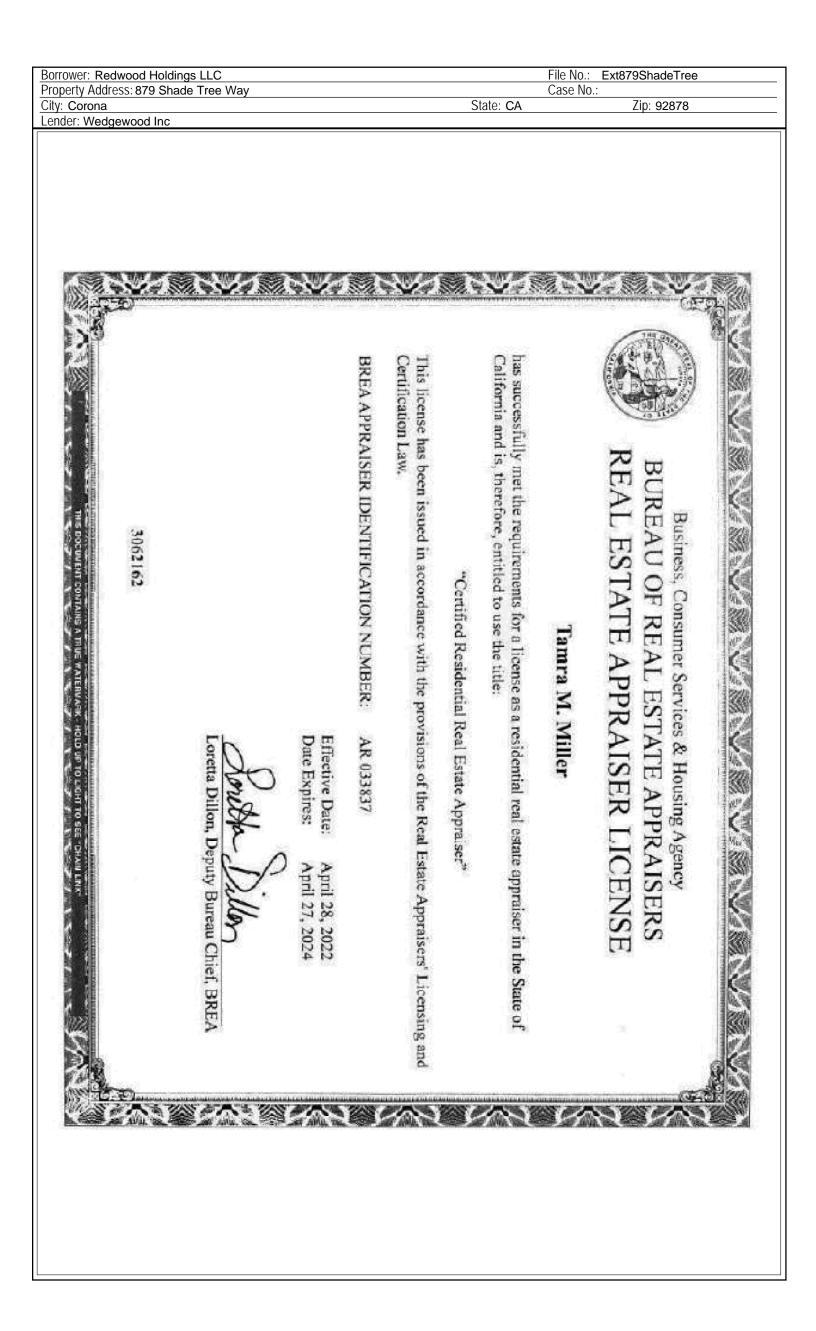


LOCATION MAP



USPAP ADDENDUM

Borrower: Redwood Holdings LLC		
Property Address: 879 Shade Tree Way City: Corona County: Riverside	State: CA	Zip Code: 92878
Lender: Wedgewood Inc		
APPRAISAL AND REPORT IDENTIFICATION		
This report was prepared under the following USPAP reporting		
X Appraisal Report A written report prepared under S Descripted Approximation Permate A written report prepared under S		
Restricted Appraisal Report A written report prepared under S	landalus Rule 2-2(D).	
Reasonable Exposure Time		
My opinion of a reasonable exposure time for the subject property at the mark	et value stated in this report is: 11 days	
The average marketing time range was reported at 3 to 27 days, a	nd reasonable exposure time was 1	1 days.
Additional Certifications		
☑ I have performed NO services, as an appraiser or in any other capacity, period immediately preceding acceptance of this assignment.	regarding the property that is the subject o	of this report within the three-year
I HAVE performed services, as an appraiser or in another capacity, rega		
period immediately preceding acceptance of this assignment. Those serve	ices are described in the comments below	Ι.
Additional Comments		
APPRAISER:	SUPERVISORY APPRAISER (only	if required):
1 10		
Signature:	Signature:	
Name: Tamra Miller Date Signed: 09/22/2023	Name:	
State Certification #: AR033837	State Certification #:	
or State License #: State #: State #:	or State License #:	
State: CA	Expiration Date of Certification or Lic	ense:
Expiration Date of Certification or License: 04/27/2024 Effective Date of Appraisal: 09/22/2023	Supervisory Appraiser inspection of S	Subject Property: om street D Interior and Exterior
	re, 800.234.8727 www.aciweb.com	USPAP_140427201



ver: Redwood Holdings LLC rty Address: 879 Shade Tree Way			File No.: Ext879ShadeTree Case No.:		
Corona			State: CA	Zip: 92878	
r: Wedgewood Inc					
HUDSON INSURANCI				HUDSON	
100 William Street, 5th I	Floor			INSURANCE GROUP®	
New York, NY 10038					
REAL ESTATE APP	RAISERS ERROR	S AND OMISSIO	IS INSURANCE	POLICY DECLARATIONS	
		D REPORTED" PO	LICY THIS POL	ICY REQUIRES THAT A CLAIM	
				PORTED TO THE INSURER, IN	
				ED REPORTING PERIOD.	
				LAIM EXPENSES THE INSURER	
				S SHALL BE SUBJECT TO ANY	
				R POLICY CAREFULLY.	
		READ THIS POL		Y.	
Policy Number: 1. Named Insured	PRA-2AX-10139 : Tamra Miller	63	Renewal of:		
2. Address:	2615 Bonnie Brae	Δνρ			
2. ////////////////////////////////////	Claremont, CA				
3. Policy Period:	From: Oc	tober 21,	To: 00	tober 21, 2023	
	2022	i Balanda an ann an Banda (1793)			
12:01 A.M. Standa	rd Time at the addre	ss of the Named Ins	ured as stated in	Number 2 above	
4. Limit of Liability		Each Claim		Policy Aggregate	
Damages Limit			B.	\$1,000,000	
Claims Expense	e Limit of				
Liability	C.		D.	<u>\$1,000,000</u>	
	usive of Claims Ex Each Claim	(penses): 5B. <u>\$1,00</u>	<u>0</u> Aggregate		
6. Policy Premiu			Taxes/Surcharg		
7. Retroactive Da					
	pany: Notice of a		Claim should be	e sent to:	
	Hudso	n Insurance Group			
		ʻilliam Street, 5 th Floo ʻork, NY 10038	r		
	Fax: 6	646-216-3786			
9. A. Program Ad		hudsonclaims300@ Riverton Insurance		om	
B. Agent/Broke		OREP Insurance S			
		(888) 347-5273			
IN MITNESS MUED	FOF We have cau	sed this noticy to	he executed by	our President and our	

Just 2. Jullof President

Dina Dashie

Secretary

Page | 1

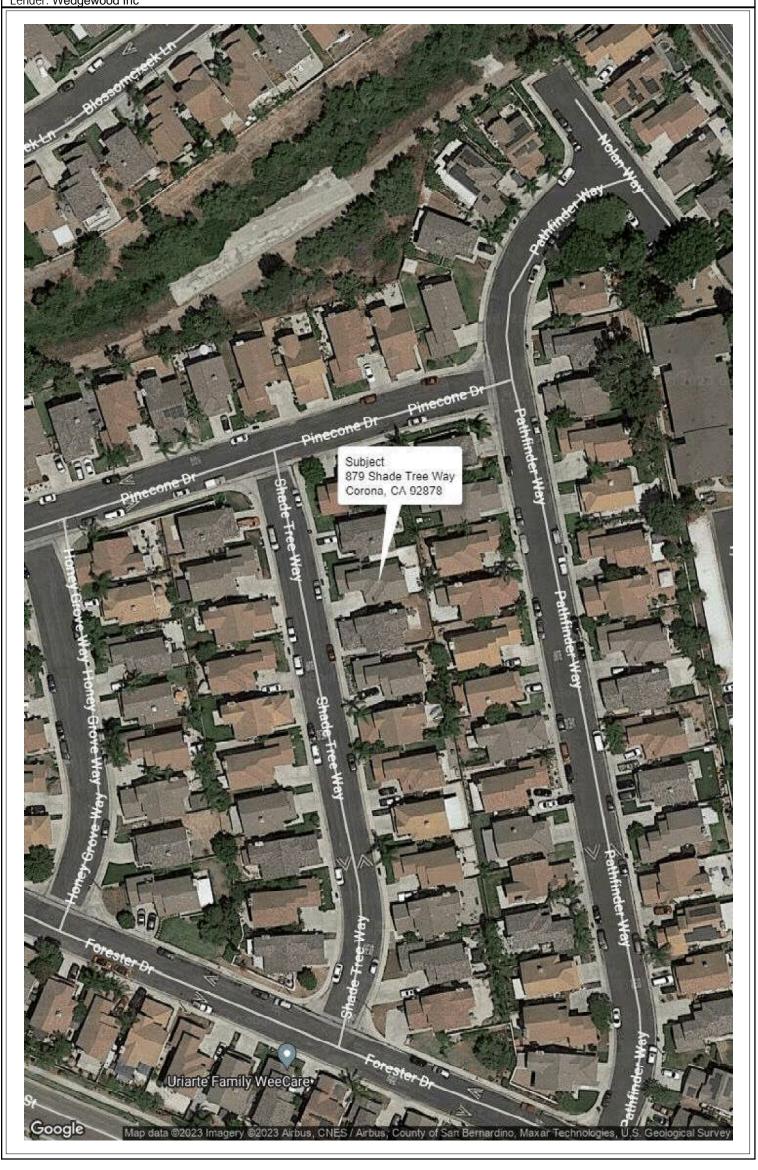
PRA 100 (01/20)

AERIAL MAP

Borrower: Redwood Holdings LLC Property Address: 879 Shade Tree Way City: Corona Lender: Wedgewood Inc

State: CA

File No.: Ext879ShadeTree Case No.: Zip: 92878



orrower: Redwood Holdings LLC	File I	No.: Ext879ShadeTree
roperty Address: 879 Shade Tree Way	Case	e No.:
ity: Corona ender: Wedgewood Inc	State: CA	Zip: 92878
Road Park	100	
a relletreen Bave	the second to th	Assembly Hall of Jehovah's Witner
And Crosses and Constrained of the and the address of the constraint of the constrai	A Contraction	Parties and the second se
Fallbrook or S Willow State 879	Red Red	Tenter and the second s
Harrington St Savi Dy Harrington St	Pathfinder Wey Shade Tree Way	e sue
Uriarte Farr Savior	ly WeeCare Harrington St	All a de la
W Rincon St W Rincorr St		Annoton St. Con East

FLOOD INFORMATION

LEGEND

E



Sky Flood™

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