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# APPRAISAL REPORT OF



12811 Heflin Dr  
La Mirada, CA 90638-2164

## PREPARED FOR

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

## AS OF

02/23/2024

## PREPARED BY

Elite Appraisal Service  
14071 Peyton Dr #1226  
Chino Hills, CA 91709

### Exterior-Only Inspection Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 12811 Heflin Dr City La Mirada State CA Zip Code 90638-2164  
 Borrower Redwood Holdings LLC Owner of Public Record Leyva Fredrick H County Los Angeles  
 Legal Description TRACT # 19098 LOT 54  
 Assessor's Parcel # 8042-034-032 Tax Year 2023 R.E. Taxes \$ 5,430  
 Neighborhood Name Google Maps Map Reference Google Maps Census Tract 5040.02  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) Servicing  
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offerings price(s), and date(s). Per CRMLS, there are no known listings of the subject property in the prior 12 months.

CONTRACT

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
 Contract Price \$ Date of Contract Is the property seller the owner of public record?  Yes  No Data Source(s)  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> OverSupply	\$ (000)	(yrs)	2-4 Unit	5 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over6mths	675	Low	35	Multi-Family	5 %
Neighborhood Boundaries Include: Leffingwell Rd to the north, Santa Gertrudes Ave to the east, Rosecrans Ave to the south, and Valley View Ave to the west								1,078	High	105	Commercial	5 %
								905	Pred.	70	Other Vcnt	5 %

Neighborhood Description The subject property is located in the City of La Mirada. Schools, neighborhood shopping and both public and arterial transportation are within close proximity. Subject area consists primarily of detached single family homes and some condominiums along with some multi family dwellings and is located near schools and most consumer services.  
 Market Conditions (including support for the above conclusions) The typical marketing/exposure time for properties in the subjects neighborhood is estimated at 1-3 months.

SITE

Dimensions Slightly Irregular ( See Plat Map) Area 8,910 sf Shape Slightly Irregular View N;Res;  
 Specific Zoning Classification R1 Zoning Description Single Family Residential  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe. Based on the 4 tests of highest and best use, the current use is the subject's current highest and best use based on the zoning allowed  
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements--Type Public Private  
 Electricity   Water   Street Asphalt    
 Gas   Sanitary Sewer   Alley None    
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 06037C1842F FEMA Map Date 09/26/2008  
 Are the utilities and/or off-site improvements typical for the market area?  Yes  No If No, describe.  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe.  
 None noted based on the exterior analysis of the subject property and the aerial view from Google Maps.

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property  Appraisal Files  MLS  Assessment and Tax Records  Prior Inspection  Property Owner  
 Other (describe) Exterior Analysis Data Source(s) for Gross Living Area Realist/CoreLogic/CRMLS

General Description	General Description	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> OnewithAccessoryUnit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Cvd	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> UnderConst.	Exterior Walls Brick/Stucco/Average	Fuel Gas	<input checked="" type="checkbox"/> Porch Cvd	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Traditional	Roof Surface C-Shingle/Average	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1959	Gutters & Downspouts Eaves/Average	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Block	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 32	Window Type Vinyl/Average	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in

Appliances  Refrigerator  Range/Oven  Dishwasher  Disposal  Microwave  Washer/Dryer  Other (describe)  
 Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,822 Square Feet of Gross Living Area Above Grade  
 Additional features (special energy efficient items, etc.) None Noted  
 Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;No functional and/or obsolescence noted at the time of inspection. Reduced effective age is attributed to normal replacement, rehabilitation and normal wear and tear. The subject is in overall average condition in comparison to other single family residences within the market. See addendum for further review  
 Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No  
 If Yes, describe  
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe

### Exterior-Only Inspection Residential Appraisal Report

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 840,000 to \$ 979,900

There are 35 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 675,000 to \$ 1,078,000

FEATURE	SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	12811 Heflin Dr La Mirada, CA 90638-2164			14455 Gagely Dr La Mirada, CA 90638			14442 Bora Dr La Mirada, CA 90638			12003 Los Coyotes Ave La Mirada, CA 90638		
Proximity to Subject				0.09 miles NW			0.82 miles S			0.89 miles NE		
Sale Price	\$			\$ 941,000			\$ 906,000			\$ 947,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 562.13 sq. ft.			\$ 545.78 sq. ft.			\$ 542.38 sq. ft.		
Data Source(s)				CRMLS #PW24007638;DOM 5			CRMLS #DW23218063;DOM 9			CRMLS #OC23176635;DOM 91		
Verification Source(s)				Doc #89915/Realist			Doc #2330/Realist			Doc #6321/Realist		
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION +(-) \$ Adjustment			DESCRIPTION +(-) \$ Adjustment			DESCRIPTION +(-) \$ Adjustment		
Sale or Financing				ArmLth			ArmLth			ArmLth		
Concessions				FHA;3500 -3,500			Conv;5000 -5,000			FHA;0		
Date of Sale/Time				s02/24;c01/24			s01/24;c12/23			s01/24;c12/23		
Location	N;Res;			N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site	8,910 sf			6,759 sf +6,453			6,822 sf +6,264			5,887 sf +9,069		
View	N;Res;			N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Traditional			DT1;Traditional			DT1;Traditional			DT1;Traditional		
Quality of Construction	Q4			Q4			Q4			Q4		
Actual Age	65			66 0			69 0			68 0		
Condition	C4			C4			C3 -50,000			C3 -50,000		
Above Grade Room Count	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
	6	3	2.0	6	3	2.0	6	3	2.0	6	3	2.0
Gross Living Area	1,822 sq. ft.			1,674 sq. ft. +10,360			1,660 sq. ft. +11,340			1,746 sq. ft.		
Basement & Finished Rooms Below Grade	0sf			0sf			0sf			0sf		
Functional Utility	Average			Average			Average			Average		
Heating/Cooling	Fau/Cac			Fau/Cac			Fau/Cac			Fau/Cac		
Energy Efficient Items	None			None			None			None		
Garage/Carport	2ga2dw			2ga2dw			2gd2dw 0			2ga2dw		
Porch/Patio/Deck	Porch/Patio			Porch/Patio			Porch/Patio			Porch/Patio		
Pool/Spa	No Pool/No Spa			Pool/No Spa -20,000			No Pool/No Spa			No Pool/No Spa		
Net Adjustment (Total)				+ X - \$ -6,687			+ X - \$ -37,396			+ X - \$ -40,931		
Adjusted Sale Price of Comparables				Net Adj: -1% Gross Adj: 4% \$ 934,313			Net Adj: -4% Gross Adj: 8% \$ 868,604			Net Adj: -4% Gross Adj: 6% \$ 906,069		

SALES COMPARISON ANALYSIS

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) Realist

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) Realist

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer		02/09/2024	01/02/2024	07/20/2023
Price of Prior Sale/Transfer		\$0	\$0	\$730,000
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	02/22/2024	02/22/2024	02/22/2024	02/22/2024

Analysis of prior sale or transfer history of the subject property and comparable sales 12811 Heflin Dr-No transfer history. 14455 Gagely Dr-Transferred on 02/09/2024 for \$0. It transferred from Minar Barbara J to Owner Record and was a Affidavit (Document #89914). 14442 Bora Dr-Transferred on 01/02/2024 for \$0. It transferred from Lopez Cathy R to Herrera Jose M L and was a Interspousal Deed Transfer (Document #2329). 12003 Los Coyotes Ave-Transferred on 07/20/2023 for \$730,000. It transferred from Clifton Robert W Trust to Vr California Holdings LLC and was a Grant Deed (Document #477454).-Transferred on 06/23/2023 for \$0. It transferred from Clifton Robert W to Clifton Robert W Trust and was a Affidavit (Document #408872).

Summary of Sales Comparison Approach See Attached Addendum

Indicated Value by Sales Comparison Approach \$	905,000	Cost Approach (if developed) \$	909,837	Income Approach (if developed) \$	0
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RECONCILIATION

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 905,000 , as of 02/23/2024 , which is the date of inspection and the effective date of this appraisal.

## Exterior-Only Inspection Residential Appraisal Report

See Attached Addendum

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

### COST APPROACH TO VALUE (not required by Fannie Mae.)

Provide adequate information for the lender/client to replicate your cost figures and calculations.  
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) See Below

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW Source of cost data Building-Cost.Net Quality rating from cost service Good Effective date of cost data 12/01/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Remaining Economic Life est 40-50 yrs. Building cost estimates are from Building-cost.net. Physical depreciation is from Building-cost.net and the depreciation table is based on age and condition of the subject. Land value ratio for the subject is 27% which is normal for the area. Land value is via the extraction method Estimated Remaining Economic Life (HUD and VA only) 45 Years	OPINION OF SITE VALUE = \$ 250,000 Dwelling 1,822 Sq. Ft. @ \$ 575.00 = \$ 1,047,650 Sq. Ft. @ \$ = \$ 0 Porch/Patio 30,000 Garage/Carport 400 Sq. Ft. @ \$ 150.00 = \$ 60,000 Total Estimate of Cost-new = \$ 1,137,650 Less Physical 42 Functional 0 External 0 Depreciation 477,813 0 0 = \$ ( 477,813 ) Depreciated Cost of Improvements = \$ 659,837 "As-is" Value of Site Improvements = \$ 0 Indicated Value By Cost Approach = \$ 909,837
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### INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent \$ 0 X Gross Multiplier 0 = \$ 0 Indicated Value by Income Approach  
Summary of Income (including support for market rent and GRM) N/A

### PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)?  Yes  No Unit type(s)  Detached  Attached  
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
 Legal Name of Project  
 Total number of phases Total number of units Total number of units sold  
 Total number of units rented Total number of units for sale Data source  
 Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion.  
 Does the project contain any multi-dwelling units?  Yes  No Data source.  
 Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.  
 Are the common elements leased to or by the Homeowner's Association?  Yes  No If Yes, describe the rental terms and options.  
 Describe common elements and recreational facilities.

Borrower Redwood Holdings LLC  
Property Address 12811 Heflin Dr  
City La Mirada County Los Angeles State CA Zip Code 90638-2164  
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address	12811 Heflin Dr La Mirada, CA 90638-2164	14790 Gardenhill Dr La Mirada, CA 90638			12019 Los Coyotes Ave La Mirada, CA 90638			14975 Gardenhill Dr La Mirada, CA 90638					
Proximity to Subject		0.30 miles SE			0.87 miles NE			0.53 miles E					
Sale Price	\$	\$ 1,000,000			\$ 930,000			\$ 950,000					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 563.06 sq. ft.			\$ 467.81 sq. ft.			\$ 606.25 sq. ft.					
Data Source(s)		CRMLS #SR23215964;DOM 20			CRMLS #PW23224350;DOM 19			CRMLS #PW23218218;DOM 7					
Verification Source(s)		Doc #13214/Realist			Doc #68528/Realist			Doc #918348/Realist					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment			
Sale or Financing		ArmLth			ArmLth			ArmLth					
Concessions		Conv;0			Conv;9000			Conv;7000					
Date of Sale/Time		s01/24;c12/23			s01/24;c12/23			s12/23;c12/23					
Location	N;Res;	N;Res;			N;Res;			N;Res;BxTraffSt					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple					
Site	8,910 sf	6,835 sf			6,204 sf			12,364 sf					
View	N;Res;	N;Res;			N;Res;			N;Res;					
Design (Style)	DT1;Traditional	DT1;Traditional			DT1;Traditional			DT1;Traditional					
Quality of Construction	Q4	Q4			Q4			Q4					
Actual Age	65	68			68			64					
Condition	C4	C3			C3			C3					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths					
Room Count	6 3 2.0	7 4 2.0			7 4 2.0			6 3 2.0					
Gross Living Area	1,822 sq. ft.	1,776 sq. ft.			1,988 sq. ft.			1,567 sq. ft.					
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf					
Functional Utility	Average	Average			Average			Average					
Heating/Cooling	Fau/Cac	Fau/Cac			Fau/Cac			Fau/Cac					
Energy Efficient Items	None	None			None			None					
Garage/Carport	2ga2dw	2ga2dw			2ga2dw			2gd2dw					
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio			Porch/Patio					
Pool/Spa	No Pool/No Spa	No Pool/No Spa			No Pool/No Spa			No Pool/No Spa					
Net Adjustment (Total)			+	X -	\$ -43,775		+	X -	\$ -62,502		+	X -	\$ -39,512
Adjusted Sale Price of Comparables		Net Adj: -4%			Net Adj: -7%			Net Adj: -4%					
		Gross Adj: 6%			Gross Adj: 8%			Gross Adj: 10%					
		\$ 956,225			\$ 867,498			\$ 910,488					

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer			01/31/2024	05/24/2023
Price of Prior Sale/Transfer			\$0	\$675,000
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	02/22/2024	02/22/2024	02/22/2024	02/22/2024

Analysis of prior sale or transfer history of the subject property and comparable sales 14790 Gardenhill Dr-No transfer history. 12019 Los Coyotes Ave-Transferred on 01/31/2024 for \$0. It transferred from Unzelman Debra L to Murray Debra L and John A and was a Grant Deed (Document #68527). 14975 Gardenhill Dr-Transferred on 05/24/2023 for \$675,000. It transferred from Totsubo Wesley to Luna Richard E and Diana M and was a Grant Deed (Document #338151).

Summary of Sales Comparison Approach See Attached Addendum



Borrower Redwood Holdings LLC  
 Property Address 12811 Heflin Dr  
 City La Mirada County Los Angeles State CA Zip Code 90638-2164  
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT			COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9					
Address	12811 Heflin Dr La Mirada, CA 90638-2164			13217 Bluefield Ave La Mirada, CA 90638			11931 Courser Ave La Mirada, CA 90638			11926 Courser Ave La Mirada, CA 90638					
Proximity to Subject				0.75 miles E			0.94 miles NE			0.96 miles NE					
Sale Price	\$			\$ 902,500			\$ 880,000			\$ 979,900					
Sale Price/Gross Liv. Area	\$ 0.00	sq. ft.		\$ 459.52	sq. ft.		\$ 561.22	sq. ft.		\$ 583.27	sq. ft.				
Data Source(s)				CRMLS #OC23109525;DOM 0			CRMLS #RS23063314;DOM 5			CRMLS #IV24027861;DOM 14					
Verification Source(s)				Doc #498331/Realist			Doc #380215/Realist			Active Listing					
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment		
Sale or Financing				ArmLth						Listing					
Concessions				Conv;28000			-28,000			Conv;3500			-3,500		
Date of Sale/Time				s07/23;c06/23						s06/23;c04/23					
Location	N;Res;			N;Res;						N;Res;					
Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple					
Site	8,910 sf			8,403 sf			0			6,207 sf			+8,109		
View	N;Res;			N;Res;						N;Res;					
Design (Style)	DT1;Traditional			DT1;Traditional						DT1;Traditional			DT2;Traditional		
Quality of Construction	Q4			Q4						Q4			Q4		
Actual Age	65			64			0			64			0		
Condition	C4			C4						C4			C3		
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths	
Room Count	6	3	2.0	6	3	3.0	-10,000	6	3	2.0		7	4	3.0	
Gross Living Area	1,822		sq. ft.	1,964		sq. ft.	-9,940	1,568		sq. ft.	+17,780	1,680		sq. ft.	+9,940
Basement & Finished Rooms Below Grade	0sf			0sf						0sf			0sf		
Functional Utility	Average			Average						Average			Average		
Heating/Cooling	Fau/Cac			Fau/Wall AC			+5,000			Fau/Cac			Fau/Cac		
Energy Efficient Items	None			None						Solar Panels-Owned			-10,000		
Garage/Carport	2ga2dw			2ga2dw						2ga2dw			2ga2dw		
Porch/Patio/Deck	Porch/Patio			Porch/Patio						Porch/Patio			Porch/Patio		
Pool/Spa	No Pool/No Spa			Pool/Spa			-25,000			No Pool/No Spa			No Pool/No Spa		
Net Adjustment (Total)				[ ] + [X] -			\$ -67,940			[X] + [ ] -			\$ 12,389		
Adjusted Sale Price of Comparables				Net Adj: -8%						Net Adj: 1%					
				Gross Adj: 9%			\$ 834,560			Gross Adj: 4%			\$ 892,389		
				Net Adj: -4%						Gross Adj: 8%			\$ 938,765		

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9
Date of Prior Sale/Transfer				10/24/2023
Price of Prior Sale/Transfer				\$800,000
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	02/22/2024	02/22/2024	02/22/2024	02/22/2024

Analysis of prior sale or transfer history of the subject property and comparable sales 13217 Bluefield Ave-No transfer history. 11931 Courser Ave-No transfer history. 11926 Courser Ave-Transferred on 10/24/2023 for \$800,000. It transferred from Laroya Eduardo S and Bernadette V to Mansuri Imtiaz and was a Grant Deed (Document #723937).-Transferred on 10/24/2023 for \$0. It transferred from Yacooab Almas to Mansuri Imtiaz and was a Interspousal Deed Transfer (Document #723936).

Summary of Sales Comparison Approach

**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 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.



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

# Exterior-Only Inspection Residential Appraisal Report

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

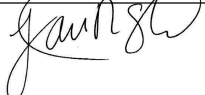
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

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

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

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

APPRaiser 

Signature \_\_\_\_\_  
 Name Javier Galicia  
 Company Name Elite Appraisal Service  
 Company Address 14071 Peyton Dr #1226  
Chino Hills, CA 91709  
 Telephone Number 323-314-5701  
 Email Address galicia429@gmail.com  
 Date of Signature and Report 02/23/2024  
 Effective Date of Appraisal 02/23/2024  
 State Certification # \_\_\_\_\_  
 or State License # AL041780  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State CA  
 Expiration Date of Certification or License 12/14/2024

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

ADDRESS OF PROPERTY APPRAISED  
12811 Heflin Dr  
La Mirada, CA 90638-2164

SUBJECT PROPERTY

Did not inspect exterior of subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_

APPRAISED VALUE OF SUBJECT PROPERTY \$ 905,000

LENDER/CLIENT  
 Name Clear Capital  
 Company Name Wedgewood Inc  
 Company Address 2015 Manhattan Beach Blvd, Suite 100  
Redondo Beach, CA 90278  
 Email Address \_\_\_\_\_

COMPARABLE SALES

Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

Elite Appraisal Service  
**COMMENT ADDENDUM**

File No. 35114653  
Internal File# 12811Heflin\_LaMirada

Borrower	Redwood Holdings LLC						
Property Address	12811 Heflin Dr						
City	La Mirada	County	Los Angeles	State	CA	Zip Code	90638-2164
Lender/Client	Wedgewood Inc		Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278				

### **Discrepancies / Alterations**

County Records show subject's GLA to be 1,822 Sqft with 3 bedrooms and 2 baths. The information was obtained from tax records. Due the being an exterior analysis only of the subject property, the data obtained from tax records will be used for the property characteristics of the subject property.

### **Subjects HOA Information**

Based on review of tax records and the surrounding market, it appears there are no monthly HOA dues and the subject property is not located within a PUD

### **Subject Description**

The subject is a detached, single family residence of average quality construction and overall average condition throughout. The subject is located in the City of La Mirada, CA. The subject shows an average level of physical depreciation for its age and appears to have been adequately to well maintained.

Please note, the appraisal was completed on the form (2055) and is based on the exterior analysis of the subject property only. Information with regards to the subject property were obtained from tax records and from the exterior analysis only. Due to being an exterior analysis only, the subject property is being valued as being in average condition.

### **Subject: Site Information**

The subject site is a predominant level, interior lot and is located on a quiet residential street. The size, shape, landscaping,& topography of the subject's site are typical of other sites in the subject's surrounding neighborhood. There were no adverse encroachments, easements, or slide areas affecting the subjects marketability. The subject is located in close proximity to most consumer, employment and recreational needs.

### **Subject: Neighborhood Description**

The subject's neighborhood is composed primarily of older and some newer , average to good quality, detached single family residences with some attached and detached condominiums, as well as some multi family dwellings. No new construction was noted in the subjects neighborhood at the time of inspection. Most homes in the area are adequately to well maintained. Many properties in the area have undergone some degree of remodeling and/or additions.

### **Positive/Negative Time Adjustments**

No positive/negative time adjustments are applied to the comparable sales used within the appraisal report. This is based on the data obtained from the market conditions addendum (1004MC) as well as websites such as RedFin.com and Zillow.com and is supported by the appraisers use of paired sales analysis and review of relevant listings/ pendings in the subjects neighborhood.

### **Comments on the Sales Comparison Approach**

All comparables included are located in the subjects general and immediate neighborhood and are considered similar in age, design appeal, and quality.

Comparables #2, #3, #4, #5, and #6 were adjusted for their superior condition based on the upgrades/remodeling completed per review of the MLS and the appraisers observations.

Comparable #6 was adjusted for its inferior location as it backs a traffic street.

Comparable #8 has solar panels and based on review of the MLS, the solar panels are owned.

Comparable #9 is an active listing and was included to support the estimate of market value for the subject property.

The closed sales indicate a reconciled value range for the subject of \$834,560-\$956,225. A final value estimate

Elite Appraisal Service  
**COMMENT ADDENDUM**

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Lender/Client	Wedgewood Inc		Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278				

of **\$905,000** is deemed to be most appropriate for the subject, based on overall condition and other characteristics. All sales are considered good indicators of value however comparable #1 required the least amount of gross adjustments and with most weight given to comparables #1, #2, #3, #4, #5, and #6 are the most recent and the adjusted average comes out to \$907,192.

The sales included in this report bracket all major characteristics of the subject. All sales were selected and weighted based on their varying similarities to the subject property and adjusted for differences where applicable. The sale price and adjusted sale price of the comparable sales utilized bracket the final estimate of market value derived in this report and is well supported.

Adjustments were made for differences in gross livable area of 100 sqft or more at \$70 per square foot, lot size difference of 1,000 sqft or more at \$3.00 per square foot, bathroom count differences at \$10,000 per full bathroom, and age difference of 31 years at \$1,000 per year if applicable within the market approach to value. Value given for additional property improvements: No Air Conditioning: \$5,000; Pool: \$20,000; Spa: \$5,000; Solar Panels (owned): \$5,000; if applicable.

Please note, adjustments to the comparable sales were based off the data obtained by the appraisers use of paired sales analysis and review of relevant listings/ pendings in the subjects neighborhood.

Condition ratings of the comparables were based on field observations and information supplied by the data sources reviewed; Realist, MLS; adjustments for condition ratings where applicable, are based on effective ages of each property and the degree of improvements and/or refurbishing and upon the appraisers knowledge of the local market as well as discussions with local area real estate agents.

**Final Reconciliation**

The Sales Comparison Approach was given the most weight in determining the final value estimate, as it best represents the actions of typical buyers and sellers in the market. The Income Approach was not considered applicable because SFR's within the subject's market area are typically purchased by owner/users and not for income generation.

### Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 12811 Heflin Dr City La Mirada State CA ZIP Code 90638-2164

Borrower Redwood Holdings LLC

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend						
Total # of Comparable Sales (Settled)	22	4	9	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Absorption Rate (Total Sales/Months)	3.67	1.33	3.00	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Total # of Comparable Active Listings	2	4	3	<input checked="" type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Months of Housing Supply (Total Listings/Ab. Rate)	0.50	3.00	1.00	<input checked="" type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend						
Median Comparable Sales Price	\$849,824	\$802,500	\$875,000	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Median Comparable Sales Days on Market	11	19	19	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Comparable List Price	\$799,925	\$936,500	\$870,000	<input checked="" type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Median Comparable Listings Days on Market	40	22	14	<input checked="" type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Sale Price as % of List Price	101%	100%	100%	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

An analysis was performed on 35 competing sales over the past 12 months. For those sales, a total of 51.4% were reported to have seller concessions. This analysis shows a change of +1.4% per month.

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).

An analysis was performed on 35 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information.

Information reported in the CRMLS system (using an effective date of 02/23/2024) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

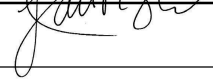
An analysis was performed on 35 competing sales over the past 12 months. The sales within this group had a median sale price of \$850,000. This analysis shows a change of +0.7% per month. Based on all sales in this same group, there is a 1.0 month supply. This analysis shows a change of -2.6% per month. These sales had a median DOM of 16. This analysis shows a change of -5.6% per month.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Total # of Comparable Sales (Settled)				<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Total # of Active Comparable Listings				<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Are foreclosures sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

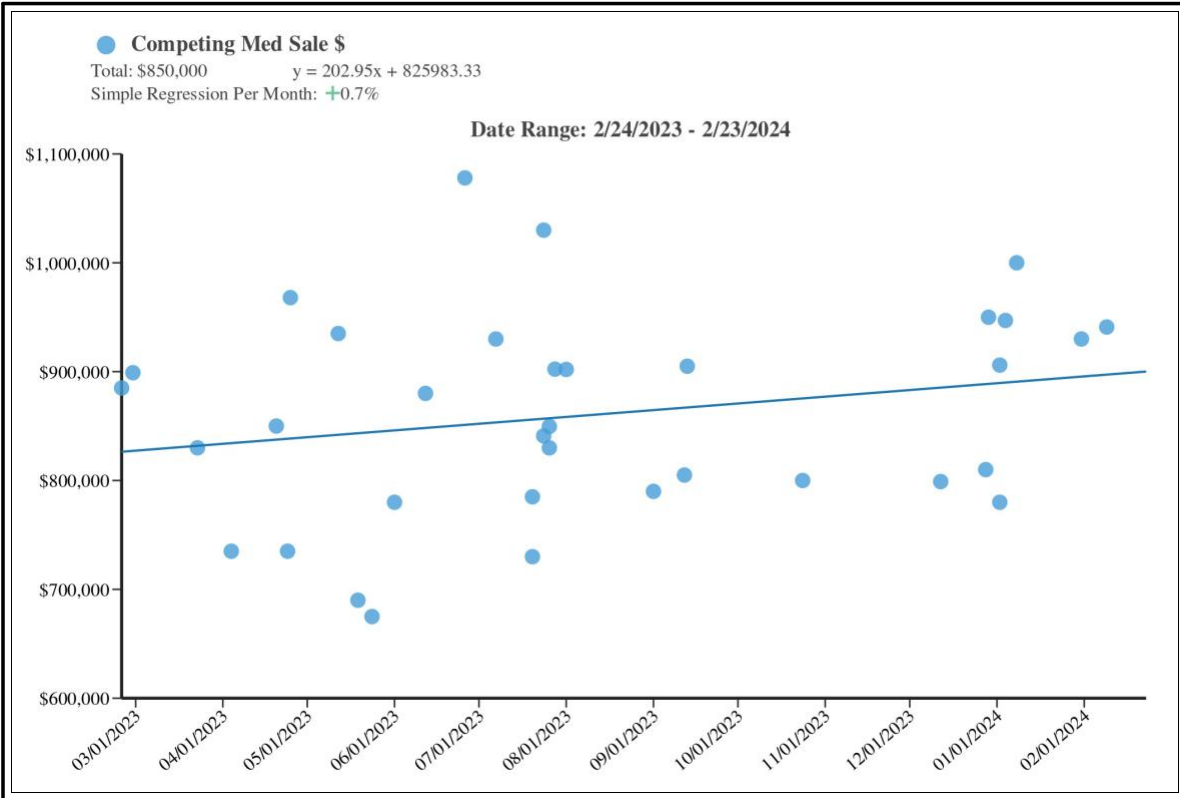
Signature 	Signature
Appraiser Name Javier Galicia	Supervisor Name
Company Name Elite Appraisal Service	Company Name
Company Address 14071 Peyton Dr #1226, Chino Hills, CA 91709	Company Address
State License/Certification # AL041780 State CA	State License/Certification # State
Email Address galicia429@gmail.com	Email Address

MARKET RESEARCH & ANALYSIS

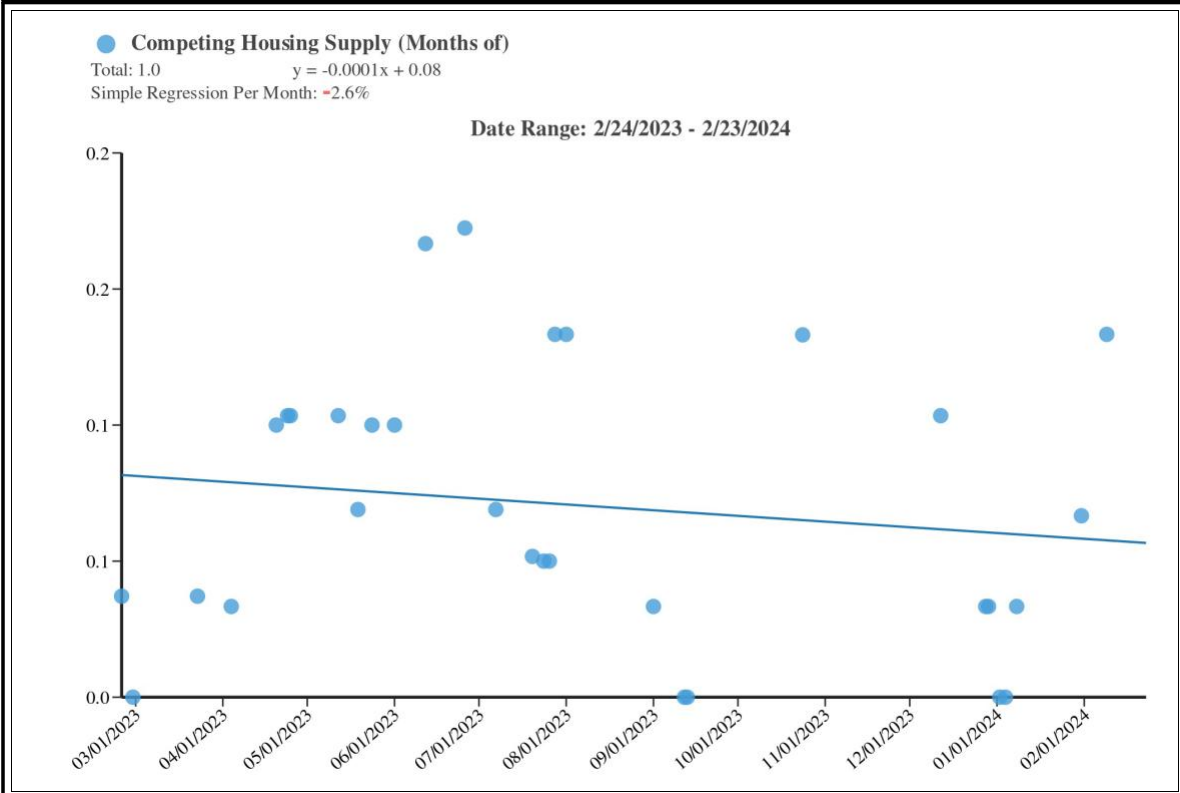
CONDO/CO-OP PROJECTS

APPRAISER

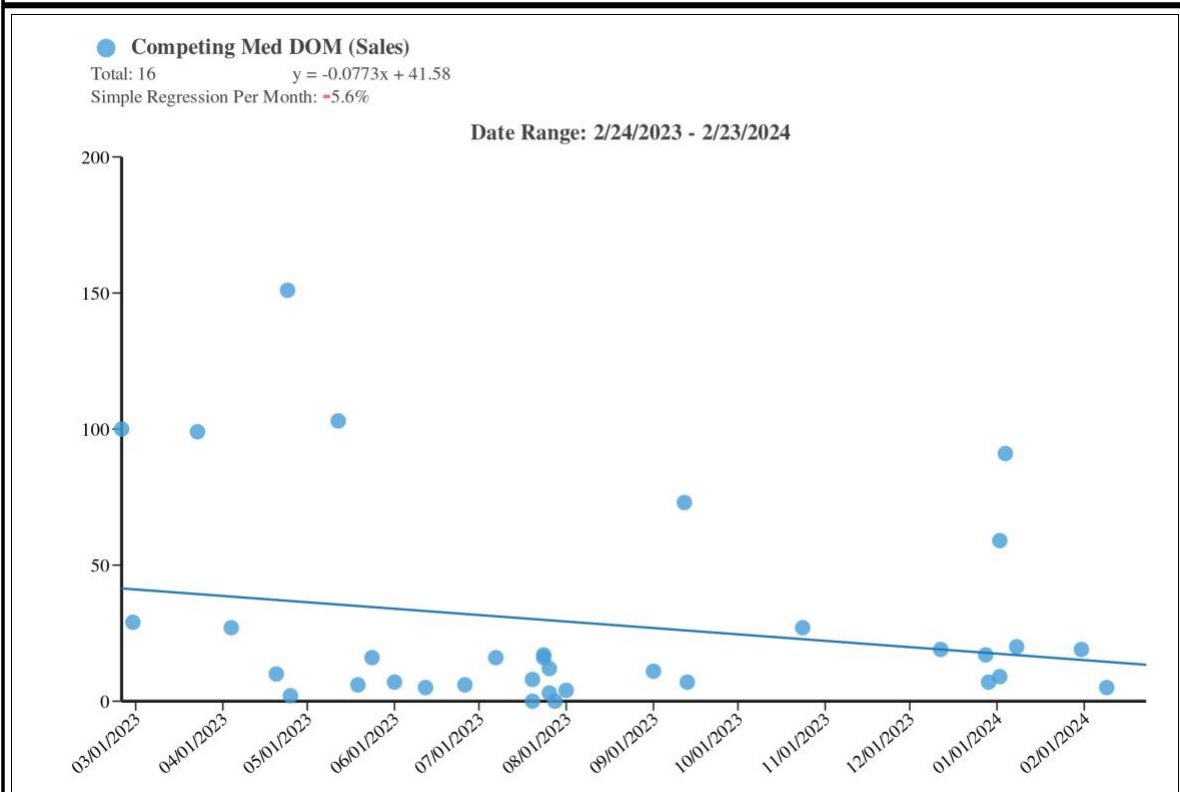
Borrower	Redwood Holdings LLC				
Property Address	12811 Heflin Dr				
City	La Mirada	County	Los Angeles	State	CA
				Zip Code	90638-2164
Lender/Client	Wedgewood Inc		Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278		



Median \$



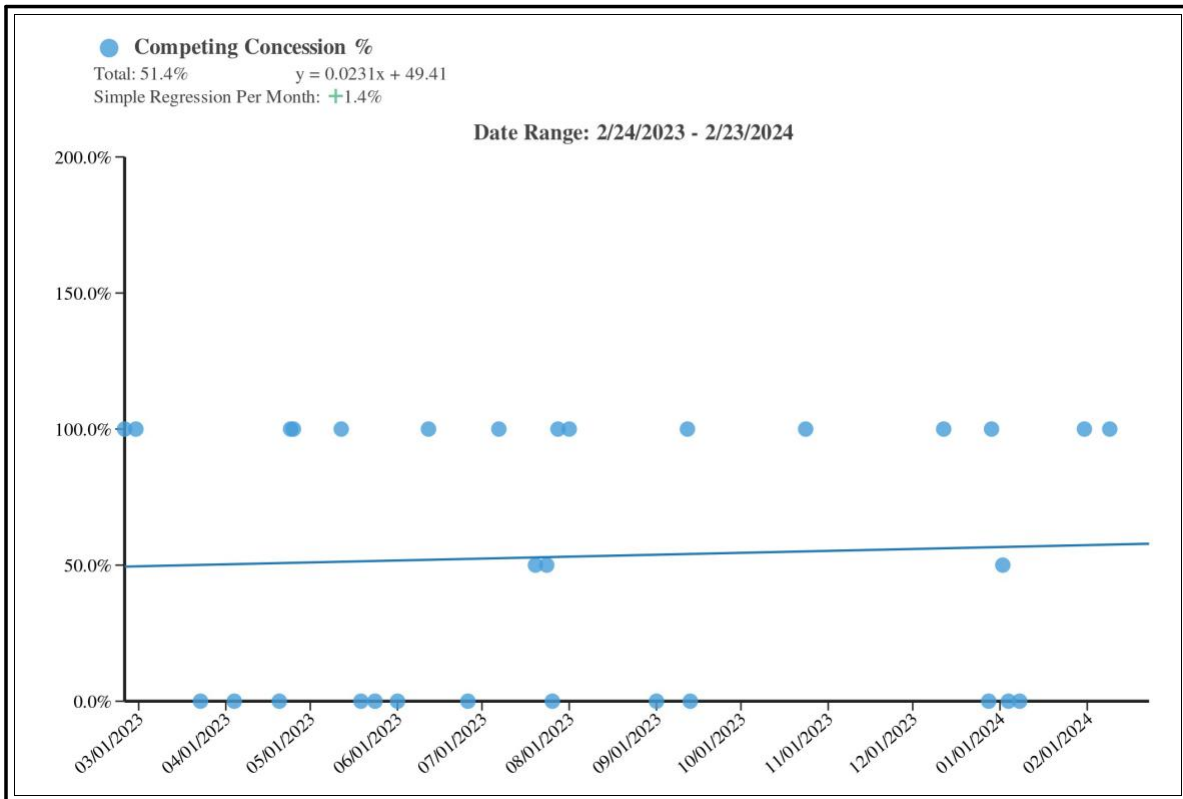
Housing Supply



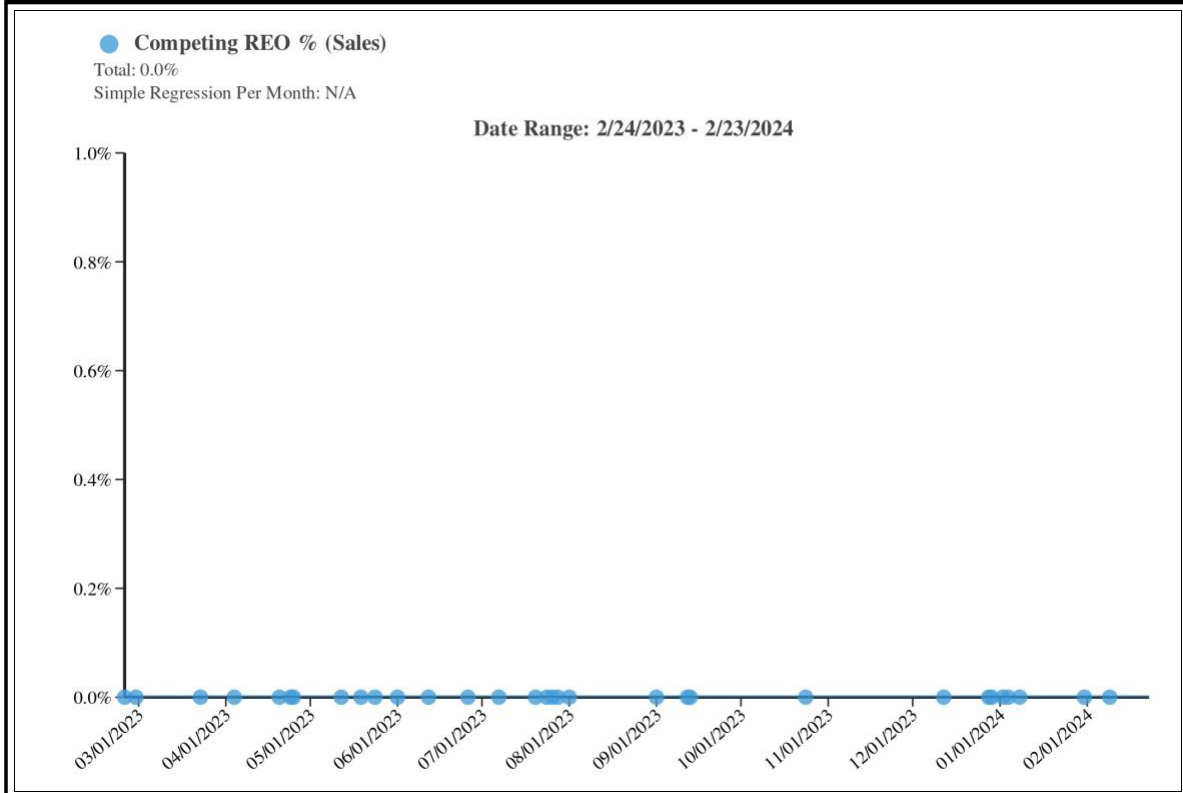
Sales DOM



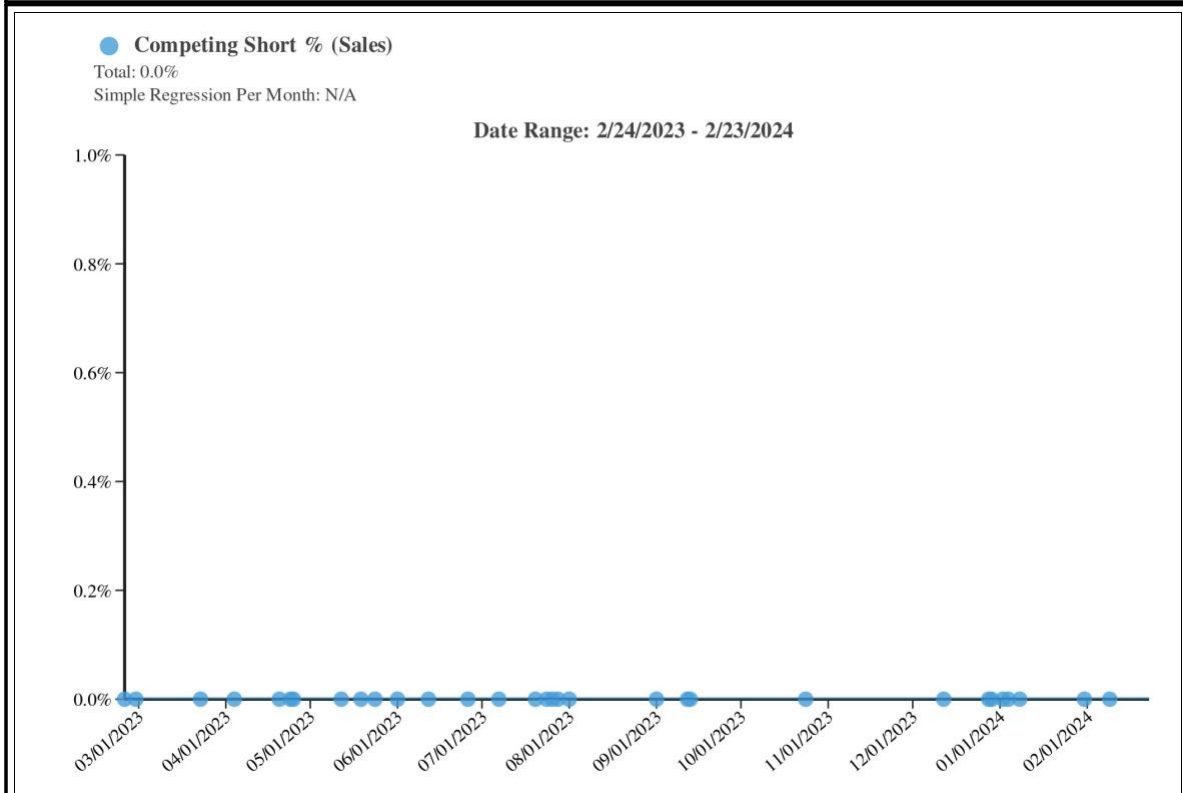
Borrower Redwood Holdings LLC  
 Property Address 12811 Heflin Dr  
 City La Mirada County Los Angeles State CA Zip Code 90638-2164  
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278



Concession %



Foreclosure Analysis



Short Sale Analysis

Owner Leyva Fredrick H

Property Address 12811 Heflin Dr

City La Mirada County Los Angeles State CA Zip Code 90638-2164

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



Front of Subject



Street View



Alternate Street View



Borrower Redwood Holdings LLC

Property Address 12811 Heflin Dr

City La Mirada County Los Angeles State CA Zip Code 90638-2164

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278



**COMPARABLE SALE # 1**

14455 Gagely Dr  
La Mirada, CA 90638



**COMPARABLE SALE # 2**

14442 Bora Dr  
La Mirada, CA 90638



**COMPARABLE SALE # 3**

12003 Los Coyotes Ave  
La Mirada, CA 90638



Borrower Redwood Holdings LLC

Property Address 12811 Heflin Dr

City La Mirada County Los Angeles State CA Zip Code 90638-2164

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278



**COMPARABLE SALE # 4**

14790 Gardenhill Dr  
La Mirada, CA 90638



**COMPARABLE SALE # 5**

12019 Los Coyotes Ave  
La Mirada, CA 90638



**COMPARABLE SALE # 6**

14975 Gardenhill Dr  
La Mirada, CA 90638



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**COMPARABLE SALE # 7**

13217 Bluefield Ave  
La Mirada, CA 90638



**COMPARABLE SALE # 8**

11931 Courser Ave  
La Mirada, CA 90638



**COMPARABLE SALE # 9**

11926 Courser Ave  
La Mirada, CA 90638

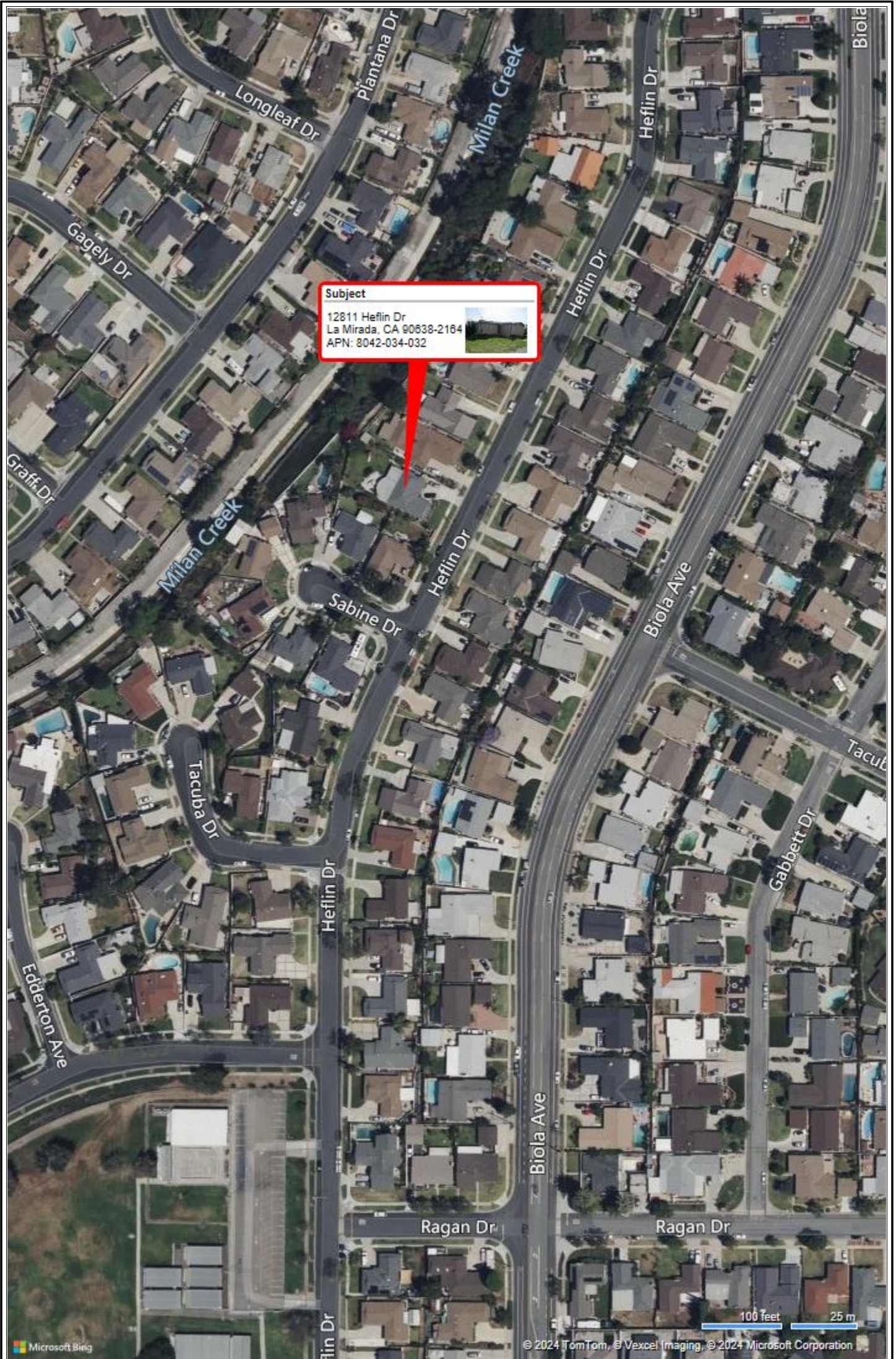


Owner Leyva Fredrick H

Property Address 12811 Heflin Dr

City La Mirada County Los Angeles State CA Zip Code 90638-2164

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**Subject**  
12811 Heflin Dr  
La Mirada, CA 90638-2164  
APN: 8042-034-032

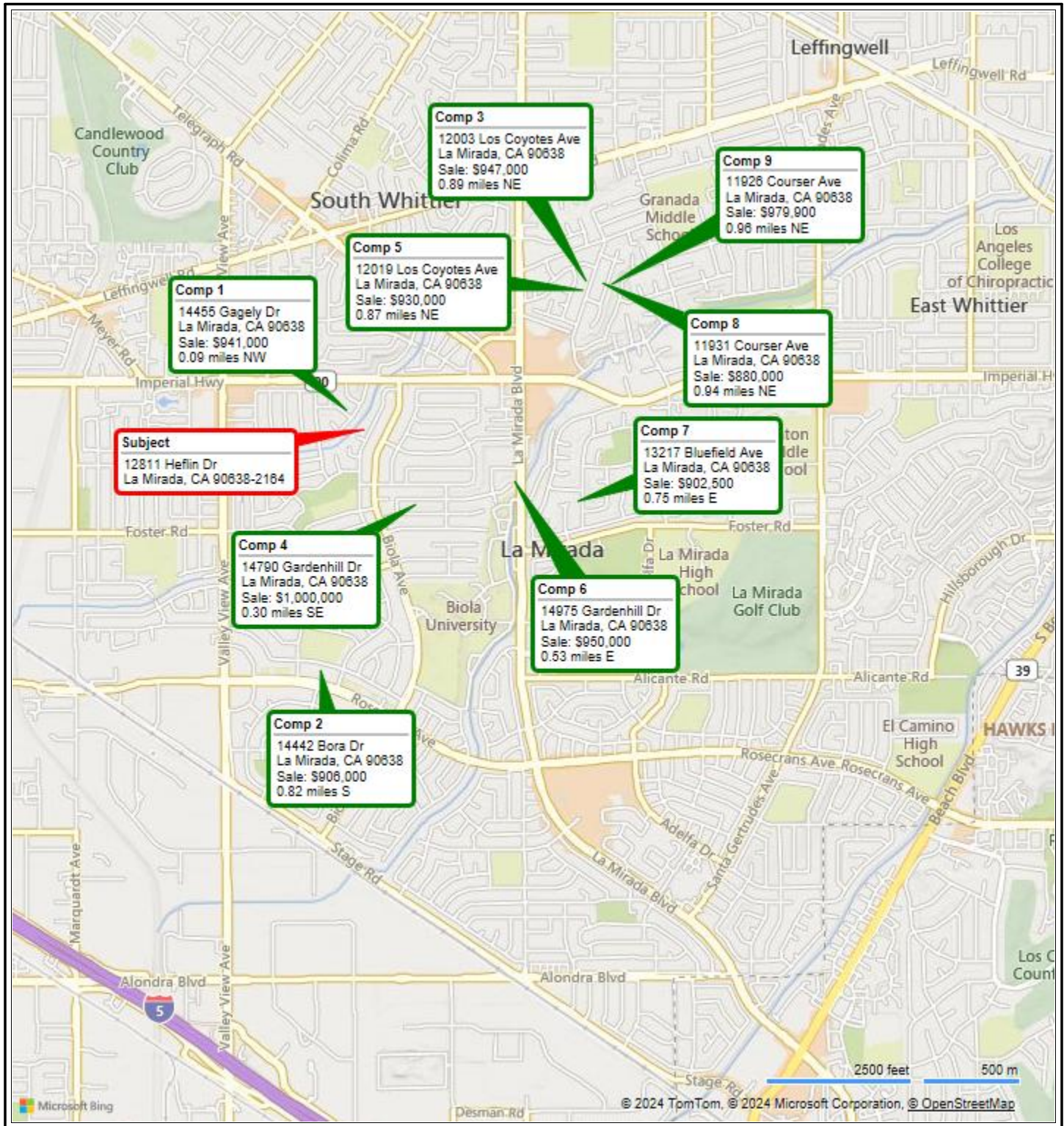


Owner Leyva Fredrick H

Property Address 12811 Heflin Dr

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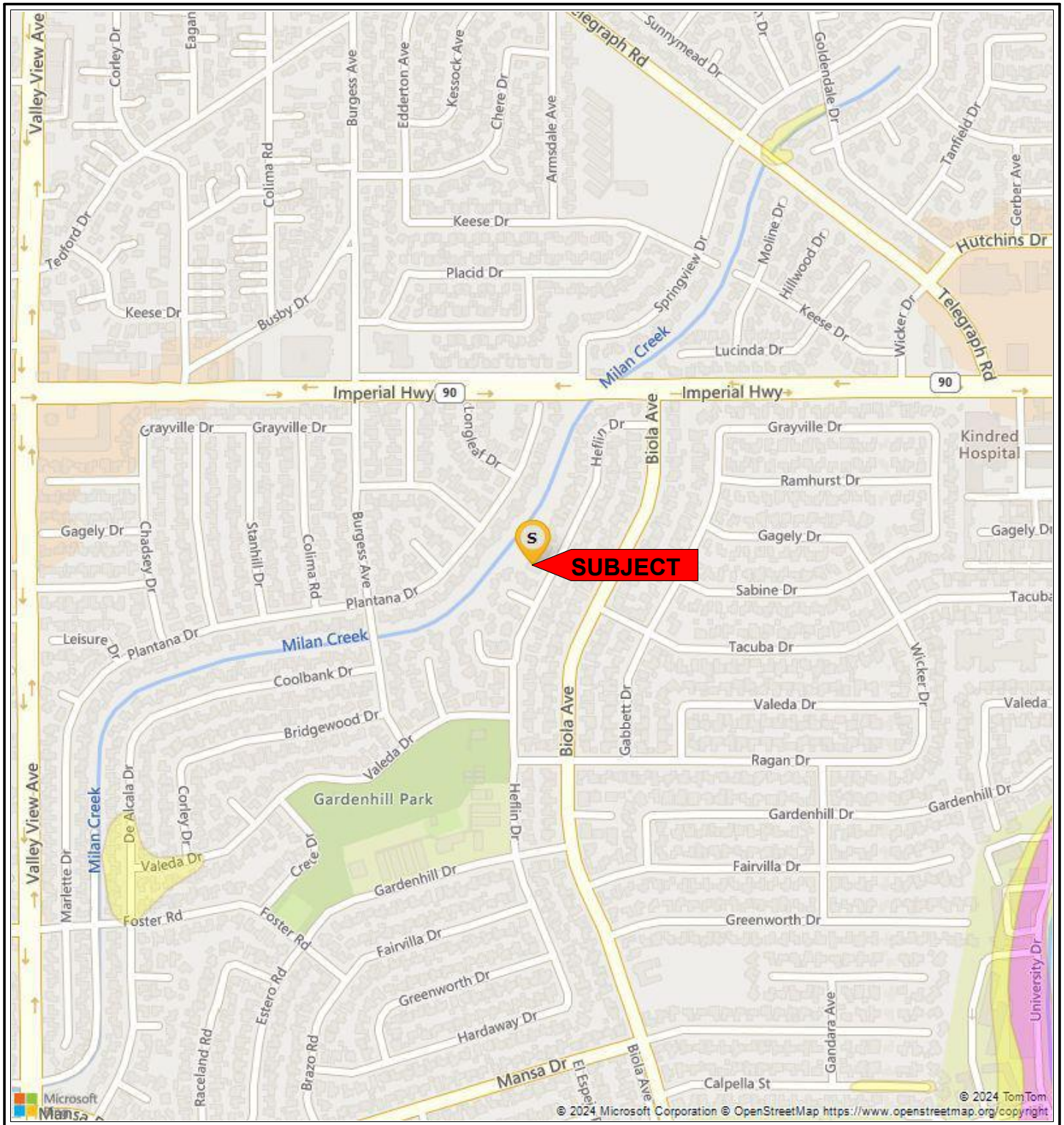
**FLOOD MAP ADDENDUM**

Borrower Redwood Holdings LLC

Property Address 12811 Heflin Dr

City La Mirada County Los Angeles State CA Zip Code 90638-2164

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278



**Flood Map Legends**

- Flood Zones
- Areas inundated by 100-year flooding
  - Areas inundated by 500-year flooding
  - Areas of undetermined but possible flood hazards
  - Floodway areas with velocity hazard
  - Floodway areas
  - COBRA zone

**Flood Zone Determination**

In Special Flood Hazard Area (Flood Zone): \_\_\_\_\_ Out \_\_\_\_\_

Within 250 ft. of multiple flood zones? \_\_\_\_\_ Not within 250 feet \_\_\_\_\_

Community: \_\_\_\_\_ 060131 \_\_\_\_\_

Community Name: \_\_\_\_\_ LA MIRADA, CITY OF \_\_\_\_\_

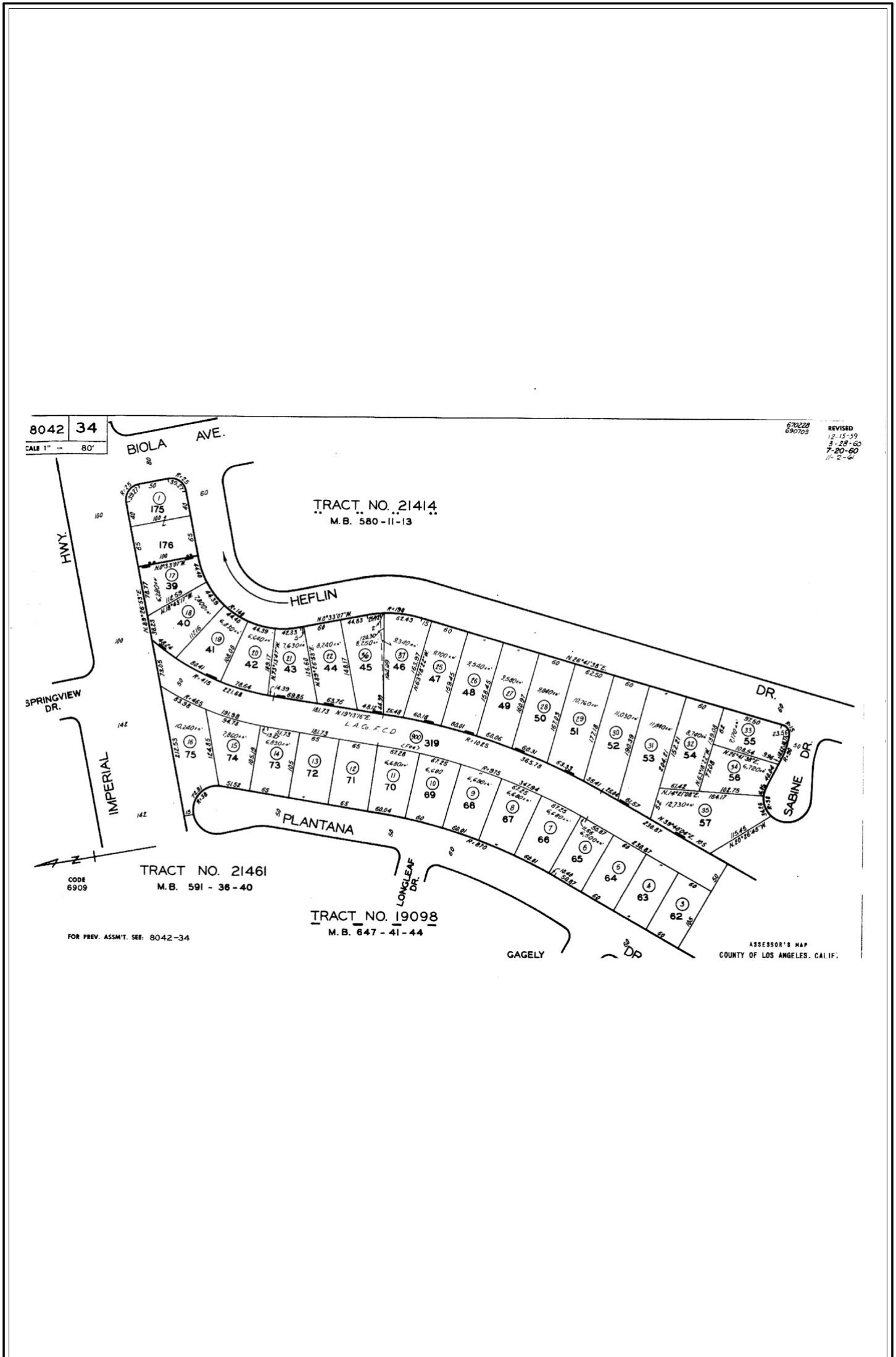
Map Number: \_\_\_\_\_ 06037C1842F \_\_\_\_\_

Zone: \_\_\_\_\_ X \_\_\_\_\_ Panel: \_\_\_\_\_ 1842F \_\_\_\_\_ Panel Date: \_\_\_\_\_ 09/26/2008 \_\_\_\_\_

FIPS Code: \_\_\_\_\_ 06037 \_\_\_\_\_ Census Tract: \_\_\_\_\_ 5040.02 \_\_\_\_\_

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY, OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

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# APPRAISAL COMPLIANCE

File No. 35114653  
Internal File# 12811Heflin\_LaMirada

Borrower/Client <u>Redwood Holdings LLC</u>		Unit No. _____	
Address <u>12811 Heflin Dr</u>		City <u>La Mirada</u>	
County <u>Los Angeles</u>	State <u>CA</u>	Zip Code <u>90638-2164</u>	
Lender/Client <u>Wedgewood Inc</u>			

## APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

## ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

## PRIOR SERVICES

I have **NOT** performed services, as an appraiser or in another capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.

I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

## PROPERTY INSPECTION

I **HAVE** made a personal inspection of the property that is the subject of this report.

I have **NOT** made a personal inspection of the property that is the subject of this report.

## APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

N/A

## ADDITIONAL COMMENTS

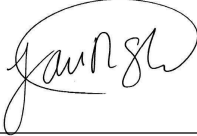
Additional USPAP related issues requiring disclosure and/or any state mandated requirements: Please note, the personal inspection of the subject property was made from the exterior of the home only as the engagement letter was ordered as a 2055 appraisal.

## MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 30-90 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 30-90 day(s).

## APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 

Name Javier Galicia

Date of Signature 02/23/2024

State Certification # \_\_\_\_\_

or State License # AL041780

State CA

Expiration Date of Certification or License 12/14/2024

Effective Date of Appraisal 02/23/2024

Signature \_\_\_\_\_

Name \_\_\_\_\_

Date of Signature \_\_\_\_\_

State Certification # \_\_\_\_\_

or State License # \_\_\_\_\_

State \_\_\_\_\_

Expiration Date of Certification or License \_\_\_\_\_

Supervisory Appraiser Inspection of Subject Property:

Did Not  Exterior Only from street  Interior and Exterior



Borrower Redwood Holdings LLC  
Property Address 12811 Heflin Dr  
City La Mirada County Los Angeles State CA Zip Code 90638-2164  
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278

**Accelerant National Insurance Company**  
(A Stock Company)  
400 Northridge Road, Suite 800  
Sandy Springs, GA 30350

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

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

**PLEASE READ YOUR POLICY CAREFULLY.**

**Policy Number: NAX40PL103025-00**

**Renewal of: New**

**1. Named Insured: Javier R Galicia**

**2. Address:** 14071 Peyton Dr, #1226  
Chino Hills, CA 91709

**3. Policy Period:** **From: July 13, 2023** **To: July 13, 2024**  
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item 2. Above.

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

<b>5. Deductible (Inclusive of Claims Expenses):</b>	<b>Each Claim</b>	<b>Aggregate</b>
	<b>5A. \$500</b>	<b>5B. \$1,000</b>

**6. Policy Premium: \$ 680**

**7. Retroactive Date: July 13, 2016**

**8. Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:  
OREP Insurance Services: [info@orep.org](mailto:info@orep.org)  
6353 El Cajon Blvd, Suite 124-605  
San Diego, CA 92115

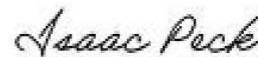
**9. Program Administrator:** OREP Insurance Services, LLC – [appraisers@orep.org](mailto:appraisers@orep.org)

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

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

Date: June 16, 2023

By:



Authorized Representative

# Appraiser License Certificate

File No. 35114653  
Internal File# 12811Heflin\_LaMirada

