# Exterior-Only Inspection Residential Appraisal Report File No. 6831 pagent

Th	e purpose of this summary appraisal report is				upported					openty.
	Property Address 6831 E Pageantry Stree Borrower Redwood Holdings LLC			City Long Beach  Norman Rye				Zip Code 9 Angeles		
	Legal Description Tract # 17700 Lot 169	Owner or P	Public Record	Norman Rye		CL	unity LOS	Allgeles		
	Assessor's Parcel # 7080-017-015			Tax Year 2023		R.	E. Taxes \$	5,397		
	Neighborhood Name Lakewood Plaza			Map Reference <b>796 E-1</b>				5740.40		
SUBJEC	Occupant X Owner Tenant Vacant	Special As:	sessments \$	0	F	PUD HOA\$ 0		per yea	arpe	er month
M M	Property Rights Appraised X Fee Simple	Leasehold Other (de								
·	Assignment Type Purchase Transaction			ribe) Servicing						
ı	Lender/Client Wedgewood Inc.			nattan Beach Blvd S			Ó		3	
	Is the subject property currently offered for sale or ha Report data source(s) used, offering price(s), and dat		e tweive mont	ns prior to the effective date (	or this app	raisai?	res XI	10		
	report data source(s) used, offering price(s), and date	e(s). CINILO								
	I did did not analyze the contract for sale f	for the subject purchase trans	action. Explai	n the results of the analysis of	f the contr	act for sale or why	the analys	sis was not pe	erformed.	
								·		
5										
₩.	Contract Price \$ Date of Contr			eller the owner of public reco			Data Sour	$\overline{}$		
CONTRAC	Is there any financial assistance (loan charges, sale of		nent assistand	ce, etc.) to be paid by any par	ty on beha	alf of the borrower	?	JYes ∟N	lo	
0	If Yes, report the total dollar amount and describe the	e items to be paid.								
ı										
	Note: Race and the racial composition of the neig	nhborhood are not appraisa	Il factors.							
	Neighborhood Characteristics			ousing Trends		One-Unit Hou	ısing	Preser	nt Land Use	e %
	Location Urban X Suburban Rural	Property Values	Increasing	X Stable Dec	lining	PRICE	AGE	One-Unit		70 %
	Built-Up X Over 75% 25-75% Under				r Supply	\$(000)	(yrs)	2-4 Unit		10 %
8	Growth Rapid X Stable Slow	Marketing Time X			r 6 mths	590 Low	60	Multi-Family		%
Ξ	Neighborhood Boundaries North; E Carson	St. South; Spring St.	East; Stu	idebacker Rd. West		1,528 High	80		l	20 %
<u>B</u> 0	Woodruff Ave.					909 Pred.	70			%
VEIGHBORHOOD	Neighborhood Description The subjects neighborhood Description									
Į.	developments, and commerical center				o good	for the mark	etability	of the su	ubjects	
ı	marketing area. The 605 freeway is r				ina oro	o of the subi	oot oro	annd Lin	nitod	
	Market Conditions (including support for the above comarketing time of less than 90 days.									<i>i</i> ith
	values remaining stable.	interest rates are risi	ing, nowe	vei il appears to riav	e no a	vuerse eneci	on the	current n	iaiket w	/IUI
	Dimensions See Plat Map	Area <b>5613</b> s	f	Shape Rect	angular	-	View N	·Res·		
	Specific Zoning Classification LBR1N			Family Residence	arigulai		V1011 1 4	,,,,,,		
		onforming (Grandfathered Us	$\overline{}$	Zoning Illegal (descr	be)					
	Is the highest and best use of the subject property as					Yes No	If No, des	cribe.		
							-,			
	Utilities Public Other (describe)		Public	Other (describe)		Off-site Improv				Private
	Electricity X	Water	X	Other (describe)		Off-site Improv	ements—		Public	Private
SITE	Electricity X Gas X	Sanitary Sewer				Off-site Improv Street Aspha Alley None	ements— Ilt	Туре	X	Private
SITE	Electricity X Gas X Yes X Yes X N	Sanitary Sewer	X	FEMA Map # 0601		Off-site Improv	ements— Ilt	Туре	X	Private
SITE	Electricity X Gas X Y Yes X N  FEMA Special Flood Hazard Area Yes X N  Are the utilities and off-site improvements typical for t	Sanitary Sewer  No FEMA Flood Zone X  the market area? X Yes	X X s No	FEMA Map # 0601 If No, describe.	36/0603	Off-site Improv Street Aspha Alley None 7C1980F FE	ements— I <b>lt</b> MA Map Da	Type ate 09/26/2	X	Private
SITE	Electricity X Gas X Yes X Yes X N	Sanitary Sewer  No FEMA Flood Zone X  the market area? X Yes	X X s No	FEMA Map # 0601 If No, describe.	36/0603	Off-site Improv Street Aspha Alley None	ements— I <b>lt</b> MA Map Da	Туре	X	Private
SITE	Electricity X Gas X Y Yes X N  FEMA Special Flood Hazard Area Yes X N  Are the utilities and off-site improvements typical for t	Sanitary Sewer  No FEMA Flood Zone X  the market area? X Yes	X X s No	FEMA Map # 0601 If No, describe.	36/0603	Off-site Improv Street Aspha Alley None 7C1980F FE	ements— I <b>lt</b> MA Map Da	Type ate 09/26/2	X	Private
SITE	Electricity X Gas X Y Yes X N  FEMA Special Flood Hazard Area Yes X N  Are the utilities and off-site improvements typical for t	Sanitary Sewer  No FEMA Flood Zone X  the market area? X Yes	X X s No nts, environme	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e	36/0603 tc.)?	Off-site Improv Street Aspha Alley None 7C1980F FE	ements— I <b>lt</b> MA Map Da	Type ate 09/26/2	X	Private
SITE	Electricity X Gas X Yes X N FEMA Special Flood Hazard Area Yes X N Are the utilities and off-site improvements typical for t Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Prope	Sanitary Sewer  No FEMA Flood Zone X  the market area? X Yes  ors (easements, encroachments)	X X s No nts, environme	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e	36/0603 tc.)?	Off-site Improv Street Aspha Alley None 7C1980F FEI Yes X No	ements— Ilt  MA Map Da  If Yes,	Type ate 09/26/2	X	Private
SITE	Electricity X Gas X Yes X N  FEMA Special Flood Hazard Area Yes X N  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Proper  Other (describe)	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment)  rty Appraisal Files	X X s No nts, environme	FEMA Map # 0601  If No, describe. ental conditions, land uses, e  Assessment and Tax Reco	36/0603 tc.)?	Off-site Improv Street Aspha Alley None 7C1980F FEI Yes X No	ements— Ilt  MA Map Da  If Yes,	Type ate 09/26/2 describe erty Owner	2008	Private
SITE	Electricity X	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment  rty Appraisal Files  GENERAL DESCRIP	X X s No nts, environme	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Reco Data Source(s) for Gross L  Heating / Cooling	36/0603 tc.)? ords iving Area	Off-site Improv Street Aspha Alley None 7C1980F FEI Yes X No Prior Inspection a Public Reco	ements— Ilt  MA Map Da  If Yes,  Prop	Type ate 09/26/2 describe erty Owner	2008	Private
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Prope Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit	Sanitary Sewer  No FEMA Flood Zone X  the market area? X Yes  ors (easements, encroachment  rty Appraisal Files  GENERAL DESCRIP  Concrete Slab X C	X X S No nts, environme MLS X TION Trawl Space	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Reco Data Source(s) for Gross L Heating / Cooling  FWA HWBB	36/0603 tc.)? ords iving Area X Fire	Off-site Improv Street Aspha Alley None 17C1980F FEI  Yes X No Prior Inspection Public Reco	ements— Ilt  MA Map Da  If Yes,  Properds  No	describe	X 2008	
	Electricity X	Sanitary Sewer  No FEMA Flood Zone X  the market area? X Yes  ors (easements, encroachment  Try Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Fi	X X X X X X X X X X X X X X X X X X X	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Reco Data Source(s) for Gross L Heating / Cooling  FWA HWBB  Radiant	36/0603 tc.)? ords iving Area	Off-site Improv Street Aspha Alley None 17C1980F FEI  Yes X No Prior Inspection Public Reco	ements— If Yes,  Proportds  No  X Dri	describe erty Owner  Car St. ne veway #	2008  orage  of Cars 2	
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Proper  Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit  # of Stories 1  Type X Det. Att. S-Det/End Unit	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment  rty Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Partial Basement Files	S No  nts, environme  MLS X  TION  rawl Space inished inished	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Reco Data Source(s) for Gross L Heating / Cooling  FWA HWBB	ac.)?	Off-site Improv Street Aspha Alley None 17C1980F FEI  Yes X No Prior Inspection Public Reco	ements— Ilt  If Yes,  Propurds  No  X Drii Drivew	describe erty Owner  Car Stine veway # ay Surface C	2008  orage  of Cars 2	
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Prope Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit # of Stories 1  Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const.	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment  rty Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/	S No nts, environme  MLS X  TION  Trawl Space inished inished /Avg	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Recc  Data Source(s) for Gross I  Heating / Cooling  FWA HWBB  Radiant  X Other Wall  Fuel Gas	ac.)?  ards  iving Area  X Fire  Word  X Pati	Off-site Improv Street Aspha Alley None 17C1980F FEI  Yes X No Prior Inspection Public Reco Amenities place(s) # 1 pdStove(s) # 0 po/Deck Con	ements— If Yes,  If Yes,  Proportds  No  X Drivew X Ga	describe erty Owner  Car Structure  car Structu	orage  of Cars 2  concrete	
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Proper  Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit  # of Stories 1  Type X Det. Att. S-Det/End Unit	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment  rty Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Partial Basement Files	X X X X X X X X X X X X X X X X X X X	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Reco Data Source(s) for Gross L Heating / Cooling FWA HWBB Radiant X Other Wall	36/0603 ic.)?  ords iving Area	Off-site Improv Street Aspha Alley None 17C1980F FEI  Yes X No Prior Inspection Public Reco Amenities place(s) # 1 odstove(s) # 0 o/Deck Con ch None	ements— If Yes,  If Yes,  Proportds  No  X Drivew X Ga	describe erty Owner  Car Structure  Car Structu	orage  of Cars 2 Concrete of Cars 2	
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Prope Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit  # of Stories 1  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const.  Design (Style) Traditional	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment  rty Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Partial Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A	MLS X  TION  Trawl Space inished inished //Avg	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Recc Data Source(s) for Gross I  Heating / Cooling  FWA HWBB  Radiant  X) Other Wall  Fuel Gas  Central Air Conditioning	36/0603  tc.)?  rds iving Area	Off-site Improv Street Aspha Alley None TC1980F FEI  Yes X No  Prior Inspection Public Reco Amenities Place(s) # 1 DdStove(s) # 0 Do/Deck Con Ch None None	ements— Ilt  MA Map Da  If Yes,  Prop  Prop  If Section 1	describe erty Owner  Car Structure  Car Structu	orage  of Cars 2 concrete of Cars 2 of Cars 2 of Cars 0	
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Proper Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit  # of Stories 1  Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const.  Design (Style) Traditional Year Built 1952	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment  Try Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Not	S No nts, environme  MLS X  TION  Trawl Space inished inished /Avg Avg ne	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Recc Data Source(s) for Gross I  Heating / Cooling  FWA HWBB  Radiant  X) Other Wall  Fuel Gas  Central Air Conditioning  Individual	36/0603  tc.)?  rds iving Area	Off-site Improv Street Aspha Alley None TC1980F FEI  Yes X No Prior Inspection Public Reco Amenities place(s) # 1 podStove(s) # 0 polyDeck Con ch None None Ce Blk/Wd	ements— Ilt  MA Map Da  If Yes,  Propords  No  X Dri  Drivew  X Ga  Ca  X Att  Bu	describe erty Owner  Car Stone veway # ay Surface C rage # rport # ached [ ilt-in]	orage  of Cars 2 concrete of Cars 2 of Cars 2 of Cars 0	
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Prope Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit  # of Stories 1  Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const.  Design (Style) Traditional  Year Built 1952  Effective Age (Yrs) 40  Appliances Refrigerator Range/Oven  Finished area above grade contains:	Sanitary Sewer  No FEMA Flood Zone X  the market area? X Yes  ors (easements, encroachments)  Try Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Note  Window Type Vinyl/Avc  Dishwasher Disponts  7 Rooms	S No nts, environme  MLS X  TION  Trawl Space inished inished /Avg Avg ne	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Reco Data Source(s) for Gross L Heating / Cooling  FWA HWBB  Radiant  X Other Wall  Fuel Gas  Central Air Conditioning Individual  X) Other None icrowave Washer/Dry	additional and the state of the	Off-site Improv Street Aspha Alley None 7C1980F FEI  Yes X No Prior Inspection a Public Reco Amenities place(s) # 1 odstove(s) # 0 ol/Deck Con ch None ol None ce Blk/Wd er None	ements— Ilt  MA Map Da  If Yes,  Properds  No  X Dri  Drivew  X Ga  X Att  Bu  Jnknown	describe erty Owner  Car Stone veway # ay Surface C rage # rport # ached [ ilt-in n	orage  of Cars 2 concrete of Cars 2 of Cars 0 Detacher	eed
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Prope Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit  # of Stories 1  Type X Det. Att. S-Det./End Unit  X Existing Proposed Under Const.  Design (Style) Traditional  Year Built 1952  Effective Age (Yrs) 40  Appliances Refrigerator Range/Oven	Sanitary Sewer  No FEMA Flood Zone X  the market area? X Yes  ors (easements, encroachments)  Try Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Note  Window Type Vinyl/Avc  Dishwasher Disponts  7 Rooms	S No nts, environme  MLS X  TION  Trawl Space inished inished //Avg Avg ne g osal M	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Reco Data Source(s) for Gross L Heating / Cooling  FWA HWBB  Radiant  X Other Wall  Fuel Gas  Central Air Conditioning Individual  X) Other None icrowave Washer/Dry	additional and the state of the	Off-site Improv Street Aspha Alley None TC1980F FEI  Yes X No Prior Inspection Public Reco Amenities Place(s) # 1 PodStove(s) # 0 Prior Inspection Public Reco Amenities Place(s) # 0 Prior Inspection Public Reco Pub	ements— Ilt  MA Map Da  If Yes,  Properds  No  X Dri  Drivew  X Ga  X Att  Bu  Jnknown	describe erty Owner  Car Stone veway # ay Surface C rage # rport # ached [ ilt-in n	orage  of Cars 2 concrete of Cars 2 of Cars 0 Detacher	eed
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Proper Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit  # of Stories 1  Type X Det Att. S-Det/End Unit X Existing Proposed Under Const.  Design (Style) Traditional  Year Built 1952  Effective Age (Yrs) 40  Appliances Refrigerator Range/Oven Finished area above grade contains:  Additional features (special energy efficient items, etc.)	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment  rty Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Nor  Window Type Vinyl/Avc  Dishwasher Dispo  7 Rooms  2.) Patio	MLS > TION rawl Space inished inished /Avg avg ne goosal M Bedro	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Recc Data Source(s) for Gross I  Heating / Cooling  FWA HWBB  Radiant  X Other Wall  Fuel Gas  Central Air Conditioning  Individual  X Other None icrowave Washer/Dry  Joms 2.0 Ba	additional and the state of the	Off-site Improv Street Aspha Alley None 17C1980F FEI  Yes X No Prior Inspection Prior Inspe	ements— If Yes,  If Yes,  Propurds  No X Drivew X Ga X Att Bu Jnknown Ge Feet of Co	describe erty Owner  Car Stine veway # ay Surface C rage # rport # ached [ ill-in] Gross Living a	orage  of Cars 2 Concrete of Cars 2 of Cars 0 Detached	eed
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Proper Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit  # of Stories 1  Type X Det Att. S-Det./End Unit X Existing Proposed Under Const.  Design (Style) Traditional  Year Built 1952  Effective Age (Yrs) 40  Appliances Refrigerator Range/Oven Finished area above grade contains:  Additional features (special energy efficient items, etc.)	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment  rty Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Partial Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Nor  Window Type Vinyl/Avc  Dishwasher Dispo  7 Rooms  Dispo  200 (including apparent need)	MLS X  TION Trawl Space inished inished /Avg Avg ne g osal M 3 Bedro	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Recc  Data Source(s) for Gross I  Heating / Cooling  FWA HWBB  Radiant  X Other Wall  Fuel Gas  Central Air Conditioning  Individual  X Other None  icrowave Washer/Dry  coms 2.0 Ba  eterioration, renovations, rem	adding, e	Off-site Improv Street Aspha Alley None 7C1980F FEI  Yes X No Prior Inspection Prior Inspec	ements— If Yes,  If Yes,  Propurds  No  X Dri  Drivew  X Ga  X Att  Bu  Jnknown  Feet of Co	describe erty Owner  Car St ne veway # ay Surface C rage # rport # ached [ ill-in n Gross Living a	orage  of Cars 2 Concrete of Cars 2 of Cars 0 Detached  Area Above	eed
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Prope Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit  # of Stories 1  Type X Det. Att. S-Det./End Unit  X Existing Proposed Under Const.  Design (Style) Traditional  Year Built 1952  Effective Age (Yrs) 40  Appliances Refrigerator Range/Oven Finished area above grade contains:  Additional features (special energy efficient items, etc.)  Describe the condition of the property and data source subject only. Unable to determine the	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment  rty Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Partial Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Nor  Window Type Vinyl/Avg  Dishwasher Dispontation  7 Rooms  Exelsion (including apparent needs)  Exelsion (including apparent needs)  Exelsion (including apparent needs)	MLS X  TION Trawl Space inished inished /Avg Avg ne g osal M 3 Bedro	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Recc  Data Source(s) for Gross I  Heating / Cooling  FWA HWBB  Radiant  X Other Wall  Fuel Gas  Central Air Conditioning  Individual  X Other None  icrowave Washer/Dry  coms 2.0 Ba  eterioration, renovations, rem	adding, e	Off-site Improv Street Aspha Alley None 7C1980F FEI  Yes X No Prior Inspection Prior Inspec	ements— If Yes,  If Yes,  Propurds  No  X Dri  Drivew  X Ga  X Att  Bu  Jnknown  Feet of Co	describe erty Owner  Car St ne veway # ay Surface C rage # rport # ached [ ill-in n Gross Living a	orage  of Cars 2 Concrete of Cars 2 of Cars 0 Detached  Area Above	eed
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Proper Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit  # of Stories 1  Type X Det Att. S-Det./End Unit X Existing Proposed Under Const.  Design (Style) Traditional  Year Built 1952  Effective Age (Yrs) 40  Appliances Refrigerator Range/Oven Finished area above grade contains:  Additional features (special energy efficient items, etc.)	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment  rty Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Partial Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Nor  Window Type Vinyl/Avg  Dishwasher Dispontation  7 Rooms  Exelsion (including apparent needs)  Exelsion (including apparent needs)  Exelsion (including apparent needs)	MLS X  TION Trawl Space inished inished /Avg Avg ne g osal M 3 Bedro	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Recc  Data Source(s) for Gross I  Heating / Cooling  FWA HWBB  Radiant  X Other Wall  Fuel Gas  Central Air Conditioning  Individual  X Other None  icrowave Washer/Dry  coms 2.0 Ba  eterioration, renovations, rem	adding, e	Off-site Improv Street Aspha Alley None 7C1980F FEI  Yes X No Prior Inspection Prior Inspec	ements— If Yes,  If Yes,  Propurds  No  X Dri  Drivew  X Ga  X Att  Bu  Jnknown  Feet of Co	describe erty Owner  Car St ne veway # ay Surface C rage # rport # ached [ ill-in n Gross Living a	orage  of Cars 2 Concrete of Cars 2 of Cars 0 Detached  Area Above	eed
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Prope Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit  # of Stories 1  Type X Det. Att. S-Det./End Unit  X Existing Proposed Under Const.  Design (Style) Traditional  Year Built 1952  Effective Age (Yrs) 40  Appliances Refrigerator Range/Oven Finished area above grade contains:  Additional features (special energy efficient items, etc.)  Describe the condition of the property and data source subject only. Unable to determine the	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment  rty Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Partial Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Nor  Window Type Vinyl/Avg  Dishwasher Dispontation  7 Rooms  Exelsion (including apparent needs)  Exelsion (including apparent needs)  Exelsion (including apparent needs)	MLS X  TION Trawl Space inished inished /Avg Avg ne g osal M 3 Bedro	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Recc  Data Source(s) for Gross I  Heating / Cooling  FWA HWBB  Radiant  X Other Wall  Fuel Gas  Central Air Conditioning  Individual  X Other None  icrowave Washer/Dry  coms 2.0 Ba  eterioration, renovations, rem	adding, e	Off-site Improv Street Aspha Alley None 7C1980F FEI  Yes X No Prior Inspection Prior Inspec	ements— If Yes,  If Yes,  Propurds  No  X Dri  Drivew  X Ga  X Att  Bu  Jnknown  Feet of Co	describe erty Owner  Car St ne veway # ay Surface C rage # rport # ached [ ill-in n Gross Living a	orage  of Cars 2 Concrete of Cars 2 of Cars 0 Detached  Area Above	eed
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Prope Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit  # of Stories 1  Type X Det. Att. S-Det./End Unit  X Existing Proposed Under Const.  Design (Style) Traditional  Year Built 1952  Effective Age (Yrs) 40  Appliances Refrigerator Range/Oven Finished area above grade contains:  Additional features (special energy efficient items, etc.)  Describe the condition of the property and data source subject only. Unable to determine the	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment  rty Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Partial Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Nor  Window Type Vinyl/Avg  Dishwasher Dispontation  7 Rooms  Exelsion (including apparent needs)  Exelsion (including apparent needs)  Exelsion (including apparent needs)	MLS X  TION Trawl Space inished inished /Avg Avg ne g osal M 3 Bedro	FEMA Map # 0601  If No, describe.  ental conditions, land uses, e  Assessment and Tax Recc  Data Source(s) for Gross I  Heating / Cooling  FWA HWBB  Radiant  X Other Wall  Fuel Gas  Central Air Conditioning  Individual  X Other None  icrowave Washer/Dry  coms 2.0 Ba  eterioration, renovations, rem	adding, e	Off-site Improv Street Aspha Alley None 7C1980F FEI  Yes X No Prior Inspection Prior Inspec	ements— If Yes,  If Yes,  Propurds  No  X Dri  Drivew  X Ga  X Att  Bu  Jnknown  Feet of Co	describe erty Owner  Car St ne veway # ay Surface C rage # rport # ached [ ill-in n Gross Living a	orage  of Cars 2 Concrete of Cars 2 of Cars 0 Detached  Area Above	eed
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Prope Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit  # of Stories 1  Type X Det. Att. S-Det./End Unit  X Existing Proposed Under Const.  Design (Style) Traditional  Year Built 1952  Effective Age (Yrs) 40  Appliances Refrigerator Range/Oven Finished area above grade contains:  Additional features (special energy efficient items, etc.)  Describe the condition of the property and data source subject only. Unable to determine the	Sanitary Sewer  No FEMA Flood Zone X  the market area? X Yes  ors (easements, encroachment  Try Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Nor  Window Type Vinyl/Avg  Dishwasher Dispront  7 Rooms  Concrete Slab X C  Patio  Dishwasher Dispront  Towns  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/  Roof Surface AspShg/A  Gutters & Downspouts Nor  Gutters & Downspouts Nor  Window Type Vinyl/Avg  Dishwasher Dispront  Towns  Concrete Slab X C  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/  Roof Surface AspShg/A  Gutters & Downspouts Nor  Gutters & Downspouts	MLS X  TION Trawl Space inished inished //Avg Avg Ne Garant Market Marke	FEMA Map # 0601  If No, describe. ental conditions, land uses, e  Assessment and Tax Reco Data Source(s) for Gross L Heating / Cooling FWA HWBB Radiant X Other Wall Fuel Gas Central Air Conditioning Individual X Other None icrowave Washer/Dry ioms 2.0 Ba eterioration, renovations, rem sual inspection was p	36/0603  tc.)?  ords  iving Area  X Fire  Woo  X Pati  Por  Poo  X Fen  Oth  ordeling, e  perform	Off-site Improv Street Aspha Alley None ITC1980F FEI  Yes X No Prior Inspection Public Reco Amenities Iplace(s) # 1 IndStove(s) # 0 IndStove(s	ements— If Yes,  If Yes,  Propurds  No  X Dri  Drivew  X Ga  X Att  Bu  Jnknown  Feet of Co	describe erty Owner  Car St ne veway # ay Surface C rage # rport # ached [ ill-in n Gross Living a	orage  orage  of Cars 2 concrete of Cars 2 of Cars 0 Detached  Area Above	eed
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  Source(s) Used for Physical Characteristics of Proper Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit # of Stories 1  Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const.  Design (Style) Traditional  Year Built 1952  Effective Age (Yrs) 40  Appliances Refrigerator Range/Oven Finished area above grade contains:  Additional features (special energy efficient items, etc.)  Describe the condition of the property and data source subject only. Unable to determine the verification of appliances could not be	Sanitary Sewer  No FEMA Flood Zone X  the market area? X Yes  ors (easements, encroachment  Try Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Nor  Window Type Vinyl/Avg  Dishwasher Dispront  7 Rooms  Concrete Slab X C  Patio  Dishwasher Dispront  Towns  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/  Roof Surface AspShg/A  Gutters & Downspouts Nor  Gutters & Downspouts Nor  Window Type Vinyl/Avg  Dishwasher Dispront  Towns  Concrete Slab X C  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/  Roof Surface AspShg/A  Gutters & Downspouts Nor  Gutters & Downspouts	MLS X  TION Trawl Space inished inished //Avg Avg Ne Garant Market Marke	FEMA Map # 0601  If No, describe. ental conditions, land uses, e  Assessment and Tax Reco Data Source(s) for Gross L Heating / Cooling FWA HWBB Radiant X Other Wall Fuel Gas Central Air Conditioning Individual X Other None icrowave Washer/Dry ioms 2.0 Ba eterioration, renovations, rem sual inspection was p	36/0603  tc.)?  ords  iving Area  X Fire  Woo  X Pati  Por  Poo  X Fen  Oth  ordeling, e  perform	Off-site Improv Street Aspha Alley None ITC1980F FEI  Yes X No Prior Inspection Public Reco Amenities Iplace(s) # 1 IndStove(s) # 0 IndStove(s	ements— Ilt  MA Map Da  If Yes,  Properds  No  X Dri  Drivew  X Ga  X Att  Bu  Jnknown  The Feet of Co  Entire inserior	describe erty Owner  Car Stine veway # ay Surface C rage # rport # ached [ ilt-in n Gross Living a	orage  orage  of Cars 2 concrete of Cars 2 of Cars 0 Detached  Area Above	eed
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  Source(s) Used for Physical Characteristics of Proper Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit # of Stories 1  Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const.  Design (Style) Traditional  Year Built 1952  Effective Age (Yrs) 40  Appliances Refrigerator Range/Oven Finished area above grade contains:  Additional features (special energy efficient items, etc.)  Describe the condition of the property and data source subject only. Unable to determine the verification of appliances could not be	Sanitary Sewer  No FEMA Flood Zone X  the market area? X Yes  ors (easements, encroachment  Try Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Nor  Window Type Vinyl/Avg  Dishwasher Dispront  7 Rooms  Concrete Slab X C  Patio  Dishwasher Dispront  Towns  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/  Roof Surface AspShg/A  Gutters & Downspouts Nor  Gutters & Downspouts Nor  Window Type Vinyl/Avg  Dishwasher Dispront  Towns  Concrete Slab X C  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/  Roof Surface AspShg/A  Gutters & Downspouts Nor  Gutters & Downspouts	MLS X  TION Trawl Space inished inished //Avg Avg Ne Garant Market Marke	FEMA Map # 0601  If No, describe. ental conditions, land uses, e  Assessment and Tax Reco Data Source(s) for Gross L Heating / Cooling FWA HWBB Radiant X Other Wall Fuel Gas Central Air Conditioning Individual X Other None icrowave Washer/Dry ioms 2.0 Ba eterioration, renovations, rem sual inspection was p	36/0603  tc.)?  ords  iving Area  X Fire  Woo  X Pati  Por  Poo  X Fen  Oth  ordeling, e  perform	Off-site Improv Street Aspha Alley None ITC1980F FEI  Yes X No Prior Inspection Public Reco Amenities Iplace(s) # 1 IndStove(s) # 0 IndStove(s	ements— Ilt  MA Map Da  If Yes,  Properds  No  X Dri  Drivew  X Ga  X Att  Bu  Jnknown  The Feet of Co  Entire inserior	describe erty Owner  Car Stine veway # ay Surface C rage # rport # ached [ ilt-in n Gross Living a	orage  orage  of Cars 2 concrete of Cars 2 of Cars 0 Detached  Area Above	eed
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  Source(s) Used for Physical Characteristics of Proper Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit # of Stories 1  Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const.  Design (Style) Traditional  Year Built 1952  Effective Age (Yrs) 40  Appliances Refrigerator Range/Oven Finished area above grade contains:  Additional features (special energy efficient items, etc.)  Describe the condition of the property and data source subject only. Unable to determine the verification of appliances could not be	Sanitary Sewer  No FEMA Flood Zone X  the market area? X Yes  ors (easements, encroachment  Try Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Nor  Window Type Vinyl/Avg  Dishwasher Dispront  7 Rooms  Concrete Slab X C  Patio  Dishwasher Dispront  Towns  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/  Roof Surface AspShg/A  Gutters & Downspouts Nor  Gutters & Downspouts Nor  Window Type Vinyl/Avg  Dishwasher Dispront  Towns  Concrete Slab X C  Concrete Slab X C  Full Basement Files  Exterior Walls Stuc/Wd/  Roof Surface AspShg/A  Gutters & Downspouts Nor  Gutters & Downspouts	MLS X  TION Trawl Space inished inished //Avg Avg Ne Garant Market Marke	FEMA Map # 0601  If No, describe. ental conditions, land uses, e  Assessment and Tax Reco Data Source(s) for Gross L Heating / Cooling FWA HWBB Radiant X Other Wall Fuel Gas Central Air Conditioning Individual X Other None icrowave Washer/Dry ioms 2.0 Ba eterioration, renovations, rem sual inspection was p	36/0603  tc.)?  ords  iving Area  X Fire  Woo  X Pati  Por  Poo  X Fen  Oth  ordeling, e  perform	Off-site Improv Street Aspha Alley None ITC1980F FEI  Yes X No Prior Inspection Public Reco Amenities Iplace(s) # 1 IndStove(s) # 0 IndStove(s	ements— Ilt  MA Map Da  If Yes,  Properds  No  X Drivew  X Ga  X Att  Bu  Jnknown  The Feet of Comments  Interior	describe erty Owner  Car Stine veway # ay Surface C rage # rport # ached [ ilt-in n Gross Living a	orage  orage  of Cars 2 concrete of Cars 2 of Cars 0 Detached  Area Above	ed
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Prope Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit # of Stories 1  Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const.  Design (Style) Traditional  Year Built 1952  Effective Age (Yrs) 40  Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc  Describe the condition of the property and data source subject only. Unable to determine the verification of appliances could not be  Are there any apparent physical deficiencies or advertigation.	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment  rty Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Partial Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Nor  Window Type Vinyl/Avg  Dishwasher Dispontation  7 Rooms  Exelsion (including apparent need as interior condition single completed.	S No nts, environme  MLS X  TION  Trawl Space inished inished /Avg Avg ne 3 Bedro  ded repairs, dence no vis	FEMA Map # 0601  If No, describe. ental conditions, land uses, e  Characteristic and Tax Recconditions and Tax Recconditions and Tax Recconditions are set of the set	a36/0603 ic.)?  ords iving Area i	Off-site Improv Street Aspha Alley None 7C1980F FEI  Yes X No Prior Inspection Public Reco Amenities Place(s) # 1 OdStove(s) # 0 O/Deck Con ch None Of None Off None	ements— Ilt  MA Map Da  If Yes,  Propords  No  X Dri  Drivew  X Ga  X Att  Bu  Jnknown  The Feet of Co  Errior inserior  The Serior inserior  The Serior inserior	describe erty Owner  Car Stine veway # ay Surface C rage # rport # ached [ ilt-in n Gross Living a	orage  orage  of Cars 2 concrete of Cars 2 of Cars 0 Detached  Area Above	eed
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for the Are there any adverse site conditions or external factors.  Source(s) Used for Physical Characteristics of Proper Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit # of Stories 1  Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const.  Design (Style) Traditional  Year Built 1952  Effective Age (Yrs) 40  Appliances Refrigerator Range/Oven Finished area above grade contains:  Additional features (special energy efficient items, etc.)  Describe the condition of the property and data source subject only. Unable to determine the verification of appliances could not be	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment  rty Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Partial Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Nor  Window Type Vinyl/Avg  Dishwasher Dispontation  7 Rooms  Exelsion (including apparent need as interior condition single completed.	S No nts, environme  MLS X  TION  Trawl Space inished inished /Avg Avg ne 3 Bedro  ded repairs, dence no vis	FEMA Map # 0601  If No, describe. ental conditions, land uses, e  Characteristic and Tax Recconditions and Tax Recconditions and Tax Recconditions are set of the set	asion of the prop	Off-site Improv Street Aspha Alley None ITC1980F FEI  Yes X No Prior Inspection Public Reco Amenities Iplace(s) # 1 IndStove(s) # 0 IndStove(s	ements— Ilt  MA Map Da  If Yes,  Propords  No  X Dri  Drivew  X Ga  X Att  Bu  Jnknown  The Feet of Co  Errior inserior  The Serior inserior  The Serior inserior	describe erty Owner  Car Stine veway # ay Surface C rage # rport # ached [ ilt-in n Gross Living a	orage  orage  of Cars 2 concrete of Cars 2 of Cars 0 Detached  Area Above	eed
	Electricity X  Gas X  FEMA Special Flood Hazard Area Yes X  Are the utilities and off-site improvements typical for t  Are there any adverse site conditions or external fact  Source(s) Used for Physical Characteristics of Prope Other (describe)  GENERAL DESCRIPTION  Units X One One with Accessory Unit # of Stories 1  Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const.  Design (Style) Traditional  Year Built 1952  Effective Age (Yrs) 40  Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, etc  Describe the condition of the property and data source subject only. Unable to determine the verification of appliances could not be  Are there any apparent physical deficiencies or advertigation.	Sanitary Sewer  No FEMA Flood Zone X  he market area? X Yes  ors (easements, encroachment  rty Appraisal Files  GENERAL DESCRIP  Concrete Slab X C  Full Basement Files  Partial Basement Files  Exterior Walls Stuc/Wd/ Roof Surface AspShg/A  Gutters & Downspouts Nor  Window Type Vinyl/Avg  Dishwasher Dispontation  7 Rooms  Exelsion (including apparent need as interior condition single completed.	S No nts, environme  MLS X  TION  Trawl Space inished inished /Avg Avg ne 3 Bedro  ded repairs, dence no vis	FEMA Map # 0601  If No, describe. ental conditions, land uses, e  Characteristic and Tax Recconditions and Tax Recconditions and Tax Recconditions are set of the set	a36/0603 ic.)?  ords iving Area i	Off-site Improv Street Aspha Alley None 7C1980F FEI  Yes X No Prior Inspection Public Reco Amenities Place(s) # 1 OdStove(s) # 0 O/Deck Con ch None Of None Off None	ements— Ilt  MA Map Da  If Yes,  Propords  No  X Dri  Drivew  X Ga  X Att  Bu  Jnknown  The Feet of Co  Errior inserior  The Serior inserior  The Serior inserior	describe erty Owner  Car Stine veway # ay Surface C rage # rport # ached [ ilt-in n Gross Living a	orage  orage  of Cars 2 concrete of Cars 2 of Cars 0 Detached  Area Above	eed

# Exterior-Only Inspection Residential Appraisal Report File No. 6831 pagent

					ct neighborhood rang					50,000		
					st twelve months rang			590,000	to \$	1,528,000		
FEATURE		SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3 3713 Hackett Avenue				
6831 E Pageantry S		0000	3215 Petaluma Avenue		6815 E Monlaco Road							
Address Long Beach	, CA 9	0808	Long Beach, CA 90808 0.12 miles NE		Long Beach, CA 90808 0.62 miles NE			Long Beach, CA 90808 0.91 miles NW			0808	
Proximity to Subject			0.12 mile		222 222	0.62 mi		252.222		miles NVV		222.222
Sale Price	\$	0.00 *	. 745.4	\$	896,000	. 077	\$	850,000		70.07	\$	960,000
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 745.42 sq. ft.			\$ 677.83 sq. ft.			\$ 672.27			
Data Source(s)			CRMLS #PW231915			CRMLS #PW231582			CRMLS #PW23158585;D0			
Verification Source(s)					c#880849 12/15/2023					NDC Doc#695464 10/		
VALUE ADJUSTMENTS	DE	SCRIPTION	DESCR	PIPTION	+(-) \$ Adjustment		RIPTION	+(-) \$ Adjustment		ESCRIPTION		+(-) \$ Adjustment
Sale or Financing			ArmLth			ArmLth			Arm			
Concessions		Co			-5,000	Cash;0			Conv;0		_	
Date of Sale/Time			s12/23;c	11/23		s10/23;	c08/23		_	/23;c10/23	_	
Location	N;Res		N;Res;			N;Res;			N;R			
Leasehold/Fee Simple	Fee S		Fee Sim	ple		Fee Sir				Simple		
Site	5613		5900 sf		0	6113 sf	•	0	500			0
View	N;Res	•	N;Res;			N;Res;			N;R			
Design (Style)		raditional	DT1;Trad	ditional			aditional		+	;Traditiona	al	
Quality of Construction	Q4		Q4			Q4			Q4		_	
Actual Age	72		71		0			0	71			0
Condition	C4		C4			C4			C4			
Above Grade	Total Bdr	ms. Baths	Total Bdrms.	Baths		Total Bdrms	. Baths		Total	Bdrms. Baths		
Room Count	7 3	3 2.0	7 3	2.0		7 3	2.0		7	3 2.0		
Gross Living Area 75		1,234 sq. ft.	1,	, <b>202</b> sq. ft	. 0		<b>1,254</b> sq. f	t. <b>0</b>		<b>1,428</b> so	q. ft.	-14,600
Basement & Finished	0sf		0sf			0sf			0sf			
Rooms Below Grade	<u></u>					<u></u>			L			
Functional Utility	Confo	orms	Conform	IS_		Confor	ns		Con	forms		
Heating/Cooling	Wall 1		Wall Nor			Wall No				A/C/Air		0
Energy Efficient Items	None		None			None			Non			
Garage/Carport	2ga2d	dw	2ga2dw			2ga2dv	1		2ga	2dw		
Porch/Patio/Deck	Patio		Patio			Patio			Pati			
Fireplace	1 F/P		1 F/P			1 F/P			1 F/			
Fence	Fence	<i>j</i>	Fence			Fence			Fen			
Pool Spa	None		None			None			Non			
Net Adjustment (Total)	110110			X - \$	5,000	X +	<u> </u>	0		+ X-	\$	14,600
Adjusted Sale Price				-0.6%	0,000	Net Adj.	0.0%		Net A		<u> </u>	1 1,000
of Comparables			Gross Adi.	0.6% \$	891,000		0.0% \$	850,000		,		945,400
	earch the	sale or transfer h			erty and comparable s			000,000	01033	7 taj. 1.070	ļΨ	0 10, 100
				,,		ales. Il flot,	елріані					
My research X did Data source(s) CRMLS	did not r S/NDC did not r	eveal any prior sal	es or transfers	s of the subj	ect property for the th	ree years pi	rior to the effe	ective date of this appraicate of the comparable				
My research X did  Data source(s) CRMLS My research did X Data source(s) CRMLS	did not r S/NDC did not r S/NDC	eveal any prior sal eveal any prior sal	es or transfers	s of the subj	ect property for the th	ree years pi year prior to	rior to the effe	ale of the comparable	sale.	on page 3)		
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res	did not r S/NDC did not r S/NDC	eveal any prior sal eveal any prior sal d analysis of the p	es or transfers	s of the subj	ect property for the the apparable sales for the y of the subject prope	ree years pr year prior to	ior to the effer the date of s	ale of the comparable (report additional pric	sale. or sales		RABIF	SALENO 3
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res	did not r S/NDC did not r S/NDC	eveal any prior sal eveal any prior sal d analysis of the p SU	es or transfers	s of the subj	ect property for the th	ree years pr year prior to	ior to the effer the date of s	ale of the comparable	sale. or sales		RABLE	E SALE NO. 3
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer	did not r S/NDC did not r S/NDC search an	eveal any prior sal eveal any prior sal d analysis of the p SU 04/18/2022	es or transfers	s of the subj	ect property for the the apparable sales for the y of the subject prope	ree years pr year prior to	ior to the effer the date of s	ale of the comparable (report additional pric	sale. or sales		RABLE	E SALE NO. 3
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the res  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer	did not r S/NDC did not r S/NDC search an	eveal any prior sal eveal any prior sal d analysis of the p SU	es or transfers es or transfers rior sale or tra BJECT	s of the subj	parable sales for the the subject prope COMPARABLE SA	ree years pr year prior to	the date of s	ale of the comparable (report additional pric IPARABLE SALE NO	sale. or sales	COMPAI		E SALE NO. 3
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the res  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)	did not r S/NDC did not r S/NDC search an	eveal any prior sal eveal any prior sal d analysis of the p SU 04/18/2022 \$0 NDC Doc#4	es or transfers es or transfers rior sale or tra BJECT	s of the subj	ect property for the the aparable sales for the subject prope COMPARABLE SA	ree years pr year prior to	parable sales  CON	ale of the comparable (report additional pric MPARABLE SALE NO	sale. or sales	CRMLS/N	IDC	E SALE NO. 3
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the results of the results of the results of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source	did not r S/NDC did not r S/NDC search an	eveal any prior sal eveal any prior sal d analysis of the p SU 04/18/2022 \$0 NDC Doc#4 01/19/2024	es or transfers es or transfers rior sale or tra BJECT	s of the subj	parable sales for the subject proper COMPARABLE SA	year prior to	parable sales  CRML 01/19/2	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024	sale. or sales	CRMLS/N 01/19/202	IDC 24	
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the res  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or transfer	did not r S/NDC did not r S/NDC eearch an	eveal any prior sal eveal any prior sal d analysis of the p SUI 04/18/2022 \$0 NDC Doc#4 01/19/2024 bry of the subject p	es or transfers es or transfers rior sale or tra BJECT 24643	s of the subj	ect property for the the apparable sales for the y of the subject prope COMPARABLE SA	year prior to	parable sales  CRML 01/19/2	ale of the comparable (report additional pric MPARABLE SALE NO	sale. or sales	CRMLS/N 01/19/202	IDC 24	
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the results of the results of the results of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source	did not r S/NDC did not r S/NDC eearch an	eveal any prior sal eveal any prior sal d analysis of the p SUI 04/18/2022 \$0 NDC Doc#4 01/19/2024 bry of the subject p	es or transfers es or transfers rior sale or tra BJECT 24643	s of the subj	ect property for the the apparable sales for the y of the subject prope COMPARABLE SA	year prior to	parable sales  CRML 01/19/2	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024	sale. or sales	CRMLS/N 01/19/202	IDC 24	
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the res  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or transfer	did not r S/NDC did not r S/NDC eearch an	eveal any prior sal eveal any prior sal d analysis of the p SUI 04/18/2022 \$0 NDC Doc#4 01/19/2024 bry of the subject p	es or transfers es or transfers rior sale or tra BJECT 24643	s of the subj	ect property for the the apparable sales for the y of the subject prope COMPARABLE SA	year prior to	parable sales  CRML 01/19/2	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024	sale. or sales	CRMLS/N 01/19/202	IDC 24	
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the res  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or transfer	did not r S/NDC did not r S/NDC eearch an	eveal any prior sal eveal any prior sal d analysis of the p SUI 04/18/2022 \$0 NDC Doc#4 01/19/2024 bry of the subject p	es or transfers es or transfers rior sale or tra BJECT 24643	s of the subj	ect property for the the apparable sales for the y of the subject prope COMPARABLE SA	year prior to	parable sales  CRML 01/19/2	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024	sale. or sales	CRMLS/N 01/19/202	IDC 24	
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the res  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or transfer	did not r S/NDC did not r S/NDC eearch an	eveal any prior sal eveal any prior sal d analysis of the p SUI 04/18/2022 \$0 NDC Doc#4 01/19/2024 bry of the subject p	es or transfers es or transfers rior sale or tra BJECT 24643 roperty and co	s of the subj	ect property for the the apparable sales for the y of the subject prope COMPARABLE SA	year prior to	parable sales  CRML 01/19/2	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024	sale. or sales	CRMLS/N 01/19/202	IDC 24	
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the results of the results of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or trans  subjects prior trans	did not r S/NDC did not r S/NDC search an	eveal any prior sal eveal any prior sal d analysis of the p SU 04/18/2022 \$0 NDC Doc#4 01/19/2024  by of the subject p was a refinal	es or transfers es or transfers rior sale or tra BJECT 24643 roperty and conce by the	s of the subject of t	parable sales for the subject proper COMPARABLE SA  RMLS/NDC 1/19/2024 ales No prior owner.	year prior to	parable sales  CRML: 01/19/2 cions for a	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 Iny of the three	e sale.  or sales . 2	CRMLS/N 01/19/202 parables w	IDC 24 as n	oted. The
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the results of the results of the results of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or trans  subjects prior trans  Summary of Sales Compari	did not r S/NDC did not r S/NDC search an ce(s) asfer histo action	eveal any prior sal eveal any prior sal d analysis of the p SUI 04/18/2022 \$0 NDC Doc#4 01/19/2024 ory of the subject p was a refinant	es or transfers es or transfers rior sale or tra BJECT  24643  roperty and conce by the	s of the subj	parable sales for the subject property for the subjects	year prior to rty and com LE NO. 1  transact	control to the effect of the date of separable sales COM CRML 01/19/2 cions for a control of the date of separable sales COM CRML of the date of the date of separable sales COM CRML of the date of t	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 Inty of the three	comp	CRMLS/N 01/19/202 parables was	IDC 24 as no	oted. The
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the res	did not r S/NDC did not r S/NDC did not r S/NDC dearch an ce(s) asfer histo action	eveal any prior sal eveal any prior sal d analysis of the p SUI 04/18/2022 \$0 NDC Doc#4 01/19/2024 ory of the subject p was a refinan	es or transfers es or transfers rior sale or tra BJECT  24643  roperty and conce by the	s of the subj	parable sales for the subject property for the subjects on the subjects for	year prior to rty and com LE NO. 1  transact	control to the effect of the date of separable sales COM CRML 01/19/2 cions for a condition. A	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 any of the three Since the appra	comp	CRMLS/N 01/19/202 parables was was unable could be ve	IDC 24 as no	oted. The
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the res  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or trans  subjects prior trans  Summary of Sales Compari interior inspection, subject, therefore n	did not r S/NDC did not r S/NDC did not r S/NDC dearch an ce(s) asfer histo action disson Appr the cor o adjui	eveal any prior sal eveal any prior sal d analysis of the p SUI 04/18/2022 \$0 NDC Doc#4 01/19/2024 ory of the subject p was a refinar oach. All 3 comparables we stment for the	es or transfers es or transfers rior sale or tra BJECT  24643  roperty and conce by the comparable ere conside	s of the subject of t	ect property for the the parable sales for the y of the subject prope COMPARABLE SA  RMLS/NDC 1/19/2024 ales No prior owner.  om the subjects nilar to the subject services weight to comparable sales to the subject services and the subject services are subject to comparable sales to the subject services are subject to the subject services are subject to comparable sales sales are subject to the subject services are subject services are subject to the subject services are subject services	year prior to rty and com LE NO. 1  transact marketi lect in co	control to the effect of the date of separable sales COM CRML 01/19/2 cions for a condition. A	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 any of the three Since the appra	comp	CRMLS/N 01/19/202 parables was was unable could be ve	IDC 24 as no	oted. The
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the res	did not r S/NDC did not r S/NDC did not r S/NDC dearch an ce(s) asfer histo action disson Appr the cor o adjui	eveal any prior sal eveal any prior sal d analysis of the p SUI 04/18/2022 \$0 NDC Doc#4 01/19/2024 ory of the subject p was a refinar oach. All 3 comparables we stment for the	es or transfers es or transfers rior sale or tra BJECT  24643  roperty and conce by the comparable ere conside	s of the subject of t	ect property for the the apparable sales for the y of the subject prope COMPARABLE SA  RMLS/NDC 1/19/2024 ales No prior owner.  om the subjects nilar to the subject services weight to comparable sales to the subject services and the subject services are sales to the subject services and the subject services are sales to the subject services are sales to the subject services are sales	year prior to rty and com LE NO. 1  transact marketi lect in co	control to the effect of the date of separable sales COM CRML 01/19/2 cions for a condition. A	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 any of the three Since the appra	comp	CRMLS/N 01/19/202 parables was was unable could be ve	IDC 24 as no	oted. The
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the res  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or trans  subjects prior trans  Summary of Sales Compari interior inspection, subject, therefore n	did not r S/NDC did not r S/NDC did not r S/NDC dearch an ce(s) asfer histo action disson Appr the cor o adjui	eveal any prior sal eveal any prior sal d analysis of the p SUI 04/18/2022 \$0 NDC Doc#4 01/19/2024 ory of the subject p was a refinar oach. All 3 comparables we stment for the	es or transfers es or transfers rior sale or tra BJECT  24643  roperty and conce by the comparable ere conside	s of the subject of t	ect property for the the apparable sales for the y of the subject prope COMPARABLE SA  RMLS/NDC 1/19/2024 ales No prior owner.  om the subjects nilar to the subject services weight to comparable sales to the subject services and the subject services are sales to the subject services and the subject services are sales to the subject services are sales to the subject services are sales	year prior to rty and com LE NO. 1  transact marketi lect in co	control to the effect of the date of separable sales COM CRML 01/19/2 cions for a condition. A	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 any of the three Since the appra	comp	CRMLS/N 01/19/202 parables was was unable could be ve	IDC 24 as no	oted. The
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the res  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or trans  subjects prior trans  Summary of Sales Compari interior inspection, subject, therefore n	did not r S/NDC did not r S/NDC did not r S/NDC dearch an ce(s) asfer histo action disson Appr the cor o adjui	eveal any prior sal eveal any prior sal d analysis of the p SUI 04/18/2022 \$0 NDC Doc#4 01/19/2024 ory of the subject p was a refinar oach. All 3 comparables we stment for the	es or transfers es or transfers rior sale or tra BJECT  24643  roperty and conce by the comparable ere conside	s of the subject of t	ect property for the the apparable sales for the y of the subject prope COMPARABLE SA  RMLS/NDC 1/19/2024 ales No prior owner.  om the subjects nilar to the subject services weight to comparable sales to the subject services and the subject services are sales to the subject services and the subject services are sales to the subject services are sales to the subject services are sales	year prior to rty and com LE NO. 1  transact marketi lect in co	control to the effect of the date of separable sales COM CRML 01/19/2 cions for a condition. A	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 any of the three Since the appra	comp	CRMLS/N 01/19/202 parables was was unable could be ve	IDC 24 as no	oted. The
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the res  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or trans  subjects prior trans  Summary of Sales Compari interior inspection, subject, therefore n	did not r S/NDC did not r S/NDC did not r S/NDC dearch an ce(s) asfer histo action disson Appr the cor o adjui	eveal any prior sal eveal any prior sal d analysis of the p SUI 04/18/2022 \$0 NDC Doc#4 01/19/2024 ory of the subject p was a refinar oach. All 3 comparables we stment for the	es or transfers es or transfers rior sale or tra BJECT  24643  roperty and conce by the comparable ere conside	s of the subject of t	ect property for the the apparable sales for the y of the subject prope COMPARABLE SA  RMLS/NDC 1/19/2024 ales No prior owner.  om the subjects nilar to the subject services weight to comparable sales to the subject services and the subject services are sales to the subject services and the subject services are sales to the subject services are sales to the subject services are sales	year prior to rty and com LE NO. 1  transact marketi lect in co	control to the effect of the date of separable sales COM CRML 01/19/2 cions for a condition. A	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 any of the three Since the appra	comp	CRMLS/N 01/19/202 parables was was unable could be ve	IDC 24 as no	oted. The
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the results of the results of the results of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or trans  subjects prior trans  Summary of Sales Comparinterior inspection, subject, therefore in Comparable 1 offer	did not r S/NDC did not r S/NDC did not r S/NDC search an ce(s) asfer histo action dison Appr the cor o adju- rs addi	eveal any prior sal eveal any prior sal d analysis of the p SU 04/18/2022 \$0 NDC Doc#4 01/19/2024 ory of the subject p was a refinan oach. All 3 comparables we stment for the	es or transfers les or transfers rior sale or tra BJECT  24643  roperty and conce by the  comparable ere conside e difference ort, and contact and con	s of the subject of t	ect property for the the apparable sales for the y of the subject prope COMPARABLE SA  RMLS/NDC 1/19/2024 ales No prior owner.  om the subjects nilar to the subject services weight to comparable sales to the subject services and the subject services are sales to the subject services and the subject services are sales to the subject services are sales to the subject services are sales	year prior to rty and com LE NO. 1  transact marketi lect in co	control to the effect of the date of separable sales COM CRML 01/19/2 cions for a condition. A	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 any of the three Since the appra	comp	CRMLS/N 01/19/202 parables was was unable could be ve	IDC 24 as no	oted. The
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of the results of the results of the results of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or transubjects prior trans  Summary of Sales Comparinterior inspection, subject, therefore n  Comparable 1 offer	did not r S/NDC did not r S/NDC did not r S/NDC search an ce(s) asser histo action son Appr the cor o adju: s addi	eveal any prior sal eveal any prior sal d analysis of the p SUI 04/18/2022 \$0 NDC Doc#4 01/19/2024  by of the subject p was a refinar  coach. All 3 cc mparables we stment for the tional a supp	es or transfers les or transfers rior sale or tra BJECT  24643  roperty and conce by the bomparable ere conside e difference ort, and conce, an	s of the subject of the subject of the subject of the comparable set of the subject of the subje	parable sales for the subject property for the subject property of the subject property for the subject property for the subjects of the subjects of the subjects of the subjects of the subject subject is a slightly subject to coole 3 is slightly	year prior to rty and com LE NO. 1  transact marketi fect in co	control the effect of the date of superable sales and the control of the date of superable sales and the control of the contro	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 any of the three Since the appra Also the wall he the comparable	compaiser value required	CRMLS/N 01/19/202 parables was was unable could be veruired no ac	IDC 24 as no e to perified	oted. The
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of price of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or transubjects prior trans  Summary of Sales Comparinterior inspection, subject, therefore n  Comparable 1 offer  Indicated Value by Sales Condicated Value by: Sales	did not r S/NDC did not r S/NDC did not r S/NDC search an ce(s) asser histo action son Appr the cor o adjuirs addir sompariso s Compa	eveal any prior sal eveal any prior sal d analysis of the p SU 04/18/2022 \$0 NDC Doc#4 01/19/2024 rry of the subject p was a refinar oach. All 3 cc mparables we stment for the tional a supp	es or transfers les or transfers rior sale or tra BJECT  24643  roperty and conce by the proparable les ere considered difference ort, and conce difference ort, and concessed difference orthogonal d	s of the subject of the subject of the subject of the comparable set of the subject of the subje	parable sales for the parable sales for the subject proper COMPARABLE SARMLS/NDC 1/19/2024 ales No prior owner.	year prior to rty and com LE NO. 1  transact marketi fect in co omparab larger.	control the effect of the date of superable sales and the control of the date of superable sales and the control of the contro	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 Iny of the three Since the appra Also the wall he the comparable	companies recompanies recompan	CRMLS/N 01/19/202 parables was unable could be veruired no account of the could be desired in the coul	IDC 24 as not be to perified djust	oted. The  perform an d for the ments.
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or trans subjects prior trans  Summary of Sales Compari interior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Condicated Value by: Sale The market approa	did not r S/NDC did not r S/NDC did not r S/NDC dearch an ce(s) disser historaction disson Appr the cor o adju- rs addi- compariso s Compa ch is g	eveal any prior sal eveal any prior sal d analysis of the p SUI 04/18/2022 \$0 NDC Doc#4 01/19/2024 bry of the subject p was a refinal oach. All 3 comparables we stment for the tional a supp	es or transfers rior sale or tra BJECT  24643  roperty and conce by the comparable ere conside difference ort, and concessed difference orthogonal difference orthogon	s of the subject of the subject of the subject of the comparable set of the subject of the subje	parable sales for the parable sales for the subject proper COMPARABLE SARMLS/NDC 1/19/2024 ales No prior owner.	year prior to rty and com LE NO. 1  transact marketi fect in co omparab larger.	control the effect of the date of superable sales and the control of the date of superable sales and the control of the contro	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 Iny of the three Since the appra Also the wall he the comparable	companies recompanies recompan	CRMLS/N 01/19/202 parables was unable could be veruired no account of the could be desired in the coul	IDC 24 as not be to perified djust	oted. The  perform an d for the ments.
My research X did  Data source(s) CRMLS  My research did X  Data source(s) CRMLS  Report the results of price of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or transubjects prior trans  Summary of Sales Comparinterior inspection, subject, therefore n  Comparable 1 offer  Indicated Value by Sales Condicated Value by: Sales	did not r S/NDC did not r S/NDC did not r S/NDC dearch an ce(s) disser historaction disson Appr the cor o adju- rs addi- compariso s Compa ch is g	eveal any prior sal eveal any prior sal d analysis of the p SUI 04/18/2022 \$0 NDC Doc#4 01/19/2024 bry of the subject p was a refinal oach. All 3 comparables we stment for the tional a supp	es or transfers rior sale or tra BJECT  24643  roperty and conce by the comparable ere conside difference ort, and concessed difference orthogonal difference orthogon	s of the subject of the subject of the subject of the comparable set of the subject of the subje	parable sales for the parable sales for the subject proper COMPARABLE SARMLS/NDC 1/19/2024 ales No prior owner.	year prior to rty and com LE NO. 1  transact marketi fect in co omparab larger.	control the effect of the date of superable sales and the control of the date of superable sales and the control of the contro	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 Iny of the three Since the appra Also the wall he the comparable	companies recompanies recompan	CRMLS/N 01/19/202 parables was unable could be veruired no account of the could be desired in the coul	IDC 24 as not be to perified djust	oted. The  perform an d for the ments.
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar subjects prior trans  Summary of Sales Compari interior inspection, subject, therefore n Comparable 1 offer  Indicated Value by Sales Compari Indicated	did not r S/NDC did not r S/NDC did not r S/NDC search an ce(s) ssfer histo action  son Appr the cor o adju: s addi  ompariso s Compa ch is g or this	eveal any prior sal  eveal any prior sal  d analysis of the p SUI  04/18/2022 \$0 NDC Doc#4 01/19/2024  ry of the subject p was a refinal  oach. All 3 cc mparables we stment for the tional a supp	es or transfers es or transfers rior sale or tra BJECT  24643  roperty and conce by the ere considered control of the control	s of the subject of the subject of the subject of the comparable set of the current of the subject of the subje	ect property for the the parable sales for the subject prope COMPARABLE SA  RMLS/NDC 1/19/2024 ales No prior owner.  om the subjects milar to the subjects milar to the subject so le 3 is slightly  cost Approach (if devaluation proce	year prior to rty and com LE NO. 1  transact marketi fect in co omparab larger.  veloped) \$ ess. The	cost appr	ale of the comparable (report additional pric MPARABLE SALE NO  S/NDC 2024 any of the three  Since the appra Also the wall he the comparable  Income Aproach was not a	compaiser value requirements and compaiser value requirements and compared to the requirements and	CRMLS/N 01/19/202 parables was unables could be veruired no acceptable, along	IDC 24 as not provided the story of the stor	perform and for the ments.
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or trans subjects prior trans  Summary of Sales Compariinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer	did not res/NDC did not res/NDC did not res/NDC dearch an ce(s) asfer historaction  son Apprethe core o adjusts addirection omparisors addirection omparisors comparisors comparisors addirection  X "as is,"	eveal any prior sal  eveal any prior sal  d analysis of the p SUI  04/18/2022 \$0  NDC Doc#4  01/19/2024  rry of the subject p was a refinar  oach. All 3 cc mparables we stment for the tional a supp  n Approach \$ 85 rrison Approach: iven the great type of prope	es or transfers les or transfers les or transfers rior sale or tra BJECT  24643  roperty and conce by the legre considered considered cort, and content weighter to the legre considered cort, and concepts weighter ty.	s of the subject of the subject of the subject of the comparable set of the current of the subject of the subje	ect property for the the parable sales for the parable sales for the subject proper COMPARABLE SARMLS/NDC 1/19/2024 ales No prior owner.	year prior to rty and com LE NO. 1  transact marketi lect in comparab larger.  veloped) \$ ess. The	control to the effect of the date of separable sales and control contr	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 Iny of the three Since the appra Also the wall he the comparable Income Approach was not a	comparison	CRMLS/N 01/19/202 parables with the could be very serviced no account of the could be very serviced in (if developed able, along its have been could be could be very serviced in the coul	IDC 24 as not perificate to pe	perform and for the ments.
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or trans Summary of Sales Comparinterior inspection, subjects, therefore in Comparable 1 offer Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer	did not r S/NDC did not r S/NDC did not r S/NDC search an ce(s) search an ce(s	eveal any prior sale eveal and prior sale eveal and prior sale eveal and prior sale eveal any prior sale eveal and prior sale eveal any prior sale even sale	es or transfers les or	s of the subject of t	ect property for the the parable sales for the parable sales for the parable sales for the parable sales for the comparable sales for the comparable sales sales and parable sales s	transact marketi lect in comparab larger.  veloped) \$ ess. The basis of a h	control to the effect of the date of separable sales and control to the separable sales and control to the date of separable sales and control to the s	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 Iny of the three Since the appra Also the wall he the comparable Income Aproach was not a	comparison	CRMLS/N 01/19/202 parables was unables could be veruired no acceptable, along	IDC 24 as not perificate to pe	perform and for the ments.
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or trans subjects prior trans  Summary of Sales Compariinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer  Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer	did not r S/NDC did not r S/NDC did not r S/NDC search an ce(s) search an ce(s	eveal any prior sale eveal and prior sale eveal and prior sale eveal and prior sale eveal any prior sale eveal and prior sale eveal any prior sale even sale	es or transfers les or	s of the subject of t	ect property for the the parable sales for the parable sales for the parable sales for the parable sales for the comparable sales for the comparable sales sales and parable sales s	transact marketi lect in comparab larger.  veloped) \$ ess. The basis of a h	control to the effect of the date of separable sales and control to the separable sales and control to the date of separable sales and control to the s	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 Iny of the three Since the appra Also the wall he the comparable Income Aproach was not a	comparison	CRMLS/N 01/19/202 parables with the could be very serviced no account of the could be very serviced in (if developed able, along its have been could be could be very serviced in the coul	IDC 24 as not perificate to pe	perform and for the ments.
My research X did Data source(s) CRMLS My research did X Data source(s) CRMLS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or trans Summary of Sales Comparinterior inspection, subjects, therefore in Comparable 1 offer Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer Indicated Value by Sales Comparinterior inspection, subject, therefore in Comparable 1 offer	did not r S/NDC did not r S/NDC did not r S/NDC did not r S/NDC dearch an ce(s) description descriptio	eveal any prior sal eveal any prior sal d analysis of the p SU 04/18/2022 \$0 NDC Doc#4 01/19/2024 ory of the subject p was a refinar oach. All 3 cc mparables we stment for the tional a supp  n Approach \$ 850 rison Approach iven the great type of prope subject to alterations on the greatype of prope	es or transfers les or transfers rior sale or tra BJECT  24643  roperty and conce by the leger considered difference ort, and concept, and concept weighted leger considered difference ort, and concept weighted leger considered difference orthogonal differenc	s of the subject of the subject of the subject of the comparable set of the current of the set of the subject o	ect property for the the parable sales for the parable sales for the comparable sales for the comparable sales for the comparable sales for the comparable sales sales and prior owner.  The subjects sales is sales in the subjects sales are sales in the subjects sales are sales in the subjects sales are sales in the subjects sales in the subjects sales in the subjects sales is sales in the subjects in the subject	transact  transact  transact  weloped) \$ ess. The  basis of a h rs or alterati eration or re	parable sales  CRML: O1/19/2 ions for a  graph of the date of s  CRML: O1/19/2 ions for a  parable sales  COM  CRML: O1/19/2 ions for a  parable sales  COM  CRML: O1/19/2 ions for a	ale of the comparable (report additional pric MPARABLE SALE NO S/NDC 2024 Iny of the three Since the appra Also the wall he the comparable Income Ap roach was not a	companies recompanies recompan	CRMLS/N 01/19/202 coarables was unables could be vereighted no acceptable, along ts have been could be presented to the following the second could be could be presented to the following the second could be presented to the second co	as not as	oted. The  perform an difference of the ments.  h the

Freddie Mac Form 2055 March 2005 UAD Version 9/2011

# Exterior-Only Inspection Residential Appraisal Report File No. 6831 pagent

determined to be the strongest supporter for the subjects final value property. The income approach was considered to be not applicable data. Exterior inspection only.	e, due to the predominance of owner occupany, and lack of rental
	E (not required by Fannie Mae)
Provide adequate information for the lender/client to replicate the below cost figures and calculate	ions.
	ons. imating site value) The abstraction method was used to determine the
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for es	ons. imating site value) The abstraction method was used to determine the
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for es estimate of land value. The subjects neighborhood is completely de	ons. imating site value)  The abstraction method was used to determine the veloped.
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for es estimate of land value. The subjects neighborhood is completely de	ons. imating site value)  The abstraction method was used to determine the veloped.  OPINION OF SITE VALUE = \$ 750,000
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely deserting the subjects neighborhood is completely deserting.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall and Swift Cost Handbook	ons. imating site value)  The abstraction method was used to determine the veloped.  OPINION OF SITE VALUE = \$ 750,000  Dwelling 1,234 Sq. Ft. @ \$ 250.00 = \$ 308,500
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desection of the subjects neighborhood is completely desection.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall and Swift Cost Handbook Quality rating from cost service Average Effective date of cost data 2023	OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculated Support for the opinion of site value (summary of comparable land sales or other methods for estimate of land value. The subjects neighborhood is completely described by the subject neighborhood is complet	OPINION OF SITE VALUE         = \$ 750,00           Dwelling         1,234 Sq. Ft. @ \$ 250.00         = \$ 308,50           Sq. Ft. @ \$ = \$         8,00
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desection of the subjects neighborhood is completely desection.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall and Swift Cost Handbook Quality rating from cost service Average Effective date of cost data 2023	OPINION OF SITE VALUE         = \$ 750,000           Dwelling         1,234 Sq. Ft. @ \$ 250.00
Provide adequate information for the lender/client to replicate the below cost figures and calculated Support for the opinion of site value (summary of comparable land sales or other methods for estimate of land value. The subjects neighborhood is completely described by the subject neighborhood is complet	Ons.           imating site value)         The abstraction method was used to determine the veloped.           OPINION OF SITE VALUE         = \$ 750,000           Dwelling         1,234 Sq. Ft. @ \$ 250.00.         = \$ 308,500           Sq. Ft. @ \$         = \$           Patio         8,000           Garage/Carport 400         Sq. Ft. @ \$ 125.00.         = \$ 50,000           Total Estimate of Cost-New         = \$ 366,500           Less 70         Physical         Functional         External
Provide adequate information for the lender/client to replicate the below cost figures and calculated Support for the opinion of site value (summary of comparable land sales or other methods for estimate of land value. The subjects neighborhood is completely described by the subject neighborhood is complet	The abstraction method was used to determine the veloped.           OPINION OF SITE VALUE         = \$ 750,000           Dwelling         1,234 Sq. Ft. @ \$ 250.00.         = \$ 308,500           Sq. Ft. @ \$ = \$         = \$           Patio         8,000           Garage/Carport 400         Sq. Ft. @ \$ 125.00.         = \$ 50,000           Total Estimate of Cost-New         = \$ 366,500           Less 70         Physical Functional External           Depreciation         \$208,905         = \$ ( 208,900
Provide adequate information for the lender/client to replicate the below cost figures and calculated Support for the opinion of site value (summary of comparable land sales or other methods for estimate of land value. The subjects neighborhood is completely described by the subject neighborhood is complet	The abstraction method was used to determine the veloped.   The
Provide adequate information for the lender/client to replicate the below cost figures and calculated Support for the opinion of site value (summary of comparable land sales or other methods for estimate of land value. The subjects neighborhood is completely described by the subject neighborhood is complet	The abstraction method was used to determine the veloped.           OPINION OF SITE VALUE         = \$ 750,000           Dwelling         1,234 Sq. Ft. @ \$ 250.00.         = \$ 308,500           Sq. Ft. @ \$ = \$         = \$           Patio         8,000           Garage/Carport 400         Sq. Ft. @ \$ 125.00.         = \$ 50,000           Total Estimate of Cost-New         = \$ 366,500           Less 70         Physical Functional External           Depreciation         \$208,905         = \$ ( 208,900
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desection of land value. The subjects neighborhood is completely desection.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall and Swift Cost Handbook Quality rating from cost service Average Effective date of cost data 2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The economic life was estimated at 70 years. The remaining economic life is based on the effective age of the property.	The abstraction method was used to determine the veloped.   The abstraction method was used to determine the veloped.
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desenting the subject of land value. The subjects neighborhood is completely desenting the subject of land value.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall and Swift Cost Handbook Quality rating from cost service Average Effective date of cost data 2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The economic life was estimated at 70 years. The remaining economic life is based on the effective age of the property.  Estimated Remaining Economic Life (HUD and VA only)	The abstraction method was used to determine the veloped.   The abstraction method was used to determine the veloped.
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desenting the subject of land value. The subjects neighborhood is completely desenting the subject of land value.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall and Swift Cost Handbook Quality rating from cost service Average Effective date of cost data 2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The economic life was estimated at 70 years. The remaining economic life is based on the effective age of the property.  Estimated Remaining Economic Life (HUD and VA only)	The abstraction method was used to determine the veloped.   The abstraction method was used to determine the veloped.
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desenting the subject of subjects neighborhood is completely desenting the subjects neighborhood is completely desenting the subject of subjects	The abstraction method was used to determine the veloped.   The abstraction method was used to determine the veloped.
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desenting the subjects neighborhood is completely desenting the subjects of cost data. The subjects neighborhood is completely desenting the subjects of cost data. The subjects neighborhood is completely desenting the subject of cost data. The subject of cost data and subject of cost data. The subject of cost data and subject of cost data. The subject of cost data and subject of cost data. The subject of cost data and subject of cost data. The subject of cost data and subject of cost data. The subject of cost data and subject of cost data. The subject of cost data and subject of cost data. The subject of cost data and subject of cost data. The subject of cost data and subject of cost data. The subject of cost data and subject of cost data. The subject of cost data and subject of cost data and subject of cost data. The subject of cost data and subject of cost data and subject of cost data. The subject of cost data and subject of cost data and subject of cost data. The subject of cost data and subject of cost data and subject of cost data. The subject of cost data and subject of cost data and subject of cost data and subject of cost data. The subject of cost data and subject of cost data and subject of cost data and subject of cost data. The subject of cost data and subject of cost data and subject of cost data and subject of cost data. The subject of cost data and s	The abstraction method was used to determine the veloped.   The abstraction method was used to determine the veloped.
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desenting the subjects neighborhood is constant.	The abstraction method was used to determine the veloped.  OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desenting the subject of subjects neighborhood is completely desenting the subjects neighborhood is completely desenting the subject of subjects neighborhood is completely desenting the subject neighborhood is constituted to subject neighborhood in subject neighborhood is constituted to subject neighbo	The abstraction method was used to determine the veloped.  OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desenting the subjects neighborhood i	The abstraction method was used to determine the veloped.  OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desentimate of land value. The subjects neighborhood is completely desentimate of land value. The subjects neighborhood is completely desentimate of land value. The subjects neighborhood is completely desentimate of land value. The subjects neighborhood is completely desentimate of land value. The subjects neighborhood is completely desentimate of cost data value.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Marshall and Swift Cost Handbook  Quality rating from cost service Average Effective date of cost data 2023  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The economic life was estimated at 70 years. The remaining economic life is based on the effective age of the property.  Estimated Remaining Economic Life (HUD and VA only)  Sumcome Approach To VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATIO  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project	The abstraction method was used to determine the veloped.  OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desenting the subjects of land value. The subjects neighborhood is completely desenting to the subjects of land value. The subjects neighborhood is completely desenting to the subjects of land value. The subjects neighborhood is completely desenting to the subject of land value. The subjects neighborhood is completely desenting to the subject of land value. The subjects neighborhood is completely desenting to the subject of land value. The subjects neighborhood is completely desenting to the subject of land value. The subjects neighborhood is completely desenting to the subject of land value. The subjects neighborhood is completely desenting to the subject of land value. The subjects neighborhood is completely desenting to the subject of land value. The subjects neighborhood is completely desenting to the subject of land value. The subjects neighborhood is completely desenting to the subject of land value. The subjects neighborhood is completely desenting to the subject of land value. The subjects neighborhood is completely desenting to the subject of land value and sales or other methods are subjects neighborhood is completely desenting to the subject of land value and sales or other methods are subjects neighborhood is completely desenting to the subject of land value. The subjects neighborhood is completely desenting to the subject of land value and sales or other methods are subjects neighborhood is completely desenting to the subject of land value and sales or other methods are subjects neighborhood.  The subject is desenting to the subject of land value and sales or other methods are subject of land value and sales or other methods are subject of land value and sales or other methods are subject of land value and sales or other methods are subject of	The abstraction method was used to determine the veloped.  OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of cost data description of cost and subjects neighborhood is completely desestimated. The subjects neighborhood is completely desestimated of cost data description of cost and subjects neighborhood.  Estimated from cost service Average Effective date of cost data 2023. Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The economic life was estimated at 70 years. The remaining economic life is based on the effective age of the property.  Estimated Remaining Economic Life (HUD and VA only)  Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project  Total number of units rented  Total number of units for sale	The abstraction method was used to determine the veloped.  OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of cost data value. The subjects neighborhood is completely desestimated.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall and Swift Cost Handbook  Quality rating from cost service Average Effective date of cost data 2023  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The economic life was estimated at 70 years. The remaining economic life is based on the effective age of the property.  Estimated Remaining Economic Life (HUD and VA only)  30 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATIO  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HO/L Legal name of project  Total number of units rented Total number of units for sale	Imating site value) Veloped.  The abstraction method was used to determine the veloped.  OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of cost data Marshall and Swift Cost Handbook  Quality rating from cost service Average Effective date of cost data 2023  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The economic life was estimated at 70 years. The remaining economic life is based on the effective age of the property.  Estimated Remaining Economic Life (HUD and VA only)  Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATIO  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project  Total number of phases  Total number of units rented  Was the project created by the conversion of an existing building(s) into a PUD?  Yes  Does the project contain any multi-dwelling units?  Yes  No  Data source(s)	Imating site value) Veloped.  The abstraction method was used to determine the veloped.  OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of cost data Marshall and Swift Cost Handbook  Quality rating from cost service Average Effective date of cost data 2023  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The economic life was estimated at 70 years. The remaining economic life is based on the effective age of the property.  Estimated Remaining Economic Life (HUD and VA only)  Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATIO  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project  Total number of phases  Total number of units rented  Was the project created by the conversion of an existing building(s) into a PUD?  Yes  Does the project contain any multi-dwelling units?  Yes  No  Data source(s)	OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculal Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desenting the property of the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desenting the property of the property.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall and Swift Cost Handbook Quality rating from cost service Average Effective date of cost data 2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The economic life was estimated at 70 years. The remaining economic life is based on the effective age of the property.  Estimated Remaining Economic Life (HUD and VA only) 30 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project Total number of phases Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project created by the conversion of an existing building(s) into a PUD? Yes No Does the project contain any multi-dwelling units? Yes No Data source(s) Are the units, common elements, and recreation facilities complete?	OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculal Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desenting the property of the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desenting the property of the property.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall and Swift Cost Handbook Quality rating from cost service Average Effective date of cost data 2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The economic life was estimated at 70 years. The remaining economic life is based on the effective age of the property.  Estimated Remaining Economic Life (HUD and VA only) 30 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project Total number of phases Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project created by the conversion of an existing building(s) into a PUD? Yes No Does the project contain any multi-dwelling units? Yes No Data source(s) Are the units, common elements, and recreation facilities complete?	OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for esestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely desestimate of land value. The subjects neighborhood is completely destinant of land value. The subjects neighborhood is completely destinant of land value. The subjects neighborhood is completely destinant of land value. The subjects neighborhood is completely destinant of land value. The subjects neighborhood is completely destinant of land value. The subjects neighborhood is completely destinant of land value. The subjects neighborhood is completely destinant of land value. The subjects neighborhood is completely destinant of land value. The subjects neighborhood is completely destinant of land value. The subject is neighborhood is completely destinant of land value. The subject is neighborhood is completely destinant of land value. The subject is neighborhood is completely destinant of land value. The subject is neighborhood is completely destinant of land value. The subject is neighborhood is completely destinant of land value. The subject is neighborhood is completely destinant of land value. The subject is neighborhood is completely destinant of land value. The subject is neighborhood is completely destinant of land value. The subject is neighborhood is completely destinant of land value. The subject is neighborhood is completely destinant. The subject is neighborhood is completely destinant. The subject is neighborhood is constituted in land value and land value. The subject is neighborhood is constituted in land value a	OPINION OF SITE VALUE
Provide adequate information for the lender/client to replicate the below cost figures and calculal Support for the opinion of site value (summary of comparable land sales or other methods for es estimate of land value. The subjects neighborhood is completely described by the conversion of site value (summary of comparable land sales or other methods for es estimate of land value. The subjects neighborhood is completely described by the conversion of an existing building (s) into a PUD?  Provide the following information for PUDs ONLY if the developer/builder is no control of the HOAL Legal number of units for sale was the project created by the conversion of an existing building (s) into a PUD?  Yes  Does the project created by the conversion of an existing building (s) into a PUD?  Yes  No  No  Provide the units, common elements, and recreation facilities complete?	OPINION OF SITE VALUE

## Exterior-Only Inspection Residential Appraisal Report

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

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

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

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

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

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

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

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

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

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

File No. 6831pagent

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

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

### Exterior-Only Inspection Residential Appraisal Report

- File No. 6831pagent
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seg., or similar state laws.

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

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

#### Signature Wille Cyal Signature\_ Name William C Fisher Company Name William C Fisher Company Name Company Address 9192 Guss Drive Company Address Huntington Beach, CA 92646 Telephone Number \_ Telephone Number <u>714-931-6993</u> Email Address Email Address hbredfish@gmail.com Date of Signature and Report 01/19/2024 Date of Signature Effective Date of Appraisal 01/19/2024 State Certification # State Certification # AR005705 or State License # or State License # State or Other (describe) State # Expiration Date of Certification or License State CA Expiration Date of Certification or License 12/23/2024 ADDRESS OF PROPERTY APPRAISED SUBJECT PROPERTY 6831 E Pageantry Street Did not inspect exterior subject property Long Beach, CA 90808 Did inspect exterior of subject property from street Date of Inspection APPRAISED VALUE OF SUBJECT PROPERTY \$ 850,000 LENDER/CLIENT COMPARABLE SALES Did not inspect exterior of comparable sales from street Name Clear Capital Company Name Wedgewood Inc. Did inspect exterior of comparable sales from street Company Address 2015 Manhattan Beach Blvd Suite 100 Date of Inspection Redondo Beach, CA 90278 Email Address

APPRAISER

# **Uniform Appraisal Dataset Definitions**

File No. 6831pagent

#### Condition Ratings and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

#### **Quality Ratings and Definitions**

- Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.
- Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.
- Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.
- Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.
- Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.
- Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

# Definitions of Not Updated, Updated, and Remodeled

# Not Updated

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

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

#### Updated

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

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

#### Remodeled

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

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

#### **Explanation of Bathroom Count**

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

# **Uniform Appraisal Dataset Definitions**

File No. 6831pagent Abbreviations Used in Data Standardization Text Full Name Abbrev. Appropriate Fields Abbrev. **Full Name** Appropriate Fields Area, Site Interior Only Stairs Basement & Finished Rooms Below Grade Acres Adjacent to Park AdjPrk Landfill Location Lndfl Location LtdSght AdjPwr Adjacent to Power Lines Location Limited Sight View Adverse Listing Listing Sale or Financing Concessions Α Location & View ArmLth Arms Length Sale Sale or Financing Concessions MR Mid-Rise Structure Design(Style) Attached Structure Mountain View ΑТ Design(Style) Mtn Bathroom(s) Basement & Finished Rooms Below Grade Location & View ba Neutral Bedroom Basement & Finished Rooms Below Grade NonArm Non-Arms Length Sale Sale or Financing Concessions br Beneficial Location & View Garage/Carport В Open op BsyRd Busy Road Location Other Basement & Finished Rooms Below Grade Design(Style) Garage/Carport 0 Other Carport Ср Sale or Financing Concessions Park View Cash Cash Prk View City View Skyline View Pstrl Pastoral View CtySky View View City Street View Pwrl n CtyStr View Power Lines View Comm Commercial Influence Location PubTrn **Public Transportation** Location Contracted Date Date of Sale/Time Basement & Finished Rooms Below Grade Recreational (Rec) Room Conv Conventional Sale or Financing Concessions Relo Relocation Sale Sale or Financing Concessions Sale or Financing Concessions Covered Garage/Carport REO REO Sale CV CrtOrd Court Ordered Sale Sale or Financing Concessions Res Residential Location & View DOM Days On Market Data Sources Row or Townhouse Design(Style) RH Rural Housing - USDA Sale or Financing Concessions DT **Detached Structure** Design(Style) SD Semi-detached Structure Design(Style) dw Driveway Garage/Carport Estate Sale Sale or Financing Concessions Settlement Date Date of Sale/Time Estate **Expiration Date** Date of Sale/Time Short Short Sale Sale or Financing Concessions FHA Federal Housing Authority Sale or Financing Concessions Square Feet Area, Site, Basement sf Garage Garage/Carport sqm Square Meters Area, Site, Basement g Date of Sale/Time Garage - Attached Garage/Carport Unk Unknown ga Garage/Carport Garage - Built-in VA Veterans Administration Sale or Financing Concessions gbi Garage/Carport Walk Out Basement Basement & Finished Rooms Below Grade gd Garage - Detached WO Design(Style) GR Garden Structure Basement & Finished Rooms Below Grade Walk Up Basement WU GlfCse Golf Course Location WtrFr Water Frontage Location Glfvw Golf Course View Wtr Water View View View Withdrawn Date HR High Rise Structure Design(Style) w Date of Sale/Time Industrial Location & View Woods View Ind Woods

Other Ap	praiser-Defined Abbre	eviations			
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
	· ·				

# Market Conditions Addendum to the Appraisal Report File No. 6831 pagent

The purpose of this addendum is to provide the lender/client with		understanding of the	market trends and cor	ditions preval	ent in the s	ubject neignbo	ornood	l. Ih	.0 .0 a .0qa oa
addendum for all appraisal reports with an effective date on or af Property Address 6831 E Pageantry Street	ter April 1, 2009.	City <b>Long</b>	Beach		State	CA 7in C	ode S	908	08
Borrower Redwood Holdings LLC							. Jul C	_	
Instructions: The appraiser must use the information require	d on this form as the I	basis for his/her concl	usions, and must prov	ide support for	r those con	clusions, rega	rding l	hous	sing trends and
overall market conditions as reported in the Neighborhood section									
analysis as indicated below. If any required data is unavailable					•				
provide data for the shaded areas below; if it is available, however			-					-	
median, the appraiser should report the available figure and ident that would be used by a prospective buyer of the subject proper	-	=				-	-		-
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	s seasonai ili	arkets, new	Overall Trend		iusu	163, 616.
Total # of Comparable Sales (Settled)	50	25	17	Increasir	ng 🗀	Stable		X	Declining
Absorption Rate (Total Sales/Months)	8.33	8.33	5.67	Increasir		Stable		X)	Declining
Total # of Comparable Active Listings	21	12	6	X Declining		Stable	[	=	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.52	1.44	1.06	X Declining		Stable	<u> </u>		Increasing
Median Sale & List Price, DOM, Sale/List %  Median Comparable Sale Price	Prior 7-12 Months 900,000	Prior 4-6 Months 925,000	909,000	Increasir	na Iv	Overall Trend	ı	$\overline{}$	Declining
Median Comparable Sales Days on Market	33	925,000	29	Declining		Stable		=	Increasing
Median Comparable List Price	879,000	929,000	919,000	Increasir		Stable		_	Declining
Median Comparable Listings Days on Market	50	38	40	Declining		Stable		$\equiv$	Increasing
Median Sale Price as % of List Price	100.00%	100.00%	100.00%	Increasir	_	Stable			Declining
Seller-(developer, builder, etc.)paid financial assistance prevaler		No		Declining		Stable		_	ncreasing
Explain in detail the seller concessions trends for the past 12 m	. •			•	-	osing costs, c	ondo f	ees	options, etc.).
The higher percentage of consessions are as	sistance with cl	osing costs at a	a low percentage	e or amou	nt.				
Are foreclosure sales (REO sales) a factor in the market?	Yes X No If	uos ovalain (including	the trends in listings a	nd caloc of for	oclosed pr	aportice)			
Limited number of foreclosure property is not	-		-						
Emilion Hamber of refededate property to flee	od at the proces	nt timo, that wo	did offoot the oc	inoni otab	io man	ot trorido.			
Cite data sources for above information. CRMLS/NDC									
Summarize the above information as support for your conclus	-			-	-	al informatior	ı, such	n as	an analysis of
pending sales and/or expired and withdrawn listings, to formulate	your conclusions, pro	ovide both an explana	tion and support for yo	ur conclusions	i.				
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a	e your conclusions, pro area of the subj	ovide both an explana ect are good. L	tion and support for yo imited marketing	ur conclusions time of le	ess thar				
pending sales and/or expired and withdrawn listings, to formulate	e your conclusions, pro area of the subj	ovide both an explana ect are good. L	tion and support for yo imited marketing	ur conclusions time of le	ess thar				
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a	e your conclusions, pro area of the subj	ovide both an explana ect are good. L	tion and support for yo imited marketing	ur conclusions time of le	ess thar				
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a	e your conclusions, pro area of the subj	ovide both an explana ect are good. L	tion and support for yo imited marketing	ur conclusions time of le	ess thar				
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a	e your conclusions, pro area of the subj	ovide both an explana ect are good. L	tion and support for yo imited marketing	ur conclusions time of le	ess thar				
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a	e your conclusions, pro area of the subj	ovide both an explana ect are good. L	tion and support for yo imited marketing	ur conclusions time of le	ess thar				
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avd	e your conclusions, pro area of the subj erse effect on t	ovide both an explana ect are good. L he current mark	tion and support for yo imited marketing	ur conclusions time of le	ess thar				
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avoid	e your conclusions, pro area of the subj erse effect on t	ovide both an explana ect are good. L he current mark	tion and support for yo imited marketing	ur conclusions  g time of le  emaining	ess thar	90 days.			
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avd  If the subject is a unit in a condominium or cooperative Subject Project Data	e your conclusions, pro area of the subj erse effect on t	ovide both an explana ect are good. L he current mark	tion and support for yo imited marketing	ur conclusions g time of le emaining	ess than stable.	me: Overall Trence	Inte	res	t rates
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avoid the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)	e your conclusions, pro area of the subj erse effect on the	ovide both an explana ect are good. L he current mark	ilon and support for yo imited marketing ket with values r	ur conclusions g time of le emaining	ess than stable.	me: Overall Trence Stable	Inte	res	t rates  Declining
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avd  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)	e your conclusions, pro area of the subj erse effect on the	ovide both an explana ect are good. L he current mark	ilon and support for yo imited marketing ket with values r	ur conclusions g time of le emaining P Increasir	ess than stable.	me: Overall Trence Stable Stable	Inte	res	Declining Declining
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avoid are rising, however it appears to have no avoid listing.  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	e your conclusions, pro area of the subj erse effect on the	ovide both an explana ect are good. L he current mark	ilon and support for yo imited marketing ket with values r	ur conclusions g time of le emaining  P  Increasir Declining	ess than stable.	me: Overall Trend Stable Stable Stable	Inte	res	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avoid are rising, however it appears to have no avoid listing, however it appears to have no avoid listing are rising, however it appears to have no avoid listing listing are rising, however it appears to have no avoid listing listing are rising.  If the subject is a unit in a condominium or cooperative subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pro area of the subjects effect on the subjects of the subject of the subjects of the subject of the subj	by the both an explana ect are good. Let the current mark the current mark the current mark the current mark the following:  Prior 4-6 Months	tion and support for yo imited marketing (set with values r	price conclusions of the emaining of the emailing of the emaining of the emaining of the emaining of the emailing of the emaining of the emaining of the emaining of the emailing of the email	ess than stable.	me: Overall Trence Stable Stable Stable Stable Stable	Inte	res	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avd  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pro area of the subjects effect on the subjects of the subject of the subjects of the subject of the subj	by the both an explana ect are good. Let the current mark the current mark the current mark the current mark the following:  Prior 4-6 Months	ilon and support for yo imited marketing ket with values r	price conclusions of the emaining of the emailing of the emaining of the emaining of the emaining of the emailing of the emaining of the emaining of the emailing of the email	ess than stable.	me: Overall Trence Stable Stable Stable Stable Stable	Inte	res	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avoid are rising, however it appears to have no avoid listing, however it appears to have no avoid listing.  If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pro area of the subjects effect on the subjects of the subject of the subjects of the subject of the subj	by the both an explana ect are good. Let the current mark the current mark the current mark the current mark the following:  Prior 4-6 Months	tion and support for yo imited marketing (set with values r	price conclusions of the emaining of the emailing of the emaining of the emaining of the emaining of the emailing of the emaining of the emaining of the emailing of the email	ess than stable.	me: Overall Trence Stable Stable Stable Stable Stable	Inte	res	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avoid are rising, however it appears to have no avoid listing, however it appears to have no avoid listing.  If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pro area of the subjects effect on the subjects of the subject of the subjects of the subject of the subj	by the both an explana ect are good. Let the current mark the current mark the current mark the current mark the following:  Prior 4-6 Months	tion and support for yo imited marketing (set with values r	price conclusions of the emaining of the emailing of the emaining of the emaining of the emaining of the emailing of the emaining of the emaining of the emailing of the email	ess than stable.	me: Overall Trence Stable Stable Stable Stable Stable	Inte	res	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avd  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pro area of the subjects effect on the subjects of the subject of the subjects of the subject of the subj	by the both an explana ect are good. Let the current mark the current mark the current mark the current mark the following:  Prior 4-6 Months	tion and support for yo imited marketing (set with values r	price conclusions of the emaining of the emailing of the emaining of the emaining of the emaining of the emailing of the emaining of the emaining of the emailing of the email	ess than stable.	me: Overall Trence Stable Stable Stable Stable Stable	Inte	res	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avoid are rising, however it appears to have no avoid listing, however it appears to have no avoid listing.  If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pro area of the subjects effect on the subjects of the subject of the subjects of the subject of the subj	by the both an explana ect are good. Let the current mark the current mark the current mark the current mark the following:  Prior 4-6 Months	tion and support for yo imited marketing (set with values r	price conclusions of the emaining of the emailing of the emaining of the emaining of the emaining of the emailing of the emaining of the emaining of the emailing of the email	ess than stable.	me: Overall Trence Stable Stable Stable Stable Stable	Inte	res	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avd  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pro area of the subjects effect on the subjects of the subject of the subjects of the subject of the subj	by the both an explana ect are good. Let the current mark the current mark the current mark the current mark the following:  Prior 4-6 Months	tion and support for yo imited marketing (set with values r	price conclusions of the emaining of the emailing of the emaining of the emaining of the emaining of the emailing of the emaining of the emaining of the emailing of the email	ess than stable.	me: Overall Trence Stable Stable Stable Stable Stable	Inte	res	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avd  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, pro area of the subjects effect on the subjects of the subject of the subjects of the subject of the subj	by the both an explana ect are good. Let the current mark the current mark the current mark the current mark the following:  Prior 4-6 Months	tion and support for yo imited marketing (set with values r	price conclusions of the emaining of the emailing of the emaining of the emaining of the emaining of the emailing of the emaining of the emaining of the emailing of the email	ess than stable.	me: Overall Trence Stable Stable Stable Stable Stable	Inte	res	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avoid are rising, however it appears to have no avoid listing, however it appears to have no avoid listing are rising, however it appears to have no avoid listing listing are rising, however it appears to have no avoid listing listing are rising.  If the subject is a unit in a condominium or cooperative subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	e your conclusions, progress of the subjects of the subject of the subjects of the subject of the	by the both an explana ect are good. Let the current mark the current mark the current mark the current mark the following:  Prior 4-6 Months	tion and support for yo imited marketing (set with values r	price conclusions of the emaining of the emailing of the emaining of the emaining of the emaining of the emailing of the emaining of the emaining of the emailing of the email	ess than stable.	me: Overall Trence Stable Stable Stable Stable Stable	Inte	res	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avd  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?	e your conclusions, progress of the subjects of the subject of the subjects of the subject of the	by the both an explana ect are good. Let the current mark the current mark the current mark the current mark the following:  Prior 4-6 Months	tion and support for yo imited marketing (set with values r	price conclusions of the emaining of the emailing of the emaining of the emaining of the emaining of the emailing of the emaining of the emaining of the emailing of the email	ess than stable.	me: Overall Trence Stable Stable Stable Stable Stable	Inte	res	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avd  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?	e your conclusions, progress of the subjects of the subject of the subjects of the subject of the	by the both an explana ect are good. Let the current mark the current mark the current mark the current mark the following:  Prior 4-6 Months	tion and support for yo imited marketing (set with values r	price conclusions of the emaining of the emailing of the emaining of the emaining of the emaining of the emailing of the emaining of the emaining of the emailing of the email	ess than stable.	me: Overall Trence Stable Stable Stable Stable	Inte	res	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avd  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?	e your conclusions, progress of the subjects of the subject of the subjects of the subject of the	by the both an explana ect are good. Let the current mark the current mark the current mark the current mark the following:  Prior 4-6 Months	tion and support for yo imited marketing (set with values r	price conclusions of the emaining of the emain	ess than stable.	me: Overall Trence Stable Stable Stable Stable	Inte	res	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avd  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?	e your conclusions, progress of the subjects of the subject of the subjects of the subject of the	by the both an explana ect are good. Let the current mark the current mark the current mark the current mark the following:  Prior 4-6 Months	tion and support for yo imited marketing (set with values r	price conclusions of the emaining of the emain	ess than stable.	me: Overall Trence Stable Stable Stable Stable	Inte	res	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avd  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?	e your conclusions, progress of the subjects of the subject of the subjects of the subject of the	by the both an explana ect are good. Let the current mark the current mark the current mark the current mark the following:  Prior 4-6 Months	tion and support for yo imited marketing (set with values r	price conclusions of the emaining of the emain	ess than stable.	me: Overall Trence Stable Stable Stable Stable	Inte	res	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avd  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject of the subject of the subject is a supplemental project of the subject is a subject in the subject in the subject is a subject in the subject in the subject is a subject in the subject in the subject is a subject in the subject in the subject is a subject in the subject in the subject is a subject in the subject	e your conclusions, progress of the subjects of the subject of the subjects of the subject of the	te the following: Prior 4-6 Months  yes, indicate the numb	ition and support for yo imited marketing set with values recommendation of the control of the c	P Increasir Declining explain the tre	ess than stable.	me: Overall Trend Stable Stable Stable Stable gs and sales	Inte	)	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avid are rising, however it appears to have no avid subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject of the subject of the subject Project on the subject Project Proj	e your conclusions, pro area of the subjectse effect on the subjectse effect on the subjects of the subject of the subjects of the subject o	te the following: Prior 4-6 Months  yes, indicate the numb	tion and support for yo imited marketing (set with values r	P Increasir Declining explain the tre	ess than stable.	me: Overall Trend Stable Stable Stable Stable gs and sales	Inte	)	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avid are rising, however it appears to have no avid subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject of the subject of the subject Project on the subject Project Proj	e your conclusions, pro area of the subjectse effect on the subjectse effect on the subjects of the subject of the subjects of the subject o	te the following: Prior 4-6 Months  yes, indicate the numb	ition and support for yo imited marketing set with values recommendation of the control of the c	P Increasir Declining explain the tre	ess than stable.	me: Overall Trend Stable Stable Stable Stable gs and sales	Inte	)	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avid are rising, however it appears to have no avid subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject of the subject of the subject Project on the subject Project Pr	e your conclusions, pro area of the subjectse effect on the subjectse effect on the subjects of the subject of the subjects of the subject o	byide both an explana ect are good. L he current mark te the following: Prior 4-6 Months  yes, indicate the numb	inited marketing tet with values received with values received with values received and the control of the cont	PRAISER	ess than stable.	me: Overall Trend Stable Stable Stable gs and sales	Inte	)	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avd  If the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject of the subject of the subject is a unit in a condominium or cooperative subject is a unit in a condominium or cooperat	e your conclusions, pro area of the subjectse effect on the subjectse effect on the subjects of the subject of the subjects of the subject o	byide both an explana ect are good. L he current mark te the following: Prior 4-6 Months  yes, indicate the numb	cet with values r  Current - 3 Months  er of REO listings and	PRAISER	ess than stable.	me: Overall Trend Stable Stable Stable gs and sales	Inte	)	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avid are rising, however it appears to have no avid subject project bata  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject of the subject project in the project on the subject project in the project in the subject project in the project in the project in the subject project in the subject project in the project in the subject project in the project in the subject project in the subject project in the projec	e your conclusions, pro area of the subjectse effect on the subjectse effect on the subjects of the subject of the subjects of the subject o	covide both an explana ect are good. L he current mark te the following: Prior 4-6 Months  yes, indicate the numb  yes, indicate the numb  SUP  Signa Nam	cet with values r  Current - 3 Months  er of REO listings and	PRAISER	ess than stable.	me: Overall Trend Stable Stable Stable gs and sales	Inte	)	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avid are rising, however it appears to have no avid subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject of the subjec	e your conclusions, pro area of the subjectse effect on the subjectse effect on the subjects of the subject of the subjects of the subject o	byide both an explana ect are good. L he current mark te the following: Prior 4-6 Months  yes, indicate the numb  yes, indicate the numb  SUP  Signa Nam Com	current - 3 Months  Current - 3 Months  ERVISORY API  ature  e	preconclusions the property of	ess than stable.	me: Overall Trend Stable Stable Stable gs and sales	Inte	)	Declining Declining Increasing
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avoid are rising, however it appears to have no avoid are rising, however it appears to have no avoid are rising, however it appears to have no avoid are rising, however it appears to have no avoid are rising, however it appears to have no avoid are rising, however it appears to have no avoid are rising, however it appears to have no avoid are rising, however it appears to have no avoid are rising, however it appears to have no avoid are rising, however it appears to have no avoid are rising, however it appears to have no avoid are rising, however it appears to have no avoid are rising, however it appears to have no avoid are rising, however it appears to have no avoid are rising, however it appears to have no avoid are rising, to form a subject of the subj	e your conclusions, progress of the subjects effect on the subjects effect on the subjects of the subject of the subjects of the subject of t	superior de te the following:  Prior 4-6 Months  Superior	cet with values r  Current - 3 Months  Current - 3 Months  Deer of REO listings and atture  e pany Name pany Address	preconclusions the property of	ess than stable.	me: Overall Trend Stable Stable Stable gs and sales	Inte	picloss (Control of the Control of t	Declining Declining Increasing ed properties.
pending sales and/or expired and withdrawn listings, to formulate Present market conditions for the marketing a are rising, however it appears to have no avoid are rising.	e your conclusions, pro area of the subjectse effect on the subjectse effect on the subjects of the subject of the subjects of the subject o	superior de te the following:  Prior 4-6 Months  Prior 4-6 Months  Superior Mark  Com  Com  Com  State	current - 3 Months  Current - 3 Months  ERVISORY API  ature  e  pany Name	preconclusions the property of	ess than stable.	me: Overall Trend Stable Stable Stable gs and sales	Inte	)	Declining Declining Increasing ed properties.

# SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLC
Property Address: 6831 E Pageantry Street
City: Long Beach
Lender: Wedgewood Inc.

File No.: 6831pagent
Case No.:

Zip: 90808

Zip: 90808



# FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: January 19, 2024 Appraised Value: \$ 850,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

# COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Redwood Holdings LLCFile No.: 6831pagentProperty Address: 6831 E Pageantry StreetCase No.:City: Long BeachState: CAZip: 90808Lender: Wedgewood Inc.



# COMPARABLE SALE #1

3215 Petaluma Avenue Long Beach, CA 90808 Sale Date: s12/23;c11/23 Sale Price: \$ 896,000



#### COMPARABLE SALE #2

6815 E Monlaco Road Long Beach, CA 90808 Sale Date: \$10/23;c08/23 Sale Price: \$850,000



## COMPARABLE SALE #3

3713 Hackett Avenue Long Beach, CA 90808 Sale Date: \$10/23;c10/23 Sale Price: \$ 960,000

erty Address: 6831 E Pageantry Street Long Beach	File No.: 6831pagent  Case No.:  State: CA Zip: 90808
ler: Wedgewood Inc.	
KAYSEE	ASSESSORS MAP COUNTY OF LOS ANGELES, CALIF.
	ASS COUNTY OF
PETALUMA & AVE.	
* = 8	
20 (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	M B 432-41-49
R ROSEBAY  R ROSEBAY  R ROSEBAY  R R R R R R R R R R R R R R R R R R R	TRACT NO 17700
31/2 (S)	THE THE TOTAL TH
Woodson a	A STANDARD SOON
	CODE 553  FOR FREV. ASSWT. SEE:

#### **LOCATION MAP**

Borrower: Redwood Holdings LLC File No.: 6831pagent
Property Address: 6831 E Pageantry Street Case No.:

City: Long Beach State: CA Zip: 90808

Lender: Wedgewood Inc.



Borrower: Redwood Holdings LLC File No.: 6831pagent Property Address: 6831 E Pageantry Street
City: Long Beach
Lender: Wedgewood Inc. Case No.: State: CA Zip: 90808



# William C. Fisher

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

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

'Certified Residential Real Estate Appraiser'

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

BREAAPPRAISER IDENTIFICATION NUMBER:

Certification Law.

AR 005705

Effective Date: Date Expires:

December 24, 2022 December 23, 2024

Loretta Dillon, Deputy Bureau Chief, BREA

3068107

Borrower: Redwood Holdings LLC File No.: 6831pagent Property Address: 6831 E Pageantry Street Case No.: City: Long Beach State: CA Zip: 90808 Lender: Wedgewood Inc.

> HUDSON INSURANCE COMPANY 100 William Street, 5th Floor New York, NY 10038



#### REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

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

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.

#### PLEASE READ THIS POLICY CAREFULLY.

PRA-1AX-1003758 Policy Number:

Renewal of: PRA-1AX-1002512

1. Named Insured: William C. Fisher

2. Address:

9192 Guss Drive

Huntington Beach, CA, 92646

3. Policy Period:

From: 10/18/2023

To: 10/18/2024

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

4. Limit of Liability

Each Claim

Policy Aggregate

**Damages** Limit of Liability

A. \$1,000,000

B. \$1,000,000

Claims Expense Limit of Liability

C. \$1,000,000

D. \$1,000,000

5. Deductible (Inclusive of Claims Expenses):

Each Claim \$ 500

5B.

\$ 1,000 Aggregate

Policy Premium: \$680.00 6.

State Taxes/Surcharges: \$0.00

7. Retroactive Date:

10/18/2022

Notice to Company:

Notice of a Claim or Potential Claim should be sent to:

Hudson Insurance Group 100 William Street, 5th Floor New York, NY 10038

Fax: 646-216-3786

Email: hudsonclaims300@hudsoninsgroup.com

9. A. Program Administrator:

Gut 2 Selleg

Riverton Insurance Agency Corp.

B. Agent/Broker:

ALIA (Riverton Insurance Agency Corp.)

Phone: (800) 882-4410

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

Secretary

Ina Darkal

PRA100 (01/20)

Page 1

# **USPAP ADDENDUM**

	USPAP ADDENDUM	File No. 6831pagent
Borrower: Redwood Holdings LLC Property Address: 6831 E Pageantry Street City: Long Beach County	: Los Angeles State:	CA Zip Code: 90808
Lender/Client: Wedgewood Inc.		
Restricted Appraisal Report This report was prepare The intended user of thi	ed in accordance with the requirements of the Appraisal Repet in accordance with the requirements of the Restricted Apis report is limited to the identified client. This is a Restricted opinions and conclusions set forth in the report may not be iser's workfile.	praisal Report option of USPAP Standards Rule 2-2(b). d Appraisal Report and the rationale for how the
ADDITIONAL CERTIFICATIONS		
<ul> <li>I certify that, to the best of my knowledge and belief:</li> <li>The statements of fact contained in this report are true an</li> <li>The report analyses, opinions, and conclusions are limite analyses, opinions, and conclusions.</li> <li>I have no (or the specified) present or prospective interest the parties involved.</li> <li>I have no bias with respect to the property or the parties in</li> <li>My engagement in this assignment was not contingent up</li> <li>My compensation for completing this assignment is not continued the cause of the client, the amount of the value opinion, the intended use of this appraisal.</li> <li>My analyses, opinions, and conclusions were developed a Practice.</li> <li>This appraisal report was prepared in accordance with the</li> </ul>	d only by the reported assumptions and are my pers in the property that is the subject of this report and avolved with this assignment. on developing or reporting predetermined results. antingent upon the development or reporting of a pre are attainment of a stipulated result, or the occurrence and this report has been prepared, in conformity with	no (or specified) personal interest with respect to edetermined value or direction in value that favors e of a subsequent event directly related to the the Uniform Standards of Professional Appraisal
PRIOR SERVICES		
<ul> <li>I have NOT performed services, as an appraiser or in ar immediately preceding acceptance of this assignment.</li> <li>I HAVE performed services, as an appraiser or in another immediately preceding acceptance of this assignment. T</li> </ul>	er capacity, regarding the property that is subject of t	this report within the three-year period
PROPERTY INSPECTION		
I have NOT made a personal inspection of the property that		
APPRAISAL ASSISTANCE Unless otherwise noted, no one provided significant real prop assistance, they are hereby identified along with a summary of		
ADDITIONAL COMMENTS  Additional USPAP related issues requiring disclosure and/or a The inspection of the subject property was from the subject property was		
MARKETING TIME AND EXPOSURE TIME FO	R THE SUBJECT PROPERTY	
A reasonable marketing time for the subject property is  A reasonable exposure time for the subject property is	day(s) utilizing market conditions pertinday(s).	nent to the appraisal assignment.
APPRAISER:	SUPERVISORY APPRAISE	R (only if required):
Signature: William CFisher		
Name: William C Fisher	Name:	_
Date Signed: 01/19/2024 State Certification #: AR005705	Date Signed: State Certification #:	
or State License #:	or State License #:	
or Other (describe): State #:	State:	n or Licenses
State: CA  Expiration Date of Certification or License: 12/23/2024  Effective Date of Appraisal: 01/19/2024	Supervisory Appraiser inspect	n or License: tion of Subject Property:

# **AERIAL MAP**

File No.: 6831pagent Borrower: Redwood Holdings LLC Property Address: 6831 E Pageantry Street
City: Long Beach
Lender: Wedgewood Inc. Case No.:

State: CA Zip: 90808

