## **APPRAISAL OF**



## LOCATED AT:

726 Bronco Way Walnut, CA 91789

## FOR:

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

## **BORROWER:**

Redwood Holdings LLC

## AS OF:

November 6, 2023

BY:

Tamra Miller

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

File Number: Ext726Bronco

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

726 Bronco Way Walnut, CA 91789

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 November 6, 2023

is:

\$1,305,000
One Million Three Hundred 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.

Tama

# Exterior-Only Inspection Residential Appraisal Report File No. Ext726Bronco

Т	ne purpose of this summary appraisal report is t	o provide the lender/	Cheffit With an a						roporty.
	Property Address 726 Bronco Way Borrower Redwood Holdings LLC	Owno	r of Dublic Docore	City Walnut  Wei Guo, Qiaoyun	Yio		e CA Zip C nty Los Ang		
	Legal Description TR 41681 LOT 33	Owne	I OI F UDIIC INECOIL	r Wei Odo, Qiaoyan	XIC .	Cour	ny LOS Ang	CICS	
	Assessor's Parcel # 8709-055-033			Tax Year 2022		R.E.	Taxes \$ 12,7	785	
Ļ	Neighborhood Name Walnut			Map Reference 679G6			sus Tract 403		
SUBJEC.	Occupant X Owner Tenant Vacant		al Assessments \$	0	P	UD HOA \$ 0		per year 🔲 pe	er month
	Property Rights Appraised X Fee Simple		er (describe)						
	Assignment Type Purchase Transaction Lender/Client Wedgewood Inc	Refinance Transaction		cribe) Servicing hattan Beach Blvd S	uito 100	) Dadanda Pa	ach CAA	0270	
	Is the subject property currently offered for sale or has						s XNo	0278	
	Report data source(s) used, offering price(s), and data				от што аррг	aisai:Te	3 (X)110		
	resport data source(s) assurptions and prosector, and date	<u> </u>							
	I did did not analyze the contract for sale f	or the subject purchase	transaction. Expla	in the results of the analysis of	of the contra	act for sale or why th	ne analysis was	not performed.	
RACT									
TR/	Contract Price \$ Date of Contr			seller the owner of public reco			ata Source(s)		
CONT	Is there any financial assistance (loan charges, sale of the Yes, report the total dollar amount and describe the	-	ıpayment assistar	ice, etc.) to be paid by any pai	rty on bena	ii oi the borrower?	Yes	No	
	in res, report the total dollar amount and describe the	items to be paid.		-					
	Note: Race and the racial composition of the neig	hborhood are not appi	raisal factors.						
	Neighborhood Characteristics			ousing Trends		One-Unit Housi	J	resent Land Us	
	Location Urban X Suburban Rural		X Increasing		clining		AGE One-		85 %
Q	Built-Up X Over 75% 25-75% Under Growth Rapid X Stable Slow	11.7	Shortage  X Under 3 mt		er Supply er 6 mths		yrs) 2-4 U		5 %
	Growth Rapid X Stable Slow Neighborhood Boundaries The subject prope					2,600 High	23 Multi- 62 Comr		5 % 5 %
BORHOOD	north of Valley Blvd, west of 57 freew			south of Temple Ave	,	1,305 Pred.	37 Other		<u> </u>
黑	Neighborhood Description See Attached Add		51110117170			1,000 1100.	OI Other		70
_									
	Market Conditions (including support for the above co	onclusions) See Atta	ached Adder	ndum					
	Dimensions 0.2472 acres (See Plat Map)	) Area 107	766 sf	Shape <b>Sligh</b>	ntly Irrea	ıular	View N;Res	•	
	Specific Zoning Classification WARPD168002			Family Residential	niy iirog	jului	view 14,1100	,	
		onforming (Grandfathere		Zoning Illegal (descr	ribe)				
	Is the highest and best use of the subject property as	improved (or as propose			-				
	is the highest and best use of the subject property as	ililproved (or as propose	ea per pians and s	pecifications) the present use	e? ( <u>X</u>	Yes No If	No, describe.		
		improved (or as propose	ed per plans and s		e? <u>X</u>				
1.1	Utilities Public Other (describe)		Public		e? ( <u>X</u>	Off-site Improver	ments—Type	Public	Private
SITE	Utilities Public Other (describe)  Electricity X	Water	Public		e? ( <u>X</u>	Off-site Improver	ments—Type	Public X	Private
SITE	Utilities Public Other (describe)  Electricity X  Gas X	Water Sanitary Se	Public X wer X	Other (describe)		Off-site Improver Street Asphalt Alley None	ments—Type	X	Private
SITE	Utilities Public Other (describe)  Electricity X	Water Sanitary Se Io FEMA Flood Zone	Public X wer X	Other (describe)	37C172	Off-site Improver Street Asphalt Alley None 5F FEMA	ments—Type	X	Private
SITE	Utilities Public Other (describe)  Electricity X   Gas X   FEMA Special Flood Hazard Area Yes X N	Water Sanitary Ser lo FEMA Flood Zone he market area?	Public  X  wer  X  Public  No	Other (describe)  FEMA Map # 060:  If No, describe.	37C172	Off-site Improver Street Asphalt Alley None	ments—Type	X /26/2008	Private
SITE	Utilities Public Other (describe)  Electricity X   Gas X   FEMA Special Flood Hazard Area Yes X N  Are the utilities and off-site improvements typical for the state of the st	Water Sanitary Ser lo FEMA Flood Zone he market area?	Public  X  wer  X  Public  No	Other (describe)  FEMA Map # 060:  If No, describe.	37C172	Off-site Improver Street Asphalt Alley None 5F FEMA	ments—Type A Map Date <b>0</b> 9	X /26/2008	Private
SITE	Utilities Public Other (describe)  Electricity X   Gas X   FEMA Special Flood Hazard Area Yes X N  Are the utilities and off-site improvements typical for the state of the st	Water Sanitary Ser lo FEMA Flood Zone he market area?	Public  X  wer  X  Public  No	Other (describe)  FEMA Map # 060:  If No, describe.	37C172	Off-site Improver Street Asphalt Alley None 5F FEMA	ments—Type A Map Date <b>0</b> 9	X /26/2008	Private
SITE	Utilities Public Other (describe)  Electricity X   Gas X   FEMA Special Flood Hazard Area Yes X N  Are the utilities and off-site improvements typical for the there any adverse site conditions or external factors.	Water Sanitary Ser  Jo FEMA Flood Zone he market area? X  Dors (easements, encroace	Public  X  wer  D  Yes  No  chments, environn	Other (describe)  FEMA Map # 060:  If No, describe.  Dental conditions, land uses, e	37C172	Off-site Improver Street Asphalt Alley None 5F FEMA Yes X No	ments—Type  Map Date 09  If Yes, describ	/26/2008 Dec.	Private
SITE	Utilities Public Other (describe)  Electricity X   Gas X   FEMA Special Flood Hazard Area Yes X N  Are the utilities and off-site improvements typical for the there any adverse site conditions or external factors.  Source(s) Used for Physical Characteristics of Proper	Water Sanitary Ser  Jo FEMA Flood Zone he market area? X  Dors (easements, encroace	Public  X  wer  D  Yes  No  chments, environn	Other (describe)  FEMA Map # 060:  If No, describe.  mental conditions, land uses, e	37C1729	Off-site Improver Street Asphalt Alley None 5F FEMA Yes X No	ments—Type  Map Date 09  If Yes, describ  Property Ov	/26/2008 Dec	Private
SITE	Utilities Public Other (describe)  Electricity X	Water Sanitary Ser  Jo FEMA Flood Zone he market area? X  Dors (easements, encroace	Public  Wer X  D  Yes No  chments, environn  es X MLS	Other (describe)  FEMA Map # 060:  If No, describe.  Dental conditions, land uses, e	37C172: etc.)? [ ords ]	Off-site Improver Street Asphalt Alley None 5F FEMA Yes X No	Map Date 09  If Yes, descrit  Property Ouist/Tax Rol	/26/2008 Dec	Private
SITE	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the state of the state	Water Sanitary Ser  Jo FEMA Flood Zone he market area? X  ors (easements, encroace  ty Appraisal File	Public  X  wer X  D  Yes No chments, environn  es X MLS  CRIPTION  Crawl Space	Other (describe)  FEMA Map # 060:  If No, describe.  nental conditions, land uses, e	37C172	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali	Map Date 09  If Yes, descrit  Property Ouist/Tax Rol	X /26/2008 De	Private
SITE	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the state of the state	Water Sanitary Set  Io FEMA Flood Zone he market area? X  ors (easements, encroac  ty Appraisal File  GENERAL DESC X Concrete Slab Full Basement	Public  X  wer X  E D  Yes No  chments, environn  es X MLS  CRIPTION  Crawl Space  Finished	Other (describe)  FEMA Map # 060:  If No, describe.  Inental conditions, land uses, expended to the conditions of the conditions.  X Assessment and Tax Record Data Source(s) for Gross Heating / Cooling  X FWA HWBB  Radiant	37C172setc.)? [ ords	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities  blace(s) # 1  dStove(s) # 0	Map Date 09  If Yes, describ  Property Ovist/Tax Rol  None  X Driveway	/26/2008 Dec	
SITE	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the state of the state	Water Sanitary Set  Sanitary Set  Sanitary Set  Sanitary Set  PEMA Flood Zone  Appraisal Floors (easements, encroad  Ty Appraisal File  GENERAL DESC  X Concrete Slab  Full Basement  Partial Basement	Public  X  wer X  E D  Yes No  chments, environn  CRIPTION  Crawl Space  Finished  Finished	Other (describe)  FEMA Map # 060:  If No, describe.  Inental conditions, land uses, expected to the conditions of the co	arc1729  etc.)?  cords  Living Area  X Firep  Woo  X Patic	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities Diace(s) # 1 dStove(s) # 0 D/Deck Patio	Map Date 09  If Yes, describ  Property Ovist/Tax Rol  None  X Driveway  Driveway Sur	/26/2008  Dec	
SITE	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X N  Are the utilities and off-site improvements typical for the state of the stat	Water Sanitary Set  Sanitary Set  Sanitary Set  Sanitary Set  PEMA Flood Zone  Appraisal File  GENERAL DESC  X Concrete Slab Full Basement Partial Basement  Exterior Walls Stc/A	Public  X  wer X  E D  Yes No  chments, environn  es X MLS  CRIPTION  Crawl Space Finished Finished  Verage	Other (describe)  FEMA Map # 060:  If No, describe.  In No, descri	arc1725  etc.)?  ords  Living Area  X Firep  Woo  X Patic	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities clace(s) # 1 dStove(s) # 0 b/Deck Patio th None	Map Date 09  If Yes, describ  Property O. ist/Tax Rol  None  X Driveway Driveway Sur X Garage	X /26/2008  De	3
SITE	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  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	Water Sanitary Set  Io FEMA Flood Zone the market area? X  Tors (easements, encroad  Ty Appraisal File  GENERAL DESC  X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A  Roof Surface Tile/Ax	Public  X  wer X  E D  Yes No  chments, environn  CRIPTION  Crawl Space Finished Finished  Verage  Verage	Other (describe)  FEMA Map # 060:  If No, describe.  The nental conditions, land uses, expended to the conditions of the conditions.  X Assessment and Tax Records for Gross Heating / Cooling  X FWA HWBB  Radiant  Other  Fuel Gas  X Central Air Conditioning	arc172setc.)?  ords  Living Area  X Firep  Woo  X Patic  Porc  X Pool	Off-site Improver Street Asphalt Alley None 5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities blace(s) # 1 dStove(s) # 0 b/Deck Patio th None Pool/Spa	Map Date 09  If Yes, describ  Property On ist/Tax Rol  None  X Driveway Sur  X Garage  Carport	Viner Is Car Storage  # of Cars 3 # of Cars 3 # of Cars 0	3
SITE	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the state of the state	Water Sanitary Ser  Sonitary Ser  Sanitary Ser  Sanitary Ser  Ser  Ser  Ser  Ser  Ser  Ser  Ser	Public    X	Other (describe)  FEMA Map # 060:  If No, describe.  In No, descri	arc172s  ords  Living Area  X Firep  Woo  X Patic  Porc  X Pool  X Fenc	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities clace(s) # 1 dStove(s) # 0 b/Deck Patio th None	Map Date 09  If Yes, describ  Property O. ist/Tax Rol  None  X Driveway Driveway Sur X Garage	X /26/2008  De	3
SITE	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  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	Water Sanitary Ser  Sanitary Ser  Io FEMA Flood Zone he market area? X  ors (easements, encroace  ty Appraisal File  GENERAL DESC  X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A  Roof Surface Tile/Av  Gutters & Downspouts Window Type Vyl/A	Public    X     wer   X     D     Yes   No     chments, environn   cs   X   MLS     CRIPTION     Crawl Space     Finished     Finished     Verage     verage     Alum/Avg     vg	Other (describe)  FEMA Map # 060:  If No, describe.  Inental conditions, land uses, expended to the conditions of the conditions.  X Assessment and Tax Record Data Source(s) for Gross Intention / Cooling  X FWA HWBB  Radiant  Other  Fuel Gas  X Central Air Conditioning  Individual	arc172s  ords	Off-site Improver Street Asphalt Alley None 5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities blace(s) # 1 dStove(s) # 0 b)Deck Patio th None Pool/Spa	Map Date 09  If Yes, descrit  Property On ist/Tax Rol  None  X Driveway Sur  X Garage  Carport  X Attached  Built-in	vner Is Car Storage  # of Cars 3 # of Cars 3 # of Cars 0 Detache	3
S	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the there any adverse site conditions or external factors.  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 1986  Effective Age (Yrs) 29  Appliances Refrigerator X Range/Oven  Finished area above grade contains:	Water Sanitary Set  Io FEMA Flood Zone he market area? X  ors (easements, encroace  ty Appraisal File  GENERAL DESC  X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A Roof Surface Tile/Ax Gutters & Downspouts Window Type Vyl/A  X Dishwasher X  8 Rooms	Public    X     wer   X     D     Yes   No     chments, environn   cs   X   MLS     CRIPTION     Crawl Space     Finished     Finished     Verage     verage     Alum/Avg     vg	Other (describe)  FEMA Map # 060:  If No, describe.  Inental conditions, land uses, expected by the conditions of the conditions of the conditions of the conditions of the condition of the cond	arc1729  ords	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities blace(s) # 1 dStove(s) # 0 b)Deck Patio th None Pool/Spa the BWall ther None	Map Date 09  If Yes, descrit  Property Oxist/Tax Rol  None  X Driveway Driveway Sur  X Garage  Carport  X Attached  Built-in  terior Insperious	/26/2008  vner Is Car Storage  # of Cars 3 faceConcrete # of Cars 0 Detache	3 3 9 3 0 ed
S.	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the there any adverse site conditions or external factors.  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 1986  Effective Age (Yrs) 29  Appliances Refrigerator X Range/Oven	Water Sanitary Set  Io FEMA Flood Zone he market area? X  ors (easements, encroace  ty Appraisal File  GENERAL DESC  X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A Roof Surface Tile/Ax Gutters & Downspouts Window Type Vyl/A  X Dishwasher X  8 Rooms	Public    X     wer   X     e D     Yes   No     chments, environn   crawl Space     Finished     Finished     verage     verage     Alum/Avg     vg     Disposal   X	Other (describe)  FEMA Map # 060:  If No, describe.  Inental conditions, land uses, expected by the conditions of the conditions of the conditions of the conditions of the condition of the cond	arc1729  ords	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities Diace(s) # 1 dStove(s) # 0 b/Deck Patio ch None Pool/Spa ce BWall er None ther (describe) Ex	Map Date 09  If Yes, descrit  Property Oxist/Tax Rol  None  X Driveway Driveway Sur  X Garage  Carport  X Attached  Built-in  terior Insperious	/26/2008  vner Is Car Storage  # of Cars 3 faceConcrete # of Cars 0 Detache	3 3 9 3 0 ed
S	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X N  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  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 1986  Effective Age (Yrs) 29  Appliances Refrigerator X Range/Oven  Finished area above grade contains:  Additional features (special energy efficient items, etc.)	Water Sanitary Set  Io FEMA Flood Zone he market area? X  ors (easements, encroad  ty Appraisal File  GENERAL DESC X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A Roof Surface Tile/Av Gutters & Downspouts Window Type Vyl/Av X Dishwasher X 8 Rooms None	Public  X  wer X  Wer X  E D  Yes No  chments, environn  CRIPTION  Crawl Space  Finished  Finished  verage  verage  Alum/Avg  vg  Disposal X  A Bedr	Other (describe)  FEMA Map # 060:  If No, describe.  Inental conditions, land uses, expected by the conditions of the conditions of the conditions of the conditions of the conditioning o	arc172setc.)?  ords Living Area  X Firep Woo X Patic Porc X Pool X Fenc Othe ver X Other	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities Dlace(s) # 1 dStove(s) # 0 D/Deck Patio th None Pool/Spa te BWall er None ther (describe) Ex 1,974 Square	Property Ovist/Tax Rol  None  X Driveway Driveway Sur  X Attached Built-in terior Insper	/26/2008  vection    X	B e B D eed
S	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X N  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  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 1986  Effective Age (Yrs) 29  Appliances Refrigerator X Range/Oven  Finished area above grade contains:  Additional features (special energy efficient items, etc.)	Water Sanitary Set lo FEMA Flood Zone he market area? X  ors (easements, encroad  ty Appraisal File  GENERAL DESC X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A Roof Surface Tile/Av Gutters & Downspouts Window Type Vyl/Av X Dishwasher X 8 Rooms None  e(s) (including apparent	Public  X  wer X  Wer X  E D  Yes No  chments, environn  CRIPTION  Crawl Space  Finished  Finished  Verage  Verage  Alum/Avg  Vg  Disposal X  A Bedr  needed repairs, c	Other (describe)  FEMA Map # 060:  If No, describe.  Inental conditions, land uses, expected by the conditions of the conditions of the conditions of the conditions of the condition of the cond	arc172setc.)?  ords Living Area  X Firep Woo X Patic Porc X Pool X Fenc Othe ver X Other atth(s)	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities Dlace(s) # 1 dStove(s) # 0 D/Deck Patio th None Pool/Spa te BWall er None ther (describe) Ex 1,974 Square	Property Ovist/Tax Rol  None  X Driveway Driveway Sur  X Attached Built-in terior Inspersed of Gross I	/26/2008  vection  iving Area Above	B e B D eed
APROVEMENTS	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  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 1986  Effective Age (Yrs) 29  Appliances Refrigerator X Range/Oven  Finished area above grade contains:  Additional features (special energy efficient items, etc.)	Water Sanitary Set lo FEMA Flood Zone he market area? X  ors (easements, encroad  ty Appraisal File  GENERAL DESC X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A Roof Surface Tile/Av Gutters & Downspouts Window Type Vyl/A X Dishwasher X 8 Rooms None  e(s) (including apparent ed external (locat	Public  X  wer X  E D  Yes No  chments, environn  es X MLS  CRIPTION  Crawl Space Finished Finished verage verage Alum/Avg vg Disposal X N  4 Bedr  needed repairs, c ion) inadequ	Other (describe)  FEMA Map # 060:  If No, describe.  Inental conditions, land uses, expected a conditions, l	arc1729  ords  Living Area  X Firep  Woo  X Patic  Porc  X Pool  X Fence  Other  ver X Ord  with(s)	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities Diace(s) # 1 dStove(s) # 0 D/Deck Patio th None Pool/Spa te BWall ter None ther (describe) Ex 1,974 Square  C.). C3;The C S listing from 2	Map Date 09  If Yes, describe the control of the co	X	B B B B B B B B B B B B B B B B B B B
S	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X N  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  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 1986  Effective Age (Yrs) 29  Appliances Refrigerator X Range/Oven  Finished area above grade contains:  Additional features (special energy efficient items, etc.)	Water Sanitary Set lo FEMA Flood Zone he market area? X  ors (easements, encroad  ty Appraisal File  GENERAL DESC X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A Roof Surface Tile/Av Gutters & Downspouts Window Type Vyl/A X Dishwasher X 8 Rooms None  e(s) (including apparent ed external (locat	Public  X  wer X  E D  Yes No  chments, environn  es X MLS  CRIPTION  Crawl Space Finished Finished verage verage Alum/Avg vg Disposal X N  4 Bedr  needed repairs, c ion) inadequ	Other (describe)  FEMA Map # 060:  If No, describe.  Inental conditions, land uses, expected a conditions, l	arc1729  ords  Living Area  X Firep  Woo  X Patic  Porc  X Pool  X Fence  Other  ver X Ord  with(s)	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities Diace(s) # 1 dStove(s) # 0 D/Deck Patio th None Pool/Spa te BWall ter None ther (describe) Ex 1,974 Square  C.). C3;The C S listing from 2	Map Date 09  If Yes, describe the control of the co	X	B B B B B B B B B B B B B B B B B B B
S.	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the there any adverse site conditions or external factors.  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 1986  Effective Age (Yrs) 29  Appliances Refrigerator X 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 average. No observer interior paint, new garage motor, new	Water Sanitary Set lo FEMA Flood Zone he market area? X  ors (easements, encroad  ty Appraisal File  GENERAL DESC X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A Roof Surface Tile/Av Gutters & Downspouts Window Type Vyl/A X Dishwasher X 8 Rooms None  e(s) (including apparent ed external (locat	Public  X  wer X  E D  Yes No  chments, environn  es X MLS  CRIPTION  Crawl Space Finished Finished verage verage Alum/Avg vg Disposal X N  4 Bedr  needed repairs, c ion) inadequ	Other (describe)  FEMA Map # 060:  If No, describe.  Inental conditions, land uses, expected a conditions, l	arc1729  ords  Living Area  X Firep  Woo  X Patic  Porc  X Pool  X Fence  Other  ver X Ord  with(s)	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities Diace(s) # 1 dStove(s) # 0 D/Deck Patio th None Pool/Spa te BWall ter None ther (describe) Ex 1,974 Square  C.). C3;The C S listing from 2	Map Date 09  If Yes, describe the control of the co	X	B B B B B B B B B B B B B B B B B B B
S	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  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 1986  Effective Age (Yrs) 29  Appliances Refrigerator X 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 average. No observer interior paint, new garage motor, new years ago.	Water Sanitary Set  Io FEMA Flood Zone he market area? X ors (easements, encroad  ty Appraisal File  GENERAL DESC  X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A Roof Surface Tile/Ax Gutters & Downspouts Window Type Vyl/A  X Dishwasher X 8 Rooms None  e(s) (including apparent ed external (locat r pool equipment,	Public    X     wer   X     E   D     Yes   No     No     Chments, environn     CRIPTION     Crawl Space     Finished     Finished     Verage     Verage	Other (describe)  FEMA Map # 060:  If No, describe.  Inental conditions, land uses, expected by the conditions of the conditions of the conditions of the condition of the condi	arc172s  etc.)?  cords  Living Area  X Firep  Woo  X Patic  Porc  X Pool  X Fenc  Other  Yer X Other  Trior MLS  new wat	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities Diace(s) # 1 dStove(s) # 0 D/Deck Patio th None Pool/Spa the BWall ther (describe) Ex 1,974 Square  C.). C3;The C S listing from 2 ter heater all in	Map Date 09  If Yes, descrit  Property Oxist/Tax Rol  None  X Driveway  Driveway Sur  X Garage  Carport  X Attached  Built-in  terior Inspired of Gross I	/26/2008  vection  dition of subted newer approximate	B B B B B B B B B B B B B B B B B B B
S	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the there any adverse site conditions or external factors.  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 1986  Effective Age (Yrs) 29  Appliances Refrigerator X 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 average. No observer interior paint, new garage motor, new	Water Sanitary Set  Io FEMA Flood Zone he market area? X ors (easements, encroad  ty Appraisal File  GENERAL DESC  X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A Roof Surface Tile/Ax Gutters & Downspouts Window Type Vyl/A  X Dishwasher X 8 Rooms None  e(s) (including apparent ed external (locat r pool equipment,	Public    X     wer   X     E   D     Yes   No     No     Chments, environn     CRIPTION     Crawl Space     Finished     Finished     Verage     Verage	Other (describe)  FEMA Map # 060:  If No, describe.  Inental conditions, land uses, expected by the conditions of the conditions of the conditions of the condition of the condi	arc172s  etc.)?  cords  Living Area  X Firep  Woo  X Patic  Porc  X Pool  X Fenc  Other  Yer X Other  Trior MLS  new wat	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities Diace(s) # 1 dStove(s) # 0 D/Deck Patio th None Pool/Spa the BWall ther (describe) Ex 1,974 Square  C.). C3;The C S listing from 2 ter heater all in	Map Date 09  If Yes, descrit  Property Ovist/Tax Rol  None  X Driveway Driveway Sur  X Garage  Carport  X Attached  Built-in terior Inspersed of Gross I	X	B B B B B B B B B B B B B B B B B B B
S.	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  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 1986  Effective Age (Yrs) 29  Appliances Refrigerator X 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 average. No observer interior paint, new garage motor, new years ago.	Water Sanitary Set  Io FEMA Flood Zone he market area? X ors (easements, encroad  ty Appraisal File  GENERAL DESC  X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A Roof Surface Tile/Ax Gutters & Downspouts Window Type Vyl/A  X Dishwasher X 8 Rooms None  e(s) (including apparent ed external (locat r pool equipment,	Public    X     wer   X     E   D     Yes   No     No     Chments, environn     CRIPTION     Crawl Space     Finished     Finished     Verage     Verage	Other (describe)  FEMA Map # 060:  If No, describe.  Inental conditions, land uses, expected by the conditions of the conditions of the conditions of the condition of the condi	arc172s  etc.)?  cords  Living Area  X Firep  Woo  X Patic  Porc  X Pool  X Fenc  Other  Yer X Other  Trior MLS  new wat	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities Diace(s) # 1 dStove(s) # 0 D/Deck Patio th None Pool/Spa the BWall ther (describe) Ex 1,974 Square  C.). C3;The C S listing from 2 ter heater all in	Map Date 09  If Yes, descrit  Property Oxist/Tax Rol  None  X Driveway  Driveway Sur  X Garage  Carport  X Attached  Built-in  terior Inspired of Gross I	/26/2008  vection  dition of subted newer approximate	B B B B B B B B B B B B B B B B B B B
S.	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  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 1986  Effective Age (Yrs) 29  Appliances Refrigerator X 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 average. No observer interior paint, new garage motor, new years ago.	Water Sanitary Set  Io FEMA Flood Zone he market area? X ors (easements, encroad  ty Appraisal File  GENERAL DESC  X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A Roof Surface Tile/Ax Gutters & Downspouts Window Type Vyl/A  X Dishwasher X 8 Rooms None  e(s) (including apparent ed external (locat r pool equipment,	Public    X     wer   X     E   D     Yes   No     No     Chments, environn     CRIPTION     Crawl Space     Finished     Finished     Verage     Verage	Other (describe)  FEMA Map # 060:  If No, describe.  Inental conditions, land uses, expected by the conditions of the conditions of the conditions of the condition of the condi	arc172s  etc.)?  cords  Living Area  X Firep  Woo  X Patic  Porc  X Pool  X Fenc  Other  Yer X Other  Trior MLS  new wat	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities Diace(s) # 1 dStove(s) # 0 D/Deck Patio th None Pool/Spa the BWall ther (describe) Ex 1,974 Square  C.). C3;The C S listing from 2 ter heater all in	Map Date 09  If Yes, descrit  Property Oxist/Tax Rol  None  X Driveway  Driveway Sur  X Garage  Carport  X Attached  Built-in  terior Inspired of Gross I	/26/2008  vection  dition of subted newer approximate	B B B B B B B B B B B B B B B B B B B
S.	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  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 1986  Effective Age (Yrs) 29  Appliances Refrigerator X 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 average. No observer interior paint, new garage motor, new years ago.	Water Sanitary Set lo FEMA Flood Zone he market area? Xers (easements, encroaded ty Appraisal File Seneral Description of the market area? Xers (easements, encroaded ty Appraisal File Seneral Description of the market area of the market area? Appraisal File of the market area? The market area of the market area. The market area of the market area of the market area of the market area of the market area. The market area of the market area of the market area of the market area of the market area. The market area of the market	Public    X     wer   X     E   D     Yes   No     No     Chments, environn     CRIPTION     Crawl Space     Finished     Finished     Verage     Verage	Other (describe)  FEMA Map # 060:  If No, describe.  Inental conditions, land uses, expected by the conditions of the conditions of the conditions of the condition of the condi	arc172s  etc.)?  cords  Living Area  X Firep  Woo  X Patic  Porc  X Pool  X Fenc  Other  Yer X Other  Trior MLS  new wat	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities Diace(s) # 1 dStove(s) # 0 D/Deck Patio th None Pool/Spa the BWall ther (describe) Ex 1,974 Square  C.). C3;The C S listing from 2 ter heater all in	Map Date 09  If Yes, descrit  Property Oxist/Tax Rol  None  X Driveway  Driveway Sur  X Garage  Carport  X Attached  Built-in  terior Inspired of Gross I	/26/2008  vection  dition of subted newer approximate	B B B B B B B B B B B B B B B B B B B
S.	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  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 1986  Effective Age (Yrs) 29  Appliances Refrigerator X 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 average. No observer interior paint, new garage motor, new years ago.	Water Sanitary Set lo FEMA Flood Zone he market area? X lors (easements, encroad ty Appraisal File SENERAL DESC X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A Roof Surface Tile/AN Gutters & Downspouts Window Type Vyl/A X Dishwasher X B Rooms None  e(s) (including apparent ed external (locat r pool equipment, se conditions that affect	Public  X  wer X  B D  Yes No  chments, environn  es X MLS  CRIPTION  Crawl Space Finished  Finished  verage  verage  Alum/Avg  vg  Disposal X N  4 Bedr  needed repairs, c  ion) inadequ  new custom	Other (describe)  FEMA Map # 0600  If No, describe.  Internal conditions, land uses, expected and source(s) for Gross Internal Conditions  Heating / Cooling  X FWA HWBB  Radiant  Other  Fuel Gas  X Central Air Conditioning  Individual  Other  Aicrowave Washer/Dry coms  3.0 Ba  Reterioration, renovations, remacies were noted. Proceedings, and the source of the sour	arc172setc.)? [  ords	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities Diace(s) # 1 dStove(s) # 0 D/Deck Patio th None Pool/Spa the BWall ther (describe) Ex 1,974 Square  C.). C3;The C S listing from 2 ter heater all in	Map Date 09  If Yes, describe the property Oxist/Tax Role    None   X Driveway Sur   X Garage   Carport   X Attached   Built-in   terior Inspersed of Gross I    Deverall con   2016 report   Deveralled in   X No    X No    If Y	/26/2008  vection  dition of subted newer approximate	B B B B B B B B B B B B B B B B B B B
S.	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X N  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  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 1986  Effective Age (Yrs) 29  Appliances Refrigerator X 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 average. No observer interior paint, new garage motor, new years ago.	Water Sanitary Set lo FEMA Flood Zone he market area? X lors (easements, encroad ty Appraisal File SENERAL DESC X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A Roof Surface Tile/AN Gutters & Downspouts Window Type Vyl/A X Dishwasher X B Rooms None  e(s) (including apparent ed external (locat r pool equipment, se conditions that affect	Public  X  wer X  B D  Yes No  chments, environn  es X MLS  CRIPTION  Crawl Space Finished  Finished  verage  verage  Alum/Avg  vg  Disposal X N  4 Bedr  needed repairs, c  ion) inadequ  new custom	Other (describe)  FEMA Map # 0600  If No, describe.  Internal conditions, land uses, expected and source(s) for Gross Internal Conditions  Heating / Cooling  X FWA HWBB  Radiant  Other  Fuel Gas  X Central Air Conditioning  Individual  Other  Aicrowave Washer/Dry coms  3.0 Ba  Reterioration, renovations, remacies were noted. Proceedings, and the source of the sour	arc1729  ords  Living Area  X Firep  Woo  X Patic  Porc  X Pool  X Fenc  Othe  ver X Or  with(s)	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities clace(s) # 1 dStove(s) # 0 b/Deck Patio th None Pool/Spa te BWall ter None ther (describe) Ex 1,974 Square  c.). C3;The c S listing from 2 ter heater all in	Map Date 09  If Yes, describe the property Oxist/Tax Role    None   X Driveway Sur   X Garage   Carport   X Attached   Built-in   terior Inspersed of Gross I    Deverall con   2016 report   Deveralled in   X No    X No    If Y	/26/2008  vection  dition of subted newer approximate	B B B B B B B B B B B B B B B B B B B
S.	Utilities Public Other (describe)  Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X N  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  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 1986  Effective Age (Yrs) 29  Appliances Refrigerator X 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 average. No observer interior paint, new garage motor, new years ago.	Water Sanitary Set lo FEMA Flood Zone he market area? X lors (easements, encroad ty Appraisal File SENERAL DESC X Concrete Slab Full Basement Partial Basement Exterior Walls Stc/A Roof Surface Tile/AN Gutters & Downspouts Window Type Vyl/A X Dishwasher X B Rooms None  e(s) (including apparent ed external (locat r pool equipment, se conditions that affect	Public  X  wer X  B D  Yes No  chments, environn  es X MLS  CRIPTION  Crawl Space Finished  Finished  verage  verage  Alum/Avg  vg  Disposal X N  4 Bedr  needed repairs, c  ion) inadequ  new custom	Other (describe)  FEMA Map # 0600  If No, describe.  Internal conditions, land uses, estable and Tax Records a	arc172setc.)?  ords  Living Area  X Firep  Woo  X Patic  Porc  X Pool  X Fence  Othe  ver X Or  with(s)	Off-site Improver Street Asphalt Alley None  5F FEMA  Yes X No  Prior Inspection CRMLS/Reali Amenities clace(s) # 1 dStove(s) # 0 b/Deck Patio th None Pool/Spa te BWall ter None ther (describe) Ex 1,974 Square  c.). C3;The c S listing from 2 ter heater all in	Map Date 09  If Yes, describe the property Oxist/Tax Role    None   X Driveway Sur   X Garage   Carport   X Attached   Built-in   terior Inspersed of Gross I    Deverall con   2016 report   Deveralled in   X No    X No    If Y	/26/2008  vection  dition of subted newer approximate	B B B B B B B B B B B B B B B B B B B

# Exterior-Only Inspection Residential Appraisal Report File No. Ext726Bronco

					ct neighborhood rang				2,500,			
			1		st twelve months rang			860,000		600,000		
FEATURE		SUBJECT			SALE NO. 1		OMPARABLE S	SALE NO. 2	<b>I</b>	OMPARABLE C		
726 Bronco Way	04700		21627 E l			1	Lasso Ln	2		E Snow C		
Address Walnut, CA	91789		Walnut, C		39		, CA 91789	9		, CA 9178	39	
Proximity to Subject	<b>.</b>		0.41 mile:		1,285,000	0.07 mi		1 275 000	0.21 m	iles ine	1,195,000	
Sale Price	\$	0.00 #	\$ 1,285,000 \$ 662.37 sq. ft.			¢ 647	\$ <b>E4</b> 6	1,275,000	¢ 604	\$ 604.76 sq. ft.		
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.				\$ 647.		14042-DOM C				
Data Source(s)			CRMLS #OC23170849;DOM 7 Doc #681339/Realist						CRMLS #TR23034897;DOM 9 Doc #226412/Realist			
Verification Source(s)	DE	SCRIPTION	DOC #68 I				44475/Rea					
VALUE ADJUSTMENTS	DE	SCRIPTION	ArmLth	PHON	+(-) \$ Adjustment	ArmLth	CRIPTION	+(-) \$ Adjustment		CRIPTION	+(-) \$ Adjustment	
Sale or Financing						1		10.000	ArmLth			
Concessions			Cash;0 s10/23;c0	20/22	0	,		-10,000	Conv;0 s04/23;		62,737	
Date of Sale/Time	N;Res	· ·	· ·	19/23	0		,000/23	44,623	N;Res;	,003/23	02,737	
Location	<del>  '                                   </del>		N;Res;	No.	+	N;Res; Fee Sir	mala		Fee Sir	mnla		
Leasehold/Fee Simple	Fee S		Fee Simp 8818 sf	ле	0	9329 sf	_	0	8558 st		0	
Site View	N;Res		N;Res;		0	N;Res;		U		ky;Hills	-25,000	
Design (Style)	<del></del>	o, Contemp	DT2;Cont	tomp	+	DT2;Co	ontomo		DT2;Co		-23,000	
Quality of Construction	Q4	Jonlemp	Q4	шр		Q4	лиеттр		Q4	лиеттр		
Actual Age	37		38		0				35		0	
Condition	C3		C3		- 0	C2		-25,000	C3			
Above Grade	Total Bdr	rms. Baths	Total Bdrms.	Baths		Total Bdrms	s. Baths	-23,000	Total Bdrms	s. Baths	15,000	
Room Count		4 3.0	8 4	3.0		8 4	3.0		7 3	2.1	9,000	
Gross Living Area	0 1 -	1,974 sq. ft.		940 sq. fl	. 0		1,969 sq. ft.	0		1,976 sq. ft		
Basement & Finished	0sf	1,57 + 3q. n.	0sf	<b>34.</b> 10		0sf	1,500 sq. ii.		0sf	1,010 Sq. II		
Rooms Below Grade						33.			33.			
Functional Utility	Avera	ide	Average		1	Average	 е		Averag	e		
Heating/Cooling	FWA/		FWA/CA(	C	1	FWA/C			FWA/C			
Energy Efficient Items	None	0710	None			None	710		None	7.0		
Garage/Carport	3ga3c	dw	3ga3dw			3ga3dv	v		3ga3dv	v		
Porch/Patio/Deck	Patio/		Patio/Dec	:k		Patio/D			Patio/D			
Pool Features	Pool/S		No Pool		20,000			20,000			20,000	
		<u> </u>				110100			1.10 . 00		20,000	
Net Adjustment (Total)			X +	]-  \$	20,000	X +	<u> </u>	29,625	X +	<u></u> - \$	81,737	
Adjusted Sale Price				1.6%		Net Adj.	2.3%		Net Adj.	6.8%	0.,. 0.	
i riajastoa bato i tibo				1.6% \$	4 005 000		7.8% \$	1,304,625	Gross Adj.	11.0% \$	1,276,737	
of Comparables				1.0/013	1.305.000	LOIOSS AGI.		1.304.023	I CILOSS ACI.	11.0%   3		
of Comparables	search the	e sale or transfer h						1,304,623	GIUSS Auj.	11.0%   \$	1,210,701	
	search the	e sale or transfer h			erty and comparable s			1,304,023	GIUSS AUJ.	11.0%   \$	1,210,101	
	search the	e sale or transfer h						1,304,623	Gloss Auj.	11.0% \$	1,210,101	
I X did did not res			istory of the sul	bject prope	erty and comparable s	ales. If not,	explain			11.0% \$	1,210,101	
I X did did not res	did not r		istory of the sul	bject prope		ales. If not,	explain			11.0%   \$	1,210,101	
	did not r	reveal any prior sa	istory of the sul	bject prope	erty and comparable s	ree years p	explain	tive date of this appr	aisal.	11.0%   \$	.,=., 0,, 0,	
	did not r	reveal any prior sa	istory of the sul	bject prope	erty and comparable s	ree years p	explain	tive date of this appr	aisal.	11.0%   \$	1,210,101	
My research did X Data source(s) Realist My research did X	did not r	eveal any prior sa eveal any prior sa	les or transfers	of the sub	erty and comparable s lect property for the the aparable sales for the	ales. If not, nree years pr year prior to	explain  rior to the effect  the date of sal	tive date of this appr e of the comparable	aisal.		.,=., 0,, 0,	
My research did X Data source(s) Realist My research did X Data source(s) Realist	did not r	eveal any prior sa eveal any prior sa d analysis of the p	les or transfers	of the sub	erty and comparable s lect property for the the aparable sales for the	nree years pi year prior to	explain  rior to the effect  the date of sal  parable sales (i	tive date of this appr e of the comparable	aisal. sale. or sales on p	page 3).	BLE SALE NO. 3	
My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of the res	did not r	eveal any prior sa eveal any prior sa d analysis of the p	les or transfers les or transfers	of the sub	erty and comparable s lect property for the the aparable sales for the by of the subject prope	nree years pi year prior to	explain  rior to the effect  the date of sal  parable sales (i	tive date of this appr e of the comparable report additional pric	aisal. sale. or sales on p	page 3).		
My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of the res	did not r did not r did not r search an	eveal any prior sa eveal any prior sa d analysis of the p	les or transfers les or transfers	of the sub	erty and comparable s lect property for the the aparable sales for the by of the subject prope	nree years pi year prior to	explain  rior to the effect  the date of sal  parable sales (i	tive date of this appr e of the comparable report additional pric	aisal. sale. or sales on p	page 3).		
My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of the res	did not r did not r did not r search an	eveal any prior sa eveal any prior sa d analysis of the p	les or transfers les or transfers	of the sub	erty and comparable s lect property for the the aparable sales for the by of the subject prope	nree years pi year prior to	explain  rior to the effect  the date of sal  parable sales (i	tive date of this appr e of the comparable report additional pric	aisal. sale. or sales on p	page 3).		
My research did X Data source(s) Realist My research did X 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 r	eveal any prior sa eveal any prior sa d analysis of the p SU	les or transfers les or transfers	of the sub	erty and comparable s ject property for the th parable sales for the y of the subject prope COMPARABLE SA	nree years pi year prior to	explain  rior to the effect  the date of sal  parable sales (i  COMF	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. or sales on p	oage 3). COMPARAE		
My research did X Data source(s) Realist My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transfer	did not r	eveal any prior sa eveal any prior sa d analysis of the p SU  Realist 11/06/2023  Dry of the subject p	les or transfers les or transfers rior sale or tran BJECT	of the sub	erty and comparable serty and comparable set property for the the parable sales for the comparable sales for the comparable sales for the comparable sales alist no6/2023 sales No prior	year prior to	parable sales (i COMF Realist 11/06/20	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. or sales on p . 2 Re . 11 perty in the	ealist //06/2023	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of the results	did not r	eveal any prior sa eveal any prior sa d analysis of the p SU  Realist 11/06/2023  Dry of the subject p ds. Increment	les or transfers les or transfers rior sale or tran BJECT property and contail increase	of the sub	erty and comparable serty and comparable set property for the the aparable sales for the comparable sales for the comparable sales for the comparable sales alist 1/06/2023 sales No priorices/values rep	year prior to rty and com LE NO. 1  sale trai orted in :	parable sales ( COMF Realist 11/06/20 nsfer for th	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. or sales on p . 2 Re . 11 perty in the	ealist //06/2023	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transfer	did not r	eveal any prior sa eveal any prior sa d analysis of the p SU  Realist 11/06/2023  Dry of the subject p ds. Increment	les or transfers les or transfers rior sale or tran BJECT property and contail increase	of the sub	erty and comparable serty and comparable set property for the the aparable sales for the comparable sales for the comparable sales for the comparable sales alist 1/06/2023 sales No priorices/values rep	year prior to rty and com LE NO. 1  sale trai orted in :	parable sales ( COMF Realist 11/06/20 nsfer for th	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. or sales on p . 2 Re . 11 perty in the	ealist //06/2023	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of the results	did not r	eveal any prior sa eveal any prior sa d analysis of the p SU  Realist 11/06/2023  Dry of the subject p ds. Increment	les or transfers les or transfers rior sale or tran BJECT property and contail increase	of the sub	erty and comparable serty and comparable set increase inc	year prior to rty and com LE NO. 1  sale trai orted in :	parable sales ( COMF Realist 11/06/20 nsfer for th	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. or sales on p . 2 Re . 11 perty in the	ealist //06/2023	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of the results	did not r	eveal any prior sa eveal any prior sa d analysis of the p SU  Realist 11/06/2023  Dry of the subject p ds. Increment	les or transfers les or transfers rior sale or tran BJECT property and contail increase	of the sub	erty and comparable serty and comparable set increase inc	year prior to rty and com LE NO. 1  sale trai orted in :	parable sales ( COMF Realist 11/06/20 nsfer for th	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. or sales on p . 2 Re . 11 perty in the	ealist //06/2023	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did	did not r	eveal any prior sa d analysis of the p SU Realist 11/06/2023 ory of the subject p ds. Increment eveal any pri	les or transfers les or transfers rior sale or tran BJECT roperty and cor tal increase or sale or t	of the sub	erty and comparable serty and comparable serty and comparable serty for the the sparable sales for the comparable sales for the comparable sales for the comparable sales along the sales of the subject proper comparable sales along the sales of the sale	year prior to rty and com LE NO. 1  sale trai orted in :	parable sales ( COMF Realist 11/06/20 nsfer for th	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. or sales on p . 2 Re . 11 perty in the	ealist //06/2023	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of the results	did not r	eveal any prior sa d analysis of the p SU Realist 11/06/2023 ory of the subject p ds. Increment eveal any pri	les or transfers les or transfers rior sale or tran BJECT property and contail increase	of the sub	erty and comparable serty and comparable serty and comparable serty for the the sparable sales for the comparable sales for the comparable sales for the comparable sales along the sales of the subject proper comparable sales along the sales of the sale	year prior to rty and com LE NO. 1  sale trai orted in :	parable sales ( COMF Realist 11/06/20 nsfer for th	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. or sales on p . 2 Re . 11 perty in the	ealist //06/2023	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did	did not r	eveal any prior sa d analysis of the p SU Realist 11/06/2023 ory of the subject p ds. Increment eveal any pri	les or transfers les or transfers rior sale or tran BJECT roperty and cor tal increase or sale or t	of the sub	erty and comparable serty and comparable serty and comparable serty for the the sparable sales for the comparable sales for the comparable sales for the comparable sales along the sales of the subject proper comparable sales along the sales of the sale	year prior to rty and com LE NO. 1  sale trai orted in :	parable sales ( COMF Realist 11/06/20 nsfer for th	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. or sales on p . 2 Re . 11 perty in the	ealist //06/2023	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did	did not r	eveal any prior sa d analysis of the p SU Realist 11/06/2023 ory of the subject p ds. Increment eveal any pri	les or transfers les or transfers rior sale or tran BJECT roperty and cor tal increase or sale or t	of the sub	erty and comparable serty and comparable serty and comparable serty for the the sparable sales for the comparable sales for the comparable sales for the comparable sales along the sales of the subject proper comparable sales along the sales of the sale	year prior to rty and com LE NO. 1  sale trai orted in :	parable sales ( COMF Realist 11/06/20 nsfer for th	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. or sales on p . 2 Re . 11 perty in the	ealist //06/2023	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did	did not r	eveal any prior sa d analysis of the p SU Realist 11/06/2023 ory of the subject p ds. Increment eveal any pri	les or transfers les or transfers rior sale or tran BJECT roperty and cor tal increase or sale or t	of the sub	erty and comparable serty and comparable serty and comparable serty for the the sparable sales for the comparable sales for the comparable sales for the comparable sales along the sales of the subject proper comparable sales along the sales of the sale	year prior to rty and com LE NO. 1  sale trai orted in :	parable sales ( COMF Realist 11/06/20 nsfer for th	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. or sales on p . 2 Re . 11 perty in the	ealist //06/2023	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did	did not r	eveal any prior sa d analysis of the p SU Realist 11/06/2023 ory of the subject p ds. Increment eveal any pri	les or transfers les or transfers rior sale or tran BJECT roperty and cor tal increase or sale or t	of the sub	erty and comparable serty and comparable serty and comparable serty for the the sparable sales for the comparable sales for the comparable sales for the comparable sales along the sales of the subject proper comparable sales along the sales of the sale	year prior to rty and com LE NO. 1  sale trai orted in :	parable sales ( COMF Realist 11/06/20 nsfer for th	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. or sales on p . 2 Re . 11 perty in the	ealist //06/2023	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did	did not r	eveal any prior sa d analysis of the p SU Realist 11/06/2023 ory of the subject p ds. Increment eveal any pri	les or transfers les or transfers rior sale or tran BJECT roperty and cor tal increase or sale or t	of the sub	erty and comparable serty and comparable serty and comparable serty for the the sparable sales for the comparable sales for the comparable sales for the comparable sales along the sales of the subject proper comparable sales along the sales of the sale	year prior to rty and com LE NO. 1  sale trai orted in :	parable sales ( COMF Realist 11/06/20 nsfer for th	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. or sales on p . 2 Re . 11 perty in the	ealist //06/2023	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did	did not r	eveal any prior sa d analysis of the p SU Realist 11/06/2023 ory of the subject p ds. Increment eveal any pri	les or transfers les or transfers rior sale or tran BJECT roperty and cor tal increase or sale or t	of the sub	erty and comparable serty and comparable serty and comparable serty for the the sparable sales for the comparable sales for the comparable sales for the comparable sales along the sales of the subject proper comparable sales along the sales of the sale	year prior to rty and com LE NO. 1  sale trai orted in :	parable sales ( COMF Realist 11/06/20 nsfer for th	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. or sales on p . 2 Re . 11 perty in the	ealist //06/2023	BLE SALE NO. 3  5 months per	
My research did X 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 Sour Analysis of prior sale or tran subject's tax/public subject. Comps did	did not red	eveal any prior sa eveal any prior sa d analysis of the p SU  Realist 11/06/2023  ory of the subject p ds. Increment eveal any pri	les or transfers les or transfers les or transfers rior sale or tran BJECT roperty and cor tal increase or sale or t	of the sub	erty and comparable serty and comparable serty and comparable serty for the the sparable sales for the comparable sales for the comparable sales for the comparable sales along the sales of the subject proper comparable sales along the sales of the sale	year prior to rty and com LE NO. 1  sale trai orted in :	parable sales ( COMF Realist 11/06/20 nsfer for th	tive date of this appr e of the comparable report additional pric PARABLE SALE NO	aisal. sale. or sales on p . 2 Re . 11 perty in the	ealist //06/2023	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did  Summary of Sales Compar	did not red did no	eveal any prior sa eveal any prior sa d analysis of the p SU  Realist 11/06/2023  ary of the subject p ds. Increment eveal any pri eveal any pri	les or transfers les or transfers les or transfers rior sale or tran BJECT  rroperty and cor tal increase or sale or t	of the sub of the con nsfer histor R: 11' mparable ses of pr transfer	erty and comparable serty and comparable serty and comparable sales for the superable sales for the COMPARABLE SALES SALES No prior ices/values rephistory in the prior in the prior ices/values rephistory in the	year prior to rty and com LE NO. 1	parable sales ( COMF Realist 11/06/20 nsfer for th 2022-2023 nonths.	tive date of this appries of the comparable report additional price PARABLE SALE NO 23 e subject proper for homes single comparable subject proper for hom	aisal. sale. or sales on p . 2 Re . 11 erty in the milar in n	ealist /06/2023 ne past 36 narketabili	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did  Summary of Sales Compar  Indicated Value by Sales C Indicated Value by: Sales	did not r did not re ce(s) nsfer historecord d not re dison Appr	eveal any prior sa reveal any prior sa d analysis of the p SU  Realist 11/06/2023  Dry of the subject p ds. Increment eveal any pri  Reveal any pri  Reveal any pri  Reveal any pri	les or transfers les or transfers les or transfers rior sale or tran BJECT  broperty and cor tal increase or sale or t  cached add  data increase and increase an	of the sub of the con nsfer histor R 12 mparable ses of pr transfer	erty and comparable serty and comparable serty and comparable serty for the the sparable sales for the comparable sales for the comparable sales for the comparable sales along the sales of the subject proper comparable sales along the sales of the sale	year prior to rty and com LE NO. 1	parable sales ( COMF Realist 11/06/20 nsfer for th 2022-2023 nonths.	tive date of this appries of the comparable report additional price PARABLE SALE NO 23 e subject proper for homes single comparable subject proper for hom	aisal. sale. or sales on p . 2 Re . 11 erty in the milar in n	ealist //06/2023	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did  Summary of Sales Compar	did not r did not re ce(s) nsfer historecord d not re dison Appr	eveal any prior sa reveal any prior sa d analysis of the p SU  Realist 11/06/2023  Dry of the subject p ds. Increment eveal any pri  Reveal any pri  Reveal any pri  Reveal any pri	les or transfers les or transfers les or transfers rior sale or tran BJECT  broperty and cor tal increase or sale or t  cached add  data increase and increase an	of the sub of the con nsfer histor R 12 mparable ses of pr transfer	erty and comparable serty and comparable serty and comparable sales for the superable sales for the COMPARABLE SALES SALES No prior ices/values rephistory in the prior in the prior ices/values rephistory in the	year prior to rty and com LE NO. 1	parable sales ( COMF Realist 11/06/20 nsfer for th 2022-2023 nonths.	tive date of this appries of the comparable report additional price PARABLE SALE NO 23 e subject proper for homes single comparable subject proper for hom	aisal. sale. or sales on p . 2 Re . 11 erty in the milar in n	ealist /06/2023 ne past 36 narketabili	BLE SALE NO. 3  5 months per	
My research did X Data source(s) Realist My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did  Summary of Sales Compar  Indicated Value by Sales C Indicated Value by: Sales	did not r did not re ce(s) nsfer historecord d not re dison Appr	eveal any prior sa reveal any prior sa d analysis of the p SU  Realist 11/06/2023  Dry of the subject p ds. Increment eveal any pri  Doach. See att  In Approach \$ 1,3  Approach \$ 1,3  Approach \$ 1,5	les or transfers les or transfers les or transfers rior sale or tran BJECT  broperty and cor tal increase or sale or t  cached add  data increase and increase an	of the sub of the con nsfer histor R 12 mparable ses of pr transfer	erty and comparable serty and comparable serty and comparable sales for the superable sales for the COMPARABLE SALES SALES No prior ices/values rephistory in the prior in the prior ices/values rephistory in the	year prior to rty and com LE NO. 1	parable sales ( COMF Realist 11/06/20 nsfer for th 2022-2023 nonths.	tive date of this appries of the comparable report additional price PARABLE SALE NO 23 e subject proper for homes single comparable subject proper for hom	aisal. sale. or sales on p . 2 Re . 11 erty in the milar in n	ealist /06/2023 ne past 36 narketabili	BLE SALE NO. 3  5 months per	
My research did X 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 Sour Analysis of prior sale or transubject's tax/public subject. Comps did  Summary of Sales Compar  Indicated Value by Sales C Indicated Value by: Sale See attached adde	did not research and record donot research and research a	eveal any prior sa eveal any prior sa eveal any prior sa d analysis of the p SU  Realist 11/06/2023 ory of the subject p is. Increment eveal any pri eveal any pri oach. See att	les or transfers les or transfers les or transfers rior sale or tran BJECT rroperty and cor tal increase or sale or t tached add tac	of the sub of the con asfer histor  Re appropriate the sub appropr	erty and comparable serty and comparable serty and comparable serty for the the series of the subject proper COMPARABLE SAR	year prior to rty and com LE NO. 1  sale trai orted in ; oast 12 n	rior to the effect of the date of sall parable sales (in COMF Realist 11/06/20 nsfer for th 2022-2023 nonths.	e of the comparable report additional pric PARABLE SALE NO  023 e subject prop for homes sir	aisal. sale. or sales on p. 2 11 eerty in the nilar in management of the ni	ealist /06/2023 ne past 36 narketabili	BLE SALE NO. 3  5 months per ty as the	
My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did  Summary of Sales Compar  Indicated Value by Sales Compar  Indicated Value by: Sales See attached adde  This appraisal is made	did not research and rece(s) search fistor record d not research and received motors. Search and received motors of the search and received motors of the search and received motors. Search and received motors of the search and received motors of the search and received motors. Search and received motors of the	eveal any prior sa eveal any prior sa d analysis of the p SU  Realist 11/06/2023 ory of the subject p ds. Increment eveal any pri oach. See att  n Approach \$ 1,3 urison Approach for Final Rec	les or transfers les or transfers les or transfers rior sale or tran BJECT roperty and cor tal increase or sale or t tached add tached add sached add sached add conciliation.	of the sub of the con nsfer histor  Ri mparable ses of pr transfer	erty and comparable serty and comparable serty and comparable serty for the the sparable sales for the comparable sales for the comparable sales for the comparable sales for the comparable sales and comparable sales in the property of the subject property of the subject property of the sales in the the sales	year prior to rty and com LE NO. 1  sale trai orted in : oast 12 n	explain  rior to the effect  the date of sal  parable sales (  COMF  Realist  11/06/20  nsfer for th  2022-2023  nonths.	tive date of this appreciate of the comparable report additional price PARABLE SALE NO D23 e subject proper for homes single for homes single language.	aisal.  sale.  r sales on p. 2  Real 11  rerty in the rin in management	ealist /06/2023 ne past 36 narketabili	BLE SALE NO. 3  S months per Ity as the	
My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did Summary of Sales Compar  Indicated Value by Sales C Indicated Value by: Sale See attached adde  This appraisal is made Summary of Sales Compar  This appraisal is made Summary of Sales Compar	did not research and rece(s)  omparison secure department of the control of the c	reveal any prior sa reveal any prior sa d analysis of the p SU  Realist 11/06/2023  Dry of the subject p ds. Increment eveal any pri  Doach. See att  In Approach \$ 1,3  Approach \$ 1,5  Appro	les or transfers les or transfers les or transfers rior sale or trans BJECT roperty and cor tal increase or sale or t tached add tached add sached add and sached add onciliation.	of the sub of the com nsfer histor Re ntransfer dededur  r plans ancothetical co	erty and comparable select property for the the aparable sales for the sy of the subject proper COMPARABLE SALE SALE SALE SALE SALE SALE SALE SA	year prior to rty and com LE NO. 1  sale trai orted in : bast 12 n	rior to the effect of the date of sale parable sales (in COMF) Realist 11/06/20 nsfer for th 2022-2023 nonths.	tive date of this appreciate of the comparable report additional price PARABLE SALE NO D23 e subject proputor homes single for homes single large and the proputor of the prop	aisal.  sale.  r sales on p. 2  Real 11  rerty in the rin in management	ealist /06/2023 ne past 36 narketabili	BLE SALE NO. 3  S months per Ity as the	
My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did  Summary of Sales Compar  Indicated Value by Sales Compar  Indicated Value by: Sales See attached adde  This appraisal is made	did not research and rece(s)  omparison secure department of the control of the c	reveal any prior sa reveal any prior sa d analysis of the p SU  Realist 11/06/2023  Dry of the subject p ds. Increment eveal any pri  Doach. See att  In Approach \$ 1,3  Approach \$ 1,5  Appro	les or transfers les or transfers les or transfers rior sale or trans BJECT roperty and cor tal increase or sale or t tached add tached add sached add and sached add onciliation.	of the sub of the com nsfer histor Re ntransfer dededur  r plans ancothetical co	erty and comparable select property for the the aparable sales for the sy of the subject proper COMPARABLE SALE SALE SALE SALE SALE SALE SALE SA	year prior to rty and com LE NO. 1  sale trai orted in : bast 12 n	rior to the effect of the date of sale parable sales (in COMF) Realist 11/06/20 nsfer for th 2022-2023 nonths.	tive date of this appreciate of the comparable report additional price PARABLE SALE NO D23 e subject proputor homes single for homes single large and the proputor of the prop	aisal.  sale.  r sales on p. 2  Real 11  rerty in the rin in management	ealist /06/2023 ne past 36 narketabili	BLE SALE NO. 3  S months per Ity as the	
My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of the results of the results of the results of prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did  Summary of Sales Compar  Indicated Value by Sales C Indicated Value by: Sale See attached adde  This appraisal is made Subject to the following inspection based on the extended and the sale of the s	did not redicted and redicted a	reveal any prior sa reveal any prior sa d analysis of the p SU  Realist 11/06/2023  ary of the subject p ds. Increment reveal any pri reveal any prior sa reveal any prior	les or transfers les or transfers les or transfers rior sale or trans BJECT roperty and cor tal increase or sale or t tached add tached add sached add sached add onciliation.	of the sub of the com nsfer histor Real 1.1 mparable ses of pr transfer dededur	erty and comparable serty and comparable sales for the aparable sales for the comparable sales for the property for the sales for the property for the pr	year prior to rty and com LE NO. 1  sale trai orast 12 m  veloped) \$  basis of a h rs or alterati eration or re	explain  rior to the effect  the date of sal  parable sales (  COMF  Realist  11/06/20  nsfer for th 2022-2023 nonths.  1,296,200  hypothetical conons have been pair:	tive date of this appr e of the comparable report additional pric PARABLE SALE NO  023 e subject prop for homes sin  Income Ap	aisal.  sale.  r sales on p. 2  Re 11  perty in the nilar in nilar in nilar in nilar in subject	ealist /06/2023 ne past 36 narketabili	BLE SALE NO. 3  S months per ty as the	
My research did X Data source(s) Realist My research did X Data source(s) Realist Report the results of prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transubject's tax/public subject. Comps did  Summary of Sales Compar  Indicated Value by Sales C Indicated Value by: Sale See attached adde  This appraisal is made Summary of Sales Compar	did not red did no	reveal any prior sa reveal any prior sa reveal any prior sa d analysis of the p SU  Realist 11/06/2023  Description of the subject p reveal any prior sa reveal any pr	les or transfers les or transfers les or transfers rior sale or tran BJECT roperty and cor tal increase or sale or t tached add sached add sached add sached add completion per basis of a hype the condition o	of the sub of the com nsfer histor R 11 mparable s es of pr transfer dededur	erty and comparable serty and comparable sales for the aparable sales for the comparable sales for the comparable sales for the comparable sales for the comparable sales in the property for the	year prior to rty and com LE NO. 1  sale trai orted in 2 oast 12 n  veloped) \$  basis of a h rs or alterati eration or re he street, o	explain  rior to the effect  the date of sal  parable sales (  COMF  Realist  11/06/20  nsfer for th 2022-2023 nonths.  1,296,200  hypothetical conons have been pair:  defined scope	tive date of this appr e of the comparable report additional pric PARABLE SALE NO  023 e subject prop for homes sir  Income Ap	aisal.  sale.  r sales on p. 2  Re 11  perty in the nilar in nilar in nilar in nilar in nilar in subject the subject the sales of assubject the subject the sales of assubject the subject	ealist /06/2023 ne past 36 narketabili  developed) \$  we been comp to the followir	S months per ty as the	

Freddie Mac Form 2055 March 2005 UAD Version 9/2011

Produced using ACI software, 800.234.8727 www.aciweb.com Page 2 of 6

# Exterior-Only Inspection Residential Appraisal Report File No. Ext726Bronco

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 additi	
Clarification of Intended Use and Intended User:	The state of the s
ClearCapital.com, Inc. California AMC Registration/License # 1256	
Fee Disclosure: The appraiser received \$215 fee (minus \$15 technology	ology fee applied) for this assignment.
The appraiser is signing the report using the corporate address of t  The appraiser is located within 22 miles from the property and has	ne appraisal company. The appraiser is is based in Claremont, CA.  18 years appraising in the market, thus, geographically competent.
On March 13, 2020, the United States Government declared a Nation	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 conclu	sion. Due to the rapidly changing economic conditions with this
outbreak, the future impact to property values (and valuation) is no	
market to market and the appraiser has documented any known sp	
client and intended users of the conditions seen at the time of the p	reparation of the appraisal.
COST ADDDOACH TOVALLI	E (not required by Eannie Mae)
	E (not required by Fannie Mae)
Provide adequate information for the lender/client to replicate the below cost figures and calculate	ions.
	ions. 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 es	ions. 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 es 46 years. The estimated site (land) value was derived by the abstraarea.	ions. 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 es 46 years. The estimated site (land) value was derived by the abstratea.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW	ions. 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 es 46 years. The estimated site (land) value was derived by the abstrate.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication	ions.  imating 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 es 46 years. The estimated site (land) value was derived by the abstrate.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023	imating 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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.)	imating 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 = \$ 1,012,153  Dwelling 1,974 Sq. Ft. @ \$ 215 = \$ 424,410  Sq. Ft. @ \$ = \$
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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Improvement to land ratios are typical for the area. The	imating 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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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	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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost publication. Typically reproduction cost is	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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted.	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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost publication. Typically reproduction cost is	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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted.	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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost publication. Typically reproduction cost is utilized for new construction. No external inadequacies noted. See attached sketch addendum.	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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost 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)  46 Years	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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost 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)  46 Years	imating 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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost 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)  46 Years  INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier =	imating 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. = \$ 1,012,153  Dwelling 1,974 Sq. Ft. @ \$ 215. = \$ 424,410  Sq. Ft. @ \$ = \$  Garage/Carport ~595 Sq. Ft. @ \$ 65. = \$ 38,675  Total Estimate of Cost-New = \$ 463,085  Less 75 Physical Functional External  Depreciation \$179,059 = \$ ( 179,059)  Depreciated Cost of Improvements = \$ 284,026  "As-is" Value of Site Improvements = \$ 1,296,200  UE (not required by Fannie Mae)
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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost 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)  46 Years  INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier =	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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost 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)  46 Years  INCOME APPROACH TO VAL  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 dates.	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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost 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)  46 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM) The income appredominantly owner occupied single family homes, thus, rental da PROJECT INFORMATIO	imating 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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost 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)  46 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM) The income appredominantly owner occupied single family homes, thus, rental da PROJECT INFORMATIO  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA	imating 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 calcular Support for the opinion of site value (summary of comparable land sales or other methods for es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost 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) 46 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM) The income appredominantly owner occupied single family homes, thus, rental da PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project	imating 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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost 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) 46 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM) The income appredominantly owner occupied single family homes, thus, rental da PROJECT INFORMATIO  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOAL Legal name of project  Total number of phases	imating 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 calcular Support for the opinion of site value (summary of comparable land sales or other methods for es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023  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 cost 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)  46 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM) The income apredominantly owner occupied single family homes, thus, rental data project INFORMATIO  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes 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 for sale	imating 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 calcular Support for the opinion of site value (summary of comparable land sales or other methods for es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023  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 cost 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)  46 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM) The income apredominantly owner occupied single family homes, thus, rental da PROJECT INFORMATIO  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes 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 for sale  Was the project created by the conversion of an existing building(s) into a PUD? Yes	imating 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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost 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)  46 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM) The income appredominantly owner occupied single family homes, thus, rental data project Information in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOP Legal name of project  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)	imating 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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost 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)  46 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM) The income appredominantly owner occupied single family homes, thus, rental data project Information in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOP Legal name of project  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)	imating 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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost 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)  46 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM) The income appredominantly owner occupied single family homes, thus, rental data project Information in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOP Legal name of project  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)	imating 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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost 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) 46 Years INCOME APPROACH TO VAL 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 da PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes 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 for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project croatin any multi-dwelling units? Yes No Data source(s) Are the units, common elements, and recreation facilities complete?	imating 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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication  Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost 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)  46 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM) The income appredominantly owner occupied single family homes, thus, rental data project Information in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOP Legal name of project  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)	imating 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 es 46 years. The estimated site (land) value was derived by the abstrate area.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data DwellingCost cost publication Quality rating from cost service Average Effective date of cost data 10/01/2023 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 cost 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) 46 Years INCOME APPROACH TO VAL 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 da PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes 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 for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project croatin any multi-dwelling units? Yes No Data source(s) Are the units, common elements, and recreation facilities complete?	imating 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

## **Exterior-Only Inspection Residential Appraisal Report**

File No. Ext726Bronco

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

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

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

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

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

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

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

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

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

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

## APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

- 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 seg., 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** SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature < Signature\_ Name Tamra Miller Company Name Appraisal Services Company Name Company Address 2615 Bonnie Brae Ave Company Address Claremont, CA 91711 Telephone Number \_ Telephone Number 949-433-4924 Email Address Email Address tmillerappraisal@gmail.com Date of Signature and Report 11/06/2023 Date of Signature Effective Date of Appraisal 11/06/2023 State Certification # State Certification # AR033837 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 04/27/2024 ADDRESS OF PROPERTY APPRAISED SUBJECT PROPERTY 726 Bronco Way Did not inspect exterior subject property Walnut, CA 91789 Did inspect exterior of subject property from street Date of Inspection APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,305,000 LENDER/CLIENT COMPARABLE SALES Did not inspect exterior of comparable sales from street Name Clear Capital Company Name Wedgewood Inc Did inspect exterior of comparable sales from street Company Address 2015 Manhattan Beach Blvd Suite 100 Date of Inspection Redondo Beach, CA 90278 Email Address

# Exterior-Only Inspection Residential Appraisal Report File No. Ext726Bronco BJECT COMPARABLE SALE NO. 4 COMPARABLE SALE NO. 5 COMPARABLE SALE NO. COMPARABLE SALE NO. 5 COMPARABLE SALE NO.

FEATURE		SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
726 Bronco Way			416 Cloverdale Ln			244 Daybreak Dr					
Address Walnut, CA	91789		Walnut, CA 917				CA 9178	9			
Proximity to Subject	01700	0.64 miles SV			,	0.87 mile		<u> </u>			
	<b>.</b>		0.04 1111163 344		1 250 000	0.07 11111		1 250 000		Φ.	
Sale Price	\$ 0.00 5 1.045.00		. 045.00	\$	1,350,000	. 0444	\$	1,350,000		\$	
Sale Price/Gross Liv. Area			\$ 615.88 sq. ft			\$ 614.4			\$	sq. ft.	
Data Source(s)					CRMLS#TR23178752;DOM 42						
Verification Source(s)			Doc #574381/	Rea	list	Active					
VALUE ADJUSTMENTS	DE	SCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCF	RIPTION	+(-) \$ Adjustment	D	ESCRIPTION	+(-) \$ Adjustment
Sale or Financing			ArmLth			Listing					
Concessions			Conv;0		0						
Date of Sale/Time			s08/23;c07/23		37,800	Active		-6,750			
-	N;Re			'	37,000	N;Res;		-0,730			
Location			N;Res;				. 1 .				
Leasehold/Fee Simple		Simple	Fee Simple			Fee Sim					
Site	1076		15952 sf		-46,700	10600 st	<u> </u>	0			
View	N;Res	3;	N;Res;			N;Res;					
Design (Style)	DT2;0	Contemp	DT2;Contemp			DT2;Cor	ntemp				
Quality of Construction	Q4	•	Q4			Q4					
Actual Age	37		36		0	35		0			
					0			0			
Condition	СЗ		C3		<b></b>	C3		.=			
Above Grade	Total Bd		Total Bdrms. Baths		-15,000	Total Bdrms.	Baths	-15,000	Total E	Bdrms. Baths	
Room Count	8 4	3.0	9 5 3.0			9 5	3.0				
Gross Living Area		<b>1,974</b> sq. ft.	<b>2,192</b> s	q.ft.	-17,200	2	<b>,197</b> sq. ft.	-17,600	L	sq. ft.	
Basement & Finished	0sf		0sf			0sf					
Rooms Below Grade											
	Avera	200	Average			Average					
Functional Utility			Average			Average					
Heating/Cooling	FWA		FWA/CAC			FWA/CA	NC				
Energy Efficient Items	None		None			None					
Garage/Carport	3ga3	wb	3ga3dw			3ga3dw					
Porch/Patio/Deck	Patio		Patio/Deck			Patio/De	eck				
Pool Features	Pool/		Pool		n	Pool		0			
. 55. 1 54(4100	. 551/		. 55.			. 551					
								1			
				1							
Net Adjustment (Total)			+ X-	\$	41,100		X - \$	39,350	-	+	
Adjusted Sale Price			Net Adj3.0%			Net Adj.	-2.9%		Net A	dj. %	
of Comparables			Gross Adj. 8.6%	\$	1,308,900	Gross Adj.	2.9% \$	1,310,650	Gross	Adj. % \$	
ITEM		SII	BJECT					PARABLE SALE NO			LE SALE NO. 6
		00.	B0E01		COMPARABLE SA		00	THE RELL OF THE 140			LL OF ILL ITOT O
					COMPARABLE SA	LL NO. 4				COIVII AINAD	
Date of Prior Sale/Transfer					COMPARABLE SA	LL IVO. 4				COMPARAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer						LE NO. 4	-			COWIFAICAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)		Realist			alist	LL IVO. 4	Realist			COMPARAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023				LL IVO. 4	Realist 11/06/2	023		COIVII AICAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)		11/06/2023			alist	LL NO. 4		023		COWITATAB	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	LL NO. 4		023		COWITATAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	LE NO. 4		023		COWITATAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	EL NO. 4		023		COWITATAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	EE NO. 1		023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	EE NO. 1		023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	EE NO. 1		023		COWITATAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	EE NO. 1		023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	EE NO. 1		023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	LE NO. 1		023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	LE NO. 1		023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	LE NO. 1		023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	LE NO. 1		023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	LE NO. 1		023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	LE NO. 1		023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	LE NO. 1		023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	LE NO. 1		023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist	LE NO. T		023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COWITATAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		11/06/2023			alist			023		COIVII ANAD	

## **Uniform Appraisal Dataset Definitions**

File No Ext726Bronco

## Condition Ratings and Definitions

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).

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.

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.

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.

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**

- 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.
- 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.
- 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.
- Ο4 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.
- 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.

UAD Version 9/2011

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

File No. Ext726Bronco

	ions Used in Data Sta	ildaraization rext			
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
ac	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
Α	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	N	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
	Contracted Date	Date of Sale/Time		Recreational (Rec) Room	Basement & Finished Rooms Below Grade
C			m .		
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
		Date of Sale/Time	Short	Short Sale	
е	Expiration Date				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		Design(Style)		Withdrawn Date	Date of Sale/Time
	High Rise Structure	0 1 3 1	W		
Ind	Industrial	Location & View	Woods	Woods View	View
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
				-	
			<u> </u>		

## **ADDENDUM**

Borrower: Redwood Holdings LLC	File N	No.: Ext726Bronco
Property Address: 726 Bronco Way	Case	No.:
City: Walnut	State: CA	Zip: 91789
Lender: Wednewood Inc		

## **Neighborhood Boundaries**

Page 1

## **Neighborhood Description**

The general neighborhood consists of predominantly one and two story story single family residences. Most of the houses were built during the 1960's through 2000's. K-6 schools and retail shopping center located within a 2 mile radius. Freeway access is located 1.5 mile radius. No adverse conditions noted.

### **Neighborhood Market Conditions**

The Corelogic/Realist/MLS and DataQuick News Source reported increases of prices and values of .5% per month for the first, second, third quarters of 2023 in the general market area. The average marketing time range was reported at 3 to 45 days, and reasonable exposure time was 9 days. Conventional financing are typically sought after in subject's area.

Source: Corelogic/Realist/DataQuick News

## **Extra Comments**

Exterior inspection was performed per engagement guidelines on 11/06/2023.

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 45 days, and reasonable exposure time was 9 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 45 days for the subject's general market area.

The average marketing time range was reported at 3 to 45 days, and reasonable exposure time was 9 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.

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 1, 2, 3, 5 were similar in overall marketability and market appeal. Comp 4 was adjusted accordingly for differences through paired sales analysis.

There were limited closed sale comparable sales with similar GLA/marketability as the subject in the past 12 months and 2 mile radius, thus, an expanded market data search was conducted and comparable sales 3, 4, were used and comps 3, 4 deemed reliable and credible.

The subject and comps 1, 2, 3 have proximity to equestrian trail of approximately .2 miles. Through paired sales analysis the market indicated homes with proximity to equestrian trail did not command higher prices/values versus homes without equestrian trail thus no adjustments warranted in the sales grid.

Through paired sales analysis the market indicated homes with pool/spa did command higher prices/values versus homes with no improvement thus adjustment warranted in the sales grid.

Through paired sales analysis the market indicated homes with pool/spa did not command higher prices/values versus homes with pool only improvement thus zero dollar adjustments warranted in the sales grid.

Comp 1 was reported in similar condition to kitchen, baths, flooring and was adjusted for no pool/spa improvement.

Comp 2 was reported in superior condition to kitchen, baths, flooring, exterior upgrades e.g. roof, exterior paint and was adjusted for condition, time, sale concession, time and no pool/spa improvement.

Comp 3 was reported in similar condition to kitchen, baths, flooring and was adjusted for time, view, bed and bath count, no pool/spa improvement.

Comp 4 was reported in similar condition to kitchen, baths, flooring and was adjusted for time, lot, bed count, GLA.

Comp 4 is located 0.64 miles SW in a similar market area and was used a lack of closed sale comparable sales with similar GLA/marketability as the subject in the past 12 months and 2 mile radius, thus, an expanded market data search was conducted and comparable sale used was deemed reliable and credible.

Time adjustments for comps 2, 3, 4 were derived through paired sales analysis, as there were minimal recent closed sales (within the past 3 months) similar in marketability/GLA as the subject. The Corelogic/Realist/MLS

## **ADDENDUM**

Borrower: Redwood Holdings LLC	File N	No.: Ext726Bronco
Property Address: 726 Bronco Way	Case	No.:
City: Walnut	State: CA	Zip: 91789
Lender: Wednewood Inc		

and DataQuick News Source reported increases of prices and values of .5% per month for the first, second, third quarters of 2023 in the general market area.

Comp 2 is an older sale exceeding 5 months from the effective date of the appraisal however was used due to a lack of closed sales similar in GLA and similar market area in the past 12 months and 2 mile radius. Comp 3, 4 an older sales exceeding 8 months, comp exceeding 4 months from the effective date of the appraisal however was used due to a lack of closed sales similar in GLA, marketability 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 five bedrooms did command higher prices/values versus homes with four bedrooms thus adjustments warranted in the sales grid.

Through paired sales analysis the market indicated homes with three bathrooms did command higher prices/values versus homes with two and half bathrooms thus 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.

Comp 1 was deemed to be a best indicator of value when considering similar physical characteristics, least gross line adjustment and similar GLA as the subject property.

Most weight to value was placed on comp 1 when considering when considering least gross line adjustment, similar physical characteristics and similar GLA.

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 \$1,305,000.

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 45 days, and reasonable exposure time was 9 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.

The appraiser is based in Claremont ands subject is located within 10 miles from the property and has 19 years appraising in the market.

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. Ext726Bronco

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.							his is a required		
Property Address 726 Bronco Way City Walnut State CA Zip Code 91789									
Borrower Redwood Holdings LLC  Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and									
overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraisar must fill in all the information to the extent it is available and reliable and must provide									
analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to									
provide data for the shaded areas below; if it is available, however median, the appraiser should report the available figure and ident			-					_	
that would be used by a prospective buyer of the subject proper									
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months				Overall Trend		
Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	13 2.17	12 4.00	10 3.33	=	ncreasing ncreasing	H	Stable Stable	=	Declining Declining
Total # of Comparable Active Listings	5	4.00	3.33 7		Declining		Stable	=	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.30	0.25	2.10		Declining		Stable	X	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months				Overall Trend		Deellelee
Median Comparable Sale Price  Median Comparable Sales Days on Market	1,243,000 24	1,332,500 10	1,317,500 8		ncreasing Declining	H	Stable Stable	$\vdash$	Declining Increasing
Median Comparable List Price	\$1,399,888	\$1,550,000	1,655,000		ncreasing		Stable		Declining
Median Comparable Listings Days on Market	43	65	25		Declining		Stable		Increasing
Median Sale Price as % of List Price Seller-(developer, builder, etc.)paid financial assistance prevaler	98% nt? Yes X	103.00% No	103%	$\equiv$	ncreasing Declining		Stable Stable		Declining Increasing
Explain in detail the seller concessions trends for the past 12 m			rom 3% to 5%, increas	$\overline{}$	J	_		o fees	
An analysis was performed on 35 competing									
seller concessions. This analysis shows a ch	ange of -1.4% p	er month.							
Are foreclosure sales (REO sales) a factor in the market?	Yes X No If	yes, explain (including	the trends in listings a	and sal	les of foreclose	d pro	perties).		
An analysis was performed on 35 competing	sales over the p	past 12 months.	For those sales	s, a	total of 0.0	% v	vere reporte	d to	be REO.
Cite data sources for above information. Information repo									o arrive at
the results noted on this addendum. Any perc	cent change res	ults noted in the	ese comments a	are b	ased on si	mnl			
						p.	e regressior	1.	
Summarize the above information as support for your conclus	-	hood section of the a		If you					s an analysis of
Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate	sions in the Neighbor		ppraisal report form.	-	used any add				s an analysis of
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing	sions in the Neighborl e your conclusions, pro sales over the p	ovide both an explanat oast 12 months.	ppraisal report form. ion and support for yo . The sales with	ur con in th	used any add clusions. is group h	itiona	l information, su	ch as	rice of
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of	sions in the Neighbord  your conclusions, pro sales over the p f +0.8% per mo	ovide both an explanat bast 12 months. nth. Based on a	ppraisal report form. ion and support for yo . The sales with Ill sales in this s	ur con in th same	used any add clusions. is group ha	itiona ad a	l information, su median sal is a 2.4 mor	ch as	rice of supply.
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing	sions in the Neighbord  your conclusions, pro sales over the p f +0.8% per mo	ovide both an explanat bast 12 months. nth. Based on a	ppraisal report form. ion and support for yo . The sales with Ill sales in this s	ur con in th same	used any add clusions. is group ha	itiona ad a	l information, su median sal is a 2.4 mor	ch as	rice of supply.
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of -0.7% per materials.	sions in the Neighbord  your conclusions, pro sales over the p f +0.8% per mo	ovide both an explanat bast 12 months. nth. Based on a	ppraisal report form. ion and support for yo . The sales with Ill sales in this s	ur con in th same	used any add clusions. is group ha	itiona ad a	l information, su median sal is a 2.4 mor	ch as	rice of supply.
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of -0.7% per materials.	sions in the Neighbord  your conclusions, pro sales over the p f +0.8% per mo	ovide both an explanat bast 12 months. nth. Based on a	ppraisal report form. ion and support for yo . The sales with Ill sales in this s	ur con in th same	used any add clusions. is group ha	itiona ad a	l information, su median sal is a 2.4 mor	ch as	rice of supply.
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of -0.7% per materials.	sions in the Neighbord  your conclusions, pro sales over the p f +0.8% per mo	ovide both an explanat bast 12 months. nth. Based on a	ppraisal report form. ion and support for yo . The sales with Ill sales in this s	ur con in th same	used any add clusions. is group ha	itiona ad a	l information, su median sal is a 2.4 mor	ch as	rice of supply.
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of -0.7% per materials.	sions in the Neighbori e your conclusions, pro sales over the p f +0.8% per mon nonth. These sa	ovide both an explanat past 12 months. nth. Based on a les had a media	ppraisal report form. ion and support for yo . The sales with Ill sales in this s	ur con in th same	used any add clusions. is group ha	ad a ere i	I information, su n median sal is a 2.4 mon rs a change	ch as	rice of supply.
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of -0.7% per month.  If the subject is a unit in a condominium or cooperative Subject Project Data	sions in the Neighbori e your conclusions, pro sales over the p f +0.8% per mon nonth. These sa	ovide both an explanat past 12 months. nth. Based on a les had a media	ppraisal report form. ion and support for yo . The sales with Ill sales in this s	our con nin th same This	used any add clusions. is group has group, the analysis s	ad a ad	I information, su n median sal is a 2.4 mon is a change ne:	ch as	rice of supply. 3% per
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of This analysis shows a change of -0.7% per month.  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)	sions in the Neighbord e your conclusions, pro sales over the p f +0.8% per moi nonth. These sa	ovide both an explanat past 12 months onth. Based on a les had a media	ppraisal report form. ion and support for you. The sales with Ill sales in this s an DOM of 13.	ur con nin th same This	used any add clusions. is group has group, the analysis s	ad a ad	I information, su median sal is a 2.4 mon s a change ne: Overall Trend	ch as	rice of supply. 3% per
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of -0.7% per 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)	sions in the Neighbord e your conclusions, pro sales over the p f +0.8% per moi nonth. These sa	ovide both an explanat past 12 months onth. Based on a les had a media	ppraisal report form. ion and support for you. The sales with Ill sales in this s an DOM of 13.	ur con nin th same This	used any add clusions. is group has group, the analysis s	ad a ad	I information, su n median sal is a 2.4 mon is a change ne:	ch as	rice of supply. 3% per
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of This analysis shows a change of -0.7% per month.  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)	sions in the Neighbord e your conclusions, pro sales over the p f +0.8% per moi nonth. These sa	ovide both an explanat past 12 months onth. Based on a les had a media	ppraisal report form. ion and support for you. The sales with Ill sales in this s an DOM of 13.	in the same This	used any add clusions. is group has group, the analysis s  Projec ncreasing ncreasing	ad a ad	I information, su median sal is a 2.4 mon s a change ne: Overall Trend Stable Stable	ch as	Declining Declining
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of -0.7% per 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)	e your conclusions, pro sales over the p f +0.8% per mononth. These sa	ovide both an explanat past 12 months onth. Based on a les had a media	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months	ur con nin th same This	used any add clusions. is group has group, the analysis s  Project  ncreasing ncreasing Declining  Declining	ad a ad a a a a a a a a a a a a a a a a	I information, su median sal is a 2.4 mon s a change  ne: Overall Trend Stable Stable Stable Stable	e pi	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of -0.7% per 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)	e your conclusions, pro sales over the p f +0.8% per mononth. These sa	ovide both an explanat coast 12 months. Inth. Based on a les had a media te the following:	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months	ur con nin th same This	used any add clusions. is group has group, the analysis s  Project  ncreasing ncreasing Declining  Declining	ad a ad a a a a a a a a a a a a a a a a	I information, su median sal is a 2.4 mon s a change  ne: Overall Trend Stable Stable Stable Stable	e pi	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of -0.7% per 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)	e your conclusions, pro sales over the p f +0.8% per mononth. These sa	ovide both an explanat coast 12 months. Inth. Based on a les had a media te the following:	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months	ur con nin th same This	used any add clusions. is group has group, the analysis s  Project  ncreasing ncreasing Declining  Declining	ad a ad a a a a a a a a a a a a a a a a	I information, su median sal is a 2.4 mon s a change  ne: Overall Trend Stable Stable Stable Stable	e pi	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of -0.7% per 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)	e your conclusions, pro sales over the p f +0.8% per mononth. These sa	ovide both an explanat coast 12 months. Inth. Based on a les had a media te the following:	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months	ur con nin th same This	used any add clusions. is group has group, the analysis s  Project  ncreasing ncreasing Declining  Declining	ad a ad a a a a a a a a a a a a a a a a	I information, su median sal is a 2.4 mon s a change  ne: Overall Trend Stable Stable Stable Stable	e pi	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of -0.7% per 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)	e your conclusions, pro sales over the p f +0.8% per mononth. These sa	ovide both an explanat coast 12 months. Inth. Based on a les had a media te the following:	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months	ur con nin th same This	used any add clusions. is group has group, the analysis s  Project  ncreasing ncreasing Declining  Declining	ad a ad a a a a a a a a a a a a a a a a	I information, su median sal is a 2.4 mon s a change  ne: Overall Trend Stable Stable Stable Stable	e pi	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of -0.7% per 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)	e your conclusions, pro sales over the p f +0.8% per mononth. These sa	ovide both an explanat coast 12 months. Inth. Based on a les had a media te the following:	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months	ur con nin th same This	used any add clusions. is group has group, the analysis s  Project  ncreasing ncreasing Declining  Declining	ad a ad a a a a a a a a a a a a a a a a	I information, su median sal is a 2.4 mon s a change  ne: Overall Trend Stable Stable Stable Stable	e pi	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of This analysis shows a change of -0.7% per 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?	re project , completer Prior 7-12 Months  Yes No If y	ovide both an explanat coast 12 months. Inth. Based on a les had a media te the following:	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months	ur con nin th same This	used any add clusions. is group has group, the analysis s  Project  ncreasing ncreasing Declining  Declining	ad a ad a a a a a a a a a a a a a a a a	I information, su median sal is a 2.4 mon s a change  ne: Overall Trend Stable Stable Stable Stable	e pi	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of -0.7% per 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)	re project , completer Prior 7-12 Months  Yes No If y	ovide both an explanat coast 12 months. Inth. Based on a les had a media te the following:	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months	ur con nin th same This	used any add clusions. is group has group, the analysis s  Project  ncreasing ncreasing Declining  Declining	ad a ad a a a a a a a a a a a a a a a a	I information, su median sal is a 2.4 mon s a change  ne: Overall Trend Stable Stable Stable Stable	e pi	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of This analysis shows a change of -0.7% per 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?	re project , completer Prior 7-12 Months  Yes No If y	ovide both an explanat coast 12 months. Inth. Based on a les had a media te the following:	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months	ur con nin th same This	used any add clusions. is group has group, the analysis s  Project  ncreasing ncreasing Declining  Declining	ad a ad a a a a a a a a a a a a a a a a	I information, su median sal is a 2.4 mon s a change  ne: Overall Trend Stable Stable Stable Stable	e pi	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of This analysis shows a change of -0.7% per 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?	re project , completer Prior 7-12 Months  Yes No If y	ovide both an explanat coast 12 months. Inth. Based on a les had a media te the following:	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months	ur con nin th same This	used any add clusions. is group has group, the analysis s  Project  ncreasing ncreasing Declining  Declining	ad a ad a a a a a a a a a a a a a a a a	I information, su median sal is a 2.4 mon s a change  ne: Overall Trend Stable Stable Stable Stable	e pi	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of This analysis shows a change of -0.7% per 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?	re project , completer Prior 7-12 Months  Yes No If y	ovide both an explanat coast 12 months. Inth. Based on a les had a media te the following:	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months	ur con nin th same This	used any add clusions. is group has group, the analysis s  Project  ncreasing ncreasing Declining  Declining	ad a ad a a a a a a a a a a a a a a a a	I information, su median sal is a 2.4 mon s a change  ne: Overall Trend Stable Stable Stable Stable	e pi	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of This analysis shows a change of -0.7% per 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?	re project , completer Prior 7-12 Months  Yes No If y	ovide both an explanat coast 12 months. Inth. Based on a les had a media te the following:	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months	ur con nin th same This	used any add clusions. is group has group, the analysis s  Project  ncreasing ncreasing Declining  Declining	ad a ad a a a a a a a a a a a a a a a a	I information, su median sal is a 2.4 mon s a change  ne: Overall Trend Stable Stable Stable Stable	e pi	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of This analysis shows a change of -0.7% per 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?	re project , completer Prior 7-12 Months  Yes No If y	byide both an explanat past 12 months. Dased on a alles had a media te the following:  Prior 4-6 Months  yes, indicate the numb	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months	uur con thin the same This	used any add clusions. is group has group, the analysis s  Project ncreasing ncreasing Declining Declining in the trends in	t Nar	median salis a 2.4 mores a change sa change sa change sa change sa change sa change stable sand sales of force salignment of the	e pi	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of This analysis shows a change of -0.7% per 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?	re project , completer Prior 7-12 Months  Yes No If y	byide both an explanat past 12 months. Dased on a alles had a media te the following:  Prior 4-6 Months  yes, indicate the numb	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months  er of REO listings and	uur con thin the same This	used any add clusions. is group has group, the analysis s  Project ncreasing ncreasing Declining Declining in the trends in	t Nar	median salis a 2.4 mores a change sa change sa change sa change sa change sa change stable sand sales of force salignment of the	e pi	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of This analysis shows a change of -0.7% per 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?	re project , completer Prior 7-12 Months  Yes No If y	byide both an explanat coast 12 months. In the Based on a alles had a media at the following:  Prior 4-6 Months  SUPI	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months er of REO listings and	nur con sin the same This This I explain	used any add clusions. is group has group, the analysis s  Project  ncreasing ncreasing Declining in the trends in	t Nam (	median salis a 2.4 mores a change sa change sa change sa change stable sand sales of force salis sal	e pi	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of This analysis shows a change of -0.7% per 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 subject of t	re project , completer Prior 7-12 Months  Yes No If y	byide both an explanat coast 12 months. In the Based on a ales had a media at the following:  Prior 4-6 Months  yes, indicate the numb  SUPI  Signa	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months er of REO listings and	This I caplai	used any add clusions. is group has group, the analysis s  Project ncreasing ncreasing Declining Declining in the trends in	ad a are in how	median salis a 2.4 mores a change sa change sa change sa change sa change stable stabl	e pith sof -:	Declining Declining Increasing Increasing
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of This analysis shows a change of -0.7% per 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?	re project , completer Prior 7-12 Months  Yes No If y	byide both an explanat coast 12 months. In the Based on a ales had a media at the following:  Prior 4-6 Months  yes, indicate the numb  SUPI  Signa Name	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months er of REO listings and	nur con sin the same This This I I I I I I I I I I I I I I I I I I I	used any add clusions. is group has group, the analysis s  Project  ncreasing ncreasing ncreasing ncreasing in the trends in the	ad a aere i how	median salis a 2.4 mons a change  ne: Dverall Trend Stable Stable Stable gs and sales of for	e plath so of -:	Declining Declining Increasing Increasing Sed properties.
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of This analysis shows a change of -0.7% per 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 subject of	re project , completer Prior 7-12 Months  Yes No If y	byide both an explanat coast 12 months. Inth. Based on a alles had a media set the following:  Prior 4-6 Months  yes, indicate the numb  SUPI  Signa Name Com	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months  er of REO listings and	nur con nin the same This	used any add clusions. is group has group, the analysis s  Projec  Projec  ncreasing ncreasing Declining in the trends in	ad a aere i how	median salis a 2.4 mons a change  ne: Dverall Trend Stable Stable Stable gs and sales of for	e plath so of -:	Declining Declining Increasing Increasing Sed properties.
pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 35 competing \$1,315,000. This analysis shows a change of This analysis shows a change of This analysis shows a change of -0.7% per 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 subject of	re project , completer Prior 7-12 Months  Yes No If y	supplied both an explanat coast 12 months. In the Based on a cles had a media cles had a me	ppraisal report form. ion and support for you. The sales with ill sales in this s an DOM of 13.  Current - 3 Months  er of REO listings and  ERVISORY APP  ature e pany Name	ruir con sin the same This This I can be same This I can be same I can b	used any add clusions. is group has group, the agroup, the analysis s  Project ncreasing ncreasing Declining Declining in the trends in the tr	t Nar	median salis a 2.4 mores a change sa change sa change sa change stable sand sales of force salies and sales of force salies sali	e plath so of -:	Declining Declining Increasing Increasing Sed properties.

## SUBJECT PROPERTY PHOTO ADDENDUM

 Borrower: Redwood Holdings LLC
 File No.:
 Ext726Bronco

 Property Address: 726 Bronco Way
 Case No.:

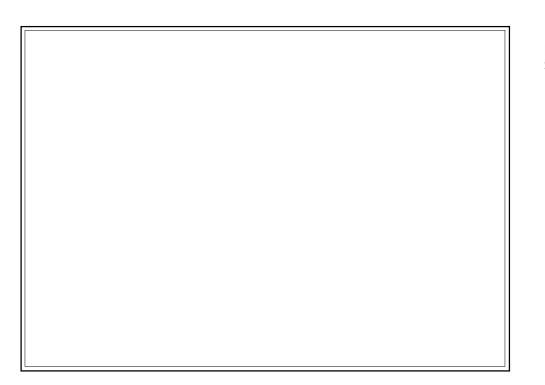
 City: Walnut
 State: CA
 Zip: 91789

 Lender: Wedgewood Inc



# FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: November 6, 2023 Appraised Value: \$ 1,305,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

## COMPARABLE PROPERTY PHOTO ADDENDUM

 Borrower: Redwood Holdings LLC
 File No.:
 Ext726Bronco

 Property Address: 726 Bronco Way
 Case No.:

 City: Walnut
 State: CA
 Zip: 91789

 Lender: Wedgewood Inc



## COMPARABLE SALE #1

21627 E Laurel Ct Walnut, CA 91789 Sale Date: s10/23;c09/23 Sale Price: \$ 1,285,000



## COMPARABLE SALE #2

21725 Lasso Ln Walnut, CA 91789 Sale Date: s07/23;c06/23 Sale Price: \$ 1,275,000



## COMPARABLE SALE #3

21957 E Snow Creek Dr Walnut, CA 91789 Sale Date: s04/23;c03/23 Sale Price: \$ 1,195,000

## COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC	File	No.: Ext726Bronco
Property Address: 726 Bronco Way	Ca	se No.:
City: Walnut	State: CA	Zip: 91789
Lender: Wedgewood Inc		



## COMPARABLE SALE #4

416 Cloverdale Ln Walnut, CA 91789 Sale Date: s08/23;c07/23 Sale Price: \$ 1,350,000



## **COMPARABLE SALE #5**

244 Daybreak Dr Walnut, CA 91789 Sale Date: Active Sale Price: \$ 1,350,000

## COMPARABLE SALE #6

Sale Date: Sale Price: \$

## **PLAT MAP**

Borrower: Redwood Holdings LLC
Property Address: 726 Bronco Way
City: Walnut
Lender: Wedgewood Inc



## **LOCATION MAP**

Borrower: Redwood Holdings LLC File No.: Ext726Bronco Property Address: 726 Bronco Way Case No.: City: Walnut State: CA Zip: 91789 Lender: Wedgewood Inc W Temple A John T. Lyle Center for Regenerative Studies Admissions S University Or and Records Mt. San Office Antonio College W Temple Ave 720 - Mt. SAC Gym 🗑 w Temple Ave Hilmer Lodge Stadium Mt. SAC Bldg. 45 - Kinesiology/... Amar Rd Mt SAC Lot M ValleyBh Comparable Sale 1 Comparable Sale 2 21627 E Laurel Ct 21725 Lasso Ln Walnut, CA 91789 E Walnut Carpon Re Walnut, CA 91789 0.41 miles NW 0.07 miles NE Comparable Sale 3 21957 E Snow Creek Dr Snow Walnut, CA 91789 Creek Park 0.21 miles NE Subject 726 Bronco Way Walnut, CA 91789 YMCA Ea Valley B Learning Cent South San Jose Creek Walnut Library izanne Park Comparable Sale 4 Grand Ave 416 Cloverdale Ln Walnut, CA 91789 0.64 miles SW Comparable Sale 5 it United odist Preschool 244 Daybreak Dr Walnut, CA 91789 h School 0.87 miles SW Elementar Delotaine Dr Agape Christian Church (1 Marcellin Dr ValleyBlyd Coople Map data ©2023

USPAP ADDENDUM

File No. Ext726Bronco

		USPAP AL	DENDOM		
Borrower: Redwood Holdings LLC					
Property Address: 726 Bronco Way	0	1 A I	Chala	0.4	7'- 0-1- 04700
City: Walnut Lender: Wedgewood Inc	County:	Los Angeles	State:	CA	Zip Code: <u>91789</u>
APPRAISAL AND REPORT IDENTIF					
This report was prepared under the f	_		-		
X Appraisal Report A	written report p	repared under Star	ndards Rule 2-2(a).		
Restricted Appraisal Report A	written report p	repared under Star	ndards Rule 2-2(b).		
Reasonable Exposure Time					
My opinion of a reasonable exposure time for t	he subject prop	erty at the market v	value stated in this r	eport is: 9 day	ys
The average marketing time range was i	eported at 3	to 45 days, and	reasonable expo	sure time wa	as 9 days.
Additional Certifications					
X I have performed NO services, as an app			arding the property	that is the subj	ect of this report within the three-year
period immediately preceding acceptance	of this assignm	ent.			
I HAVE performed services, as an appra	iser or in anothe	er canacity regardi	ng the property that	is the subject	of this report within the three-year
period immediately preceding acceptance					
Additional Comments					
APPRAISER:			SUPERVISORY A	PPRAISER (	only if required):
1 1			SOI ERVISORT A		in required).
	<b>a</b>				
Signature: Name: Tamra Miller					
Date Signed: 11/06/2023					
State Certification #: AR033837			State Certification	n#:	
or State License #:	Chal- "				
or Other (describe): State: CA	State #:		State: Expiration Date o		or License:
Expiration Date of Certification or License:	4/27/2024				n of Subject Property:
Effective Date of Appraisal: 11/06/2023			Did Not		ly from street Interior and Exterior

Borrower: Redwood Holdings LLC File No.: Ext726Bronco Property Address: 726 Bronco Way
City: Walnut
Lender: Wedgewood Inc Case No.: State: CA Zip: 91789



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

Tamra M. Miller

has successfully met the requirements for a license as a residential real estate appraiser in the State of

California and is, therefore, entitled to use the title:

"Certified Residential Real Estate Appraiser"

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

Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 033837

Date Expires: Effective Date:

April 28, 2022 April 27, 2024

Loretta Dillon, Deputy Bureau Chief, BREA

3062162

Borrower: Redwood Holdings LLC	File N	No.: Ext726Bronco
Property Address: 726 Bronco Way	Case	e No.:
City: Walnut	State: CA	Zip: 91789
Lender: Wedgewood Inc		

## PROPERTY TRANSFER HISTORY

\* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY \* (may include properties that were considered but not utilized as comparables)

## 21725 Lasso Ln

-Transferred on 07/15/2022 for \$0. It transferred from Dai Qingjiu to Dal Qingjiu and was a Grant Deed (Document #729547).

## 21957 E Snow Creek Dr

-No transfer history.

## 21627 E Laurel Ct

-Transferred on 09/22/2023 for \$0. It transferred from Sun Zhiping to Sun Zhiping and was a Grant Deed (Document #637852).

## 416 Cloverdale Ln

-No transfer history.

## 21214 Sundance St

-No transfer history.

## 244 Daybreak Dr

- -Transferred on 08/15/2023 for \$0. It transferred from Yee Rex and Anne Fam L/Tr to Yee Tracy Y and was a Quit Claim Deed (Document #539568).
- -Transferred on 08/15/2023 for \$0. It transferred from Yee Anne Y and Rex Y C to Yee R and A Fam Living Trust and was a Affidavit (Document #539567).

, ^	
1	
Appraiser.	Supervisory Appraiser:
Name:	Name:

## **FLOOD MAP**

Borrower: Redwood Holdings LLC
Property Address: 726 Bronco Way
City: Walnut
Lender: Wedgewood Inc

File No.: Ext726Bronco
Case No.:

City: Ext726Bronco
Case No.:

City: 91789

Golden Poppy Ct Subject 726 BRONCO WAY WALNUT, CA 91789 Cattail Ct Valley B Walnut City Parks & Recreation Tutor Time of Walnut Walnut Smiles Dentistry and Orthodontics

## FLOOD INFORMATION

Community: CITY OF WALNUT

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 06037C1725F

Panel: 06037C1725

Zone: D

Map Date: 09-26-2008

FIPS: 06037

Source: FEMA DFIRM

## **LEGEND**

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest



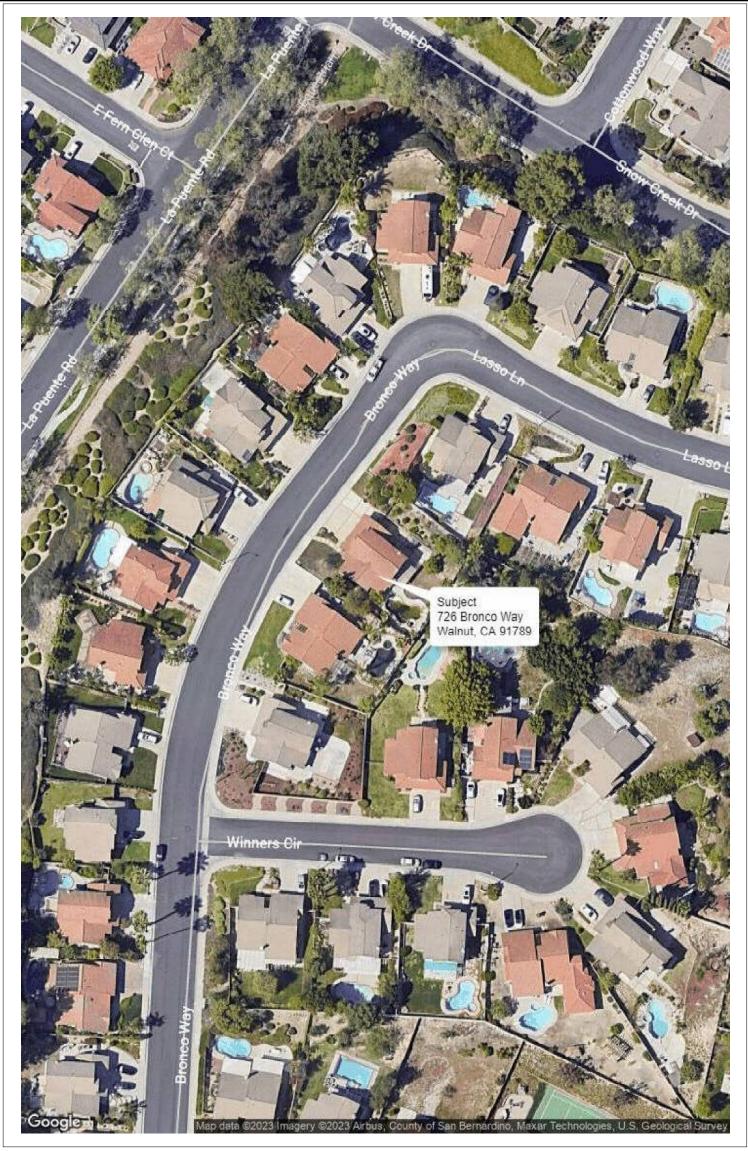
= Water

## 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.

## **AERIAL MAP**

Borrower: Redwood Holdings LLC
Property Address: 726 Bronco Way
City: Walnut
Lender: Wedgewood Inc File No.: Ext726Bronco
Case No.: State: CA Zip: 91789



Borrower: Redwood Holdings LLC	File No.: Ext726Bronco	
Property Address: 726 Bronco Way	Case No.:	
City: Walnut	State: CA	Zip: 91789
London Mt. L		

Lender: Wedgewood Inc

Accelerant National Insurance Company

(A Stock Company) 400 Northridge Road, Suite 800 Sandy Springs, GA 30350

# REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

### PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL105610-00 Renewal of: New

1. Named Insured: Tamra Miller

 Address: 2615 Bonnie Brae Ave Claremont, CA 91711

3. Policy Period: From: October 21, 2023 To: October 21, 2024

12:01 A.M. Standard Time at the address of the Named Insured as stated in item 2. Above.

4. Limit of Liability: Each Claim Policy Aggregate
Damages Limit of Liability 4A. \$ 1,000,000 4C. \$ 1,000,000
Claim Expenses Limit of Liability 4B. \$ 1,000,000 4D. \$ 1,000,000

5. Deductible (Inclusive of Claims Expenses):

Each Claim Aggregate 5A. \$500 5B. \$1,000

6. Policy Premium: \$680

7. Retroactive Date: October 21, 2022

8. Notice to Company: Notice of a Claim or Potential Claim should be sent to:

OREP Insurance Services: info@orep.org 6353 El Cajon Blvd, Suite 124-605

San Diego, CA 92115

9. Program Administrator: OREP Insurance Services, LLC - appraisers@orep.org

10. Forms and Endorsements Attached at Policy Inception: See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: October 11, 2023

By:

Authorized Representative

N DEC 40000 04 22 Page 1 of 1