File **# 2311-19**

APPRAISAL OF REAL PROPERTY



LOCATED AT

9354 Otto St Downey, CA 90240-3567

PARTITION OF LAND AMONG THE MAHALA A MAYES HEIRS IN RO SANTA GERTRUDES NW 80 FT OF SE 200 FT OF NE 125 FT OF SW 215 FT OF L(

FOR

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

OPINION OF VALUE 1,700,000

-- --

AS OF 11/17/2023

TABLE OF CONTENTS

Table of Contents/Cover Page	1
USPAP Compliance Addendum	2
Exterior-Only	3
Additional Comparables 4-6	9
Market Conditions Addendum to the Appraisal Report	10
Appraiser Independence Certification	
Supplemental Addendum	
Subject Photos	13
Comparable Photos 1-3	
Comparable Photos 4-6	
UAD Definitions Addendum	
AERIAL PHOTO	
Location Map	20

Loan # 55841 File # 2311-19

Borro		REDWOOD HO	LDINGS			
Prope City		9354 Otto St Downey	Gounty	LOS ANGELES	State CA	Zip Code 90240-3567
	er/Client	WEDGEWOOD		LOS ANGLES	UNIT UN	
			ENTIFICATION			
	Appraisal Repor					
_	Appraisal Repor Restricted Appra		This report was prepared in accordance with the requirer This report was prepared in accordance with the requirer intended only for the use of the client and any other name contain supporting rationale for all of the opinions and co	nents of the Restricted Appraisal Report ad intended user(s). Users of this report	rt option of USPAP Stand	lards Rule 2-2(b), and is
l cert	DITIONAL CEI ify that, to the be The statements	est of my knowle				
	The report analy opinions, and co		nd conclusions are limited only by the reported assumption	ons and are my personal, impartial, and	l unbiased professional a	analyses,
	I have no (or the parties involved		ent or prospective interest in the property that is the subje	ct of this report and no (or specified) pe	ersonal interest with resp	ect to the
•	I have no bias w	ith respect to the	property that is the subject of this report or the parties in	volved with this assignment.		
•	My engagement	in this assignm	ent was not contingent upon developing or reporting pred	etermined results.		
	•		g this assignment is not contingent upon the developmen alue opinion, the attainment of a stipulated result, or the o			
•	My analyses, op	inions, and con	clusions were developed and this report has been prepare	ed, in conformity with the Uniform Stan	dards of Professional Ap	praisal Practice.
•	This appraisal re	eport was prepar	ed in accordance with the requirements of Title XI of FIRF	REA and any implementing regulations.		
	OR SERVICE					
	immediately pre I HAVE perform	ceding acceptar ed services, as a	as an appraiser or in any other capacity, regarding the pro ce of this assignment. n appraiser or in another capacity, regarding the property signment. Those services are described in the comments	that is the subject of this report within		
_	PERTY INSP		pection of the property that is the subject of this report.			
X	I HAVE made a	personal inspect	ion of the property that is the subject of this report.			
Unle		ed, no one provi	ded significant real property appraisal assistance to the p imary of the extent of the assistance provided in the repo		ne did provide significant	assistance, they
ADD	DITIONAL CO	MMENTS				
Addi	tional USPAP rel	ated issues requ	iring disclosure and/or any state mandated requirements	·		
_			SURE TIME FOR THE SUBJECT PROPERTY			
			for the subject property is day(s or the subject property is 30 TO 90 day(s	s) utilizing market conditions pertir s)	nent to the appraisal	assignment.
	PRAISER			SUPERVISORY APPRAIS	SER (ONLY IF REQU	IRED)
Na Da	te of Signature	PH P BALDIN 11/19/20		Signature Name Date of Signature		
	ate Certification State License #	# <u>AR00195</u>	1	State Certification # or State License #		
	ate <u>CA</u>			State		
	piration Date of (Cense <u>02/12/2025</u>	Expiration Date of Certification Supervisory Appraiser Inspecti	on of Subject Property	Interior and Exterior

USPAP Compliance Addendum 2020

Joe Baldino

The purpose of this summary appraisal repo		Only Inspe	ction F	Residential Ap	praisal Re	port _{File #}	55841 ⁴ 2311-19		
The purpose of this summary appraisal repo	rt is to provi	de the lender/clier	nt with an	accurate, and adequate	ely supported, op	inion of the mar	ket value o	f the subject p	operty.
Property Address 9354 Otto St				City Downey		State		ip Code 90240	-3567
Borrower REDWOOD HOLDINGS			Public Reco				U LOS ANG		
Legal Description partition of land amon Assessor's Parcel # 6390-016-014	IG THE MAHAL	A A MAYES HEIRS	IN RO SAN	TA GERTRUDES NW 80 F Tax Year 1969	T OF SE 200 FT (SW 215 FT (axes \$ 18		
Assessor's Parcel # 6390-016-014 Neighborhood Name DOWNEY				M D (706-D-4		IS Tract 55		
Occupant 🗙 Owner 🗌 Tenant 🗌 Vaca	ant	Special As	ssessments		PL				er month
Property Rights Appraised 🔀 Fee Simple	Leasehol	d 🗌 Other (de	escribe)						
Assignment Type Purchase Transaction	Refina	nce Transaction	🗙 Other	(describe) SERVICING	3				
Lender/Client wedgewood INC		Addres		MANHATTAN BEACH B					
Is the subject property currently offered for sale of Report data source(s) used, offering price(s), and				•			Ye	es 🗙 No	
	1 uaio(3).	CRMLS THE SU	JBJEGI HA	<u>S NOT BEEN LISTED IN</u>	I THE PAST 12 N	IUNIHS.			
I did did not analyze the contract for a performed.	sale for the sub	ject purchase trans	action. Expl	ain the results of the analy	ysis of the contract	t for sale or why th	e analysis w	as not	
Contract Price \$ Date of Con			1 2	r the owner of public reco		No Data Sc	urce(s)		
Is there any financial assistance (loan charges, sa			ient assistar	ice, etc.) to be paid by an	y party on behalf o	f the borrower?		Yes	No
If Yes, report the total dollar amount and describe	e the items to d	e paiu.							
Note: Race and the racial composition of the	neighborhood	l are not appraisal	factors.						
Neighborhood Characteristics			One-Ur	nit Housing Trends		One-Unit Ho	using	Present Land	Use %
Location 🗌 Urban 🛛 🗙 Suburban 🗌		Property Values	Increasi		Declining	PRICE	-	One-Unit	98 %
Built-Up 🗙 Over 75% 🗌 25-75% 🗌		Demand/Supply	Shortage		Over Supply	\$ (000)	() -/	2-4 Unit	%
Growth Rapid Stable		•	Under 3		Over 6 mths	500 LOW		Nulti-Family	%
		OUTH OF THE 5	FREEWAY	WEST OF THE 605 FRE	EWAY, EAST	2,000 High 1.500 Pred.		Commercial Other	2 %
OF LAKEWOOD BL & NORTH OF FIRESTONE Neighborhood Description The subject is to		ura stable area. It	is in good p	proximity to many diversi	ind financial indu	-,			/0
shows average to good maintenance. All conve									
subject is centrally located to the 5, 605,710, 8						•			
Market Conditions (including support for the above	e conclusions)	CONVEN	ITIONAL F	INANCING IS PREDOM	INANT IN THE	AREA GENERAL	MARKET IS	BEGINNING T	0
WEAKEN AS INFLATION HAS BEEN INCREA									
TO INCREASE RATES BUYER ARE BEGINNI	NG TO BE M					INE UNEMPLOY			G
Dimensions 80 X 125			0000 sf		De RECTANGLE		View N;Re	is;	
Specific Zoning Classification DOR110000* Zoning Compliance X Legal Legal Non	conforming (Gr	andfathered Use)	Description	RESIDENTIAL					
Is the highest and best use of subject property as	3(/	Yes No	If No, descr	ihe	
Utilities Public Other (describe)		Pub		(describe)	Off-site Impr	ovements - Type		Public Pr	ivate
Electricity		/ater			Street ASPI	IALT		X	
Gas 🗙 🗌		anitary Couver N			Alley non				
		anitary Sewer 🗙							B
FEMA Special Flood Hazard Area	No FEM	/IA Flood Zone xs	500	•	37C1830F	F	EMA Map D	ate 09/26/200	
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical	No FEN for the market	IA Flood Zone xe area?	00 Yes	No If No, describe					
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t	No FEM for the market factors (easeme	A Flood Zone xe area?	Yes s, environm] No If No, describe ental conditions, land use	s, etc.)?	Yes	·	ate 09/26/200 Yes, describe	
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical	No FEM for the market factors (easeme	A Flood Zone xe area?	Yes s, environm] No If No, describe ental conditions, land use	s, etc.)?	Yes			
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP	No FEN for the market factors (easemu	AA Flood Zone xs area? X ents, encroachment HAS NOT BEEN R	Yes s, environm] No If No, describe ental conditions, land use THERE ARE NO ADV	s, etc.)? ERSE INFLUENC	Yes ES.	X No If	Yes, describe	
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr	No FEN for the market factors (easemu	A Flood Zone xe area?	Yes s, environm	No If No, describe ental conditions, land use THERE ARE NO ADV Assessment and	s, etc.)? ERSE INFLUENC Tax Records [Yes ES. Prior Inspection	X No If		
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe)	No FEM for the market factors (easemu ILE REPORT operty	AA Flood Zone xe area? Xe ents, encroachment HAS NOT BEEN R Appraisal Files	Yes s, environm	No If No, describe ental conditions, land use THERE ARE NO ADV Assessment and Data Source for Gros	s, etc.)? ERSE INFLUENC Tax Records [s Living Area	Yes Yes Prior Inspection PARCEL QUEST	X No If	Yes, describe	
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description	No FEM for the market factors (easemu rLE REPORT operty Ge	A Flood Zone xe area? X ents, encroachment HAS NOT BEEN R Appraisal Files neral Description	Yes s, environm EEVIEWED.	No If No, describe ental conditions, land use THERE ARE NO ADV Assessment and Data Source for Gros Heating/Cooling	s, etc.)? ERSE INFLUENC Tax Records [s Living Area A	Yes Prior Inspection Prior QUEST menities	No If	Yes, describe	
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units X One One with Accessory Unit	No FEM for the market factors (easemu rLE REPORT operty Ge Concrete	AA Flood Zone xe area? X ents, encroachment HAS NOT BEEN F Appraisal Files neral Description Slab Crawl S	yes s, environm EVIEWED .	No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling FWA HWBB	s, etc.)? ERSE INFLUENC Tax Records [s Living Area A X Firepl	Yes Prior Inspection Prior Inspection CARCEL QUEST menities ace(s) # 1	No If	Yes, describe operty Owner Car Storage	
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external 1 THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units X One One with Accessory Unit # of Stories 2	No FEM for the market factors (easemu rLE REPORT operty Ge	AA Flood Zone xe area? X ents, encroachment HAS NOT BEEN R Appraisal Files neral Description Slab Crawl S ment Finis	SOO Yes s, environm EEVIEWED. MLS Space hed	No If No, describe ental conditions, land use THERE ARE NO ADV Assessment and Data Source for Gros Heating/Cooling	s, etc.)? ERSE INFLUENC Tax Records [s Living Area] A Firepl Wooc	Yes SS. Prior Inspection PARCEL QUEST menities ace(s) # 1 stove(s) # 0	No If	Yes, describe operty Owner Car Storage ay # of Cars	3 3
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units X One One with Accessory Unit # of Stories 2	No FEM for the market factors (easemu rLE REPORT operty Ge Concrete Full Base	A Flood Zone xe area? X ents, encroachment HAS NOT BEEN R Appraisal Files neral Description Slab Crawl S ment Finis sement Finis	Soo Yes s, environm EVIEWED. MLS pace hed shed	No If No, describe ental conditions, land use THERE ARE NO ADV S ▲ Assessment and Data Source for Gros Heating/Cooling ▼ FWA HWBB Radiant	s, etc.)? ERSE INFLUENC Tax Records [s Living Area Firepl Wooc X Patio/	Yes Prior Inspection Prior Inspection CARCEL QUEST menities ace(s) # 1	No If	Yes, describe operty Owner Car Storage ay # of Cars urface CON	3 3 2RETE 3
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units X One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit	No FEM for the market factors (easemu rLE REPORT operty Ge Concrete Full Base Partial Ba	A Flood Zone xe area? X ents, encroachment HAS NOT BEEN R Appraisal Files neral Description Slab Crawl S ment Finis sement Finis	SOO Yes	No If No, describe ental conditions, land use THERE ARE NO ADV S ▲ Assessment and Data Source for Gros Heating/Cooling ▼ FWA HWBB Radiant Other	s, etc.)? ERSE INFLUENC Tax Records [s Living Area] S Living Area] X Firepl Wooc X Patio, Porch	Yes Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN	No If	Yes, describe operty Owner Car Storage ay # of Cars urface CON # of Cars	RETE
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) 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) TRADITIONAL Year Built 1969	No FEM for the market factors (easemu ILE REPORT operty Operty Full Basel Partial Ba Exterior Walls Roof Surface	A Flood Zone xe area? X ents, encroachment HAS NOT BEEN R Appraisal Files neral Description Slab Crawl S ment Finis sement Finis STUCCO	SOO Yes	No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling ▼ FWA HWBB Radiant Other Fuel GAS	s, etc.)? ERSE INFLUENC Tax Records [s Living Area] X Firepl Wood X Patio, Porch ing X Pool	Yes Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN NONE	No If	Yes, describe operty Owner Car Storage ay # of Cars urface CON # of Cars # of Cars # of Cars	CRETE 3 0
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units ▲ One ○ One with Accessory Unit # of Stories 2 Type ▲ Det. ○ Att. ○ S-Det./End Unit ▲ Existing ○ Proposed ○ Under Const. Design (Style) TRADITIONAL Year Built 1969 Effective Age (Yrs) 25	No FEM for the market factors (easemu rLE REPORT operty Ge Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dov Window Type	A Flood Zone xs area? X ents, encroachment HAS NOT BEEN R Appraisal Files neral Description Slab Crawl S ment Finis sement Finis STUCCO TILE vnspouts METAL ALUMIN	Soo Yes s, environm EVIEWED. MLS Space hed shed /WOOD	No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other Fuel GAS Central Air Condition Individual Other	s, etc.)? ERSE INFLUENC Tax Records [s Living Area] X Firepl Vooc Porch ing Y Pool X Fence Other	Yes Yes Prior Inspection PARCEL QUEST menities ace(s) # 1 Stove(s) # 0 Deck OPEN NONE IN GROUND BLOCK WALL NONE	No If	Yes, describe pperty Owner Car Storage ay # of Cars urface CON # of Cars : # of Cars : # of Cars : # of Cars	CRETE 3 0
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units One One One with Accessory Unit # of Stories 2 Type Det. Att. Seign (Style) TRADITIONAL Year Built 1969 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven	No FEM for the market factors (easemu rLE REPORT operty Ge Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type	A Flood Zone xe area? Xe area? A ments, encroachment HAS NOT BEEN R Appraisal Files neral Description Slab Crawl S ment Finis Sement Finis Stucco TILE vnspouts METAL ALUMIN sher X Disposa	Solution So	No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other Fuel GAS Central Air Condition Individual Other	s, etc.)? ERSE INFLUENC Tax Records S Living Area S Firepl Wooc S Patio, Porch ing S Pool Fence Other ryer Other	Yes Yes Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN IN GROUND BLOCK WALL NONE (describe)	No If None Driveway St Garage Carport Attache Built-in	Yes, describe operty Owner Car Storage ay # of Cars # of Cars # of Cars d Detacl	CRETE 3 0 ned
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units One One One with Accessory Unit # of Stories 2 Type Det. Att. Seign (Style) TRADITIONAL Year Built 1969 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: External states	No FEM for the market factors (easemu rLE REPORT Operty Ge Concrete Full Basel Partial Ba Exterior Walls Roof Surface Gutters & Dov Window Type Dishwas 8 Rooms	A Flood Zone xe area? Xe ents, encroachment HAS NOT BEEN R Appraisal Files neral Description Slab Crawl S ment Finis Sement Finis Stucco TILE vnspouts METAL ALUMIN sher X Disposa		No If No, describe ental conditions, land use THERE ARE NO ADV Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other Fuel GAS Central Air Condition Individual Other rowave Washer/D 4.0 Bath(s)	s, etc.)? ERSE INFLUENC Tax Records s Living Area S Firepl Wooc Partio, Porch ing Porch ing Finepl Other ryer Other 4,02	Yes Yes Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN IN GROUND BLOCK WALL NONE (describe)	No If None Driveway St Garage Carport Attache Built-in	Yes, describe pperty Owner Car Storage ay # of Cars urface CON # of Cars : # of Cars : # of Cars : # of Cars	CRETE 3 0 ned
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units One One One with Accessory Unit # of Stories 2 Type Det. Att. Seign (Style) TRADITIONAL Year Built 1969 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven	No FEM for the market factors (easemu rLE REPORT Operty Ge Concrete Full Basel Partial Ba Exterior Walls Roof Surface Gutters & Dov Window Type Dishwas 8 Rooms	A Flood Zone xe area? Xe ents, encroachment HAS NOT BEEN R Appraisal Files neral Description Slab Crawl S ment Finis Sement Finis Stucco TILE vnspouts METAL ALUMIN sher X Disposa		No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other Fuel GAS Central Air Condition Individual Other	s, etc.)? ERSE INFLUENC Tax Records s Living Area S Firepl Wooc Partio, Porch ing Porch ing Finepl Other ryer Other 4,02	Yes Yes Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN IN GROUND BLOCK WALL NONE (describe)	No If None Driveway St Garage Carport Attache Built-in	Yes, describe operty Owner Car Storage ay # of Cars # of Cars # of Cars d Detacl	CRETE 3 0 ned
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units One One with Accessory Unit # of Stories 2 Type Det. Att. Seign (Style) TRADITIONAL Year Built 1969 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items	NO FEM for the market factors (easemu rLE REPORT Operty Ge Concrete Full Basel Partial Ba Exterior Walls Roof Surface Gutters & Dov Window Type Dishwas 8 Rooms , etc.)	A Flood Zone xe area? Xe ents, encroachment HAS NOT BEEN R Appraisal Files neral Description Slab Crawl S ment Finis Sement Finis Stucco TILE vnspouts METAL ALUMIN sher Disposa 4 RIVEWAY, LANDSCA		No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling K FWA HWBB Radiant Other Fuel GAS K Central Air Condition Individual Other Individual Other 4.0 Bath(s) VERED PATIO, BLOCK WA	s, etc.)? ERSE INFLUENC Tax Records s Living Area S Living Area S Firepl Wooc Porct ing Porct ing Fence Other other typer Other 4,02	Yes Yes Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN IN GROUND BLOCK WALL NONE IN GROUND BLOCK WALL NONE (describe) T Square Feet o	No If	Yes, describe pperty Owner Car Storage ay # of Cars urface CON # of Cars # of Cars # of Cars d Detacl g Area Above Gra	CRETE 3 0 ned de
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) 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) TRADITIONAL Year Built 1969 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items Describe the condition of the property and data surface Describe the condition of the property and data surface	No FEM for the market factors (easemu rLE REPORT operty Concrete Full Basen Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwas 8 Rooms , etc.) Durce(s) (include)	A Flood Zone xe area? Xe area? Area contractions Appraisal Files Appraisal Files Appraisal Files Neral Description Slab Crawl S ment Finis Sement Finis Stucco TILE VNSPOUTS METAL ALUMIN Sher Disposa RIVEWAY, LANDSC/ ting apparent neede	Solution So	No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other Fuel GAS Central Air Condition Individual Other rowave Washer/D 4.0 Bath(s) VERED PATIO, BLOCK WA	s, etc.)? ERSE INFLUENC Tax Records s Living Area S Living Area S Firepi Other ryer Other 4,02 ILL, POOL remodeling, etc.).	Yes ES. Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN IN GROUND BLOCK WALL NONE IN GROUND BLOCK WALL NONE (describe) PL1 Square Feet o C4;LAG	No If	Yes, describe pperty Owner Car Storage ay # of Cars urface CON # of Cars # of Cars d Detacl g Area Above Gra AR MAINTENAM	CRETE 3 0 ned de
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units One One with Accessory Unit # of Stories 2 Type Det. Att. Seign (Style) TRADITIONAL Year Built 1969 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items	No FEM for the market factors (easemu rLE REPORT operty Concrete Full Basen Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwas 8 Rooms , etc.) Durce(s) (include)	A Flood Zone xe area? Xe area? Area contractions Appraisal Files Appraisal Files Appraisal Files Neral Description Slab Crawl S ment Finis Sement Finis Stucco TILE VNSPOUTS METAL ALUMIN Sher Disposa RIVEWAY, LANDSC/ ting apparent neede	Solution So	No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other Fuel GAS Central Air Condition Individual Other rowave Washer/D 4.0 Bath(s) VERED PATIO, BLOCK WA	s, etc.)? ERSE INFLUENC Tax Records s Living Area S Living Area S Firepi Other ryer Other 4,02 ILL, POOL remodeling, etc.).	Yes ES. Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN IN GROUND BLOCK WALL NONE IN GROUND BLOCK WALL NONE (describe) PL1 Square Feet o C4;LAG	No If	Yes, describe pperty Owner Car Storage ay # of Cars urface CON # of Cars # of Cars d Detacl g Area Above Gra AR MAINTENAM	CRETE 3 0 ned de
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units ▲ One ○ One with Accessory Unit # of Stories 2 Type ▲ Det. ○ Att. ○ S-Det./End Unit ▲ existing ○ Proposed ○ Under Const. Design (Style) TRADITIONAL Year Built 1969 Effective Age (Yrs) 25 Appliances ○ Refrigerator ○ Range/Oven Finished area above grade contains: Additional features (special energy efficient items Describe the condition of the property and data so EXTERIOR IS PEELING THERE ARE SEVEN	No FEM for the market factors (easemu rLE REPORT operty Concrete Full Basen Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwas 8 Rooms , etc.) Durce(s) (include)	A Flood Zone xe area? Xe area? Area contractions Appraisal Files Appraisal Files Appraisal Files Neral Description Slab Crawl S ment Finis Sement Finis Stucco TILE VNSPOUTS METAL ALUMIN Sher Disposa RIVEWAY, LANDSC/ ting apparent neede	Solution So	No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other Fuel GAS Central Air Condition Individual Other rowave Washer/D 4.0 Bath(s) VERED PATIO, BLOCK WA	s, etc.)? ERSE INFLUENC Tax Records s Living Area S Living Area S Firepi Other ryer Other 4,02 ILL, POOL remodeling, etc.).	Yes ES. Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN IN GROUND BLOCK WALL NONE IN GROUND BLOCK WALL NONE (describe) PL1 Square Feet o C4;LAG	No If	Yes, describe pperty Owner Car Storage ay # of Cars unface Cond # of Cars # of Cars d Detacl g Area Above Gra AR MAINTENAM	CRETE 3 0 ned de
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units ▲ One ○ One with Accessory Unit # of Stories 2 Type ▲ Det. ○ Att. ○ S-Det./End Unit ▲ existing ○ Proposed ○ Under Const. Design (Style) TRADITIONAL Year Built 1969 Effective Age (Yrs) 25 Appliances ○ Refrigerator ○ Range/Oven Finished area above grade contains: Additional features (special energy efficient items Describe the condition of the property and data so EXTERIOR IS PEELING THERE ARE SEVEN	No FEM for the market factors (easemu rLE REPORT operty Concrete Full Basen Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwas 8 Rooms , etc.) Durce(s) (include)	A Flood Zone xe area? Xe area? Area contractions Appraisal Files Appraisal Files Appraisal Files Neral Description Slab Crawl S ment Finis Sement Finis Stucco TILE VNSPOUTS METAL ALUMIN Sher Disposa RIVEWAY, LANDSC/ ting apparent neede	Solution So	No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other Fuel GAS Central Air Condition Individual Other rowave Washer/D 4.0 Bath(s) VERED PATIO, BLOCK WA	s, etc.)? ERSE INFLUENC Tax Records s Living Area S Living Area S Firepi Other ryer Other 4,02 ILL, POOL remodeling, etc.).	Yes ES. Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN IN GROUND BLOCK WALL NONE IN GROUND BLOCK WALL NONE (describe) PL1 Square Feet o C4;LAG	No If	Yes, describe pperty Owner Car Storage ay # of Cars unface Cond # of Cars # of Cars d Detacl g Area Above Gra AR MAINTENAM	CRETE 3 0 ned de
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit Xear Built 1969 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items Describe the condition of the property and data so EXTERIOR IS PEELING THERE ARE SEVEL RECORDS INDICATE A POOL Image: Description	NO FEM for the market factors (easemu rLE REPORT operty Ge Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Doy Window Type Dishwas 8 Rooms , etc.) D Durce(s) (inclue RAL OLD ML	A Flood Zone xs area? Xs area? Xs ents, encroachment HAS NOT BEEN R Appraisal Files neral Description Slab Crawl S ment Finis sement Finis sement Finis sement Finis STUCCO TILE vnspouts METAL ALUMIN Sher Disposa 4 RIVEWAY, LANDSC/ ting apparent neede S SHEETS THE 2	Solution So	No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other Fuel GAS X Central Air Condition Individual Other rowave Washer/D 4.0 Bath(s) YERED PATIO, BLOCK WP eterioration, renovations, I SAY POOL & SPA& CO	s, etc.)? ERSE INFLUENC Tax Records s Living Area S Living Area S Firepl O Wood Porch ing Pool Fence O Other typer Other typer Other typer Other typer Other typer Pool S Fence Other typer Other typer S Other typer S Other S Othe	Yes ES. Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN IN GROUND BLOCK WALL NONE IN GROUND BLOCK WALL NONE (describe) P1 Square Feet o C4;LAU THE MOST RECI	No If	Yes, describe	CRETE 3 0 ned de
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units One One One with Accessory Unit # of Stories 2 Type Det. Att. Seign (Style) TRADITIONAL Year Built 1969 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items Describe the condition of the property and data sc EXTERIOR IS PEELING THERE ARE SEVER RECORDS INDICATE A POOL Are there any apparent physical deficiencies or action	NO FEM for the market factors (easemu rLE REPORT operty Ge Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Doy Window Type Dishwas 8 Rooms , etc.) D Durce(s) (inclue RAL OLD ML	A Flood Zone xs area? Xs area? Xs ents, encroachment HAS NOT BEEN R Appraisal Files neral Description Slab Crawl S ment Finis sement Finis sement Finis sement Finis STUCCO TILE vnspouts METAL ALUMIN Sher Disposa 4 RIVEWAY, LANDSC/ ting apparent neede S SHEETS THE 2	Solution So	No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other Fuel GAS X Central Air Condition Individual Other rowave Washer/D 4.0 Bath(s) YERED PATIO, BLOCK WP eterioration, renovations, I SAY POOL & SPA& CO	s, etc.)? ERSE INFLUENC Tax Records s Living Area S Living Area S Firepl O Wood Porch ing Pool Fence O Other typer Other typer Other typer Other typer Other typer Pool S Fence Other typer Other typer S Other typer S Other S Othe	Yes ES. Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN IN GROUND BLOCK WALL NONE IN GROUND BLOCK WALL NONE (describe) P1 Square Feet o C4;LAU THE MOST RECI	No If	Yes, describe	CRETE 3 0 ned de
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units One One with Accessory Unit # of Stories 2 Type X Det. Att. S-Det./End Unit Xear Built 1969 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items Describe the condition of the property and data so EXTERIOR IS PEELING THERE ARE SEVEL RECORDS INDICATE A POOL Image: Description	NO FEM for the market factors (easemu rLE REPORT operty Ge Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Doy Window Type Dishwas 8 Rooms , etc.) D Durce(s) (inclue RAL OLD ML	A Flood Zone xs area? Xs area? Xs ents, encroachment HAS NOT BEEN R Appraisal Files neral Description Slab Crawl S ment Finis sement Finis sement Finis sement Finis STUCCO TILE vnspouts METAL ALUMIN Sher Disposa 4 RIVEWAY, LANDSC/ ting apparent neede S SHEETS THE 2	Solution So	No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other Fuel GAS X Central Air Condition Individual Other rowave Washer/D 4.0 Bath(s) YERED PATIO, BLOCK WP eterioration, renovations, I SAY POOL & SPA& CO	s, etc.)? ERSE INFLUENC Tax Records s Living Area S Living Area S Firepl O Wood Porch ing Pool Fence O Other typer Other typer Other typer Other typer Other typer Pool S Fence Other typer Other typer S Other typer S Other S Othe	Yes ES. Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN IN GROUND BLOCK WALL NONE IN GROUND BLOCK WALL NONE (describe) P1 Square Feet o C4;LAU THE MOST RECI	No If	Yes, describe	CRETE 3 0 ned de
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units One One One with Accessory Unit # of Stories 2 Type Det. Att. Seign (Style) TRADITIONAL Year Built 1969 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items Describe the condition of the property and data sc EXTERIOR IS PEELING THERE ARE SEVER RECORDS INDICATE A POOL Are there any apparent physical deficiencies or action	NO FEM for the market factors (easemu rLE REPORT operty Ge Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Doy Window Type Dishwas 8 Rooms , etc.) D Durce(s) (inclue RAL OLD ML	A Flood Zone xs area? Xs area? Xs ents, encroachment HAS NOT BEEN R Appraisal Files neral Description Slab Crawl S ment Finis sement Finis sement Finis sement Finis STUCCO TILE vnspouts METAL ALUMIN Sher Disposa 4 RIVEWAY, LANDSC/ ting apparent neede S SHEETS THE 2	Solution So	No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other Fuel GAS X Central Air Condition Individual Other rowave Washer/D 4.0 Bath(s) YERED PATIO, BLOCK WP eterioration, renovations, I SAY POOL & SPA& CO	s, etc.)? ERSE INFLUENC Tax Records s Living Area S Living Area S Firepl O Wood Porch ing Pool Fence O Other typer Other typer Other typer Other typer Other typer Pool S Fence Other typer Other typer S Other typer S Other	Yes ES. Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN IN GROUND BLOCK WALL NONE IN GROUND BLOCK WALL NONE (describe) P1 Square Feet o C4;LAU THE MOST RECI	No If	Yes, describe	CRETE 3 0 ned de
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units ▲ One ○ One with Accessory Unit # of Stories 2 Type ▲ Det. ○ Att. ○ S-Det./End Unit ▲ existing ○ Proposed ○ Under Const. Design (Style) TRADITIONAL Year Built 1969 Effective Age (Yrs) 25 Appliances Refrigerator ○ Range/Oven Finished area above grade contains: Additional features (special energy efficient items Describe the condition of the property and data sc EXTERIOR IS PEELING THERE ARE SEVER RECORDS INDICATE A POOL Are there any apparent physical deficiencies or action	NO FEM for the market factors (easemu rLE REPORT operty Ge Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Doy Window Type Dishwas 8 Rooms , etc.) D Durce(s) (inclue RAL OLD ML	A Flood Zone xs area? Xs area? Xs ents, encroachment HAS NOT BEEN R Appraisal Files neral Description Slab Crawl S ment Finis sement Finis sement Finis sement Finis STUCCO TILE vnspouts METAL ALUMIN Sher Disposa 4 RIVEWAY, LANDSC/ ting apparent neede S SHEETS THE 2	Solution So	No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other Fuel GAS X Central Air Condition Individual Other rowave Washer/D 4.0 Bath(s) YERED PATIO, BLOCK WP eterioration, renovations, I SAY POOL & SPA& CO	s, etc.)? ERSE INFLUENC Tax Records s Living Area S Living Area S Firepl O Wood Porch ing Pool Fence O Other typer Other typer Other typer Other typer Other typer Pool S Fence Other typer Other typer S Other typer S Other	Yes ES. Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN IN GROUND BLOCK WALL NONE IN GROUND BLOCK WALL NONE (describe) P1 Square Feet o C4;LAU THE MOST RECI	No If	Yes, describe	CRETE 3 0 ned de
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external t THE SUBJECT IS ABOVE GRADE. THE TIT LOT SIZE TAKEN FROM PLAT MAP Source(s) Used for Physical Characteristics of Pr Other (describe) General Description Units ▲ One ○ One with Accessory Unit # of Stories 2 Type ▲ Det. ○ Att. ○ S-Det./End Unit ▲ existing ○ Proposed ○ Under Const. Design (Style) TRADITIONAL Year Built 1969 Effective Age (Yrs) 25 Appliances Refrigerator ○ Range/Oven Finished area above grade contains: Additional features (special energy efficient items Describe the condition of the property and data sc EXTERIOR IS PEELING THERE ARE SEVER RECORDS INDICATE A POOL Are there any apparent physical deficiencies or action	NO FEM for the market factors (easemu rLE REPORT operty Concrete Full Basen Partial Ba Exterior Walls Roof Surface Gutters & Dov Window Type Dishwas 8 Rooms , etc.) Durce(s) (includ RAL OLD ML	A Flood Zone xe area? Xe area? Area? Xe ents, encroachment HAS NOT BEEN R Appraisal Files neral Description Slab Crawl S ment Finis Sement Finis Sement Finis Sement Finis Stucco TILE vnspouts METAL ALUMIN Sher Disposa RIVEWAY, LANDSCA ting apparent neede S SHEETS THE 2 ns that affect the liv	Solution So	No If No, describe ental conditions, land use THERE ARE NO ADV S Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other Fuel GAS Central Air Condition Individual Other Individual Other Iso Bath(s) YERED PATIO, BLOCK WA eterioration, renovations, I SAY POOL & SPA& CO	s, etc.)? ERSE INFLUENC Tax Records s Living Area S Living Area S Firepl O Wood Porch ing Pool Fence O Other typer Other typer Other typer Other typer Other typer Pool S Fence Other typer Other typer S Other typer S Other	Yes Prior Inspection Prior Inspection PARCEL QUEST menities ace(s) # 1 Istove(s) # 0 Deck OPEN NONE IN GROUND BLOCK WALL NONE (describe) T Square Feet o C4;LAG THE MOST RECI	No If	Yes, describe	CRETE 3 0 ned de

Freddie Mac Form 2055 March 2005

ЭΞ

Ś

8 Growth

5 Gas

Fannie Mae Form 2055 March 2005

Exterior–Only Inspection Residential Appraisal Report

There are 1 comparable	properties currently	offered for sale in	the subject neighborh	ood ranging in price	e from \$ 2 200 0F0		to \$ 2.39	9,950
					price from \$ 1,300,00	00	_,	19,950 ,900,000
There are 8 comparable FEATURE	SUBJECT		BLE SALE # 1		BLE SALE # 2		COMPARABL	, 300,000 · Εςδίε <i>.</i> # 3
	SUDJEU I		DLE SALE # 1		DLE SALE # 2			E SALE # S
Address 9354 Otto St		9131 Gainford St		9332 Lubec St		10026 N	Mattock Ave	
Downey, CA 90240-3	3567	Downey, CA 9024	0-3435	Downey, CA 9024	0-3010	Downey,	, CA 90240-:	3529
Proximity to Subject		0.37 miles NW		0.16 miles N		0.29 mil	les SE	
Sale Price	\$		\$ 1,887,500		\$ 1,900,000			\$ 1,880,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 510.41 Sq.f	t.	\$ 463.75 Sq.f	t.	\$ 4	80.82 sq.ft.	
Data Source(s)		CRMLSMLS#TR23			3012648;DOM 140			68060;DOM 5
Verification Source(s)		PARCEL Q#39299		PARCEL Q#60603			Q#389546	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment		CRIPTION	+(-) \$ Adjustment
Sales or Financing	DECOMIN HON		Γ() ψ Αυμασιποπι		Γ() φ Αυμοτιτοτι			Γ() ΨΑυμαδιπιστι
Ŭ		ArmLth		ArmLth		ArmLth		
Concessions		Cash;0	0	Cash;0	0	Conv;40	0000	-40,000
Date of Sale/Time		s06/23;c06/23		s09/23;c06/23		s06/23;c	c04/23	
Location	N;Res;	N;Res;		N;Res;		N;Res;		
Leasehold/Fee Simple	Fee Simple	FEE	0	FEE	0	FEE		0
Site	10000 sf	16999 sf	-70.000	10885 sf	0	10282 s	sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;		-
	DT2;TRADITIONAL	DT1;TRADITIONAL		DT2;MODERN	0	DT2;MO	NERN	0
			·		U		JUENN	
	Q3	Q3		Q3		Q3		
a	54	56		21		16		0
	C4	C3	-100,000		-200,000			-200,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Bath	3	Total Bdrms. Bath	S		drms. Baths	
Room Count	8 4 4.0	8 4 4.0		8 3 4.0			4 2.1	+10,000
Gross Living Area	4,021 Sq.ft.	3,698 Sq.f	t. + 48,500	4,097 Sq.f	t. -11,400		3,910 sq.ft.	+16,700
Basement & Finished	Osf	Osf		Osf		Osf		
Rooms Below Grade								
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAG	E	
	FAU/CENT	FAU/CENT		FAU/CENT		FAU/CEN		
Energy Efficient Items	NONE	NONE		NONE		NONE		
Garage/Carport			. 10 000					. 10 000
Doroh/Datio/Dook	3ga3dw	2ga2dw	+ 10,000	3ga3dw		2ga2dw		+10,000
Porch/Patio/Deck	COVERED PATIO	COVERED PATIO		COVERED PATIO			D PATIO	
<u>o</u> Pool-spa	POOL-SPA	NONE	+ 40,000	POOL-SPA		NONE		+40,000
A								
Ret Adjustment (Total)		- + 🗙 -	\$ -71,500		\$ -211,400		+ 🗙 -	\$ -163,300
Adjusted Sale Price		Net Adj. 3.8 9	%	Net Adj. 11.1 9	%	Net Adj.	8.7 %	
of Comparables		Cross Adi 14.00						•
		Gross Adj. 14.2 S	% \$ 1,816,000	Gross Adj. 11.1	% \$ 1,688,600	Gross Ad	lj. 16.8 %	\$ 1,716,700
	he sale or transfer histo		% 1,816,000 berty and comparable sale	Gross Adj. <u>11.1 S</u> es. If not, explain	% \$ 1,688,600	Gross Ad	lj. 16.8 %	\$ 1,716,700
I i did id did not research th	he sale or transfer histo				% \$	Gross Ad	lj. 16.8 %	\$ <u>1,716,700</u>
I X did did not research ti	he sale or transfer histo				% \$ 1,688,600	Gross Ad	lj. 16.8 %	\$ 1,716,700
		ory of the subject prop	perty and comparable sal	es. If not, explain			lj. 16.8 %	\$ 1,716,700
My research X did did n	not reveal any prior sale	ory of the subject prop	perty and comparable sal	es. If not, explain	% \$ 1,688,600 effective date of this apprendiction		ij. 16.8 %	\$ 1,716,700
My research X did did n Data Source(s) PARCEL QUES	not reveal any prior sale ST	ory of the subject prop es or transfers of the s	perty and comparable sal	es. If not, explain ree years prior to the	effective date of this appr	raisal.	lj. 16.8 %	\$ 1,716,700
My research X did did n Data Source(s) PARCEL QUES My research did X did n	iot reveal any prior sale st iot reveal any prior sale	ory of the subject prop es or transfers of the s	perty and comparable sal	es. If not, explain ree years prior to the		raisal.	lj. 16.8 %	\$ 1,716,700
My research X did did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES	not reveal any prior sale ST not reveal any prior sale ST	ory of the subject prop es or transfers of the s es or transfers of the c	berty and comparable sale subject property for the th comparable sales for the	es. If not, explain rree years prior to the year prior to the date	effective date of this app of sale of the comparable	raisal. 9 sale.		\$ 1,716,700
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a	not reveal any prior sale st not reveal any prior sale st nd analysis of the prior	ory of the subject prop es or transfers of the s es or transfers of the c r sale or transfer histo	berty and comparable sal subject property for the th comparable sales for the ry of the subject property	es. If not, explain ree years prior to the year prior to the date y and comparable sale	effective date of this app of sale of the comparable is (report additional prior	raisal. • sale. sales on p	vage 3).	
My research X did did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES	not reveal any prior sale st not reveal any prior sale st nd analysis of the prior	ory of the subject prop es or transfers of the s es or transfers of the c	berty and comparable sale subject property for the th comparable sales for the	es. If not, explain ree years prior to the year prior to the date y and comparable sale	effective date of this app of sale of the comparable	raisal. • sale. sales on p	vage 3).	\$ 1,716,700
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a	not reveal any prior sale st not reveal any prior sale st nd analysis of the prior	ory of the subject prop es or transfers of the s es or transfers of the c r sale or transfer histo	berty and comparable sal subject property for the th comparable sales for the ry of the subject property	es. If not, explain ree years prior to the year prior to the date y and comparable sale	effective date of this app of sale of the comparable is (report additional prior	raisal. • sale. sales on p	vage 3).	
My research did did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES Report the results of the research a ITEM	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022	ory of the subject prop es or transfers of the s es or transfers of the c r sale or transfer histo	berty and comparable sal subject property for the th comparable sales for the ry of the subject property	es. If not, explain ree years prior to the year prior to the date y and comparable sale	effective date of this app of sale of the comparable is (report additional prior	raisal. • sale. sales on p	vage 3).	
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022 \$1,450,000	ory of the subject prop es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT	erty and comparable sales subject property for the th comparable sales for the property ry of the subject property COMPARABLE S	es. If not, explain ree years prior to the year prior to the date of and comparable sale ALE #1	effective date of this appr of sale of the comparable es (report additional prior COMPARABLE SALE #2	raisal. • sale. sales on p 2	page 3). COMPAF	RABLE SALE #3
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST	ory of the subject prop es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT	erty and comparable sales subject property for the the comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC	effective date of this app of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2	raisal. sale. sales on p 2 P	vage 3). COMPAF	RABLE SALE #3
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023	ory of the subject prop es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T	erty and comparable sales subject property for the th comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC 11/1	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARABLE SALE #2	raisal. sales on p 2 P 1	age 3). COMPAF PARCEL QUES	RABLE SALE #3
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	ory of the subject prop es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable	erty and comparable sales subject property for the th comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC 11/1	effective date of this app of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2	raisal. sales on p 2 P 1	age 3). COMPAF PARCEL QUES	RABLE SALE #3
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	ory of the subject prop es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable	erty and comparable sales subject property for the th comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC 11/1	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARABLE SALE #2	raisal. sales on p 2 P 1	age 3). COMPAF PARCEL QUES	RABLE SALE #3
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	ory of the subject prop es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable	erty and comparable sales subject property for the th comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC 11/1	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARABLE SALE #2	raisal. sales on p 2 P 1	age 3). COMPAF PARCEL QUES	RABLE SALE #3
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	ory of the subject prop es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable	erty and comparable sales subject property for the th comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC 11/1	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARABLE SALE #2	raisal. sales on p 2 P 1	age 3). COMPAF PARCEL QUES	RABLE SALE #3
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	ory of the subject prop es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable	erty and comparable sales subject property for the th comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC 11/1	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARABLE SALE #2	raisal. sales on p 2 P 1	age 3). COMPAF PARCEL QUES	RABLE SALE #3
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	ory of the subject prop es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable	erty and comparable sales subject property for the th comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC 11/1	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARABLE SALE #2	raisal. sales on p 2 P 1	age 3). COMPAF PARCEL QUES	RABLE SALE #3
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	not reveal any prior sale ST not reveal any prior sale ST und analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG	ory of the subject prop es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable STH TRANSFER	erty and comparable sales subject property for the th comparable sales for the in- ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC 11/1: E COMPARABLES H	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARABLE SALE #2	raisal. sale. sales on p 2 P 1 3 5 STATED	age 3). COMPAF PARCEL QUES 1/17/2023 ABOVE. TH	RABLE SALE #3 ST E SUBJECT SOLD
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT	not reveal any prior sale ST not reveal any prior sale ST und analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG proach SALE#1	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the o r sale or transfer histo JBJECT T perty and comparable BTH TRANSFER 1 SMALLER THAN 1	erty and comparable sales subject property for the the comparable sales for the property ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 ECOMPARABLES H ER LOT, BETTER CO	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE *2 COMPARABLE *2 COMPARABLE SALE *2 COMPARABLE SALE *2 COMPARABLE *	raisal.	Page 3). COMPAF PARCEL QUES 1/17/2023 ABOVE. THI SALE#2 LA	RABLE SALE #3 ST E SUBJECT SOLD
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT Summary of Sales Comparison App SUBJECT, BETTER CONDITION	not reveal any prior sale ST not reveal any prior sale ST Ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENC proach SALE#1 1, SALE#3 SMALLE	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable GTH TRANSFER 1 SMALLER THAN THE STHAN THE SUBJ	erty and comparable sales subject property for the the comparable sales for the property ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI Sales THI COMPARABLE S COMPARABLE S C	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC 11/1 E COMPARABLES H ER LOT, BETTER COMPARA	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE *2 COMPARABLE *2 COMPARABLE SALE *2 COMPARABLE SALE *2 COMPARABLE *	raisal.	age 3). COMPAF PARCEL QUES 1/17/2023 ABOVE. THI SALE#2 LA LE SEARCH	RABLE SALE #3
My research X did did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT Summary of Sales Comparison App SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD HOMES IN THE NEIGHBORHOOD	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENC proach SALE#1 1, SALE#3 SMALLE DD AS DESCRIBED.	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable GTH TRANSFER 1 SMALLER THAN T I'R THAN THE SUBJ 3300 TO 5000 SQ	erty and comparable sales subject property for the the comparable sales for the property ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI FIL SUBJECT, LARGI ECT FEWER BATHS, M FT. THE ADJUSTME	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC 11/11 E COMPARABLES H ER LOT, BETTER COMPARABLES H ER LOT, BETT	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE *2 COMPARABLE SALE *2 COMPARA	raisal. sales on p 2 P 2 P 3 STATED OR SPA. MPARABI WITH PAI	Age 3). COMPAF COMPAF ARCEL QUES 1/17/2023 ABOVE. TH SALE#2 LA LE SEARCH IRED SALES	RABLE SALE #3 ST E SUBJECT SOLD INGER THAN THE PARAMETERS ARE ANALYSIS. \$150
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING ARE/	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG proach SALE#1 I, SALE#3 SMALLE DD AS DESCRIBED. A. \$10 PER SQ FT	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable GTH TRANSFER 1 SMALLER THAN 1 R THAN THE SUBJ 3300 TO 5000 SQ FOR LOTS SIZE OF	erty and comparable sal subject property for the th comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI FILT FEWER BATHS, M FT. THE ADJUSTME MORE THAN 1500 S	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC 11/11 E COMPARABLES H ER LOT, BETTER COMPARABLES H ER LOT, BETT	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE *2 COMPARABLE SALE *2 COMPARA	raisal. sales on p 2 P 2 P 3 STATED OR SPA. MPARABI WITH PAI	Age 3). COMPAF COMPAF ARCEL QUES 1/17/2023 ABOVE. TH SALE#2 LA LE SEARCH IRED SALES	RABLE SALE #3 ST E SUBJECT SOLD INGER THAN THE PARAMETERS ARE ANALYSIS. \$150
My research did did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING AREA SPACE, \$10000 COVERED	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG proach SALE#1 I, SALE#3 SMALLE DD AS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable STH TRANSFER 1 SMALLER THAN 1 R THAN THE SUBJ 3300 TO 5000 SQ FOR LOTS SIZE OF EN PATIO \$30,000	COMPARABLE S PARCEL QUEST 11/17/2023 Sales THI FT. THE ADJUSTME MORE THAN 1500 SPA	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC 11/11 E COMPARABLES H ER LOT, BETTER CC IO POOL OR SPA. NTS ARE DERIVED Q FT DIFFERENCE,	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE *2 COMPARABLE SALE *2 COMPARA	raisal. sales on p 2 P 2 P 3 STATED OR SPA. MPARABI WITH PAI	Age 3). COMPAF COMPAF ARCEL QUES 1/17/2023 ABOVE. TH SALE#2 LA LE SEARCH IRED SALES	RABLE SALE #3 ST E SUBJECT SOLD INGER THAN THE PARAMETERS ARE ANALYSIS. \$150
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING ARE/	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG proach SALE#1 I, SALE#3 SMALLE DD AS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable STH TRANSFER 1 SMALLER THAN 1 R THAN THE SUBJ 3300 TO 5000 SQ FOR LOTS SIZE OF EN PATIO \$30,000	COMPARABLE S PARCEL QUEST 11/17/2023 Sales THI FT. THE ADJUSTME MORE THAN 1500 SPA	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC 11/11 E COMPARABLES H ER LOT, BETTER CC IO POOL OR SPA. NTS ARE DERIVED Q FT DIFFERENCE,	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE *2 COMPARABLE SALE *2 COMPARA	raisal. sales on p 2 P 2 P 3 STATED OR SPA. MPARABI WITH PAI	Age 3). COMPAF COMPAF ARCEL QUES 1/17/2023 ABOVE. TH SALE#2 LA LE SEARCH IRED SALES	RABLE SALE #3 ST E SUBJECT SOLD INGER THAN THE PARAMETERS ARE ANALYSIS. \$150
My research did did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING AREA SPACE, \$10000 COVERED	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG proach SALE#1 I, SALE#3 SMALLE DD AS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable STH TRANSFER 1 SMALLER THAN 1 R THAN THE SUBJ 3300 TO 5000 SQ FOR LOTS SIZE OF EN PATIO \$30,000	COMPARABLE S PARCEL QUEST 11/17/2023 Sales THI FT. THE ADJUSTME MORE THAN 1500 SPA	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC 11/11 E COMPARABLES H ER LOT, BETTER CC IO POOL OR SPA. NTS ARE DERIVED Q FT DIFFERENCE,	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE *2 COMPARABLE SALE *2 COMPARA	raisal. sales on p 2 P 2 P 3 STATED OR SPA. MPARABI WITH PAI	Age 3). COMPAF COMPAF ARCEL QUES 1/17/2023 ABOVE. TH SALE#2 LA LE SEARCH IRED SALES	RABLE SALE #3 ST E SUBJECT SOLD INGER THAN THE PARAMETERS ARE ANALYSIS. \$150
My research did did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING AREA SPACE, \$10000 COVERED SALE#2 MOST RECENT & SALE	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG POTOACH SALE#1 SALE#3 SMALLE DD AS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE E#2 & #3 ARE MC	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable STH TRANSFER 1 SMALLER THAN 1 R THAN THE SUBJ 3300 TO 5000 SQ FOR LOTS SIZE OF EN PATIO \$30,000	COMPARABLE S PARCEL QUEST 11/17/2023 Sales THI FT. THE ADJUSTME MORE THAN 1500 SPA	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 PARC 11/11 E COMPARABLES H ER LOT, BETTER CC IO POOL OR SPA. NTS ARE DERIVED Q FT DIFFERENCE,	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE *2 COMPARABLE SALE *2 COMPARA	raisal. sales on p 2 P 2 P 3 STATED OR SPA. MPARABI WITH PAI	Age 3). COMPAF COMPAF ARCEL QUES 1/17/2023 ABOVE. TH SALE#2 LA LE SEARCH IRED SALES	RABLE SALE #3 ST E SUBJECT SOLD INGER THAN THE PARAMETERS ARE ANALYSIS. \$150
My research did did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOO PER SQ FT FOR LIVING ARE/ SPACE, \$10000 COVERED SALE#2 MOST RECENT & SAL	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG Proach SALE#1 DAS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE E#2 & #3 ARE MO on Approach \$ 1,	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable STH TRANSFER 1 SMALLER THAN 1 R THAN THE SUBJ 3300 TO 5000 SQ FOR LOTS SIZE OF EN PATIO \$30,000	erty and comparable sales subject property for the th comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI FIL SUBJECT, LARGI ECT FEWER BATHS, M FT. THE ADJUSTME MORE THAN 1500 SP POOL \$10,000 SPA ZE & ARE GIVEN THE	es. If not, explain ree years prior to the year prior to the date / and comparable sale ALE #1 PARC 11/1: E COMPARABLES H ER LOT, BETTER CI NO POOL OR SPA. NTS ARE DERIVED Q FT DIFFERENCE, MOST WEIGHT.	effective date of this app of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARAB	raisal. sales on p 2 P P 1 STATED OR SPA. MPARABI WITH PAI \$10,000	Page 3). COMPAF PARCEL QUES 1/17/2023 ABOVE. THI SALE#2 LA LE SEARCH IRED SALES 1/2 BATH \$	RABLE SALE #3
My research did did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING AREA SPACE, \$10000 COVERED SALE#2 MOST RECENT & SALE	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG Proach SALE#1 DAS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE E#2 & #3 ARE MO on Approach \$ 1,	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T superty and comparable GTH TRANSFER 1 SMALLER THAN THE STH TRANSFER	COMPARABLE S PARCEL QUEST 11/17/2023 Sales THI FT. THE ADJUSTME MORE THAN 1500 SPA	es. If not, explain ree years prior to the year prior to the date / and comparable sale ALE #1 PARC 11/1: E COMPARABLES H ER LOT, BETTER CI NO POOL OR SPA. NTS ARE DERIVED Q FT DIFFERENCE, MOST WEIGHT.	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 SEL QUEST 7/2023 AVE TRANSFERRED AS DIDITION, NO POOL THE APPRAISER COI FROM THE MARKET V \$20000 FULL BATH,	raisal. sales on p 2 P P 1 STATED OR SPA. MPARABI WITH PAI \$10,000	Age 3). COMPAF COMPAF ARCEL QUES 1/17/2023 ABOVE. TH SALE#2 LA LE SEARCH IRED SALES	RABLE SALE #3
My research did did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOO PER SQ FT FOR LIVING ARE/ SPACE, \$10000 COVERED SALE#2 MOST RECENT & SAL	not reveal any prior sale st not reveal any prior sale st ind analysis of the prior 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG proach SALE#1 I, SALE#3 SMALLE DD AS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE .E#2 & #3 ARE MO on Approach \$ 1, arison Approach \$	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable GTH TRANSFER 1 SMALLER THAN THE STHAN THE SUBJ 3300 TO 5000 SQ FOR LOTS SIZE OF EN PATIO \$30,000 DST SIMILAR IN SI 700,000 1,700,000	erty and comparable sal subject property for the th comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI ECT FEWER BATHS, N FT. THE ADJUSTME MORE THAN 1500 SPA ZE & ARE GIVEN THE COSt Approach (if dev	es. If not, explain iree years prior to the year prior to the date / and comparable sale ALE #1 PARC 11/1 E COMPARABLES H ER LOT, BETTER CO IO POOL OR SPA. NTS ARE DERIVED Q FT DIFFERENCE, MOST WEIGHT. eloped) \$ 1,750	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARA	raisal. sales on p sales on p P P S STATED OR SPA. MPARABI WITH PAI \$10,000 Droach (if f	Page 3). COMPAF PARCEL QUES 1/17/2023 ABOVE. THI SALE#2 LA LE SEARCH IRED SALES 1/2 BATH \$ 1/2 BATH \$	RABLE SALE #3 ST E SUBJECT SOLD REGER THAN THE PARAMETERS ARE ANALYSIS. \$150 S10000 GARAGE
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING ARE/ SPACE, \$10000 COVERED SALE#2 MOST RECENT & SAL Indicated Value by Sales Comparison Indicated Value by: Sales Comparison THE MARKET APPROACH BEST	not reveal any prior sale st not reveal any prior sale st ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG proach SALE#1 A. SALE#3 SMALLE DD AS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE LE#2 & #3 ARE MC on Approach \$ 1, arison Approach \$ REFLECTS THE VAL	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable STH TRANSFER 1 SMALLER THAN T FR THAN THE SUBJ 3300 TO 5000 SQ FOR LOTS SIZE OF EN PATIO \$30,000 DST SIMILAR IN SI 700,000 1,700,000 UE OF THIS TYPE 0	erty and comparable sal subject property for the th comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI ECT FEWER BATHS, N FT. THE ADJUSTME MORE THAN 1500 SPA ZE & ARE GIVEN THE COSt Approach (if dev	es. If not, explain iree years prior to the year prior to the date / and comparable sale ALE #1 PARC 11/1 E COMPARABLES H ER LOT, BETTER CO IO POOL OR SPA. NTS ARE DERIVED Q FT DIFFERENCE, MOST WEIGHT. eloped) \$ 1,750	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARA	raisal. sales on p sales on p P P S STATED OR SPA. MPARABI WITH PAI \$10,000 Droach (if f	Page 3). COMPAF PARCEL QUES 1/17/2023 ABOVE. THI SALE#2 LA LE SEARCH IRED SALES 1/2 BATH \$	RABLE SALE #3 ST E SUBJECT SOLD REGER THAN THE PARAMETERS ARE ANALYSIS. \$150 S10000 GARAGE
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING ARE/ SPACE, \$10000 COVERED SALE#2 MOST RECENT & SAL Indicated Value by Sales Comparison Indicated Value by: Sales Comparison THE MARKET APPROACH BEST	not reveal any prior sale st not reveal any prior sale st ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG proach SALE#1 A. SALE#3 SMALLE DD AS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE LE#2 & #3 ARE MC on Approach \$ 1, arison Approach \$ REFLECTS THE VAL	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable STH TRANSFER 1 SMALLER THAN T FR THAN THE SUBJ 3300 TO 5000 SQ FOR LOTS SIZE OF EN PATIO \$30,000 DST SIMILAR IN SI 700,000 1,700,000 UE OF THIS TYPE 0	erty and comparable sal subject property for the th comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI ECT FEWER BATHS, N FT. THE ADJUSTME MORE THAN 1500 SPA ZE & ARE GIVEN THE COSt Approach (if dev	es. If not, explain iree years prior to the year prior to the date / and comparable sale ALE #1 PARC 11/1 E COMPARABLES H ER LOT, BETTER CO IO POOL OR SPA. NTS ARE DERIVED Q FT DIFFERENCE, MOST WEIGHT. eloped) \$ 1,750	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARA	raisal. sales on p sales on p P P S STATED OR SPA. MPARABI WITH PAI \$10,000 Droach (if f	Page 3). COMPAF PARCEL QUES 1/17/2023 ABOVE. THI SALE#2 LA LE SEARCH IRED SALES 1/2 BATH \$	RABLE SALE #3 ST E SUBJECT SOLD REGER THAN THE PARAMETERS ARE ANALYSIS. \$150 S10000 GARAGE
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING ARE/ SPACE, \$10000 COVERED SALE#2 MOST RECENT & SAL Indicated Value by Sales Comparison Indicated Value by: Sales Comparison THE MARKET APPROACH BEST	not reveal any prior sale ST not reveal any prior sale ST Ind analysis of the prior 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENC DAS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE .E#2 & #3 ARE MC on Approach \$ 1, arison Approach \$ REFLECTS THE VAL I HOMES IN THE ARI	ory of the subject prop as or transfers of the s as or transfers of the s as or transfers of the c r sale or transfer histo JBJECT T perty and comparable GTH TRANSFER 1 SMALLER THAN 1 3 SMALLER THAN 1 1 SMALLER 1 1 SMALLER THAN 1 1 SMALLER THAN 1 1 SMALLER 1 1 SMALLER THAN 1 1 SMALLER THAN 1 1 SMALLER 1 1 SMALE 1	perty and comparable sales subject property for the the comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI PARCEL QUEST 11/17/2023 sales THI FARCEL QUEST 11/17/2023 sales THI FARCEL QUEST 11/17/2023 sales THI Sales THI COMPARABLE S PARCEL QUEST 11/17/2023 sales THI Sales THI COMPARABLE S PARCEL QUEST 11/17/2023 sales THI Sales THI COMPARABLE S Sales THI Sales THI Sales Sales	es. If not, explain iree years prior to the year prior to the date / and comparable sale ALE #1 PARC 11/1 E COMPARABLES H ER LOT, BETTER CO IO POOL OR SPA. NTS ARE DERIVED Q FT DIFFERENCE, MOST WEIGHT. eloped) \$ 1,750 ST APPROACH IS N	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARA	raisal. sales on p sales on p P sales on p r sales on p	Page 3). COMPAF PARCEL QUES 1/17/2023 ABOVE. THI SALE#2 LA LE SEARCH IRED SALES 1/2 BATH \$ developed) \$ DME APPROA	RABLE SALE #3 ST E SUBJECT SOLD ARGER THAN THE PARAMETERS ARE ANALYSIS. \$150 S10000 GARAGE
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING ARE/ SPACE, \$10000 COVERED SALE#2 MOST RECENT & SAL Indicated Value by Sales Comparison Indicated Value by: Sales Comparison THE MARKET APPROACH BEST	not reveal any prior sale st not reveal any prior sale st ind analysis of the prior 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG proach SALE#1 A. SALE#3 SMALLE DD AS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE LE#2 & #3 ARE MC on Approach \$ 1, arison Approach \$ 1, arison Approach \$ 1, BEFLECTS THE VAL I HOMES IN THE ARI s", subject to	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable STH TRANSFER 1 SMALLER THAN T FR THAN THE SUBJ 3300 TO 5000 SQ FOR LOTS SIZE OF EN PATIO \$30,000 DST SIMILAR IN SIZ 700,000 1,700,000 UE OF THIS TYPE O EA.	perty and comparable sales subject property for the the comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI PARCEL QUEST 11/17/2023 sales THI FARCEL QUEST 11/17/2023 sales THI FARCEL QUEST 11/17/2023 sales THI Sales THI COMPARABLE S PARCEL QUEST 11/17/2023 sales THI Sales THI COMPARABLE S PARCEL QUEST 11/17/2023 sales THI Sales THI COMPARABLE S PARCEL QUEST 11/17/2023 sales THI Sales THI COMPARABLE S Sales THI COMPARABLE S Sales THI COMPARABLE S Sales THI COMPARABLE S Sales THI COMPARABLE S Sales THI Sales THI Sales THI Sales THI Sales THI Sales THI COMPARABLE S Sales THI Sales THI	es. If not, explain iree years prior to the year prior to the date / and comparable sale ALE #1 ECOMPARABLES H ER LOT, BETTER CO INTS ARE DERIVED Q FT DIFFERENCE, MOST WEIGHT. Eloped) \$ 1,750 ST APPROACH IS N IN THE basis of a h	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARA	raisal. sales on p sales on p P sales on p raisal. sales on p sale	Page 3). COMPAF PARCEL QUES 1/17/2023 ABOVE. THI SALE#2 LA LE SEARCH IRED SALES 1/2 BATH \$ DME APPROA provements h	RABLE SALE #3 ST E SUBJECT SOLD RRGER THAN THE PARAMETERS ARE ANALYSIS. \$150 S10000 GARAGE CH IS N/A DUE TO NAVE been
My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES My research did did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING ARE/ SPACE, \$10000 COVERED SALE#2 MOST RECENT & SAL Indicated Value by Sales Comparison Indicated Value by: Sales Comparison THE MARKET APPROACH BEST	not reveal any prior sale st not reveal any prior sale st ind analysis of the prior 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG proach SALE#1 1, SALE#3 SMALLE DD AS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE .E#2 & #3 ARE MC on Approach \$ 1, arison Approach \$ 1, ar	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable STH TRANSFER 1 SMALLER THAN T FR THAN THE SUBJ 3300 TO 5000 SQ FOR LOTS SIZE OF EN PATIO \$30,000 DST SIMILAR IN SI 700,000 1,700,000 1,700,000 EA.	perty and comparable sales subject property for the the comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI PARCEL QUEST 11/17/2023 sales THI FI. THE ADJUSTME MORE THAN 1500 SPA ZE & ARE GIVEN THE COST Approach (if devi P PROPERTY. THE CO ns and specifications o isis of a hypothetical co	es. If not, explain ree years prior to the year prior to the date / and comparable sale ALE #1 ECOMPARABLES H ER LOT, BETTER CO INTS ARE DERIVED Q FT DIFFERENCE, MOST WEIGHT. eloped) \$ 1,750 ST APPROACH IS N condition that the re	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARA	raisal. sales on p sales on p P sales on p raisal. sales on p sale	Page 3). COMPAF PARCEL QUES 1/17/2023 ABOVE. THI SALE#2 LA LE SEARCH IRED SALES 1/2 BATH \$ DME APPROA provements h	RABLE SALE #3 ST E SUBJECT SOLD RRGER THAN THE PARAMETERS ARE ANALYSIS. \$150 S10000 GARAGE CH IS N/A DUE TO NAVE been
My research X did did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT 1 Summary of Sales Comparison App SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING ARE/ SPACE, \$10000 COVERED SALE#2 MOST RECENT & SAL Indicated Value by Sales Comparison Indicated Value by: Sales Comparison Sales Comparison	not reveal any prior sale st not reveal any prior sale st ind analysis of the prior 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG proach SALE#1 1, SALE#3 SMALLE DD AS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE .E#2 & #3 ARE MC on Approach \$ 1, arison Approach \$ 1, ar	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable STH TRANSFER 1 SMALLER THAN T FR THAN THE SUBJ 3300 TO 5000 SQ FOR LOTS SIZE OF EN PATIO \$30,000 DST SIMILAR IN SI 700,000 1,700,000 1,700,000 EA.	perty and comparable sales subject property for the the comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI PARCEL QUEST 11/17/2023 sales THI FI. THE ADJUSTME MORE THAN 1500 SPA ZE & ARE GIVEN THE COST Approach (if devi P PROPERTY. THE CO ns and specifications o isis of a hypothetical co	es. If not, explain ree years prior to the year prior to the date / and comparable sale ALE #1 ECOMPARABLES H ER LOT, BETTER CO INTS ARE DERIVED Q FT DIFFERENCE, MOST WEIGHT. eloped) \$ 1,750 ST APPROACH IS N condition that the re	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARA	raisal. sales on p sales on p P sales on p raisal. sales on p sale	Page 3). COMPAF PARCEL QUES 1/17/2023 ABOVE. THI SALE#2 LA LE SEARCH IRED SALES 1/2 BATH \$ DME APPROA provements h	RABLE SALE #3 ST E SUBJECT SOLD RRGER THAN THE PARAMETERS ARE ANALYSIS. \$150 S10000 GARAGE CH IS N/A DUE TO NAVE been
My research X did did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT 1 Summary of Sales Comparison App SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING ARE/ SPACE, \$10000 COVERED SALE#2 MOST RECENT & SAL Indicated Value by Sales Comparison THE MARKET APPROACH BEST THE LACK OF RENTAL DATA ON This appraisal is made "as is completed,	not reveal any prior sale st not reveal any prior sale st ind analysis of the prior SL 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG proach SALE#1 states SMALLE DD AS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE LE#2 & #3 ARE MC on Approach \$ 1, arison Approach \$ REFLECTS THE VALL I HOMES IN THE ARI s", Subject to following repairs or a ed on the extraordina	ory of the subject prop es or transfers of the s es or transfers of the s es or transfers of the c r sale or transfer histo JBJECT T perty and comparable STH TRANSFER 1 SMALLER THAN T R THAN THE SUBJ 3300 TO 5000 SQ FOR LOTS SIZE OF EN PATIO \$30,000 DST SIMILAR IN SIZ ,700,000 1,700,000 UE OF THIS TYPE O EA. completion per plan alterations on the ba ary assumption that	erty and comparable sale subject property for the th comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI FI. THE ADJUSTME MORE THAN 1500 SPA ZE & ARE GIVEN THE Cost Approach (if devo F PROPERTY. THE CO Is and specifications o sis of a hypothetical of the condition or deficie	es. If not, explain ree years prior to the year prior to the date and comparable sale ALE #1 ER LOT, BETTER COMPARABLES H ER	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARA	raisal. sales on p 2 2 2 2 3 3 5 5 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	Age 3). COMPAF COMPAF PARCEL QUES 1/17/2023 ABOVE. THI SALE#2 LA LE SEARCH IRED SALES 1/2 BATH \$ OME APPROA provements h ompleted, or	RABLE SALE #3
My research ▲ did did n Data Source(s) PARCEL QUES My research did ▲ did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT Summary of Sales Comparison App SubJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING ARE/ SPACE, \$10000 COVERED SALE#2 MOST RECENT & SALE Indicated Value by Sales Comparison THE MARKET APPROACH BEST THE LACK OF RENTAL DATA ON This appraisal is made ▲ "as is completed,	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG POTOACH SALE#1 1, SALE#3 SMALLE DD AS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE .E#2 & #3 ARE MC on Approach \$ 1, arison Approach \$ REFLECTS THE VALL 1 HOMES IN THE ARM s",	as or transfers of the ses or transfer histo JBJECT T set or transfer histo JBJECT T set or transfer histo JBJECT T set of the subject STH TRANSFER STH TR	perty and comparable sales subject property for the the comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI FIL THE ADJUSTME MORE THAN 1500 SPA ZE & ARE GIVEN THE COST Approach (if devi F PROPERTY. THE CO hs and specifications of sis of a hypothetical of the condition or deficie property from at leas	es. If not, explain ree years prior to the year prior to the date (and comparable sale ALE #1 PARC 111/13 E COMPARABLES H ER LOT, BETTER CG IO POOL OR SPA. NTS ARE DERIVED O FT DIFFERENCE, MOST WEIGHT. eloped) \$ 1,750 ST APPROACH IS N on the basis of a h condition that the re incy does not requir st the street, defin	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARA	raisal. sales on p sales on p p sa	Page 3). COMPAF PARCEL QUES 1/17/2023 ABOVE. THI SALE#2 LA LE SEARCH IRED SALES 1/2 BATH \$ developed) \$ DME APPROA provements h ompleted, or of assumpti	ABLE SALE #3 ST E SUBJECT SOLD ARGER THAN THE PARAMETERS ARE ANALYSIS. \$150 S10000 GARAGE ACH IS N/A DUE TO have been Subject to the ions and limiting
My research X did did n Data Source(s) PARCEL QUES My research did X did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT Summary of Sales Comparison App SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING ARE/SPACE, \$10000 COVERED SALE#2 MOST RECENT & SALE Indicated Value by Sales Comparison This appraisal is made "as is completed,	not reveal any prior sale st not reveal any prior sale st ind analysis of the prior 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG proach SALE#1 1, SALE#3 SMALLE DD AS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE E#2 & #3 ARE MC on Approach \$ 1, arison Approach \$ REFLECTS THE VALL I HOMES IN THE ARI s", Subject to following repairs or a ed on the exterior are ertification, my (our	as or transfers of the ses or transfer histo JBJECT T aperty and comparable STH TRANSFER I SMALLER THAN THE STHAN THE SUBJ 3300 TO 5000 SQ FOR LOTS SIZE OF EN PATIO \$30,000 DST SIMILAR IN SIZE 700,000 1,700,000 UE OF THIS TYPE OF EA. completion per plan alterations on the ba ary assumption that the subject ry opinion of the subject ry	perty and comparable sales subject property for the the comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI PARCEL QUEST 11/17/2023 sales THI ECT FEWER BATHS, N FT. THE ADJUSTME MORE THAN 1500 SPA ZE & ARE GIVEN THE Cost Approach (if devi P PROPERTY. THE CO ns and specifications o usis of a hypothetical of the condition or deficie property from at lease market value, as defi	es. If not, explain ree years prior to the year prior to the date / and comparable sale ALE #1 ER LOT, BETTER CG I 11/1' E COMPARABLES H ER LOT, BETTER CG IO POOL OR SPA. NTS ARE DERIVED O FT DIFFERENCE, MOST WEIGHT. eloped) \$ 1,750 ST APPROACH IS N in the basis of a h condition that the re incy does not requir st the street, defin ined, of the real p	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARA	raisal. sales on p sales on p a satement subject o	Page 3). COMPAF PARCEL QUES 1/17/2023 ABOVE. THI SALE#2 LA LE SEARCH IRED SALES 1/2 BATH \$ developed) \$ DME APPROA provements h ompleted, or of assumpti	ABLE SALE #3 ST E SUBJECT SOLD ARGER THAN THE PARAMETERS ARE ANALYSIS. \$150 S10000 GARAGE ACH IS N/A DUE TO have been Subject to the ions and limiting
My research ▲ did did n Data Source(s) PARCEL QUES My research did ▲ did n Data Source(s) PARCEL QUES Report the results of the research a ITEM Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his 5/27/2022 FOR \$1,450,000 IT Summary of Sales Comparison App SUBJECT, BETTER CONDITION HOMES IN THE NEIGHBORHOOD PER SQ FT FOR LIVING ARE/ SPACE, \$10000 COVERED SALE#2 MOST RECENT & SALE Indicated Value by Sales Comparison THE MARKET APPROACH BEST THE LACK OF RENTAL DATA ON This appraisal is made ▲ "as is completed,	not reveal any prior sale ST not reveal any prior sale ST ind analysis of the prior 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro WAS AN ARMS LENG PROACH SALE#1 1, SALE#3 SMALLE DD AS DESCRIBED. A. \$10 PER SQ FT PATIO, \$5000 OPE LE#2 & #3 ARE MC on Approach \$ 1, arison Approach \$ REFLECTS THE VALL 1 HOMES IN THE ARM s", subject to following repairs or a ed on the extraordina of the exterior are	as or transfers of the ses or transfer histo JBJECT T aperty and comparable STH TRANSFER I SMALLER THAN THE STHAN THE SUBJ 3300 TO 5000 SQ FOR LOTS SIZE OF EN PATIO \$30,000 DST SIMILAR IN SIZE 700,000 1,700,000 UE OF THIS TYPE OF EA. completion per plan alterations on the ba ary assumption that the subject ry opinion of the subject ry	perty and comparable sales subject property for the the comparable sales for the ry of the subject property COMPARABLE S PARCEL QUEST 11/17/2023 sales THI PARCEL QUEST 11/17/2023 sales THI ECT FEWER BATHS, N FT. THE ADJUSTME MORE THAN 1500 SPA ZE & ARE GIVEN THE Cost Approach (if devi P PROPERTY. THE CO ns and specifications o usis of a hypothetical of the condition or deficie property from at lease market value, as defi	es. If not, explain ree years prior to the year prior to the date / and comparable sale ALE #1 ER LOT, BETTER CG I 11/1' E COMPARABLES H ER LOT, BETTER CG IO POOL OR SPA. NTS ARE DERIVED O FT DIFFERENCE, MOST WEIGHT. eloped) \$ 1,750 ST APPROACH IS N in the basis of a h condition that the re incy does not requir st the street, defin ined, of the real p	effective date of this appr of sale of the comparable is (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 COMPARA	raisal. sales on p sales on p a satement subject o	Page 3). COMPAF PARCEL QUES 1/17/2023 ABOVE. THI SALE#2 LA LE SEARCH IRED SALES 1/2 BATH \$ developed) \$ DME APPROA provements h ompleted, or of assumpti	ABLE SALE #3 ST E SUBJECT SOLD ARGER THAN THE PARAMETERS ARE ANALYSIS. \$150 S10000 GARAGE ACH IS N/A DUE TO have been Subject to the Sons and limiting

Exterior-Only Inspection Residential Appraisal Report File

	55841
File #	2311-19

THE INTENDED USER OF THIS APPRAISAL IS THE LENDER/CLIENT. THE INTENDED US MORTGAGE FINANCE TRANSACTION SUBJECT TO THE STATED SCOPE OF WORK, PUL FORM & DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE ID	POSE OF THE APPRAISAL , REPORTING REQUIREMENTS OF THIS APPRAISA	
THE EFFECTIVE AGE IS LOWER THAN THE ACTUAL AGE DUE TO ROUTINE MAINTENA	CE & UPKEEP PROLONGING THE ESTIMATED REMAINING ECONOMIC LIFE.	
The address reported on the appraisal form is according to US Postal Service recon and the title report may or may not match to USPS records?.	is as required by UAD format. The title company reports the city or county	y address
I have performed no services, as an appraiser or in any other capacity, regarding t preceding acceptance of this assignment.	e property that is the subject of this report within the three-year period in	nmediately
<u>മ</u>		
AL O		
×		
COST APPROACH TO VAL	E (not required by Fannie Mae)	
Provide adequate information for the lender/client to replicate the below cost figures and calcula	ons.	
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e	timating site value) Cost factors derived from Marshall-Swift.	The
Provide adequate information for the lender/client to replicate the below cost figures and calcula	timating site value) Cost factors derived from Marshall-Swift.	The
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs	ons. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used.	
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs	ons. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. OPINION OF SITE VALUE =\$	700,000
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs	ons. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. OPINION OF SITE VALUE =\$	
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs	Ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. = OPINION OF SITE VALUE =\$ DWELLING 4,021 Sq.Ft. @ \$ 275.00 =\$ O Sq.Ft. @ \$ =\$ =\$ \$ POOLL-SPA-PATIO =\$ \$ \$	700,000 1,105,775 150,000
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVE Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION.	Ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. = OPINION OF SITE VALUE =\$ DWELLING 4,021 \$q.Ft. @ \$ 275.00 =\$ DWELLING 4,021 \$q.Ft. @ \$ =\$ =\$ POOLL-SPA-PATIO =\$ \$ \$ \$ =\$ Garage/Carport 500 \$q.Ft. @ \$ 20.00 =\$	700,000 1,105,775 150,000 10,000
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the absent of land to improvements is typical for the area, as indicated by(using the absent of land to improvements is typical for the area, as indicated by(using the absent of land to improvements is typical for the area, as indicated by(using the absent of land to improvements is typical for the area, as indicated by(using the absent of land to improvements is typical for the area, as indicated by(using the absent of land to improvements is typical for the area, as indicated by(using the absent of land to improvements is typical for the area, as indicated by(using the absent of land to improvements is typical for the area, as indicated by(using the absent of land to improvements is typical for the area, as indicated by(using the absent of land to improvements is typical for the area, as indicated by(using the absent of land to improvements is typical for the area, as indicated by(using the absent of land to improvements and the area, as indicated by(using the absent of land to improvements). ESTIMATED REPRODUCTION OR RE	Ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. = OPINION OF SITE VALUE =\$ DWELLING 4,021 Sq.Ft. @ \$ 275.00 =\$ O Sq.Ft. @ \$ =\$ =\$ \$ POOLL-SPA-PATIO =\$ \$ \$	700,000 1,105,775 150,000
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVE Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using	Ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. = OPINION OF SITE VALUE =\$ DWELLING 4,021 Sq.Ft. @ \$ =\$ DWELLING 4,021 Sq.Ft. @ \$ =\$ OOIL-SPA-PATIO =\$ \$ \$ Garage/Carport 500 Sq.Ft. @ \$ 20.00 =\$ Total Estimate of Cost-New ==\$ \$ \$ \$ Less Physical Functional \$ \$ Depreciation 265,775 \$ \$ \$	700,000 1,105,775 150,000 10,000 1,265,775
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVE Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used	Ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. =\$ OPINION OF SITE VALUE =\$ DWELLING 4,021 \$Q.Ft. @\$ 275.00 =\$ DWELLING 4,021 \$Q.Ft. @\$ =\$ \$ DWELLING 4,021 \$Q.Ft. @\$ =\$ \$ Garage/Carport 500 \$Q.Ft. @\$ =\$ \$ Garage/Carport 500 \$Q.Ft. @\$ =\$ \$ Itess Physical Functional External \$ Depreciation 265,775 50,000 =\$ \$ Depreciated Cost of Improvements =\$ \$ \$	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service Ave Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL	Ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. =\$ OPINION OF SITE VALUE =\$ DWELLING 4,021 \$Q.Ft. @\$ 275.00 =\$ DWELLING 4,021 \$Q.Ft. @\$ =\$ \$ POOLL-SPA-PATIO =\$ \$ \$ \$ \$ \$ Garage/Carport 500 \$Q.Ft. @\$ 20.00 =\$ \$ Itess Physical Functional External \$ Depreciation 265,775 50,000 =\$ \$	700,000 1,105,775 150,000 10,000 1,265,775 315,775)
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abstractions of cost data MARSHALL-SWIFT Quality rating from cost service Ave Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL NO EXTERNAL DEPRECIATION Stimated Remaining Economic Life (HUD and VA only) 30	Ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. =\$ OPINION OF SITE VALUE =\$ DWELLING 4,021 Sq.Ft. @ \$ 275.00 =\$ OVINION OF SITE VALUE =\$ \$ \$ =\$ DWELLING 4,021 Sq.Ft. @ \$ 275.00 =\$ O Sq.Ft. @ \$ 20.00 =\$ \$ Garage/Carport 500 Sq.Ft. @ \$ 20.00 =\$ Total Estimate of Cost-New =\$ \$ \$ \$ Less Physical Functional External \$ Depreciation 265,775 50,000 =\$ \$ S INDICATED VALUE BY COST APPROACH =\$ \$	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service Ave Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL NO EXTERNAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) 30 Yea	Ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. = OPINION OF SITE VALUE =\$ DWELLING 4,021 \$Q.Ft. @\$ 275.00 =\$ DWELLING 4,021 \$Q.Ft. @\$ =\$ =\$ DWELLING 4,021 \$Q.Ft. @\$ 20.00 =\$ Garage/Carport 500 \$Q.Ft. @\$ 20.00 =\$ Garage/Carport 500 \$Q.Ft. @\$ 20.00 =\$ Icess Physical Functional External Depreciation 265,775 50,000 =\$ \$ "As-is" Value of Site Improvements =\$ =\$ \$ s INDICATED VALUE BY COST APPROACH =\$ \$ UE (not required by Fannie Mae) UE \$ \$	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service Ave Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL NO EXTERNAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) 30 Yea	Ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. =\$ OPINION OF SITE VALUE =\$ DWELLING 4,021 \$Q.Ft. @\$ 275.00 =\$ DWELLING 4,021 \$Q.Ft. @\$ =\$ \$ POOLL-SPA-PATIO =\$ \$ \$ \$ =\$ Garage/Carport 500 \$Q.Ft. @\$ 20.00 =\$ \$ Total Estimate of Cost-New =\$ =\$ \$ \$ \$ Less Physical Functional External \$ \$ Depreciation 265,775 50,000 =\$ \$ 'As-is'' Value of Site Improvements =\$ \$ \$ s INDICATED VALUE BY COST APPROACH =\$ \$ ue (not required by Fannie Mae) =\$ \$ \$ = \$ Indicated Value by Inc \$ \$	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED □ REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVE Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL NO EXTERNAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) 30 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier	Ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. = OPINION OF SITE VALUE =\$ DWELLING 4,021 \$Q.Ft. @\$ 275.00 =\$ DWELLING 4,021 \$Q.Ft. @\$ =\$ =\$ DWELLING 4,021 \$Q.Ft. @\$ 20.00 =\$ Garage/Carport 500 \$Q.Ft. @\$ 20.00 =\$ Garage/Carport 500 \$Q.Ft. @\$ 20.00 =\$ Icess Physical Functional External Depreciation 265,775 50,000 =\$ \$ "As-is" Value of Site Improvements =\$ =\$ \$ s INDICATED VALUE BY COST APPROACH =\$ \$ UE (not required by Fannie Mae) UE \$ \$	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVE Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL NO EXTERNAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) 30 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) INCOM HAVE SOLD PROJECT INFORMATION	ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. =\$ OPINION OF SITE VALUE =\$ DWELLING 4,021 \$q.Ft. @ \$ 275.00 =\$ DWELLING 4,021 \$q.Ft. @ \$ 275.00 =\$ O Sq.Ft. @ \$ 20.00 =\$ \$ \$ Garage/Carport 500 \$q.Ft. @ \$ 20.00 =\$ Total Estimate of Cost-New =\$ \$ \$ \$ Less Physical Functional External \$ Depreciation 265,775 50,000 =\$ \$ 'As-is' Value of Site Improvements =\$ \$ \$'s INDICATED VALUE BY COST APPROACH =\$ \$ UE (not required by Fannie Mae) =\$ \$ \$'s As-is' Value of Site Improvements =\$ \$ \$'s INDICATED VALUE BY COST APPROACH =\$ \$ UE (not required by Fannie Mae) =\$ \$ \$'s Applicable	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service Ave Effective date of cost data Boy Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL NO EXTERNAL DEPRECIATION 30 Yea Estimated Remaining Economic Life (HUD and VA only) 30 Yea Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) INCOM HAVE SOLD PROJECT INFORMATING Yes Yes Yes	ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. =\$ OPINION OF SITE VALUE =\$ DWELLING 4,021 \$q.Ft. @ \$ 275.00 =\$ DWELLING 4,021 \$q.Ft. @ \$ 275.00 =\$ OSq.Ft. @ \$ 20.00 =\$ \$ \$ Garage/Carport 500 \$q.Ft. @ \$ 20.00 =\$ Total Estimate of Cost-New =\$ \$ \$ \$ Less Physical Functional External \$ Depreciation 265,775 50,000 =\$ \$ Mas-is" Value of Site Improvements =\$ \$ \$ s INDICATED VALUE BY COST APPROACH =\$ \$ WE (not required by Fannie Mae) =\$ \$ \$ = \$ Indicated Value by Inc \$ \$ IE APPROACH IS NOT APPLICABLE DUE TO LACK OF RENTAL DATA ON SFR' \$ \$ N FOR PUDs (if applicable) No Unit type(s) Detached \$ \$	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVE Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL NO EXTERNAL DEPRECIATION 30 Yea INCOME APPROACH TO VA Estimated Remaining Economic Life (HUD and VA only) 30 Yea UPOOL INCOME APPROACH TO VA X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) INCOM HAVE SOLD PROJECT INFORMATION Provide the following information for PUDS ONLY if the developer/builder is in control of the HOP Provide the following information for PUDS ONLY if the developer/builder is in control of the HOP	ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. =\$ OPINION OF SITE VALUE =\$ DWELLING 4,021 \$q.Ft. @ \$ 275.00 =\$ DWELLING 4,021 \$q.Ft. @ \$ 275.00 =\$ OSq.Ft. @ \$ 20.00 =\$ \$ \$ Garage/Carport 500 \$q.Ft. @ \$ 20.00 =\$ Total Estimate of Cost-New =\$ \$ \$ \$ Less Physical Functional External \$ Depreciation 265,775 50,000 =\$ \$ Mas-is" Value of Site Improvements =\$ \$ \$ s INDICATED VALUE BY COST APPROACH =\$ \$ WE (not required by Fannie Mae) =\$ \$ \$ = \$ Indicated Value by Inc \$ \$ IE APPROACH IS NOT APPLICABLE DUE TO LACK OF RENTAL DATA ON SFR' \$ \$ N FOR PUDs (if applicable) No Unit type(s) Detached \$ \$	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVE Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL NO EXTERNAL DEPRECIATION 30 Yea Estimated Remaining Economic Life (HUD and VA only) 30 Yea Yea Summary of Income Approach (including support for market rent and GRM) INCOME HAVE SOLD PROJECT INFORMATIV 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 HO/Legal Name of Project Total support for the set of the Homeowners' Association (HOA)?	ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. =\$ OPINION OF SITE VALUE =\$ DWELLING 4,021 Sq.Ft. @ \$ 275.00 =\$ DWELLING 4,021 Sq.Ft. @ \$ 275.00 =\$ DWELLING 4,021 Sq.Ft. @ \$ 20.00 =\$ Garage/Carport 500 Sq.Ft. @ \$ 20.00 =\$ Total Estimate of Cost-New =\$ =\$ \$ [Depreciation 265,775 50,000 =\$([Depreciated Cost of Improvements =\$ =\$ * "As-is" Value of Site Improvements =\$ \$ \$ s INDICATED VALUE BY COST APPROACH =\$ \$ UE (not required by Fannie Mae) = \$ Indicated Value by Inc EE APPROACH IS NOT APPLICABLE DUE TO LACK OF RENTAL DATA ON SFR' \$ N FOR PUDs (if applicable) No Unit type(s) Detached Attached \$ and the subject property is an attached dwelling unit. * </td <td>700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach</td>	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVE Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL NO EXTERNAL DEPRECIATION 30 Yea Estimated Remaining Economic Life (HUD and VA only) 30 Yea Yea Summary of Income Approach (including support for market rent and GRM) INCOME HAVE SOLD PROJECT INFORMATIV 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 HO/Legal Name of Project Total support for the set of the Homeowners' Association (HOA)?	ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. =\$ OPINION OF SITE VALUE =\$ DWELLING 4,021 Sq.Ft. @ \$ 275.00 =\$ DWELLING 4,021 Sq.Ft. @ \$ 275.00 =\$ OVINION OF SITE VALUE =\$ \$ \$ =\$ DWELLING 4,021 Sq.Ft. @ \$ 275.00 =\$ OSq.Ft. @ \$ 20.00 =\$ \$ \$ Garage/Carport 500 Sq.Ft. @ \$ 20.00 =\$ Total Estimate of Cost-New =\$ =\$ \$ \$ Less Physical Functional External \$ Depreciated Cost of Improvements =\$ \$ \$ \$ "As-is" Value of Site Improvements =\$ \$ \$ \$ s INDICATED VALUE BY COST APPROACH =\$ \$ \$ \$ s INDICATED VALUE BY COST APPROACH =\$ \$ \$ \$ \$ s <	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVE Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL NO EXTERNAL DEPRECIATION 30 Yea Estimated Remaining Economic Life (HUD and VA only) 30 Yea Summary of Income Approach (including support for market rent and GRM) INCOME HAVE SOLD PROJECT INFORMATIV 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 HO/Legal Name of Project Tatal works of service	ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. =\$ OPINION OF SITE VALUE =\$ DWELLING 4,021 Sq.Ft. @ \$ 275.00 =\$ DWELLING 4,021 Sq.Ft. @ \$ 275.00 =\$ DWELLING 4,021 Sq.Ft. @ \$ 20.00 =\$ Garage/Carport 500 Sq.Ft. @ \$ 20.00 =\$ Total Estimate of Cost-New =\$ =\$ \$ [Depreciation 265,775 50,000 =\$([Depreciated Cost of Improvements =\$ =\$ * "As-is" Value of Site Improvements =\$ \$ \$ s INDICATED VALUE BY COST APPROACH =\$ \$ UE (not required by Fannie Mae) = \$ Indicated Value by Inc EE APPROACH IS NOT APPLICABLE DUE TO LACK OF RENTAL DATA ON SFR' \$ N FOR PUDs (if applicable) No Unit type(s) Detached Attached \$ and the subject property is an attached dwelling unit. * </td <td>700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach</td>	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVE Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL NO EXTERNAL DEPRECIATION 30 Yea Estimated Remaining Economic Life (HUD and VA only) 30 Yea Yea Summary of Income Approach (including support for market rent and GRM) INCOME HAVE SOLD PROJECT INFORMATIV 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 HO/Legal Name of Project Total support for the set of the Homeowners' Association (HOA)?	ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. =\$ OPINION OF SITE VALUE =\$ DWELLING 4,021 Sq.Ft. @ \$ 275.00 =\$ DWELLING 4,021 Sq.Ft. @ \$ 275.00 =\$ OVINION OF SITE VALUE =\$ \$ \$ =\$ DWELLING 4,021 Sq.Ft. @ \$ 275.00 =\$ OSq.Ft. @ \$ 20.00 =\$ \$ \$ Garage/Carport 500 Sq.Ft. @ \$ 20.00 =\$ Total Estimate of Cost-New =\$ =\$ \$ \$ Less Physical Functional External \$ Depreciated Cost of Improvements =\$ \$ \$ \$ "As-is" Value of Site Improvements =\$ \$ \$ \$ s INDICATED VALUE BY COST APPROACH =\$ \$ \$ \$ s INDICATED VALUE BY COST APPROACH =\$ \$ \$ \$ \$ s <	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVE Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL NO EXTERNAL DEPRECIATION 30 Yea Estimated Remaining Economic Life (HUD and VA only) 30 Yea Summary of Income Approach (including support for market rent and GRM) INCOME APPROACH TO VA HAVE SOLD PROJECT INFORMATIC 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 HO/Legal Name of Project Total number of units rented Total number of phases Total number of units rented <t< td=""><td>ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. =\$ OPINION OF SITE VALUE =\$ DWELLING 4,021 \$q.Ft. @ \$ =\$ DWELLING 4,021 \$q.Ft. @ \$ =\$ POOLL-SPA-PATIO =\$ =\$ Garage/Carport 500 \$q.Ft. @ \$ 20.00 =\$ Total Estimate of Cost-New =\$ =\$ =\$ [Depreciation 265,775 50,000 =\$ (Depreciated Cost of Improvements =\$ =\$ [[''As-is'' Value of Site Improvements =\$ \$ [[\$ s INDICATED VALUE BY COST APPROACH =\$ \$ \$ [Indicated Value by Inc =\$ WE (not required by Fannie Mae) = \$ [Indicated Value by Inc \$ IE APPROACH IS NOT APPLICABLE DUE TO LACK OF RENTAL DATA ON SFR' \$ No Unit type(s) Detached Attached \$ No Unit type(s) <t< td=""><td>700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach</td></t<></td></t<>	ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. =\$ OPINION OF SITE VALUE =\$ DWELLING 4,021 \$q.Ft. @ \$ =\$ DWELLING 4,021 \$q.Ft. @ \$ =\$ POOLL-SPA-PATIO =\$ =\$ Garage/Carport 500 \$q.Ft. @ \$ 20.00 =\$ Total Estimate of Cost-New =\$ =\$ =\$ [Depreciation 265,775 50,000 =\$ (Depreciated Cost of Improvements =\$ =\$ [[''As-is'' Value of Site Improvements =\$ \$ [[\$ s INDICATED VALUE BY COST APPROACH =\$ \$ \$ [Indicated Value by Inc =\$ WE (not required by Fannie Mae) = \$ [Indicated Value by Inc \$ IE APPROACH IS NOT APPLICABLE DUE TO LACK OF RENTAL DATA ON SFR' \$ No Unit type(s) Detached Attached \$ No Unit type(s) <t< td=""><td>700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach</td></t<>	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs Source of cost data MARSHALL-SWIFT Quality rating from cost service AVE Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL No EXTERNAL DEPRECIATION INCOME APPROACH TO VA Estimated Remaining Economic Life (HUD and VA only) 30 Yea Summary of Income Approach (including support for market rent and GRM) INCOME HAVE SOLD PROJECT INFORMATI 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 HO/Legal Name of Project Total number of units Total number of phases Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Mot	ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. = OPINION OF SITE VALUE = DWELLING 4,021 Sq.Ft. @ \$ 275.00 = DWELLING 4,021 Sq.Ft. @ \$ 275.00 = \$ POOLL-SPA-PATIO = \$ \$ = \$ Garage/Carport 500 Sq.Ft. @ \$ 20.00 = \$ Total Estimate of Cost-New = = \$ \$ Depreciation 265,775 50,000 = \$ Marking Cost of Improvements = \$ \$ "As-is" Value of Site Improvements = \$ \$ indicated Cost of Improvements = \$ \$ indicated by Fannie Mae) = \$ \$ e (not required by Fannie Mae) = \$ \$ e APPROACH IS NOT APPRICABLE DUE TO LACK OF RENTAL DATA ON SFR' \$ \$ N FOR PUDs (if applicable) \$ \$ \$ \$ \$	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs ESTIMATED REPRODUCTION OR Source of cost data MARSHALL-SWIFT Quality rating from cost service Ave Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL NO EXTERNAL DEPRECIATION Summary of Income Approach (including support for market rent and GRM) INCOME APPROACH TO VA Estimated Remaining Economic Life (HUD and VA only) 30 Yea Summary of Income Approach (including support for market rent and GRM) INCOME HAVE SOLD PROJECT INFORMATI/ 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 HO/Legal Name of Project Total number of units rented Total number of units	ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. =\$ OPINION OF SITE VALUE =\$ DWELLING 4,021 \$q.Ft. @ \$ =\$ DWELLING 4,021 \$q.Ft. @ \$ =\$ POOLL-SPA-PATIO =\$ =\$ Garage/Carport 500 \$q.Ft. @ \$ 20.00 =\$ Total Estimate of Cost-New =\$ =\$ =\$ [Depreciation 265,775 50,000 =\$ (Depreciated Cost of Improvements =\$ =\$ [[''As-is'' Value of Site Improvements =\$ \$ [[\$ s INDICATED VALUE BY COST APPROACH =\$ \$ \$ [Indicated Value by Inc =\$ WE (not required by Fannie Mae) = \$ [Indicated Value by Inc \$ IE APPROACH IS NOT APPLICABLE DUE TO LACK OF RENTAL DATA ON SFR' \$ No Unit type(s) Detached Attached \$ No Unit type(s) <t< td=""><td>700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach</td></t<>	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach
Provide adequate information for the lender/client to replicate the below cost figures and calcula Support for the opinion of site value (summary of comparable land sales or other methods for e ratio of land to improvements is typical for the area, as indicated by(using the abs Source of cost data MARSHALL-SWIFT Quality rating from cost service AVE Effective date of cost data 8/1/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used THE MARKET DOES NOT REFLECT FULL VALUE OF POOL-FUNCTIONAL No EXTERNAL DEPRECIATION INCOME APPROACH TO VA Estimated Remaining Economic Life (HUD and VA only) 30 Yea Summary of Income Approach (including support for market rent and GRM) INCOME HAVE SOLD PROJECT INFORMATI 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 HO/Legal Name of Project Total number of units Total number of phases Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes NOT	ons. Cost factors derived from Marshall-Swift. timating site value) Cost factors derived from Marshall-Swift. tractions process) the comparables used. = OPINION OF SITE VALUE = DWELLING 4,021 Sq.Ft. @ \$ 275.00 = DWELLING 4,021 Sq.Ft. @ \$ 275.00 = \$ POOLL-SPA-PATIO = \$ \$ = \$ Garage/Carport 500 Sq.Ft. @ \$ 20.00 = \$ Total Estimate of Cost-New = = \$ \$ Depreciation 265,775 50,000 = \$ Marking Cost of Improvements = \$ \$ "As-is" Value of Site Improvements = \$ \$ indicated Cost of Improvements = \$ \$ indicated by Fannie Mae) = \$ \$ e (not required by Fannie Mae) = \$ \$ e APPROACH IS NOT APPRICABLE DUE TO LACK OF RENTAL DATA ON SFR' \$ \$ N FOR PUDs (if applicable) \$ \$ \$ \$ \$	700,000 1,105,775 150,000 10,000 1,265,775 315,775) 950,000 100,000 1,750,000 0me Approach

Fannie Mae Form 2055 March 2005

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

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended 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 seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Avenue, Nature	Signature
Name Joseph P Baldino	Name
Company Name REAL ESTATE APPRAISER	Company Name
Company Address 3101 MESA VERDE DR	Company Address
BURBANK, CA 91504	
Telephone Number (818) 768-6147	Telephone Number
Email Address JOEAPPRAISER11@AOL.COM	Email Address
Date of Signature and Report <u>11/19/2023</u>	Date of Signature
Effective Date of Appraisal <u>11/17/2023</u>	State Certification #
State Certification # AR001957	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State <u>ca</u>	
Expiration Date of Certification or License 02/12/2025	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect exterior of subject property
9354 Otto St	Did inspect exterior of subject property from street
Downey, CA 90240-3567	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,700,000	
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	Did not inspect exterior of comparable sales from street
Company Name wedgewood INC	 Did inspect exterior of comparable sales from street
Company Address 2015 MANHATTAN BEACH BL, SUITE 100, REDONDO	Date of Inspection
BEACH, CA 90276	
Email Address	

Freddie Mac Form 2055 March 2005

Fannie Mae Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report

55841

		ioi-oiny map	Jection nesia	Cilual Ap	phiai	sai nepuli	File #	2311-19	
FEATURE	SUBJECT	COMPARAB	LE SALE # 4	COM	IPARABL	_E SALE # 5		COMPARABL	E SALE # 6
Address 9354 Otto St		10260 Casanes Av		9359 Cecilia					
Downey, CA 90240-	3567	Downey, CA 90241	-2907	Downey, CA	90241-	-4008			
Proximity to Subject		0.28 miles S		0.70 miles S	SW				
Sale Price	\$		\$ 1,765,000			\$ 1,549,000			\$
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 416.47 sq.ft.	<u>, , , , , , , , , , , , , , , , ,</u>	\$ 423.5	sq.ft.	, <u>,</u>	\$	sq.ft.	
Data Source(s)	• • • • • • •						Ψ	0 q .n.	
		CRMLSMLS#SR230	D93191;DOM 6	CRMLSMLS#	#PW222	240325;DOM 3			
Verification Source(s)		PARCEL Q#467039	706-E-5	PARCEL Q#	53316	706-D-5			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPT	ΓION	+(-) \$ Adjustment	DES	CRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth		.,			., .
-									
Concessions		Conv;0		Conv;0					
Date of Sale/Time		s07/23;c06/23		s01/23;c12/2	22				
Location	N;Res;	N;Res;		N;Res;					
Leasehold/Fee Simple						O			
	Fee Simple	FEE		FEE					
Site	10000 sf	14709 sf	-45,000	7781 sf		+ 20,000			
View	N;Res;	N;Res;		N;Res;					
Design (Style)		DT1;TRADITIONAL	0	DT2;SPANIS	н	0			
Quality of Construction									
	Q3	Q3		Q3					
Actual Age	54	74	0	72		0			
Condition	C4	C4		C4					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	. Baths		Total I	Bdrms. Baths	
						-			
Room Count	8 4 4.0	9 4 4.0	0		3.0	+ 20,000			
Gross Living Area	4,021 sq.ft.	4,238 sq.ft.	-32,600	3,65	7 sq.ft.	+ 54,600		sq.ft.	
Basement & Finished	Osf	Osf		Osf					
Rooms Below Grade									
Functional Utility	AVERAGE	AVERAGE		AVERAGE					
Heating/Cooling	FAU/CENT	FAU/CENT		FAU/CENT					
Energy Efficient Items	NONE	NONE		NONE					
Garage/Carport									
	3ga3dw	2ga2dw	+10,000			+ 10,000			
Porch/Patio/Deck	COVERED PATIO	OPEN PATIO	+5,000	OPEN PATIO	1	+5,000			
POOL-SPA	POOL-SPA	POOL	+10,000	NONE		+40,000			
			1 10,000	NONE		1 40,000			
Net Adjustment (Total)		- + 🗙 -	\$ -52,600	X +		\$ 149,600			\$
Adjusted Sale Price		Net Adj. 3.0 %		Net Adj.	9.7 %		Net Adj.	%	
		Gross Adj. 5.8 %			9.7 %	\$ 1,698,600			\$
of Lombarables					3.1 /0				
of Comparables	and analysis of the price			and compared				nogo 2)	•
Report the results of the research a		sale or transfer histor	y of the subject property	and comparab	ole sales	(report additional prior	sales on	page 3).	
Report the results of the research a ITEM				and comparab	ole sales		sales on	page 3).	ABLE SALE # 6
Report the results of the research a ITEM	SL	sale or transfer histor	y of the subject property	and comparab	ole sales	(report additional prior	sales on	page 3).	
Report the results of the research a ITEM Date of Prior Sale/Transfer	Sl 05/27/2022	sale or transfer histor	y of the subject property	and comparab	ole sales	(report additional prior	sales on	page 3).	
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	SL 05/27/2022 \$1,450,000	sale or transfer histor IBJECT	y of the subject property COMPARABLE SA	and comparab	ole sales C((report additional prior OMPARABLE SALE # 4	sales on	page 3).	
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	SL 05/27/2022 \$1,450,000 PARCEL QUEST	sale or transfer histor BJECT	y of the subject property COMPARABLE SA PARCEL QUEST	and comparab	Die sales C(PARCE	(report additional prior OMPARABLE SALE # 1 L QUEST	sales on	page 3).	
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023	sale or transfer histor BJECT	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023	and comparab	ole sales C((report additional prior OMPARABLE SALE # 1 L QUEST	sales on	page 3).	
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023	sale or transfer histor BJECT	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023	and comparab LE # 4	Die sales C(PARCE 11/17/2	(report additional prior OMPARABLE SALE # 1 L QUEST	sales on 5	page 3). COMPAR	
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023	sale or transfer histor BJECT	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023	and comparab LE # 4	Die sales C(PARCE 11/17/2	(report additional prior OMPARABLE SALE # : CL QUEST 2023	sales on 5	page 3). COMPAR	
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023	sale or transfer histor BJECT	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023	and comparab LE # 4	Die sales C(PARCE 11/17/2	(report additional prior OMPARABLE SALE # : CL QUEST 2023	sales on 5	page 3). COMPAR	
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023	sale or transfer histor BJECT	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023	and comparab LE # 4	Die sales C(PARCE 11/17/2	(report additional prior OMPARABLE SALE # : L QUEST 2023	sales on 5	page 3). COMPAR	
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023	sale or transfer histor BJECT	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023	and comparab LE # 4	Die sales C(PARCE 11/17/2	(report additional prior OMPARABLE SALE # : L QUEST 2023	sales on 5	page 3). COMPAR	
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023	sale or transfer histor BJECT	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023	and comparab LE # 4	Die sales C(PARCE 11/17/2	(report additional prior OMPARABLE SALE # : L QUEST 2023	sales on 5	page 3). COMPAR	
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023	sale or transfer histor BJECT	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023	and comparab LE # 4	Die sales C(PARCE 11/17/2	(report additional prior OMPARABLE SALE # : L QUEST 2023	sales on 5	page 3). COMPAR	
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023	sale or transfer histor BJECT	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023	and comparab LE # 4	Die sales C(PARCE 11/17/2	(report additional prior OMPARABLE SALE # : L QUEST 2023	sales on 5	page 3). COMPAR	
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer his	St 05/27/2022 \$1,450,000 PARCEL QUEST 11/17/2023 story of the subject pro	sale or transfer histor IBJECT - perty and comparable s	y of the subject property COMPARABLE SA PARCEL QUEST 11/17/2023 sales THE	and comparat LE # 4	PARCE	(report additional prior OMPARABLE SALE # :L QUEST 2023 VE TRANSFERRED AS	STATE	page 3). COMPAR	ABLE SALE # 6

Freddie Mac Form 2055 March 2005

ę

ALES

OR

Fannie Mae Form 2055 March 2005

Market	Conditions Add	ienuum to the F	αρμιαιδαι περυιι	File No.	2311-19	
The purpose of this addendum is to provide the lender/c	lient with a clear and accur	ate understanding of the ma	arket trends and conditions p			
neighborhood. This is a required addendum for all appra Property Address 9354 Otto St	isal reports with an effectiv	e date on or after April 1, 2 City Downey	2009.	State CA	ZIP Code 902	40 2567
Borrower REDWOOD HOLDINGS		Only Downey			211 0000 902	40-3307
Instructions: The appraiser must use the information real	•					
housing trends and overall market conditions as reported	-					
it is available and reliable and must provide analysis as i explanation. It is recognized that not all data sources wil				• •		
in the analysis. If data sources provide the required infor						
average. Sales and listings must be properties that com				d by a prospective	e buyer of the	
subject property. The appraiser must explain any anoma Inventory Analysis	lies in the data, such as set Prior 7–12 Months	asonal markets, new const Prior 4–6 Months	ruction, foreclosures, etc. Current – 3 Months		Overall Trend	
Total # of Comparable Sales (Settled)	4	3	1	Increasing	Stable	X Declining
Absorption Rate (Total Sales/Months)	0.67	1.00	0.33	Increasing	Stable	Declining
Total # of Comparable Active Listings	2	0	1	Declining	Stable	Increasing
Months of Housing Supply (Total Listings/Ab.Rate) Median Sale & List Price, DOM, Sale/List %	3.0 Prior 7–12 Months	N/A Prior 4–6 Months	3.0 Current – 3 Months	Declining	Overall Trend	Increasing
Median Comparable Sale Price	1,415,000	1,880,000	1,900,000	Increasing	Stable	Declining
Median Comparable Sales Days on Market	12	62	140	Declining	Stable	Increasing
2 Median Comparable List Price	2,074,000	N/A	2,399,000	Increasing	Stable	Declining
Median Comparable Listings Days on Market Median Sale Price as % of List Price	77	0	89	Declining	Stable	Increasing Declining
Seller-(developer, builder, etc.)paid financial assistance	99 prevalent? Yes	100 I No	95	Declining	Stable Stable	Increasing
Explain in detail the seller concessions trends for the part			1 3% to 5%, increasing use of	, Second		
fees, options, etc.). SELLER CONCESSIONS AF	RE NOT PREVALENT. THE	ERE ARE SOME BUT MO	STLY ONLY REO SALES. NO	INCREASE OR	DECREASE IN S	SELLER
CONCESSIONS IN THE PAST 12 MONTHS						
Are foreclosure sales (REO sales) a factor in the market	? 🗌 Yes 🗙 No	o If yes, explain (includ	ing the trends in listings and s	sales of foreclosed	d properties).	
FORECLOSURE & REO SALES ARE NOT A FACTOR	IN THE MARKET AT THI	IS TIME. % OF REO & F	ORECLOSURE SALES LESS	5 THAN 1/2%		
Cite data sources for above information. CRMLS	S CLAW					
Cite data sources for above information. CRMLS	S CLAW					
Cite data sources for above information. CRMLS Summarize the above information as support for your co		nood section of the appraisa	al report form. If you used any	v additional inform	ation, such as	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdra	onclusions in the Neighborh wn listings, to formulate yo	ur conclusions, provide bot	th an explanation and support	for your conclusion	ons.	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVEN	onclusions in the Neighborh wn listings, to formulate yo TORY ANALYSIS GRID &	ur conclusions, provide bot AVERAGE SALE & LIST	th an explanation and support PRICE DOM & LIST SALE	for your conclusion RATIO GRIDS IN	ons. Idicate a tre	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG	onclusions in the Neighborh wn listings, to formulate yo TORY ANALYSIS GRID & HBORHOOD THAT ARE C	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SU	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE	for your conclusio Ratio grids in Ver this is no	DNS. Idicate a tre T conclusive	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVEN	onclusions in the Neighborh wn listings, to formulate yo TORY ANALYSIS GRID & HBORHOOD THAT ARE C	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SU	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE	for your conclusio Ratio grids in Ver this is no	DNS. Idicate a tre T conclusive	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG	onclusions in the Neighborh wn listings, to formulate yo TORY ANALYSIS GRID & HBORHOOD THAT ARE C	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SU	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE	for your conclusio Ratio grids in Ver this is no	DNS. Idicate a tre T conclusive	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR	onclusions in the Neighborh wn listings, to formulate yo TORY ANALYSIS GRID & HBORHOOD THAT ARE C HOOD ARE MIRRORING	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SU	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE	for your conclusio Ratio grids in Ver this is no	DNS. Idicate a tre T conclusive	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG	onclusions in the Neighborh wn listings, to formulate yo TORY ANALYSIS GRID & HBORHOOD THAT ARE C HOOD ARE MIRRORING	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SU	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE	for your conclusio Ratio grids in Ver this is no	DNS. Idicate a tre T conclusive	
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE	onclusions in the Neighborh wn listings, to formulate yo TORY ANALYSIS GRID & HBORHOOD THAT ARE C HOOD ARE MIRRORING FINITE VALUE TREND	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SU THE TREND OF PROPER	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE	for your conclusio RATIO GRIDS IN Ver this is no : To the subje	DNS. Idicate a tre T conclusive	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE If the subject is a unit in a condominium or cooperative	onclusions in the Neighborh wn listings, to formulate yo TORY ANALYSIS GRID & HBORHOOD THAT ARE C HOOD ARE MIRRORING FINITE VALUE TREND project , complete the follow	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SU THE TREND OF PROPER	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na	for your conclusio RATIO GRIDS IN Ver this is no : To the subje	DINS. IDICATE A TRE T CONCLUSIVE CT	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE If the subject is a unit in a condominium or cooperative Subject Project Data	onclusions in the Neighborh wn listings, to formulate yo TORY ANALYSIS GRID & HBORHOOD THAT ARE C HOOD ARE MIRRORING FINITE VALUE TREND	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SU THE TREND OF PROPER	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE	for your conclusion RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Ime:	DIS. IDICATE A TRE T CONCLUSIVE CT Overall Trend	EVIDENCE
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE If the subject is a unit in a condominium or cooperative	onclusions in the Neighborh wn listings, to formulate yo TORY ANALYSIS GRID & HBORHOOD THAT ARE C HOOD ARE MIRRORING FINITE VALUE TREND project , complete the follow	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SU THE TREND OF PROPER	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na	for your conclusio RATIO GRIDS IN Ver this is no : To the subje	DINS. IDICATE A TRE T CONCLUSIVE CT	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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	onclusions in the Neighborh wn listings, to formulate yo TORY ANALYSIS GRID & HBORHOOD THAT ARE C HOOD ARE MIRRORING FINITE VALUE TREND project , complete the follow	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SU THE TREND OF PROPER	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining	OVERAIL TRE	EVIDENCE
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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)	project , complete the follow Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERAIL TRE	EVIDENCE
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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	project , complete the follow Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERAIL TRE	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO	project , complete the follow Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERAIL TRE	EVIDENCE
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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	project , complete the follow Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERAIL TRE	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO	project , complete the follow Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERAIL TRE	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO	project , complete the follow Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERAIL TRE	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO	project , complete the follow Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERAIL TRE	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO	project , complete the follow Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months 0 If yes, indicate the nu	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERAIL TRE	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO	project , complete the follow Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months 0 If yes, indicate the nu	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERAIL TRE	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO	project , complete the follow Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months 0 If yes, indicate the nu	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERAIL TRE	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO	project , complete the follow Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months 0 If yes, indicate the nu	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERAIL TRE	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO	project , complete the follow Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months 0 If yes, indicate the nu	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERALI TRE	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO	project , complete the follow Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months 0 If yes, indicate the nu	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERALI TRE	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO	prolusions in the Neighborh wn listings, to formulate yo TORY ANALYSIS GRID & HBORHOOD THAT ARE C HOOD ARE MIRRORING FINITE VALUE TREND Project , complete the folloo Prior 7–12 Months Prior 7–12 Months Prior 7–12 Months Prior 7–12 Months Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months Do If yes, indicate the nu	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERALI TRE	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO	prolusions in the Neighborh wn listings, to formulate yo TORY ANALYSIS GRID & HBORHOOD THAT ARE C HOOD ARE MIRRORING FINITE VALUE TREND Project , complete the folloo Prior 7–12 Months Prior 7–12 Months Prior 7–12 Months Prior 7–12 Months Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months Description of the number of the state of the number of the state of the number t. Signature	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months Imber of REO listings and exp	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERALI TRE	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO	prolusions in the Neighborh wn listings, to formulate yo TORY ANALYSIS GRID & HBORHOOD THAT ARE C HOOD ARE MIRRORING FINITE VALUE TREND Project , complete the folloo Prior 7–12 Months Prior 7–12 Months Prior 7–12 Months Prior 7–12 Months Prior 7–12 Months	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months Description of the number of the state of the number of the state of the number t. Signature	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months Imber of REO listings and exp	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERALI TRE	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIGHBOR THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO Summarize the above trends and address the impact on Summarize the above trends and address the impact on Company Name Company Name Company Address 3101 MESA VERDE DR, BUT	project , complete the follow Prior 7–12 Months Prior 7–12 Months Prior 7–12 Months RBANK, CA 91504	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months Do If yes, indicate the nu t. t. Signature Supervisory A Company Nar Company Add	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months Imber of REO listings and exp Imber of REO listings and exp Appraiser Name me dress	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	DIS. IDICATE A TRE T CONCLUSIVE CT Overall Trend Stable	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIGHBOR THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO	project , complete the follow Prior 7–12 Months Prior 7–12 Months the subject unit and projec	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months Do If yes, indicate the nu If yes, indicate the nu If yes, indicate the nu Supervisory A Company Nar Company Add State License	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months Imber of REO listings and exp Imber of REO listings and exp Appraiser Name me dress //Certification #	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	OVERALI TRE	EVIDENCE
Summarize the above information as support for your or an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVENT PAST 12 MONTHS FOR PROPERTIES IN THE NEIG THAT ALL OTHER PROPERTIES IN THE NEIGHBOR THERE ARE TOO FEW SALES TO DETERMINE A DE 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 foreclosed properties. NOT A CONDO	prolect in the Neighborh with listings, to formulate you TORY ANALYSIS GRID & HBORHOOD THAT ARE C HOOD ARE MIRRORING Prior 7–12 Months Prior 7–12 Months Prior 7–12 Mo	ur conclusions, provide bot AVERAGE SALE & LIST I COMPARABLE TO THE SL THE TREND OF PROPER wing: Prior 4–6 Months Do If yes, indicate the nu t. t. Signature Supervisory A Company Nar Company Add	th an explanation and support PRICE DOM & LIST SALE JBJECT PROPERTY. HOWE RTY THAT IS COMPARABLE Project Na Current – 3 Months umber of REO listings and exp mber of REO listings and exp Appraiser Name me dress /Certification # S	for your conclusic RATIO GRIDS IN VER THIS IS NO TO THE SUBJE Imme: Increasing Declining Declining	DIS. IDICATE A TRE T CONCLUSIVE CT Overall Trend Stable	EVIDENCE

Appraiser Independence Certification

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

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

I assert that no employee, director, officer, or agent of <u>clear Capital</u>, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of <u>wEDGEWOOD INC</u>, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that <u>Clear Capital</u> has never participated in any of the following prohibited behavior in our business relationship:

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

bupt P. Balition Signature

JOSEPH P BALDINO Appraiser's Name

IFA State Title or Designation

9354 Otto St, Downey, CA 90240-3567 Address of Property Appraised

 11/19/2023

 Date

 AR001957

 State License or Certification #

 02/12/2025
 CA

 Expiration Date of License or Certification
 State

Borrower	REDWOOD HOLDINGS							
Property Address	9354 Otto St							
City	Downey	County	LOS ANGELES	State	CA	Zip Code	90240-3567	
Lender/Client	WEDGEWOOD INC							

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

EXPOSURE TIME FOR THE SUBJECT IS 1 TO 3 MONTHS. EXPOSURE TIME IS THE LENGTH OF TIME THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT THE VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL. IT IS A RETROSPECTIVE ANALYSIS BASED ON AN ANALYSIS OF PAST EVENTS ASSUMING A COMPETITIVE & OPEN MARKET. EXPOSURE TIME IS ALWAYS PRESUMED TO OCCUR PRIOR TO EFFECTIVE DATE OF THE APPRAISAL.

Use of the appraisal by any party stipulates to an agency relationship between that party and the appraiser whether through intermediaries or not; further that any party charging the borrower or collecting appraisal fees from the borrower(s) for the appraisal hereby agrees that they are responsible for insuring full payment is made to the appraiser for the appraisal

• URAR : Neighborhood - Description

The subject is located in a mature stable area. It is in good proximity to many diversified financial, industrial, service & movie industry centers. Neighborhood shows average to good maintenance. All conveniences & supporting services(markets, gas stations, etc) are within 2 miles & are along the traffic arteries on Firestone & Paramount. The subject is centrally located to the 5, 605,710, & 105 fwy's. The subject is located within 20 minutes from major retail, entertainment and employment opportunities in Long Beach, Whittier & Carson. The subject is located 30 minutes from the Los Angeles International Airport and 30 minutes from downtown Los Angeles.

AIR STATEMENT

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

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

THE APPRAISER S OFFICE IS WITHIN 30 MILES OF THE SUBJECT PROPERTY. IN THE PAST 5 YEARS I HAVE COMPLETED 10 TO 15 APPRAISALS A YEAR IN THIS AREA. I HAVE ACCESS TO CLAW MLS & CRMLS THE 2 DOMINANT MLS SERVICES IN THE AREA. I LIVE IN THE SUBJECT COUNTY & HAVE PERFORMED APPRAISALS IN THE ARE FOR OVER 45 YEARS.

FEATURES NOT ON THE GRID LIKE THE FIREPLACE ,FRONT PORCH & OUTDOOR BBQ ARE NOT SIGNIFICANT ENOUGH TO BE ON THE GRID & DO NOT REQUIRE AN ADJUSTMENT THOSE ITEMS ARE NOT ALWAYS REPORTED SO THERE IS NO WAY TO KNOW IF THE COMPARABLES HAVE SUCH ITEMS

HIGHEST & BEST USE WAS DETERMINED AS IMPROVED BASED ON ITS CURRENT USE BEING LEGALLY PERMISSIBLE. PHYSICALLY POSSIBLE FINANCIALLY FEASIBLE & MOST PROFITABLE ALL SALES ARE WITHIN THE NEIGHBORHOOD BOUNDARIES & SOME SALES ARE FOUND ACROSS MAJOR ROADWAYS & THEY ARE STILL CONSIDERED IN THE SAME AREA & BEING ACROSS FLORENCE OR LAKEWOOD BL IS STILL THE SAME AREA & SOME SALES ARE OVER A MILE AWAY BUT THAT IS STILL THE SAME AREA

THE APPRAISER ADJUSTED FOR DISSIMILARITIES BETWEEN THE SUBJECT & COMPARABLES ACCORDING TO THE MARKET REACTION. THEREFORE DISSIMILARITIES THAT HAVE A 0 INDICATED IN THE ADJUSTMENT COLUMN MEANS THE APPRAISER HAS ACKNOWLEDGED THE DIFFERENCE, HOW EVER THE MARKET DOES NOT SUPPORT ANY ADJUSTMENT

Subject Photo Page

Borrower	REDWOOD HOLDINGS				
Property Address	9354 Otto St				
City	Downey	County LOS ANGELES	State c A	A Zip Code	90240-3567
Lender/Client	WEDGEWOOD INC				



	Subject Front
9354 Otto St	
Borrower/Client	
Lender	4,021
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	4.0
Location	N;Res;
View	N;Res;
Site	10000 sf
Quality	Q3
Age	54



Subject Rear



Subject Street

Comparable Photo Page #1-3

Borrower	REDWOOD HOLDINGS
Property Address	9354 Otto St
City	Downey
Lender/Client	WEDGEWOOD INC

County LOS ANGELES

State CA Zip Code 90240-3567



Comparable 1					
9131 Gainford St					
Lender	0.37 miles NW				
Sale Price	1,887,500				
Gross Living Area	3,698				
Total Rooms	8				
Total Bedrooms	4				
Total Bathrooms	4.0				
Location	N;Res;				
View	N;Res;				
Site	16999 sf				
Quality	Q3				
Age	56				



Comparable 2

9332 Lubec St	
Prox. to Subject	0.16 miles N
Sale Price	1,900,000
Gross Living Area	4,097
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	4.0
Location	N;Res;
View	N;Res;
Site	10885 sf
Quality	Q3
Age	21



Comparable 3

	-
10026 Mattock Ave	
Prox. to Subject	0.29 miles SE
Sale Price	1,880,000
Gross Living Area	3,910
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	10282 sf
Quality	Q3
Age	16

Comparable Photo Page

Borrower	REDWOOD HOLDINGS						
Property Address	9354 Otto St						
City	Downey	County	LOS ANGELES	State	CA	Zip Code	90240-3567
Lender/Client	WEDGEWOOD INC						



Comparable 4

10260 Casanes Ave	
Lender	0.28 miles S
Sales Price	1,765,000
Gross Living Area	4,238
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	4.0
Location	N;Res;
View	N;Res;
Site	14709 sf
Quality	Q3
Age	74



Comparable 5

9359 Cecilia St	
Prox. to Subject	0.70 miles SW
Sales Price	1,549,000
Gross Living Area	3,657
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	7781 sf
Quality	Q3
Age	72

Comparable 6

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

СЗ

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

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

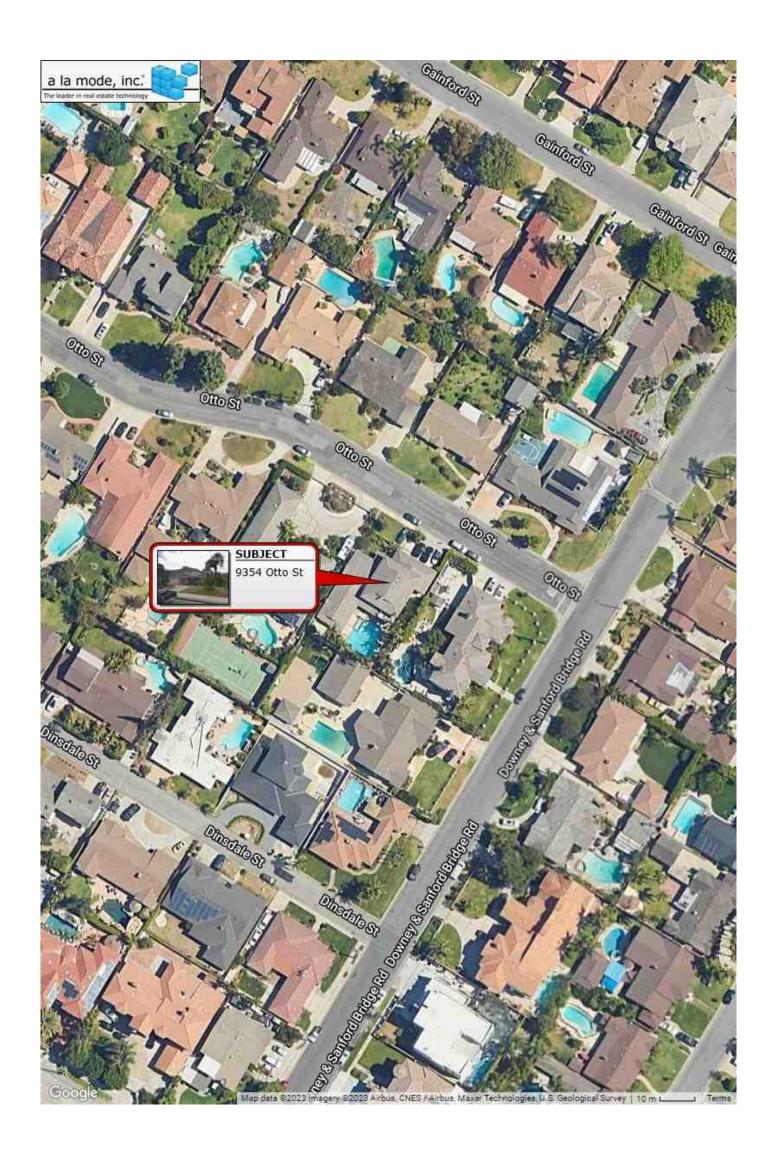
Abbreviations Used in Data Standardization Text

acAcreAdjPrkAdjaAdjPwrAdjaAdjPwrAdjaArmLthArmATAttaBBenbaBattbrBedBsyRdBuscConCashCasConvConConvConCtySkyCityCtySkyCityCtyStrCityCvCovDOMDayDTDetadwDriveEstateFHAFedugaGaragbiBuiligdDetaGlfCseGolf	jacent to Park jacent to Power Lines ns Length Sale ached Structure neficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date tate Sale deral Housing Authority rage ached Garage itached Garage	Location & View Area, Site Location Location Sale or Financing Concessions Design (Style) Location & View Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View View Garage/Carport Data Sources Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions View View Sale or Financing Concessions View Sale or Financing Concessions View Sale or Financing Concessions Sale or Financing Conc
AdjPrkAdjaAdjPwrAdjaAdjPwrAdjaArmLthArmATAttaBBenbaBattbrBedBsyRdBuscConCashCassCommConCashCaspConvConCpCarpCrtOrdCouCtySkyCityCtyStrCityDOMDayDTDetadwDriveEstateFHAFeddgaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	jacent to Park jacent to Power Lines ns Length Sale ached Structure neficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date tate Sale deral Housing Authority rage ached Garage itached Garage	Location Location Sale or Financing Concessions Design (Style) Location & View Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View View View View Qarage/Carport Data Sources Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions
AdjPwrAdjaArmLthArmATAttaBBenbaBattbrBedBsyRdBuscComCashCasCommComConvComConvComCrtOrdCouCtySkyCityCvCovDOMDayDTDetadwDriveEstateEstateEstaFHAFeddgaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	jacent to Power Lines ns Length Sale ached Structure neficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date tate Sale deral Housing Authority rage ached Garage tached Garage	Location Sale or Financing Concessions Design (Style) Location & View Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View View Garage/Carport Data Sources Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions
ArmLthArmATAttaBBenbaBattbrBedBsyRdBuscConCashCasCommConCashCasConvConConvConCpCarpCrtOrdCouCtySkyCityCvCovDOMDayDTDetadwDriveEstateEstateEstaFHAFeddgaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	ns Length Sale ached Structure neficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date tate Sale deral Housing Authority rage ached Garage tached Garage	Sale or Financing ConcessionsDesign (Style)Location & ViewBasement & Finished Rooms Below GradeBasement & Finished Rooms Below GradeLocationDate of Sale/TimeSale or Financing ConcessionsLocationSale or Financing ConcessionsGarage/CarportSale or Financing ConcessionsViewViewViewGarage/CarportData SourcesDesign (Style)Garage/CarportDate of Sale/TimeSale or Financing ConcessionsSale
ATAttaBBenbaBattbrBedBsyRdBuscConCashCasCommConConvConConvConConvConCtySkyCityCtySkyCityCtyStrCityDOMDayDTDetadwDriveEstateEstateEstataFHAFeddgaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	ached Structure neficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date tate Sale deral Housing Authority rage ached Garage tached Garage	Design (Style)Location & ViewBasement & Finished Rooms Below GradeBasement & Finished Rooms Below GradeLocationDate of Sale/TimeSale or Financing ConcessionsLocationSale or Financing ConcessionsGarage/CarportSale or Financing ConcessionsViewViewViewData SourcesDesign (Style)Garage/CarportDate of Sale/TimeSale or Financing Concessions
BBenbaBattbrBedBsyRdBuscConCashCasCommConConvConConvConConvConConvConCtOrdCouCtySkyCityCtyStrCityCvCovDOMDayDTDetadwDriveEstateEstateEstataFHAFeddgaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	neficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date tate Sale deral Housing Authority rage ached Garage tached Garage tached Garage	Location & View Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View View Garage/Carport Data Sources Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions Sale or Financing Concessions Sale or Financing Concessions Base of Sale/Time Sale or Financing Concessions Sale or Financing Concesions Sale or Financing Concessions Sale or Financing Concess
baBattbrBedBsyRdBuscConCashCasCommConConvConConvConCpCarpCrtOrdCouCtySkyCityCtyStrCitycvCovDOMDayDTDetadwDriveEstateEstateEstatFHAFeddgaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date tate Sale deral Housing Authority rage ached Garage tached Garage	Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View View Garage/Carport Data Sources Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions
brBedBsyRdBuscConCashCasCommConConvConConvConCpCarpCrtOrdCouCtySkyCityCtyStrCitycvCovDOMDayDTDetadwDriveEstateEstateEstatFHAFeddgaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date tate Sale deral Housing Authority rage ached Garage tached Garage	Basement & Finished Rooms Below Grade Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View View Garage/Carport Data Sources Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions Garage/Carport Date of Sale/Time Sale or Financing Concessions
BsyRdBuscComCashCasCommComConvComConvComcpCarpCrtOrdCouCtySkyCityCtyStrCityCvCovDOMDayDTDetadwDriveEstateEstateEstatFHAFeddgaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway Diration Date tate Sale deral Housing Authority rage ached Garage ilt-in Garage tached Garage	Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View View Garage/Carport Data Sources Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions Sale or Financing Concessions Garage/Carport
CConCashCasCommConConvConConvConCpCarpCrtOrdCouCtySkyCityCtyStrCityCvCovDOMDayDTDetadwDriveExpiEstateEstateFHAFedagaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway Diration Date tate Sale deral Housing Authority rage ached Garage ilt-in Garage tached Garage	Date of Sale/TimeSale or Financing ConcessionsLocationSale or Financing ConcessionsGarage/CarportSale or Financing ConcessionsViewViewGarage/CarportData SourcesDesign (Style)Garage/CarportDate of Sale/TimeSale or Financing ConcessionsSale or Financing ConcessionsGarage/CarportDate of Sale/TimeSale or Financing ConcessionsSale or Financing ConcessionsSale or Financing ConcessionsGarage/Carport
CashCasCommComConvComcpCarCrtOrdCouCtySkyCityCtyStrCitycvCovDOMDayDTDetadwDriveExpiEstateEstateFHAFedugGaragaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View y Street View vered ys On Market tached Structure veway obiration Date tate Sale deral Housing Authority rage ached Garage tached Garage tached Garage	Sale or Financing ConcessionsLocationSale or Financing ConcessionsGarage/CarportSale or Financing ConcessionsViewViewGarage/CarportData SourcesDesign (Style)Garage/CarportDate of Sale/TimeSale or Financing ConcessionsSale or Financing ConcessionsGarage/Carport
CommComConvConcpCarpCrtOrdCouCtySkyCityCtyStrCityCvCovDOMDayDTDetadwDriveExpiEstateEstaFHAFeddgGaragaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date tate Sale deral Housing Authority rage ached Garage tached Garage tached Garage	Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View Garage/Carport Data Sources Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions Garage/Carport
ConvConCpCarpCrtOrdCouCtySkyCityCtyStrCityCvCovDOMDayDTDetadwDriveExpiEstateEstateFHAFeddgGaragaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date tate Sale deral Housing Authority rage ached Garage ilt-in Garage tached Garage	Sale or Financing ConcessionsGarage/CarportSale or Financing ConcessionsViewViewGarage/CarportData SourcesDesign (Style)Garage/CarportDate of Sale/TimeSale or Financing ConcessionsSale or Financing ConcessionsSale or Financing ConcessionsGarage/Carport
cpCarpCrtOrdCouCtySkyCityCtyStrCitycvCovDOMDayDTDetadwDriveExpiEstateEstateFHAFeddgGaragaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date tate Sale deral Housing Authority rage ached Garage ilt-in Garage tached Garage	Garage/Carport Sale or Financing Concessions View View Garage/Carport Data Sources Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions Garage/Carport
CrtOrdCouCtySkyCityCtyStrCityCvCovDOMDayDTDetadwDriveExpiEstateEstaFHAFeddgGaragaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	virt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date tate Sale deral Housing Authority rage ached Garage tached Garage tached Garage	Sale or Financing Concessions View View Garage/Carport Data Sources Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions Garage/Carport
CtySkyCityCtyStrCitycvCovDOMDayDTDetadwDriveExpiEstateEstaFHAFeddgGaragaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	y View Skyline View y Street View vered ys On Market tached Structure veway biration Date tate Sale deral Housing Authority rage ached Garage ilt-in Garage tached Garage	View View Garage/Carport Data Sources Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions Garage/Carport
CtyStrCitycvCovDOMDayDTDetadwDriveExpiEstateEstaFHAFedugGaragaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	y Street View vered ys On Market tached Structure veway biration Date tate Sale deral Housing Authority rage ached Garage ilt-in Garage tached Garage	View Garage/Carport Data Sources Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions Garage/Carport
cvCovDOMDayDTDetadwDriveExpiEstateEstaFHAFedugGaragaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	vered ys On Market tached Structure veway Diration Date tate Sale deral Housing Authority rage ached Garage ilt-in Garage tached Garage	Garage/Carport Data Sources Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions Garage/Carport
DOMDayDTDetadwDriveExpiEstateEstaFHAFedugGaragaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	ys On Market tached Structure veway Diration Date tate Sale deral Housing Authority rage ached Garage ilt-in Garage tached Garage	Data Sources Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions Garage/Carport
DTDetadwDriveExpiEstateEstaFHAFedagGaragaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	tached Structure veway Diration Date tate Sale deral Housing Authority rage ached Garage ilt-in Garage tached Garage	Design (Style) Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions Garage/Carport
DTDetadwDriveExpiEstateEstaFHAFedagGaragaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	tached Structure veway Diration Date tate Sale deral Housing Authority rage ached Garage ilt-in Garage tached Garage	Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions Garage/Carport
e Expi Estate Esta FHA Fedu g Gara ga Atta gbi Built gd Deta GlfCse Golf Glfvw Golf	biration Date tate Sale deral Housing Authority rage ached Garage ilt-in Garage tached Garage	Garage/Carport Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions Garage/Carport
e Expi Estate Esta FHA Fedu g Gara ga Atta gbi Built gd Deta GlfCse Golf Glfvw Golf	biration Date tate Sale deral Housing Authority rage ached Garage ilt-in Garage tached Garage	Date of Sale/Time Sale or Financing Concessions Sale or Financing Concessions Garage/Carport
Estate Esta FHA Fedd g Gara ga Atta gbi Built gd Deta GlfCse Golf Glfvw Golf	ate Sale deral Housing Authority rage ached Garage ilt-in Garage tached Garage	Sale or Financing Concessions Sale or Financing Concessions Garage/Carport
FHAFeddgGaragaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	deral Housing Authority rage ached Garage ilt-in Garage tached Garage	Sale or Financing Concessions Garage/Carport
gGaragaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolf	rage ached Garage ilt-in Garage tached Garage	Garage/Carport
ga Atta gbi Buil gd Deta GlfCse Golf Glfvw Golf	ached Garage ilt-in Garage tached Garage	
gbi Built gd Deta GlfCse Golf Glfvw Golf	ilt-in Garage tached Garage	Guiugo, Guiport
gd Deta GlfCse Golf Glfvw Golf	tached Garage	Garage/Carport
GlfCse Golf Glfvw Golf		Garage/Carport
Glfvw Golf	If Course	Location
	If Course View	View
GR Gal		Design (Style)
HR Hiat		- \ - /
3	jh Rise	Design (Style) Basement & Finished Rooms Below Grade
	erior Only Stairs	
	ustrial	Location & View
Listing Listi	-	Sale or Financing Concessions
	ndfill	Location
	nited Sight	View
	d-rise	Design (Style)
	puntain View	View
	utral	Location & View
	n-Arms Length Sale	Sale or Financing Concessions
o Othe	-	Basement & Finished Rooms Below Grade
0 Othe		Design (Style)
ор Оре		Garage/Carport
Prk Park	rk View	View
Pstrl Pas	storal View	View
PwrLn Pow	wer Lines	View
PubTrn Pub	blic Transportation	Location
Relo Relo	location Sale	Sale or Financing Concessions
	0 Sale	Sale or Financing Concessions
Res Res	sidential	Location & View
	DA - Rural Housing	Sale or Financing Concessions
	creational (Rec) Room	Basement & Finished Rooms Below Grade
	w or Townhouse	Design (Style)
	ttlement Date	Date of Sale/Time
	mi-detached Structure	Design (Style)
	ort Sale	Sale or Financing Concessions
	uare Feet	Area, Site, Basement
	uare Meters	Area, Site
	known	Date of Sale/Time
	terans Administration	Sale or Financing Concessions
	thdrawn Date	Date of Sale/Time
	Ik Out Basement	Basement & Finished Rooms Below Grade
	bods View	View
	iter View	View
	iter view Iter Frontage	Location
wu Wal	Ik Up Basement	Basement & Finished Rooms Below Grade

UAD Version 9/2011 (Updated 1/2014)

AERIAL PHOTO

Borrower	REDWOOD HOLDINGS			
Property Address	9354 Otto St			
City	Downey	County LOS ANGELES	State CA	Zip Code 90240-3567
Lender/Client	WEDGEWOOD INC			



Location Map

Borrower	REDWOOD HOLDINGS			
Property Address	9354 Otto St			
City	Downey	County LOS ANGELES	State CA	Zip Code 90240-3567
Lender/Client	WEDGEWOOD INC			

