File # 2310-24

APPRAISAL OF REAL PROPERTY



LOCATED AT

8850 De Haviland Ave Los Angeles, CA 90045-4114 TRACT NO 12574 LOT 96

FOR

WEDGEWOOD INC 2015 MANHATTAN BEACH BL, SUITE 100 REDONDO BEACH, CA 90276

OPINION OF VALUE

1,175,000

AS OF

10/31/2023

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USPAP ADDENDUM 55539 File No. 2310-24

The report was prepared under the following USPAP reporting option: Proportion	orrower	REDWOOD HOLDINGS LLC			
This report was prepared under the following USPAP reporting option: This report was prepared in accordance with USPAP Standards Rue 2-2(p). Restricted Appraisal Report Table report was prepared in accordance with USPAP Standards Rue 2-2(p). Restricted Appraisal Report Table report was prepared in accordance with USPAP Standards Rue 2-2(p). Restricted Appraisal Report Table report was prepared in accordance with USPAP Standards Rue 2-2(p). Restricted Appraisal Report Table report was prepared in accordance with USPAP Standards Rue 2-2(p). Restricted Appraisal Report Table report was prepared in accordance with USPAP Standards Rue 2-2(p). Restricted Appraisal Report Table report was prepared in accordance with USPAP Standards Rue 2-2(p). Restricted Appraisal Report Table report was prepared report of the separation of the separation report of the separation of the separation of the separation report of	roperty Address		County Los ANCELES	State ca	7in Code appas 4114
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Effective Date of Approical		Certification or License: 02/1	5 1 F D 1 60 FF F	_icense:	
Effective Date of Appraisal: 10/31/2023 Supervisory Appraiser Inspection of Subject Property: Did Not Exterior and Exterior and Exterior	Effective Date of A	ppraisal: 10/31/2023			

55539 File # 2210.24

The purpose of this summary appraisal repo	rt is to provide the lender/clier	iii wilii ali accura	ie, and adequalery s	supportou, opi	illion of the illa	ikel value	of the subject	property.
Property Address 8850 De Haviland Ave		С	ty Los Angeles		State	CA	Zip Code 9004	15-4114
Borrower REDWOOD HOLDINGS LLC	Owner of	Public Record P	ETER E & HEATHER	M FELIX	Cour	ty LOS AI	NGELES	
Legal Description TRACT NO 12574 LOT 96	i							
Assessor's Parcel # 4123-009-025			ax Year 2023				1,470	
Neighborhood Name WESTCHESTER			ap Reference 702-			us Tract 2		
Occupant Owner Tenant Vaca		ssessments \$ 0		PU	D HOA \$ 0		per year	per month
Property Rights Appraised Fee Simple	Leasehold Other (de							
Assignment Type Purchase Transaction	Refinance Transaction	Other (descri	•					
Lender/Client WEDGEWOOD INC	Addres		ATTAN BEACH BL, S					
Is the subject property currently offered for sale of						<u>X</u>	Yes No	
Report data source(s) used, offering price(s), and	DOM 12;CRML	LSMLS232777031	THE SUBJECT WAS	LISTED 10/5	5/2023 FOR \$1,	250,000		
I did did not analyze the contract for	sale for the subject purchase trans	saction Evolain the	reculte of the analysis	of the contract	for cale or why t	na analysis	was not	
performed.	sale for the subject purchase trans	Saction. Explain the i	esults of the analysis	oi uie conuaci	ioi sale oi wily l	ie alialysis	was not	
Contract Price \$ Date of Contract Price \$	tract Is the or	roperty seller the ow	ner of public record?	Yes	No Data S	ource(s)		
Is there any financial assistance (loan charges, sa	<u>_</u>	<u> </u>	<u> </u>				Yes	No
If Yes, report the total dollar amount and describe		,	, , , ,	,				
7 1								
Note: Race and the racial composition of the	neighborhood are not appraisal	l factors.						
Neighborhood Characteristics		One-Unit Hous	sing Trends		One-Unit H	ousing	Present Lan	d Use %
Location Urban Suburban	Rural Property Values [Increasing	➤ Stable	Declining	PRICE	AGE	One-Unit	98 %
Built-Up X Over 75% 25-75%	Under 25% Demand/Supply [= =	Over Supply	\$ (000)	(yrs)	2-4 Unit	1 %
Growth Rapid Stable	Slow Marketing Time	■ Under 3 mths	_ =	Over 6 mths	800 Low	0	Multi-Family	%
	S LOCATED NORTH OF MANCH				3,500 High	80	Commercial	1 %
405 FREEWAY AND EAST OF SEPULVEDA.		,			1,300 Pred.	70	Other	%
Matable advand December to	located in a mature stable are	ea. It is in good o	roximity to many di	versified fina			& movie indust	
centers. Neighborhood shows average to g								
traffic arteries of Sepulveda & Manchester	. The subject is one mile wes	st of the 405 fwy.	The subject is wit	hin 20 minut	es from major i	etail, ente	ertainment & e	mployment
Market Conditions (including support for the above	re conclusions) CONVEN	NTIONAL FINANCI	NG IS PREDOMINA	NT IN THE A	AREA GENERAL	MARKET	IS BEGINNING	TO
WEAKEN AS INFLATION HAS BEEN INCREA	ASING.FUNDS ARE STILL AVAI	ILABLE BUT SALI	ES ACTIVITY IS BEC	GINNING TO I	DECLINE AS IN	TEREST R	ATES ARE BEG	INNING
TO INCREASE RATES BUYER ARE BEGINNI					INE UNEMPLO	MENT IS	ALSO INCREAS	SING
Dimensions 57 X 107.5		6128 sf		RECTANGLE		View N ;	Res;	
Specific Zoning Classification LAR1		Description RESI						
	conforming (Grandfathered Use)		Illegal (describe)					
Is the highest and best use of subject property as	improved (or as proposed per pla	ans and specification						
		and and opcomound	is) the present use?	X	Yes No	If No, des	cribe	
There are the second of the se		•	· ·			IT NO, des		
Utilities Public Other (describe)	Pub	olic Other (descri	· ·	Off-site Impro	ovements - Type	IT NO, des	Public	Private
Electricity \(\sum \)	Water	olic Other (descri	· ·	Off-site Impro	ovements - Type	IT NO, des		Private
Electricity 🔀 🗌	Water Sanitary Sewer	olic Other (descri	pe)	Off-site Impro	ovements – Type	-,	Public	
Electricity	Water Sanitary Sewer ★ No FEMA Flood Zone x	Other (descri	De) MA Map # 06037C	Off-site Impro	ovements – Type	FEMA Map	Public	
Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvements typical	Water Sanitary Sewer No FEMA Flood Zone x for the market area?	Olic Other (descril	De) MA Map # 06037C If No, describe	Off-site Impro	ovements - Type alt	FEMA Map	Public Date 09/26/20	
Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvements typical Are there any adverse site conditions or external f	Water Sanitary Sewer X No FEMA Flood Zone x for the market area? ✓ actors (easements, encroachment	Other (described by the control of t	AA Map # 06037C If No, describe nditions, land uses, et	Off-site Impro Street Asph Alley None 61760F	ovements – Type	FEMA Map	Public	
Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvements typical	Water Sanitary Sewer No FEMA Flood Zone x for the market area? factors (easements, encroachment	Other (described by the control of t	DE) AA Map # 06037C If No, describe Inditions, land uses, et E NO ADVERSE INFL	Off-site Impro	ovements - Type alt	FEMA Map	Public Date 09/26/20	
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55539 File # 2310-2

					ce from \$ 1,130,000		99,000
					price from \$ 1,100,0		,750,000
FEATURE	SUBJECT	COMPARAB	SLE SALE # 1	COMPAR	ABLE SALE # 2	COMPARABI	LE SALE # 3
Address 8850 De Haviland A	ve	8774 Croydon Ave		8328 Reading Av	re	7907 Croydon Ave	
Los Angeles, CA 90	045-4114	Los Angeles, CA 90	0045-4110	Los Angeles, CA	90045-4326	Los Angeles, CA 90	045-3030
Proximity to Subject	r.	0.08 miles N	T 6	0.70 miles NE	Φ.	0.67 miles N	φ.
Sale Price	\$	¢ og ft	\$ 1,100,000		\$ 1,224,000		\$ 1,250,000
Sale Price/Gross Liv. Area	\$ sq.ft.		-	\$ 724.69 SQ		\$ 864.45 Sq.ft.	
Data Source(s)		CRMLSMLS#22208		CRMLSMLS#232	-	CRMLSMLS#PW231	
Verification Source(s) VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	PARCEL Q#656021 DESCRIPTION	702-H-2 +(-) \$ Adjustment
Sales or Financing	DESCRIPTION		T (-) \$ Aujustinent		T(-) \$ Aujustinent		T(-) \$ Aujustinent
Concessions		ArmLth Cash;0		ArmLth Cash;0		ArmLth Cash;12500	-12,500
Date of Sale/Time		s12/22;c11/22		s03/23;c02/23		s09/23;c08/23	-12,500
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	FEE	0	FEE		FEE	0
Site	6128 sf	6840 sf		6543 sf		6654 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;TRADITIONAL	DT1;TRADITIONAL		DT1;TRADITIONA	ıL	DT1;TRADITIONAL	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	81	81		76		81	
Condition	C4	C4		C3	-125,000	C3	-125,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Bat	hs c	Total Bdrms. Baths	
Room Count	6 3 2.0	6 3 2.0		7 4 2.	0 (
Gross Living Area	1,631 Sq.ft.	1,450 Sq.ft.	+13,600	1,689 SQ	.ft. -4,40 0	1,446 sq.ft.	+13,900
Basement & Finished	Osf	Osf		Osf		Osf	
Rooms Below Grade						-	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	WALL/NONE	FAU/CENT	-10,000	FAU/CENT	-10,000	WALL/NONE	
Energy Efficient Items	NONE	NONE		NONE		NONE	
Garage/Carport	2ga2dw	2ga2dw		2gd2dw		2ga2dw	
Porch/Patio/Deck	NONE	COVERED PATIO	-10,000		. 75 000	NONE	- 75 000
ADU/GUEST HOUSE	ADU	NONE	+75,000	NUNE	+75,000	NUNE	+75,000
Net Adjustment (Total)		X +	\$ 68,600	_ + 🗶 -	\$ -64,400	<u> </u>	\$ -48,600
A.I		Net Adj. 6.2 %		Net Adj. 5.3		Net Adj. 3.9 %	-40,000
Adjusted Sale Price of Comparables		Gross Adj. 9.9 %				Gross Adj. 18.1 %	\$ 1,201,400
Data Source(s) PARCEL QUE My research did did did	ST				e effective date of this app of sale of the comparable		
Data Source(s) PARCEL QUE							
Report the results of the research							DADLE CALE #0
ITEM		JBJECT	COMPARABLE S.	ALE #1	COMPARABLE SALE #	2 CUMPA	RABLE SALE #3
Date of Prior Sale/Transfer	10/27/2023						
Price of Prior Sale/Transfer	\$1,165,000	_	D.D.C.I. C.I.C.T				
Data Source(s) Effective Date of Data Source(s)	PARCEL QUES	I	PARCEL QUEST		CEL QUEST	PARCEL QUE	21.
Analysis of prior sale or transfer hi	10/31/2023	nerty and comparable	10/31/2023		31/2023	10/31/2023	THE
COMPARABLES HAVE TRANSF			onico ine	SUBJECT HAS NU	T TRANSFERRED IN TH	E PASI 30 MUNINS.	Inc
Cummony of Colon Commonica - Ar	unraaah						
Summary of Sales Comparison Ap					C NO ADU. SALE#2 N		
CONDITION, NO ADU SALE#3							
NEIGHBORHOOD 1300 TO 19					RED SALES ANALYSIS.	\$75 PER SQ FT \$12	25,000
CONDITION, \$10,000 CENT I	HEAT & A/C, \$10,00	O GARAGE SPACE, \$	\$75,000 ADU \$10,00	OO FULL BATH			
CALE#2 MOST CIMIL AD IN C	17E & GALF#0 ***	T DECENT ARE OUT	N THE MOST WEIGH	т			
SALE#2 MOST SIMILAR IN S	ILE & SALE#3 MUS	I RECENI AKE GIVE	IN THE MUST WEIGH	1			
Indicated Value by Sales Comparis	son Approach \$ -	,175,000					
Indicated Value by: Sales Comp			Cost Approach (if dev	eloped) \$ 1 200	0,000 Income App	proach (if developed) \$	3
THE MARKET APPROACH BEST	REFLECTS THE VAL	UE OF THIS TYPE OF	•••	. , .,	.,		
This appraisal is made							
completed, subject to the	following repairs or	alterations on the bas	sis of a hypothetical o	ondition that the r	hypothetical condition the epairs or alterations have the alteration or repair.	e been completed, or	
	following repairs or a sed on the extraordina	alterations on the bas ary assumption that the	sis of a hypothetical of the condition or deficient	condition that the reduced the street.	epairs or alterations havine alteration or repair:	e been completed, or N/A	subject to the

Freddie Mac Form 2055 March 2005

55539 File# 2310-24

THE INTENDED USER OF THIS APPRAISAL IS THE LENDER/CLIENT & IT SUCCESSORS &	ASSIGNS. THE INTENDED USER	R IS TO EVALUA	TE THE PROPERTY	THAT IS THE
SUBJECT OF THIS APPRAISAL FOR A MORTGAGE FINANCE TRANSACTION SUBJECT TO REQUIREMENTS OF THIS APPRAISAL REPORT FORM & DEFINITION OF MARKET VALUE	•		-	
THE EFFECTIVE AGE IS LOWER THAN THE ACTUAL AGE DUE TO ROUTINE MAINTENANCE	E & UPKEEP PROLONGING THE	ESTIMATED R	EMAINING ECONOMI	C LIFE.
The address reported on the conversed form is according to HC Books Convice records	as required by HAD formet. T	ho title compo	ny ronorto the city o	ur county address
The address reported on the appraisal form is according to US Postal Service records and the title report may or may not match to USPS records".	s as required by UAD TORMAT. I	ne title compa	ny reports the city o	or county address
I have performed no services, as an appraiser or in any other capacity, regarding the	property that is the subject of	this report wi	thin the three-year p	period immediately
preceding acceptance of this assignment.				
	E (not required by Fannie Mae)			
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Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for estilized Method Of Depreciation. The Ratio Of Land To Improvements Is Typical I Used. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall-Swift Quality rating from cost service AVERAGE Effective date of cost data 08/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used NO EXTERNAL OR FUNCTIONAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) Summary of Income Approach (including support for market rent and GRM) THE INC PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA a Legal Name of Project Total number of phases Total number of units rented Total number of units rented Total number of units for sale Was the project created by the conversion of 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? Yes No	OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 215,750 Depreciated Cost of Improvements "As-is" Value of Site Improvements "INDICATED VALUE BY COST APPLIE (not required by Fannie Mae) = \$ COME APPROACH IS NOT APPLIE FOR PUDS (if applicable) No Unit type(s) Detached Ind the subject property is an attach Total number of units sold Data source(s) No If Yes, date of conversion	Jsing The Abstract 1 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ O Sq.Ft. @ \$ Functional SS ROACH CABLE FOR OV ed Attach ed dwelling unit.	250.00	e Comparables = \$ 900,000 = \$ 407,750 = \$ 100,000 = \$ 8,000 = \$ 515,750 = \$ (215,750) = \$ 300,000 = \$ 1,300,000 ue by Income Approach

Freddie Mac Form 2055 March 2005

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

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

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

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

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

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

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

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

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

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Fannie Mae Form 2055 March 2005

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.

Freddie Mac Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report File # 2310-3

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.

ADDDAIOED	
APPRAISER / / / / / / / / / / / / / / / / / / /	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature (Av.) (C.)	Signature
Name Joseph P Baldino	Name
Company Name REAL ESTATE APPRAISER	Company Name
Company Address 3101 MESA VERDE DR	Company Address
BURBANK, CA 91504	
Telephone Number (818) 768-6147	Telephone Number
Email Address Joeappraiser11@aol.com	Email Address
Date of Signature and Report 10/31/2023	Date of Signature
Effective Date of Appraisal 10/31/2023	State Certification #
State Certification # AR001957	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State ca	
Expiration Date of Certification or License 02/12/2025	SUBJECT PROPERTY
	Did not increat exterior of cubicat property
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect exterior of subject property☐ Did inspect exterior of subject property from street
8850 De Haviland Ave	Date of Inspection
Los Angeles, CA 90045-4114	Date of inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,175,000	
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	☐ Did not inspect exterior of comparable sales from street
Company Name wedgewood inc	Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach BL, Suite 100, REDONDO	Date of Inspection
BEACH, CA 90276	
Fmail Address	

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Fannie Mae Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report 55539 File # 2310-24

FEATURE		SUBJECT		COMPARAE	BLE	SALE # 4		COM	PARABL	E SALE # 5		COM	PARABL	E SALE # 6
Address 8850 De Haviland A	ve			oydon Ave			840	61 Truxtor						•
Los Angeles, CA 900		1114		eles, CA 9		15-2907		Angeles,		045-3920				
Proximity to Subject	10 1		0.82 mil		-	2007		3 miles N		040 0020				
Sale Price	\$		0.62 11111	ICS N	\$	1,660,000		3 IIIICS N	VV .	\$ 1,140,000				\$
Sale Price/Gross Liv. Area	\$	sq.ft.	\$ 11	06.67 Sq.ft	_	1,000,000	\$	701 6	sq.ft.	1,140,000	\$		sq.ft.	•
Data Source(s)	Ψ	·				22-DOM 12	<u> </u>			00559;DOM 26	Ψ		34.11.	
Verification Source(s)						33;DOM 12								
VALUE ADJUSTMENTS		ESCRIPTION		Q#11594 CRIPTION	_	+(-) \$ Adjustment	_	DESCRIPT		702-H-2 +(-) \$ Adjustment	_ n	ESCRIPT	ION	ı () ¢ Adiustment
				INIT HUN	+	+ (-) \$ Aujustinient	_		IUIV	+ (-) \$ Aujustilielit	U	ESUNIFI	IUIV	+ (-) \$ Adjustment
Sales or Financing			ArmLth					nLth						
Concessions			Conv;0		+			sh;0						
Date of Sale/Time			s12/22;	11/22	+		s03	3/23;c02/2	23					
Location	N;Re	es;	N;Res;		_			Res;						
Leasehold/Fee Simple	Fee	Simple	FEE		\perp	0	FEI	Ε		0				
Site	6128	3 sf	6024 sf		_	0	600	D1 sf		0				
View	N;Re	s;	N;Res;				N;F	Res;						
Design (Style)	DT1;	TRADITIONAL	DT1;TR/	ADITIONAL			DT.	1;TRADITI	ONAL					
Quality of Construction	Q4		Q4				Q4							
Actual Age	81		79			0	82			0				
Condition	C4		C2			-250,000	C4							
Above Grade	Total	Bdrms. Baths	Total B	drms. Baths	3		Tot	tal Bdrms.	Baths		Total	Bdrms.	Baths	
Room Count	6	3 2.0	7	4 3.0		-10,000	•		2.0					
Gross Living Area		1,631 Sq.ft.		1,500 SQ.ft	_	+9,800		_	sq.ft.	+14,300			sq.ft.	
Basement & Finished	Osf		Osf	-, 54.11		+ 3,000	0sf		4.11.	T 14,300			- q.11.	
Rooms Below Grade	Joi		JJ1				Josi							
Functional Utility	A1/	DACE	AVERSO	-	+		A							
Heating/Cooling			AVERAG		+			ERAGE		=				
-			FAU/CEN	NT	+	-10,000		OOR/NONE		0				
Energy Efficient Items	NON		NONE		+		NO							
Garage/Carport	2ga2		2dw		+	+20,000				0				
Porch/Patio/Deck	NON	E	OPEN PA	ATIO	+	-5,000	NO	NE						
ADU/GUEST HOUSE	ADU		ADU		_		NO	NE		+75,000				
					\perp									
					_									
Net Adjustment (Total)					\$			X + [\$ 89,300		_ + _		\$
Adjusted Sale Price			Net Adj.	14.8 %	6		1	Adj.	7.8 %		Net A		%	
of Comparables			Gross Ad	j. 18.4 %	6 \$	1,414,800	Gro	ss Adj.	7.8 %	\$ 1,229,300	Gross	Adj.	%	\$
Report the results of the research a	and an	alysis of the prior	sale or tr	ansfer histoi	ry o	f the subject property	and	comparab	le sales				8).	
ITEM		SU	BJECT			COMPARABLE SA	LE #	# 4	CO	OMPARABLE SALE #	 5	(OMPAR	ABLE SALE # 6
Date of Prior Sale/Transfer		10/27/2023									_			
Price of Prior Sale/Transfer		\$1,165,000												
Data Source(s)		PARCEL QUEST			ВΛ	RCEL QUEST			DARCE	L QUEST				
Effective Date of Data Source(s)		10/31/2023				/31/2023				•		+		
Analysis of prior sale or transfer his	cton		orty and	oomparable	_			•	10/31/2					
				Comparable	Salt	to THE	SUE	SJECT HAS	S NOT 1	RANSFERRED IN TH	E PAS	T 36 MC	ONTHS.	THE
COMPARABLES HAVE TRANSFE	ERREI	D AS STATED AB	OVE.											
Analysis/Comments SALE#4	SMA	LLER THAN THE	SUBJEC	T WAS RE	CEN	ITLY REMODELED L	.IKE	NEW NO	GARAG	E, HAS CENTRAL HE	AT A	/C WAS	S ONLY	USED BECAUSE IT
WAS THE ONLY RECENT SALE	WITH	AN ADU I COUL	D FIND.	SALE#5	SM	IALLER THAN THE S	SUB	JECT NO A	ADU , S	MALLER LOT BETTE	R CO	ADITION		
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Supplemental Addendum

File No.	2310-24

Borrower	REDWOOD HOLDINGS LLC			
Property Address				
' '	8850 De Haviland Ave			
City	Los Angeles	County Los angeles	State CA	Zip Code 90045-4114
Lender/Client	WEDGEWOOD INC			

THIS IS AN APPRAISAL REPORT NOT A SUMMARY REPORT AS STATED ON THE PREPROGRAMMED APPRAISAL FORM NO PERSONAL PROPERTY WAS INCLUDED IN THIS REPORT

• Exterior-Only : Neighborhood - Description

The subject is located in a mature stable area. It is in good proximity to many diversified financial, industrial, service & movie industry centers. Neighborhood shows average to good maintenance. All conveniences & supporting services(markets, gas stations, etc) are within 2 miles & are along the traffic arteries of Sepulveda & Manchester. The subject is 1/2 mile west of the 405 fwy. The subject is within 20 minutes from major retail, entertainment and employment opportunities in Santa Monica, Culver City & Torrance. The subject is minutes from the Los Angeles International Airport. The subject is 30 minutes from downtown Los Angeles.

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.

NO EMPLOYEE, DIRECTOR, OFFICE OR AGENT OF THE LENDER, OR ANY OTHER THIRD PARTY ACTING AS A JOINT VENTURE PARTNER, INDEPENDENT CONTRACTOR, APPRAISAL MANAGEMENT COMPANY, OR PARTNER ON BEHALF OF THE LENDER, SHALL INFLUENCE OR ATTEMPT TO INFLUENCE THE DEVELOPMENT, REPORTING RESULT OR REVIEW OF AN APPRAISAL THROUGH COERCION, EXTORTION, COLLUSION, COMPENSATION, INSTRUCTION, INDUCEMENT, INTIMIDATION, BRIBERY OR IN ANY OTHER MANNER.

I HAVE NOT BEEN CONTACTED BY ANYONE OTHER THAN THE INTENDED USER(LENDER/CLIENT AS IDENTIFIED ON THE FIRST PAGE OF THE REPORT), BORROWER, OR DESIGNATED CONTACT TO MAKE AN APPOINTMENT TO ENTER THE PROPERTY. I AGREE TO IMMEDIATELY REPORT ANY UNAUTHORIZED CONTACTS EITHER PERSONALLY BY PHONE OR ELECTRONICALLY TO CLEAR CAPITAL

THE APPRAISER'S OFFICE IS WITHIN 25 MILES OF THE SUBJECT PROPERTY. IN THE PAST 5 YEARS I HAVE COMPLETED 10 TO 15 APPRAISALS A YEAR IN THIS AREA. I HAVE ACCESS TO CLAW MLS & CRMLS THE 2 DOMINANT MLS SERVICES IN THE AREA. I LIVE IN THE SUBJECT COUNTY & HAVE PERFORMED APPRAISALS IN THE ARE FOR OVER 40 YEARS.

HIGHEST & BEST USE WAS DETERMINED AS IMPROVED BASED ON ITS CURRENT USE BEING LEGALLY PERMISSIBLE. PHYSICALLY POSSIBLE FINANCIALLY FEASIBLE & MOST PROFITABLE

Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

or any compan to influ	other third par ny, or partner o ence the devel	byee, director, o ty acting as joi n behalf of opment, reportin n, inducement, i	nt venture parti wed g, result, or re	ner, independen gewood inc eview of my ap	t contracto , praisal thr	r, appraisal influenced, ough coerc	management or attempted
		ehavior in our b			has never	participated	in any of the
1)	Withholding or	threatening to v	vithhold timely p	payment or part	ial paymen	t for an ap	praisal report;
,	_	threatening to demote or termi		business with	me, or de	moting or 1	terminating o

- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

A. A. P. Balation		
Multiple 1, 10000	10/31/2023	
Signature 7	Date	
JOSEPH P BALDINO	AR001957	
Appraiser's Name	State License or Certification #	
FA	02/12/2025	CA
State Title or Designation	Expiration Date of License or Certification	State
2050 Do Haviland Ava Loc Angelos CA 90045 4114		

8850 De Haviland Ave, Los Angeles, CA 90045-4114

Address of Property Appraised

Market Conditions Addendum to the Appraisal Report

55539

File No. 2310-24

The purpose of this addendum is to provide the lender/cl		-	·	prevalent in the	subjec	t		
neighborhood. This is a required addendum for all apprai	isal reports with an effective	e date on or after April 1, 2 City Los Angele		State CA		ZIP Code 9004	15 4	114
Property Address 8850 De Haviland Ave Borrower REDWOOD HOLDINGS LLC		Only Los Angele	S .	Olalo CA		211 0000 9002	15-4	114
Instructions: The appraiser must use the information req	uired on this form as the b	asis for his/her conclusion	s, and must provide support	for those concl	ısions	, regarding		
housing trends and overall market conditions as reported	I in the Neighborhood section	on of the appraisal report f	orm. The appraiser must fill	in all the inform	tion t	o the extent		
it is available and reliable and must provide analysis as ir	ndicated below. If any requi	ired data is unavailable or i	s considered unreliable, the a	appraiser must _l	rovide	e an		
explanation. It is recognized that not all data sources will								
in the analysis. If data sources provide the required inform	-	• • • • • • • • • • • • • • • • • • • •	·	-	-			
average. Sales and listings must be properties that comp subject property. The appraiser must explain any anomal				ed by a prosped	tive d	uyer of the		
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	T		Overall Trend		
Total # of Comparable Sales (Settled)	14	5	5	Increasir		Stable		Declining
Absorption Rate (Total Sales/Months)	2.33	1.67	1.67	Increasir	_	Stable		Declining
Total # of Comparable Active Listings	0	1	7	Declining		Stable	X	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	0.6	4.2	Declining		Stable	X	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months			Overall Trend	_	
Median Comparable Sale Price	1,312,500	1,450,000	1,279,000	Increasir	_	Stable	Щ	Declining
Median Comparable Sales Days on Market	14	9	12	Declining	_	Stable	Н	Increasing
Median Comparable List Price Median Comparable Listings Days on Market	N/A	1,199,000	1,399,000	Increasir Declining		Stable Stable]	Declining Increasing
Median Sale Price as % of List Price	N/A 103.3	13 96.7	33 102.3	Increasir		Stable Stable		Declining
Seller-(developer, builder, etc.)paid financial assistance p		No No	102.3	Declining	_	Stable	H	Increasing
Explain in detail the seller concessions trends for the pas			3% to 5%, increasing use o			_		
fees, options, etc.). Concessions have been	•						HAN	ANY
CONCESSIONS. CONCESSIONS ARE MORE PREVA	LENT IN THE LOWER VA	LUE RANGES.						
And formal according (DEO and a) a facility in the granded)		Constitution of the Patherina and					
Are foreclosure sales (REO sales) a factor in the market?			ling the trends in listings and	sales of forecid	sea p	roperties).		
FORECLOSURE & REO SALES ARE NOT A FACTOR	IN THE MARKET AT THIS	S TIME.						
Cite data sources for above information. CRMLS-	-CI AW							
	-ULAW							
	-OLAW							
Summarize the above information as support for your co	nclusions in the Neighborh							
an analysis of pending sales and/or expired and withdraw	nclusions in the Neighborh vn listings, to formulate you	ur conclusions, provide bot	th an explanation and suppor	t for your concl	usions	i.		
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Borrower	REDWOOD HOLDINGS LLC			
Property Address	8850 De Haviland Ave			
City	Los Angeles	County Los angeles	State CA	Zip Code 90045-4114
Lender/Client	WEDGEWOOD INC			



Subject Front

8850 De Haviland Ave

1,631 6 3 2.0 N;Res; N;Res; 6128 sf Q4

81



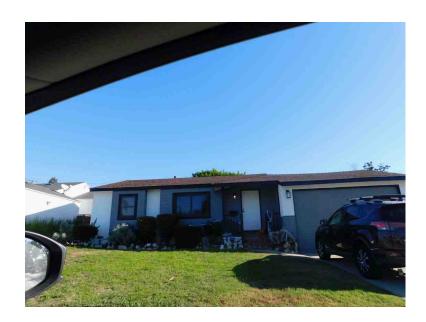
STREET



STREET

Comparable Photos

Borrower	REDWOOD HOLDINGS LLC			
Property Address	8850 De Haviland Ave			
City	Los Angeles	County Los angeles	State CA	Zip Code 90045-4114
Lender/Client	WEDGEWOOD INC			



Comparable 1

8774 Croydon Ave

Prox. To Subject 0.08 miles N Sales Price 1,100,000 Gross Living Area 1,450 Total Rooms Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View N;Res; Site 6840 sf Quality Q4 Age 81



Comparable 2

8328 Reading Ave

Prox. To Subject 0.70 miles NE Sales Price 1,224,000 Gross Living Area 1,689 Total Rooms Total Bedrooms Total Bathrooms 2.0 Location N;Res; View N;Res; Site 6543 sf Quality Q4 Age 76



Comparable 3

7907 Croydon Ave

Prox. To Subject 0.67 miles N Sales Price 1,250,000 1,446 Gross Living Area Total Rooms Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View N;Res; Site 6654 sf Quality Q4 Age 81

Comparable Photos

Borrower	REDWOOD HOLDINGS LLC			
Property Address	8850 De Haviland Ave			
City	Los Angeles	County Los angeles	State CA	Zip Code 90045-4114
Lender/Client	WEDGEWOOD INC			



Comparable 4

7822 Croydon Ave

Prox. To Subject 0.82 miles N Sales Price 1,660,000 Gross Living Area 1,500 Total Rooms Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; View N;Res; Site 6024 sf Quality Q4 Age 79



Comparable 5

8461 Truxton Ave

Prox. To Subject 0.33 miles NW Sales Price 1,140,000 Gross Living Area 1,440 Total Rooms 6 Total Bedrooms Total Bathrooms 2.0 Location N;Res; View N;Res; Site 6001 sf Quality **Q4** Age 82

Comparable 6

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

55539 File No. **2310-24**

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C/

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

Q-

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

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

Ω4

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 ungrades.

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

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



BUREAU OF REAL ESTATE APPRAISERS REAL ESTATE APPRAISER LICENSE

Business, Consumer Services & Housing Agency

Joseph P. Baldino

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

"Certified Residential Real Estate Appraiser"

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

Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER:

AR 001957

Effective Date:
Date Expires:

February 13, 2023 February 12, 2025

Loretta Dillon, Deputy Bureau Chief, BREA





LIA Administrators & Insurance Services APPRAISAL AND VALUATION PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY

(A stock insurance company herein called the "Company")
175 Capitol Blvd. Suite 100
Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
02/23/2023	AAI006008-08	AAI006008-07

THIS IS A **CLAIMS** MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

Item

1. Customer ID: 168108 Named Insured: BALDINO, JOSEPH P. 3101 Mesa Verde Dr. Burbank, CA 91504	
2. Policy Period: From: 04/04/2023 To: 04/04/2024 12:01 A M. Standard Time at the address stated in 1 above.	
3. Deductible: \$1,000 Each Claim	
4. Retroactive Date: 06/05/2000	
5. Inception Date: 04/04/2016	1
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$2,000,000 Aggregate	
7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652	
8. Annual Premium: \$1,087.00	
9. Forms attached at issue: LIA002 (12/14) LIA CA (11/LIA021 (10/14) LIA143 (10/14)	14) LIA012 (12/14) LIA018 (10/14)
This Declarations Page, together with the completed and signed Policy the Policy shall constitute the contract between the Named Insured and	
02/22/2023	(K 1.) .e
Date By	Authorized Signature
LIA-001 (12/14)	Aspen American Insurance Company

PUBLIC RECORDS

10/30/23, 7:38 PM Property Detail Printout



County Last Updated: 10/20/2023

Property Location

90045-Zip: Address: 8850 DE HAVILAND AVE City: LOS ANGELES 4114 Use Code: Single Family Residence County: Los Angeles APN#: 4123-009-025

Tract: 12574 Census Tract: 2780.01 Zone: LAR1

Legal Desc: TRACT NO 12574 LOT 96 Map Page/Grid: 702/ H3

Total Assessed Value: 935,290 Tax Amount: 11,470.32 Tax Year / Assessor Year: 2023 / 2023 Percent Improvement: 0.19

Current Owner Information

Current Owner: PETER E FELIX/HEATHER M Owner Address: 257 DENSLOW AVE FELIX

City, State, Zip: LOS ANGELES, CA, 90049-

Owner Occupied: No

Last Transaction: 10/28/2015 Deed Type: deed of trust Amount: 657,600 Document: 0001320154

Last Sale Information

Transferred From: AYALA, JUDITH F Seller Address:

Prior Recording / Sale Date: 04/16/1991 / Recording / Sale Date: 08/14/2015 / 07/24/2015 Most Recent Sale Price: 822,000 Prior Sale Price: 235,000

Document Number: 0001001396 Prior Document No.: 0000537069

Document Type: grant deed/deed of trust Prior Document Type: grant deed/deed of trust

Lender Information

Full/Partial: F Lender:

Loan Amount / 2nd Trust Loan Type: conventional

Physical Information

Basement Unfinished: 0

Lot Size Sqft / 6,130 / Building Area: 1,631 # of Bedrooms: 3 Acreage: 0.14 Additional: 0 # of Bathrooms: 2.00 Year Built / Effective: 1942 / 0

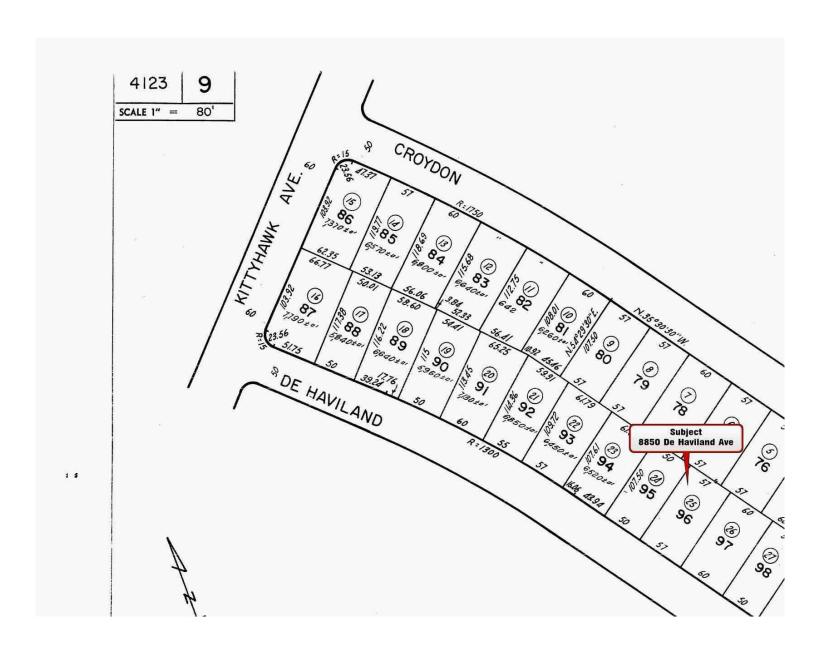
Pool/Spa:

Garage: 0 # of Stories: 1 Heating: Floor/Wall First Floor: 0 Total Rooms: 7 Cooling: # of Units: 0 Second Floor: 0 Roof Type: Third Floor: 0 Garage/Carport: Garage Construction/Quality: / 0 Basement Finished: 0 Fireplaces: 0 **Building Shape:**

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https://www.parcelquestappraise.com/Search/Property_Detail_Report.aspx?PID=31327899&FIPS=06037

View:



CMA - Page 1

				Br/Ba Sq	ft	LSqft	List P	rice	Sold Pric	e \$/Sq	ft SP/LP%
Total Listings: 32 Total on Market: 5 Sold/Exp Ratio: 0.00		Mini	imum: mum: rage: ian:	5/3 1,8 2/1 1,3 3/2 1,5 3/2 1,5	11 78	9,552 5,686 6,345 6,087	\$1,899 \$1,099 \$1,372 \$1,312	,000 2,109	\$1,750,00 \$1,100,20 \$1,361,49 \$1,322,50	00 \$703. 02 \$879.6	13 50
Active											
Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Pric
8500 Belford AV	LA	1947	STD	10/09/2023	3	2	21/21	1,489	6,229	\$758.90	\$1,130,00
8875 Earhart AV	LA	1942	STD	08/09/2023	3	3	82/82	1,624	5,912	\$815.27	\$1,324,00
8461 Truxton AV	WS	1941	STD	09/15/2023	3	3	45/45	1,600	6,001	\$999.38	\$1,599,00
7906 Kittyhawk AV	LA	1947	STD	09/17/2023	4	3	42/42	1,817	5,798	\$901.49	\$1,638,00
5948 W 78Th ST	LA	1952	STD	10/12/2023	4	2	18/38	1,770	9,552	\$1,072.88	\$1,899,00
				Maximum:	4/	3	82	1,817		\$1,072.88	\$1,899,00
				Minimum:	3	2	21	1,489	5,798	\$758.90	\$1,130,00
				Average: Median:	3	3	46 42	1,660 1,624	6,698 6,001	\$909.58 \$901.49	\$1,518,00
Active Under Contract	7227	5000 1201	5 M =5			NE 121	2022	50.72	0.00 (0)	0.000-40	75-74
Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	СДОМ	Sqft	LSqft	\$/Sqft	Pric
6340 W 81St ST	LA	1944	STD	10/28/2023	3	2	9/9	1,384	6,101	\$938.58	\$1,299,00
8400 Flight AV	LA	1943	STD	10/18/2023	3	2	33/33	1,472	6,502	\$882.47	\$1,299,00
				Maximum:	3/	2	33	1,472	6,502	\$938.58	\$1,299,00
				Minimum:	3	2	9	1,384	6,101	\$882.47	\$1,299,00
				Average: Median:	3	2	21 21	1,428 1,428	6,302 6,302	\$910.53 \$910.53	\$1,299,00 \$1,299,00
Pendina											
Pending Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	сром	Sqft	LSqft	\$/Sqft	Pric
	City LA	YrBuilt 1947	Sale Type	Contract Date 10/09/2023	: Br	Bath 2	CDOM 18/18	Sqft 1,484	LSqft 6,017	\$/Sqft \$942.72	Pric \$1,399,00
Address	10.00				3			A CONTRACTOR		100000000000000000000000000000000000000	
Address	10.00			10/09/2023 Maximum: Minimum:	3 3/ 3	2 2 2	18/18 18 18	1,484 1,484 1,484	6,017 6,017 6,017	\$942.72 \$942.72 \$942.72	\$1,399,00 \$1,399,00 \$1,399,00
Address	10.00			10/09/2023 Maximum: Minimum: Average:	3/ 3/ 3	2 2 2 2	18/18 18 18 18	1,484 1,484 1,484 1,484	6,017 6,017 6,017 6,017	\$942.72 \$942.72 \$942.72 \$942.72	\$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00
Address	10.00			10/09/2023 Maximum: Minimum:	3 3/ 3	2 2 2	18/18 18 18	1,484 1,484 1,484	6,017 6,017 6,017	\$942.72 \$942.72 \$942.72	\$1,399,00
Address	10.00			10/09/2023 Maximum: Minimum: Average:	3/ 3/ 3	2 2 2 2	18/18 18 18 18	1,484 1,484 1,484 1,484	6,017 6,017 6,017 6,017	\$942.72 \$942.72 \$942.72 \$942.72	\$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00
Address 8212 Belford AV	10.00	1947		10/09/2023 Maximum: Minimum: Average:	3/ 3/ 3	2 2 2 2	18/18 18 18 18	1,484 1,484 1,484 1,484	6,017 6,017 6,017 6,017	\$942.72 \$942.72 \$942.72 \$942.72	\$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00
Address 8212 Belford AV Closed	LA	1947	STD Sale Type STD	10/09/2023 Maximum: Minimum: Average: Median:	3/ 3/ 3 3	2 2 2 2 2 2 2 8 Bath	18/18 18 18 18 18 18 18	1,484 1,484 1,484 1,484	6,017 6,017 6,017 6,017 6,017 LSqft	\$942.72 \$942.72 \$942.72 \$942.72 \$942.72	\$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00
Address 8212 Belford AV Closed Address 8774 Croydon AV 8731 Yorktown AV	LA	1947 YrBuilt 1942 1942	STD Sale Type	Maximum: Minimum: Average: Median: COE Date 12/19/2022 12/19/2022	3/ 3/ 3 3 3	2 2 2 2 2 2	18/18 18 18 18 18 18	1,484 1,484 1,484 1,484 1,484 Sqft 1,450 1,492	6,017 6,017 6,017 6,017 6,017 LSqft 6,840 5,703	\$942.72 \$942.72 \$942.72 \$942.72 \$942.72 \$942.72	\$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,100,20
Address 8212 Belford AV Closed Address 8774 Croydon AV 8731 Yorktown AV 8107 Airlane AV	City LA LA LA	YrBuilt 1942 1942 1942	STD Sale Type STD	10/09/2023 Maximum: Minimum: Average: Median: COE Date 12/19/2022 12/19/2022 12/14/2022	3/3/3/3/3/3/3/3/3/3/2/2/3/2/3/2/3/3/3/3	2 2 2 2 2 2 2 8 8 8 8 2 2 2 1	18/18 18 18 18 18 18 CDOM 15/15 46/69 26/26	1,484 1,484 1,484 1,484 1,484 1,450 1,450 1,492 1,368	6,017 6,017 6,017 6,017 6,017 LSqft 6,840 5,703 6,002	\$942.72 \$942.72 \$942.72 \$942.72 \$942.72 \$/Sqft \$758.76 \$742.37 \$826.02	\$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,100,20 \$1,107,60 \$1,130,00
Address 8212 Belford AV Closed Address 8774 Croydon AV 8731 Yorktown AV 8107 Airlane AV 8461 Truxton AV	City LA LA LA WS	YrBuilt 1942 1942 1942 1941	Sale Type STD STD STD STD	10/09/2023 Maximum: Minimum: Average: Median: COE Date 12/19/2022 12/19/2022 12/14/2022 03/03/2023	3 3 3 3 3 3 3 3 3 2 3	2 2 2 2 2 2 2 2 1 2	18/18 18 18 18 18 18 CDOM 15/15 46/69 26/26 26/26	1,484 1,484 1,484 1,484 1,484 1,450 1,492 1,368 1,440	6,017 6,017 6,017 6,017 6,017 LSqft 6,840 5,703 6,002 6,001	\$942.72 \$942.72 \$942.72 \$942.72 \$942.72 \$/Sqft \$758.76 \$742.37 \$826.02 \$791.67	\$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,100,20 \$1,107,60 \$1,130,00 \$1,140,00
Address 8212 Belford AV Closed Address 8774 Croydon AV 8731 Yorktown AV 8107 Airlane AV 8461 Truxton AV 8850 De Haviland AV	City LA LA LA WS LA	YrBuilt 1942 1942 1942 1941 1942	Sale Type STD STD STD STD	10/09/2023 Maximum: Minimum: Average: Median: COE Date 12/19/2022 12/19/2022 12/14/2022 03/03/2023 10/27/2023	3 3/3 3 3 3 3 3 2 3 3 3 3	2 2 2 2 2 2 2 8 8 8 1 2 2 2 2 2	18/18 18 18 18 18 18 CDOM 15/15 46/69 26/26 26/26 12/12	1,484 1,484 1,484 1,484 1,484 1,450 1,450 1,492 1,368 1,440 1,631	6,017 6,017 6,017 6,017 6,017 LSqft 6,840 5,703 6,002 6,001 6,130	\$942.72 \$942.72 \$942.72 \$942.72 \$942.72 \$ /Sqft \$758.76 \$742.37 \$826.02 \$791.67 \$714.29	\$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,107,60 \$1,107,60 \$1,130,00 \$1,140,00 \$1,165,00
Address 8212 Belford AV Closed Address 8774 Croydon AV 8731 Yorktown AV 8107 Airlane AV 8461 Truxton AV 8850 De Haviland AV 8400 Belford AV	City LA LA LA WS LA LA LA	YrBuilt 1942 1942 1942 1941 1942 1947	Sale Type STD STD STD STD STD	10/09/2023 Maximum: Minimum: Average: Median: COE Date 12/19/2022 12/19/2022 12/14/2022 03/03/2023 10/27/2023 02/17/2023	3/3/3/3/3/3/3/3/3/3/3/3/3/3/3/3/3/3/3/	2 2 2 2 2 2 2 1 2 2 2 2	18/18 18 18 18 18 18 CDOM 15/15 46/69 26/26 26/26 12/12 30/30	1,484 1,484 1,484 1,484 1,484 1,450 1,450 1,492 1,368 1,440 1,631 1,371	6,017 6,017 6,017 6,017 6,017 LSqft 6,840 5,703 6,002 6,001 6,130 6,127	\$942.72 \$942.72 \$942.72 \$942.72 \$942.72 \$/Sqft \$758.76 \$742.37 \$826.02 \$791.67 \$714.29 \$857.04	\$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,107,60 \$1,107,60 \$1,140,00 \$1,165,00 \$1,175,00
Closed Address 8212 Belford AV Closed Address 8774 Croydon AV 8731 Yorktown AV 8107 Airlane AV 8461 Truxton AV 8850 De Haviland AV 8400 Belford AV 8301 Winsford AV	City LA LA LA LA LA LA LA LA LA	YrBuilt 1942 1942 1942 1941 1942 1947	Sale Type STD STD STD STD STD STD STD STD	10/09/2023 Maximum: Minimum: Average: Median: COE Date 12/19/2022 12/19/2022 12/14/2022 03/03/2023 10/27/2023 02/17/2023 06/05/2023	3/3/3/3/3/3/3/3/3/3/3/3/3/3/3/3/3/3/3/	2 2 2 2 2 2 2 1 2 2 2 2 2 2	18/18 18 18 18 18 18 CDOM 15/15 46/69 26/26 26/26 12/12 30/30 7/7	1,484 1,484 1,484 1,484 1,484 1,450 1,492 1,368 1,440 1,631 1,371 1,395	6,017 6,017 6,017 6,017 6,017 LSqft 6,840 5,703 6,002 6,001 6,130 6,127 6,771	\$942.72 \$942.72 \$942.72 \$942.72 \$942.72 \$ /Sqft \$758.76 \$742.37 \$826.02 \$791.67 \$714.29 \$857.04 \$867.38	\$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,107,6: \$1,107,6: \$1,130,00 \$1,140,00 \$1,175,00 \$1,210,00
Address 8212 Belford AV Closed Address 8774 Croydon AV 8731 Yorktown AV 8107 Airlane AV 8461 Truxton AV 8850 De Haviland AV 8400 Belford AV 8301 Winsford AV 8328 Reading AV	City LA LA LA LA LA LA LA LA LA	YrBuilt 1942 1942 1942 1941 1942 1947 1947	Sale Type STD	10/09/2023 Maximum: Minimum: Average: Median: COE Date 12/19/2022 12/19/2022 12/14/2022 03/03/2023 10/27/2023 02/17/2023 06/05/2023 03/10/2023	3/3/3/3/3/3/3/3/3/3/3/4/3/3/3/3/3/3/3/3	2 2 2 2 2 2 2 1 2 2 2 2 2 2 2 2	18/18 18 18 18 18 18 CDOM 15/15 46/69 26/26 26/26 12/12 30/30 7/7 9/9	1,484 1,484 1,484 1,484 1,484 1,450 1,450 1,492 1,368 1,440 1,631 1,371 1,395 1,689	6,017 6,017 6,017 6,017 6,017 LSqft 6,840 5,703 6,002 6,001 6,130 6,127 6,771 6,543	\$942.72 \$942.72 \$942.72 \$942.72 \$942.72 \$ /Sqft \$758.76 \$742.37 \$826.02 \$791.67 \$714.29 \$857.04 \$867.38 \$724.69	\$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,107,6 \$1,107,6 \$1,130,00 \$1,140,00 \$1,165,00 \$1,175,00 \$1,224,00
Address 8212 Belford AV Closed Address 8774 Croydon AV 8731 Yorktown AV 8107 Airlane AV 8461 Truxton AV 8850 De Haviland AV 8400 Belford AV 8301 Winsford AV 8328 Reading AV 7907 Croydon AV	City LA	YrBuilt 1942 1942 1942 1941 1942 1947 1947 1947	Sale Type STD	10/09/2023 Maximum: Minimum: Average: Median: COE Date 12/19/2022 12/19/2022 12/14/2022 03/03/2023 10/27/2023 02/17/2023 06/05/2023 03/10/2023 09/28/2023	3/3/3/3/3/3/3/3/3/3/3/4/3/3/3/3/3/3/3/3	2 2 2 2 2 2 2 1 2 2 2 2 2 2 2 2 2	18/18 18 18 18 18 18 CDOM 15/15 46/69 26/26 26/26 12/12 30/30 7/7 9/9 0/0	1,484 1,484 1,484 1,484 1,484 1,450 1,450 1,492 1,368 1,440 1,631 1,371 1,395 1,689 1,446	6,017 6,017 6,017 6,017 6,017 LSqft 6,840 5,703 6,002 6,001 6,130 6,127 6,771 6,543 6,654	\$942.72 \$942.72 \$942.72 \$942.72 \$942.72 \$942.72 \$/Sqft \$758.76 \$742.37 \$826.02 \$791.67 \$714.29 \$857.04 \$867.38 \$724.69 \$864.45	\$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,107,6 \$1,107,6 \$1,140,00 \$1,140,00 \$1,175,00 \$1,224,00 \$1,224,00 \$1,250,00
Closed Address 8212 Belford AV Closed Address 8774 Croydon AV 8731 Yorktown AV 8107 Airlane AV 8461 Truxton AV 8850 De Haviland AV 8400 Belford AV 8301 Winsford AV 8328 Reading AV 7907 Croydon AV 8007 Handley AV	City LA	YrBuilt 1942 1942 1942 1941 1942 1947 1947 1947 1946	Sale Type STD	10/09/2023 Maximum: Minimum: Average: Median: COE Date 12/19/2022 12/19/2022 12/14/2022 03/03/2023 10/27/2023 02/17/2023 06/05/2023 03/10/2023 09/28/2023 08/31/2023	3/333333333333333333333333333333333333	2 2 2 2 2 2 2 1 2 2 2 2 2 2 2 2 2 3	18/18 18 18 18 18 18 CDOM 15/15 46/69 26/26 26/26 12/12 30/30 7/7 9/9 0/0 13/13	1,484 1,484 1,484 1,484 1,484 1,450 1,492 1,368 1,440 1,631 1,371 1,395 1,689 1,446 1,368	6,017 6,017 6,017 6,017 6,017 LSqft 6,840 5,703 6,002 6,001 6,130 6,127 6,771 6,543 6,654 5,686	\$942.72 \$942.72 \$942.72 \$942.72 \$942.72 \$942.72 \$/Sqft \$758.76 \$742.37 \$826.02 \$791.67 \$714.29 \$857.04 \$867.38 \$724.69 \$864.45 \$934.94	\$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,107,6 \$1,107,6 \$1,130,0 \$1,140,0 \$1,165,0 \$1,210,0 \$1,224,0 \$1,224,0 \$1,250,0 \$1,279,0
Closed Address 8212 Belford AV Closed Address 8774 Croydon AV 8731 Yorktown AV 8107 Airlane AV 8461 Truxton AV 8850 De Haviland AV 8400 Belford AV 8301 Winsford AV 8328 Reading AV 7907 Croydon AV 8007 Handley AV 8348 Reading Avenue	City LA	YrBuilt 1942 1942 1942 1941 1942 1947 1947 1947 1946 1947	STD	10/09/2023 Maximum: Minimum: Average: Median: COE Date 12/19/2022 12/19/2022 12/14/2022 03/03/2023 10/27/2023 02/17/2023 06/05/2023 03/10/2023 09/28/2023 08/31/2023 04/18/2023	3/3/3/3/3/3/3/3/3/4/3/3/4/3/3/4/3/3/4/3/3/4/3/3/4/3/3/4/3/3/4/3/3/4/3/3/4/4/3/3/4/4/3/3/4/4/4/4/4/4/4/4/4/4/4/4/4/4/4/4/4/4/4/4	2 2 2 2 2 2 2 1 2 2 2 2 2 2 2 2 2 2 2 2	18/18 18 18 18 18 18 CDOM 15/15 46/69 26/26 26/26 12/12 30/30 7/7 9/9 0/0 13/13 12/12	1,484 1,484 1,484 1,484 1,484 1,450 1,492 1,368 1,440 1,631 1,371 1,395 1,689 1,446 1,368 1,856	6,017 6,017 6,017 6,017 6,017 6,017 LSqft 6,840 5,703 6,002 6,001 6,130 6,127 6,771 6,543 6,654 5,686 6,500	\$942.72 \$942.72 \$942.72 \$942.72 \$942.72 \$942.72 \$/Sqft \$758.76 \$742.37 \$826.02 \$791.67 \$714.29 \$857.04 \$867.38 \$724.69 \$864.45 \$934.94 \$703.13	\$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,107,6 \$1,107,6 \$1,130,00 \$1,165,00 \$1,175,00 \$1,224,00 \$1,224,00 \$1,279,00 \$1,305,00
Closed Address 8212 Belford AV Closed Address 8774 Croydon AV 8731 Yorktown AV 8107 Airlane AV 8461 Truxton AV 8850 De Haviland AV 8400 Belford AV 8301 Winsford AV 8328 Reading AV 7907 Croydon AV 8007 Handley AV	City LA	YrBuilt 1942 1942 1942 1941 1942 1947 1947 1947 1946	Sale Type STD	10/09/2023 Maximum: Minimum: Average: Median: COE Date 12/19/2022 12/19/2022 12/14/2022 03/03/2023 10/27/2023 02/17/2023 06/05/2023 03/10/2023 09/28/2023 08/31/2023	3/333333333333333333333333333333333333	2 2 2 2 2 2 2 1 2 2 2 2 2 2 2 2 2 3	18/18 18 18 18 18 18 CDOM 15/15 46/69 26/26 26/26 12/12 30/30 7/7 9/9 0/0 13/13	1,484 1,484 1,484 1,484 1,484 1,450 1,492 1,368 1,440 1,631 1,371 1,395 1,689 1,446 1,368	6,017 6,017 6,017 6,017 6,017 LSqft 6,840 5,703 6,002 6,001 6,130 6,127 6,771 6,543 6,654 5,686	\$942.72 \$942.72 \$942.72 \$942.72 \$942.72 \$942.72 \$/Sqft \$758.76 \$742.37 \$826.02 \$791.67 \$714.29 \$857.04 \$867.38 \$724.69 \$864.45 \$934.94	\$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,399,00 \$1,107,6 \$1,107,6 \$1,130,0 \$1,140,0 \$1,165,0 \$1,210,0 \$1,224,0 \$1,224,0 \$1,250,0 \$1,279,0

CMA - Page 2

0410 Alverstone Av		1344	310	Maximum:	5	3	129	1,882	7,542	\$1,096.87	\$1,750,000
8212 Winsford AV 8410 Alverstone AV	LA LA	1946 1944	STD	09/12/2023 08/07/2023	3 5	3	1/1 15/15	1,780 1,882	6,003 7,002	\$955,62 \$929,86	\$1,701,000 \$1,750,000
6337 W 83Rd ST	LA	1943	STD	06/15/2023	4	3	4/4	1,746	6,072	\$945.02	\$1,650,000
7907 Bleriot AV	LA	1956	STD	07/05/2023	4	3	28/28	1,868	6,727	\$848.50	\$1,585,000
8419 Truxton AV	LA	1941	STD	03/10/2023	3	2	23/129	1,681	6,001	\$892,33	\$1,500,000
8806 Bleriot AV	LA	1942	STD	02/02/2023	3	2	9/9	1,404	5,998	\$1,068.02	\$1,499,500
8218 Barnsley AV	LA	1947	STD	04/20/2023	4	3	12/12	1,445	5,953	\$1,034.60	\$1,495,000
7826 Bleriot AV	LA	1944	STD	01/10/2023	3	2	13/13	1,543	5,998	\$948.48	\$1,463,500
8357 Vicksburg AV	LA	1942	STD	05/21/2023	3	2	25/25	1,742	6,000	\$832,38	\$1,450,000
8511 Belford AV	LA	1947	STD	02/16/2023	3	2	11/74	1,311	6,277	\$1,096.87	\$1,438,000
8018 Croydon AV	WS	1942	STD	05/25/2023	2	3	9/9	1,431	6,368	\$987,42	\$1,413,000

Criteria:

Property Type is 'Residential'
Standard Status is one of 'Active', 'Act Under Contract',
'Pending'
Standard Status is 'Closed'
Contract Status Change Date is 10/30/2023 to 10/30/2022
Property Sub Type is 'Single Family Residence'
Latitude, Longitude is around 33.96, -118.39
Living Area is 1300 to 1900

Residential Quick CMA Page 2 of 2

Printed By Joseph Baldino CalBRE: AR001957 on 10/30/23

Location Map

Borrower	REDWOOD HOLDINGS LLC			
Property Address	8850 De Haviland Ave			
City	Los Angeles	County Los angeles	State CA	Zip Code 90045-4114
Lender/Client	WEDGEWOOD INC			



AERIAL PHOTO

Borrower	REDWOOD HOLDINGS LLC			
Property Address	8850 De Haviland Ave			
City	Los Angeles	County Los angeles	State CA	Zip Code 90045-4114
Lender/Client	WEDGEWOOD INC			

