

Huibin Lan

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.

Property Address 3338 Selva Dr City San Jose State CA Zip Code 95148
 Borrower Catamount Properties 2018 LLC Owner of Public Record BUI NHA TRUC T; NGUYEN JIMMY V AND MAI THU THUY County Santa Clara
 Legal Description TRACT 4251 BOOK 219 PAGE 50 LOT 26
 Assessor's Parcel # 649-13-055 Tax Year 2023 R.E. Taxes \$ 7,962
 Neighborhood Name Pala Rancho Cabana Club Map Reference 48-D5 Census Tract 5033.23
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 350 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Servicing(Market Value)
 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). ML#

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.

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 checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	95 %	
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	2 %	
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"/> Over 6mths	665	Low	19	Multi-Family	2 %
Neighborhood Boundaries The north boundary is the Story Rd.; The East boundary is the Clayton Rd.; The south boundary is the Tully Rd and the West boundary is the Capitol Expy.								2,600	High	77	Commercial	1 %
Neighborhood Description The subject property is located in a normal neighborhood in the City of San Jose; The neighborhood is normal maintained and is about 3-5 miles to schools, parks, shopping centers and other community services . The property fits into the general quality and condition in the area. The subject's neighborhood is located within 5 -10 miles from employment centers and the Hwy680 .								1,365	Pred.	51	Other	%
Market Conditions (including support for the above conclusions) The neighborhood trend is increasing overall for the last 12 months												

Dimensions 71.37 X 100 Area 7137 sf Shape Rectangular View N;Res;
 Specific Zoning Classification R1 Zoning Description Single Family Residence
 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. See
 Comment
 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 D FEMA Map # 060349-0258H FEMA Map Date 05/18/2009
 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.
 The subject has the NOISE adverse site factor due to the Busy Rd/School(Please see the attached satellite map), the housing price will be impacted, and the adjustment will be applied accordingly in the sales grid, but no any marketability issue due to this because with/without this adverse factor has similar DOM.

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) Drive by Exterior Inspection Data Source(s) for Gross Living Area RealQuest

General Description	General Description	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> OnewithAccessoryUnit	<input type="checkbox"/> Concrete Slab <input checked="" 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 type="checkbox"/> Patio/Deck Concre	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> UnderConst.	Exterior Walls Woodsidings/Good	Fuel Gas	<input checked="" type="checkbox"/> Porch Concrete	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Ranch	Roof Surface Tile/Good	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1968	Gutters & Downspouts Gal.Alum/Gd	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wood	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 40	Window Type Sliding/Good	<input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				
Finished area above grade contains: 7 Rooms 4 Bedrooms 2.0 Bath(s) 1,826 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) Dual pane windows.				

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;The subject is in an average condition The data source is from the appraiser outside inspection and the PUBLIC DATA (Realquest,MLS Listing and Zillow.com) and VERIFIED by the owner . No physical, functional or external inadequacies were noted at the time of inspection. The Remaining Economic Life for the subject is about 40 years.

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

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There are 49 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 824,000 to \$ 1,999,000		There are 239 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 665,000 to \$ 2,600,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	3338 Selva Dr San Jose, CA 95148	2220 Vista Verde Drive San Jose, CA 95148	2153 Fairmont Drive San Jose, CA 95148	3293 Cuesta Drive San Jose, CA 95148			
Proximity to Subject		0.32 miles NW	0.42 miles NW	0.31 miles NW			
Sale Price	\$	\$ 1,600,000	\$ 1,208,000	\$ 1,610,000			
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 752.94 sq. ft.	\$ 820.65 sq. ft.	\$ 757.65 sq. ft.			
Data Source(s)		ML# ML81960282;DOM 12	ML# ML81937498;DOM 5	ML# ML81964200;DOM 11			
Verification Source(s)		Realquest Doc# 25633914	Realquest Doc# 25528307	Realquest Please Comment			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;0		Conv;0		Conv;0	
Date of Sale/Time		s06/24;c05/24	0	s09/23;c08/23	+133,000	s06/24;c05/24	0
Location	A;Res;BsyRd/School	N;Res;	-60,000	N;Res;	-60,000	N;Res;	-60,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7137 sf	6098 sf	+31,000	6478 sf	+20,000	6098 sf	+31,000
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT2;Contemp	0	DT1;Ranch		DT2;Contemp	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	56	59	0	56		59	0
Condition	C4	C3	-40,000	C4		C3	-40,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	+5,000	Total Bdrms Baths	
Room Count	7 4 2.0	7 4 3.0	-10,000	6 3 2.0		7 4 3.0	-10,000
Gross Living Area	1,826 sq. ft.	2,125 sq. ft.	-98,500	1,472 sq. ft.	+117,000	2,125 sq. ft.	-98,500
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/None	FWA/Central	-3,000	FWA/Central	-3,000	FWA/Central	-3,000
Energy Efficient Items	Dual Pane Window	Dual Pane Window		Dual Pane Window		Dual Pane Window	
Garage/Carport	2ga2dw	2gbi2dw	0	2ga2dw		2gbi2dw	0
Porch/Patio/Deck	Porch/Concrete	Porch/Concrete		Porch/Concrete		Porch/Concrete	
Fireplaces	1 Fireplace	1 Fireplace		1 Fireplace		1 Fireplace	
Pool	None	None		None		None	
Listing Price \$	None	1,438,000	0	1,099,000	0	1,450,000	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -180,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 212,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -180,500
Adjusted Sale Price of Comparables		Net Adj: -11%		Net Adj: 18%		Net Adj: -11%	
		Gross Adj: 15%	\$ 1,419,500	Gross Adj: 28%	\$ 1,420,000	Gross Adj: 15%	\$ 1,429,500

SALES COMPARISON ANALYSIS

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) RealQuest, MLS.
 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) RealQuest, MLS see sales grid comp6

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	05/06/2024			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	DOC# 25632738	Realquest	Realquest	Realquest
Effective Date of Data Source(s)	02/01/2023	02/01/2023	02/01/2023	02/01/2023

Analysis of prior sale or transfer history of the subject property and comparable sales Search the database, no prior sale of the comparables(Except comp6) for the last 12 months. The previous sale of the subject was a Notice for sale.

Summary of Sales Comparison Approach All Comps are closed sales within last 10 months of similar design and age, and similar quality, condition and appeal from subject's market area.
 Adjustments are made as follows: 1). Site: \$30/SF(For lot size difference larger than 10% of the subject's lot size); 2). Gross living area: \$330/SF(For GLA difference more than 20 sqft); 3). Bedroom: \$5000/Bedroom; 4). Bathroom: \$10000/Bathroom; 5). Age: \$700/Year(For age difference more than 50 years); 6). Fire place: \$3,000/Fireplace;7) Car storage: \$10,000/car.8). The monthly time adjustment used 1.1% for the contract date difference more than 3 months according to 1004MC Data , 9).Location:\$30000/per benefit/Adverse Factor; The above adjustment are obtained by paired analysis of the comparables in the subject's neighborhood and is typical to the area.

Indicated Value by Sales Comparison Approach \$ 1,415,000
 Indicated Value by: Sales Comparison Approach \$ 1,415,000 Cost Approach (if developed) \$ 1,415,248 Income Approach (if developed) \$

RECONCILIATION

Most emphasis is on the market comparison approach which considers sales of similar properties within subject's neighbourhood. Cost approach is supportive. Income approach is not applicable: As the subject is used as a primary resident and almost all the homes in the subject's neighborhood are purchased for owner occupancy The digital signatures on this report are password protected. They are true and exactly same as original ones.
 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: **This Appraisal Report is intended use for the intended lender/client and/or its assigns for use in mortgage transaction**
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 \$ 1,415,000 , as of 06/06/2024 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

Comparable selection: All the comps are arm length transactions.
 R1=Single family Residence: the minimum lot size for single family is 5000 sqft or above, The Maximum Residential Density = 9 units per acres. But for much newer single family the lot size will be smaller according to the density allowed (Alameda county zoning ordinance: http://library.municode.com/HTML/16425/level2/TIT17ZO_CH17.08DI.html#TIT17ZO_CH17.08DI_17.08.060BUSI)
 This appraisal was ordered in compliance with Appraisal Independence "AIR" and Mortgage Letter 2009-28.
 No any personal property is included in this transaction.
 No any Litigation against the subject or subject's project at the time of inspection.
 The PUD amenity of the subject are Greenbelt/Club House, Playground, Pool, Spa, and common area maintenance (Landscaping) and all are in a good condition.
 All the comparables are in the same or competing PUD within similar amenity, no any marketability difference between the subject's community (i.e. the DOM are similar in different PUDs) and the comparables's competing communities and are in a good condition
 In order to bracket the location of the subject, I have to extend the guideline of the GLA difference and the distance to use comp6 in the competing neighborhood. In order to bracket the condition of the subject, I have to extend the guideline of sold time to use comp2 and comp4 in the same neighborhood.
 Note about the verification source of the comp2 : As it is closed too recently (please see the attached MLS listing) and the deed document number is not recorded in the Realquest. Confirmed with the agent.
 The condition adjustment for comp5, comp6, comp3, comp1 are because These Comparables have better upgraded kitchen (newer granite counter top and newer cabinet), Bathrooms (newer Granite/corian counter top) and flooring (newer hardwood/tile/carpet) while the subject has less upgraded kitchen (older laminate/tile counter top, older cabinet), bathroom (older tile/laminate counter top) and flooring (older laminate/tile/carpet flooring). The good condition houses usually with higher sales price, the condition adjustment was obtained by the pairing analysis of the comparables (comp2 vs comp1).
 Due to the difference of GLA, condition, style and location, the time/Net/Total adjustment of comp2 and the GLA adjustment of comp6 and the pre-adjusted comparables price range is beyond the usual guideline.
 The age, lot size, GLA, location adjustments were obtained by the pair analysis of the comparables in the subject's neighborhood. Note that the age difference is within 35 years and the lot size difference within 10% of the subject's lot size is seen as bracketed as no adjustment are needed in this case.
 All the comps are in the same or competing neighborhood (As the housing price are mainly impacted by the school's rating, all the comparables and the subject have the same or similar school ratings) within 1 miles with similar condition and location. Most emphasis are addressed in the two nearest and the overall most similar (The almost least Gross and Net adjustment) comp4 and comp5 (30% for comp4 and comp5 respectively, 10% each for the remained sold comp).
 Note that the subject's final market value is higher than the predominant value of the neighborhood. This is because the subject has a larger GLA and a larger lot size. No any marketability issue noticed due to this (i.e. the DOM of housing value higher than the predominant value is similar to the housing value lower than the predominant value).

COST APPROACH

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) Cost estimates based on Marshall & swift cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio is typical for the area.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$ 800,000
Source of cost data Marshall & swift cost reference	Dwelling	1,826	Sq. Ft. @ \$ 330.00	= \$ 602,580
Quality rating from cost service Good Effective date of cost data Current	Bsmt		Sq. Ft. @ \$	= \$ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport	470	Sq. Ft. @ \$ 130.00	= \$ 61,100
Physical depreciation is based on the subject's effective age. Cost estimates based on Marshall & swift cost reference and observed typical cost. Land value arrived at by abstraction method. Land to improvement ratio is typical for the area. The age/life method is used to calculate physical depreciation. No functional obsolescence or major deferred maintenance noted.	Total Estimate of Cost-new			= \$ 663,680
	Less	Physical 50	Functional 0	External 5
	Depreciation	331,840	0	16,592
	Depreciated Cost of Improvements			= \$ 315,248
	"As-is" Value of Site Improvements			= \$ 300,000
Estimated Remaining Economic Life (HUD and VA only) 40 Years	Indicated Value By Cost Approach			= \$ 1,415,248

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

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

PUD INFORMATION

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 Pala Rancho Cabana Club
 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 Pala Rancho Cabana Club HOA (408) 270-7946
 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 Pala Rancho Cabana Club HOA (408) 270-7946
 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. Greenbelt/Club House, Playground, Pool, Spa, and common area maintenance (Landscaping) and all are in a good condition.

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 3338 Selva Dr City San Jose State CA ZIP Code 95148

Borrower Catamount Properties 2018 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.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend						
Total # of Comparable Sales (Settled)	121	53	65	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining	
Absorption Rate (Total Sales/Months)	20.17	17.67	21.67	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining	
Total # of Comparable Active Listings	1	1	51	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing	
Months of Housing Supply (Total Listings/Ab. Rate)	0.05	0.06	2.35	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" 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	1,350,000.00	1,330,000.00	1,525,000.00	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Median Comparable Sales Days on Market	9	8	8	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Comparable List Price	1,000,000.00	889,985.00	1,398,000.00	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Median Comparable Listings Days on Market	110	91	18	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Sale Price as % of List Price	104.00	103.00	110.00	<input checked="" type="checkbox"/>	Increasing	<input 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.)

The concession were not seen as often as before, the supply and demand is in balance,

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).
No, as there is only few distressed properties in the subject's neighborhood(none of 239 sold comps and none of 53 active/pending comps within last 12 months are distressed sales), the prices will NOT be affected.

Cite data sources for above information.

MLS Database: Bayeast(www.maxmls.net) and Realquest(Coreologic:www.realquest.com)

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.

Overall the market in the subject's neighborhood is increasing overall for the the last 12 months (Comparing the medium price of most recent 3 months data to the previous 7-12 months data and the monthly time adjustment rate will be $(1525/1350-1)/12*100=1.1\%$ for the contract date difference more than 3 months.

CONDO/CO.OP PROJECTS

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.

APPRAISER

Signature 
Appraiser Name Huibin Lan
Company Name Bluebay Appraisal Inc.
Company Address 41041 Trimboli Way #1492, Fremont, CA 94538
State License/Certification # AR030132 State CA
Email Address appraiserlan@yahoo.com

Signature _____
Supervisor Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

Bluebay Appraisal Inc.
SUBJECT PHOTO ADDENDUM

File No. 35509562

Case No. 57744

Borrower Catamount Properties 2018 LLC

Property Address 3338 Selva Dr

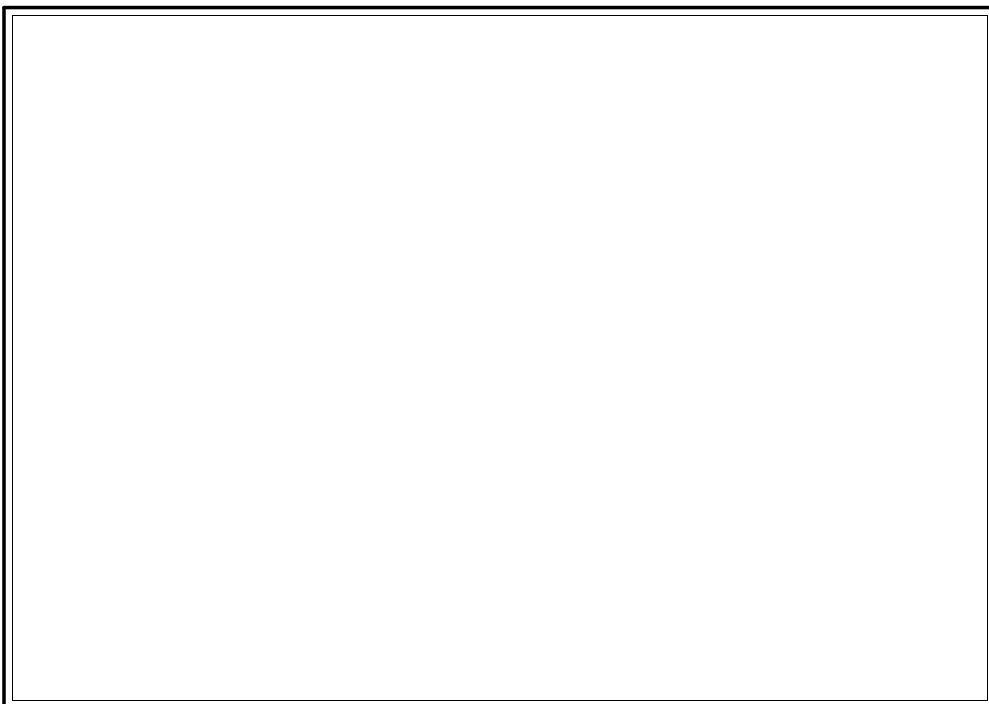
City San Jose County Santa Clara State CA Zip Code 95148

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



**FRONT OF
SUBJECT PROPERTY**

3338 Selva Dr
San Jose, CA 95148



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Bluebay Appraisal Inc.
EXTRA COMPARABLES 4-5-6

File No. 35509562
Case No. 57744

Borrower Catamount Properties 2018 LLC

Property Address 3338 Selva Dr

City	San Jose	County	Santa Clara	State	CA	Zip Code	95148
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	3338 Selva Dr San Jose, CA 95148			3273 Sueno Drive San Jose, CA 95148			3347 Dias Drive San Jose, CA 95148			1894 Wesley Court San Jose, CA 95148		
Proximity to Subject				0.22 miles NW			0.13 miles NW			1.34 miles W		
Sale Price	\$			\$ 1,275,000			\$ 1,450,000			\$ 1,300,000		
Sale Price/Gross Liv. Area	\$ 0.00	sq. ft.		\$ 708.33	sq. ft.		\$ 810.96	sq. ft.		\$ 960.83	sq. ft.	
Data Source(s)				ML# CRPW23184565;DOM 19			ML# ML81952529;DOM 15			ML# ML81959972;DOM 7		
Verification Source(s)				Realquest Doc# 25560686			Realquest Doc# 25608303			Realquest Doc# 25625222		
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION		
Sale or Financing				ArmLth			ArmLth			ArmLth		
Concessions				Conv;0			Conv;0			Conv;0		
Date of Sale/Time				s11/23;c10/23			s03/24;c02/24			s04/24;c04/24		
Location	A;Res;BsyRd/School			N;Res;			A;Res;School			A;Res;BsyRd/School		
Leasehold/Fee Simple	Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site	7137 sf			5979 sf			6534 sf			6534 sf		
View	N;Res;			N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Ranch			DT1;Ranch			DT1;Ranch			DT1;Ranch		
Quality of Construction	Q4			Q4			Q4			Q4		
Actual Age	56			59			57			45		
Condition	C4			C4			C3			C3		
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
Room Count	7	4	2.0	7	4	2.0	7	4	2.0	7	4	2.0
Gross Living Area	1,826		sq. ft.	1,800		sq. ft.	1,788		sq. ft.	1,353		sq. ft.
Basement & Finished Rooms Below Grade	0sf			0sf			0sf			0sf		
Functional Utility	Average			Average			Average			Average		
Heating/Cooling	FWA/None			FWA/Central			FWA/Central			FWA/None		
Energy Efficient Items	Dual Pane Window			Dual Pane Window			Dual Pane Window			Dual Pane Window		
Garage/Carport	2ga2dw			2ga2dw			2ga2dw			2ga2dw		
Porch/Patio/Deck	Porch/Concrete			Porch/Concrete			Porch/Concrete			Porch/Concrete		
Fireplaces	1 Fireplace			1 Fireplace			None			1 Fireplace		
Pool	None			None			None			None		
Listing Price \$	None			1,250,000			1,350,000			1,148,000		
Net Adjustment (Total)				X + - \$ 92,000			X + - \$ 8,500			X + - \$ 116,000		
Adjusted Sale Price of Comparables				Net Adj: 7%			Net Adj: 1%			Net Adj: 9%		
				Gross Adj: 17%			Gross Adj: 11%			Gross Adj: 15%		
				\$ 1,367,000			\$ 1,458,500			\$ 1,416,000		

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	05/06/2024			01/12/2024
Price of Prior Sale/Transfer	\$0			\$0
Data Source(s)	DOC# 25632738	Realquest	Realquest	DOC# 25585554
Effective Date of Data Source(s)	02/01/2023	02/01/2023	02/01/2023	02/01/2023

Analysis of prior sale or transfer history of the subject property and comparable sales Search the database, no prior sale of the comparables(Except comp6) for the last 12 months.
The previous sale of comp6 was a NON armlength transaction(Affidavit).

Summary of Sales Comparison Approach All Comps are closed sales within last 10 months of similar design and age, and similar quality, condition and appeal from subject's market area.
Adjustments are made as follows: 1). Site: \$30/SF(For lot size difference larger than 10% of the subject's lot size); 2). Gross living area: \$330/SF(For GLA difference more than 20 sqft); 3). Bedroom: \$5000/Bedroom; 4). Bathroom: \$10000/Bathroom; 5). Age: \$700/Year(For age difference more than 50 years); 6). Fire place: \$3,000/Fireplace;7) Car storage: \$10,000/car.8). The monthly time adjustment used 1.1% for the contract date difference more than 3 months according to 1004MC Data , 9).Location:\$30000/per benefit/Adverse Factor; The above adjustment are obtained by paired analysis of the comparables in the subject's neighborhood and is typical to the area.

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:

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

APPRAISER

Signature 
 Name Huibin Lan
 Company Name Bluebay Appraisal Inc.
 Company Address 41041 Trimboli Way #1492
Fremont, CA 94538
 Telephone Number 5106736733
 Email Address appraiserlan@yahoo.com
 Date of Signature and Report 06/06/2024
 Effective Date of Appraisal 06/06/2024
 State Certification # AR030132
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 02/18/2025

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

3338 Selva Dr
San Jose, CA 95148

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,415,000

LENDER/CLIENT

Name Clear Capital
 Company Name Wedgewood Inc
 Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278
 Email Address _____

SUBJECT PROPERTY

- Did not inspect exterior of subject property
 - Did inspect exterior of subject property from street
- Date of Inspection _____

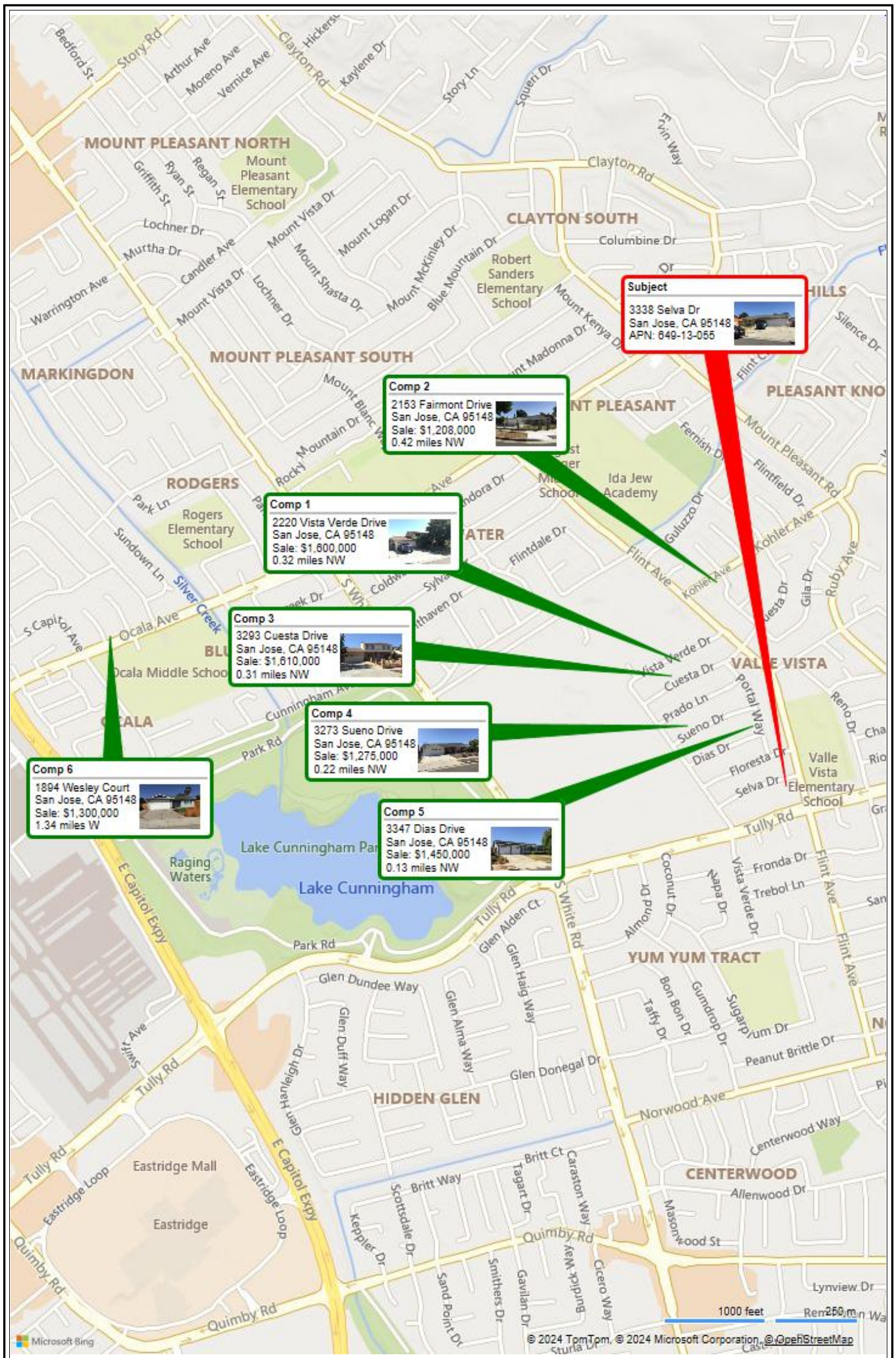
COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 - Did inspect exterior of comparable sales from street
- Date of Inspection _____

Bluebay Appraisal Inc.
LOCATION MAP ADDENDUM

File No. 35509562
 Case No. 57744

Borrower Catamount Properties 2018 LLC
 Property Address 3338 Selva Dr
 City San Jose County Santa Clara State CA Zip Code 95148
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



Bluebay Appraisal Inc.
PLAT MAP

File No. 35509562
Case No. 57744

Borrower Catamount Properties 2018 LLC

Property Address 3338 Selva Dr

City San Jose County Santa Clara State CA Zip Code 95148

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

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK 649 PAGE 13



LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only
Compiled under R. & T. Code, Sec. 327
Effective Roll Year 2004-2005

Borrower **Catamount Properties 2018 LLC**

Property Address **3338 Selva Dr**

City **San Jose** County **Santa Clara** State **CA** Zip Code **95148**

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



COMPARABLE SALE # 1
2220 Vista Verde Drive
San Jose, CA 95148



COMPARABLE SALE # 2
2153 Fairmont Drive
San Jose, CA 95148



COMPARABLE SALE # 3
3293 Cuesta Drive
San Jose, CA 95148

Borrower Catamount Properties 2018 LLC

Property Address 3338 Selva Dr

City San Jose County Santa Clara State CA Zip Code 95148

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



COMPARABLE SALE # 4

3273 Sueno Drive
San Jose, CA 95148



COMPARABLE SALE # 5

3347 Dias Drive
San Jose, CA 95148



COMPARABLE SALE # 6

1894 Wesley Court
San Jose, CA 95148

Borrower Catamount Properties 2018 LLC

Property Address 3338 Selva Dr

City San Jose

County

Santa Clara

State

CA

Zip Code

95148

Lender/Client Wedgwood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



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

Huibin M. Lan

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

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 030132

Effective Date: February 19, 2023

Date Expires: February 18, 2025

Loretta Dillon
Loretta Dillon, Deputy Bureau Chief, BREA

3067248

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Borrower Catamount Properties 2018 LLC

Property Address 3338 Selva Dr

City San Jose

County

Santa Clara

State

CA

Zip Code

95148

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

[X] Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP3367375-23

Renewal of: RAP3367375-22

Program Administrator: Herbert H. Landy Insurance Agency Inc. 100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: Huibin Lan

Item 2. Address: 41526 Carmen St
City, State, Zip Code: Fremont, CA 94539

Item 3. Policy Period: From 09/08/2023 To 09/08/2024
(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ 500,000 Damages Limit of Liability - Each Claim
B. \$ 500,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 1,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 1,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

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

Item 6. Premium: \$ 835.00

Item 7. Retroactive Date (if applicable): 09/08/2006

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 CA (10/13) IL7324 (07/21)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

[Signature]
Authorized Representative

Borrower Catamount Properties 2018 LLC

Property Address 3338 Selva Dr

City San Jose

County

Santa Clara

State

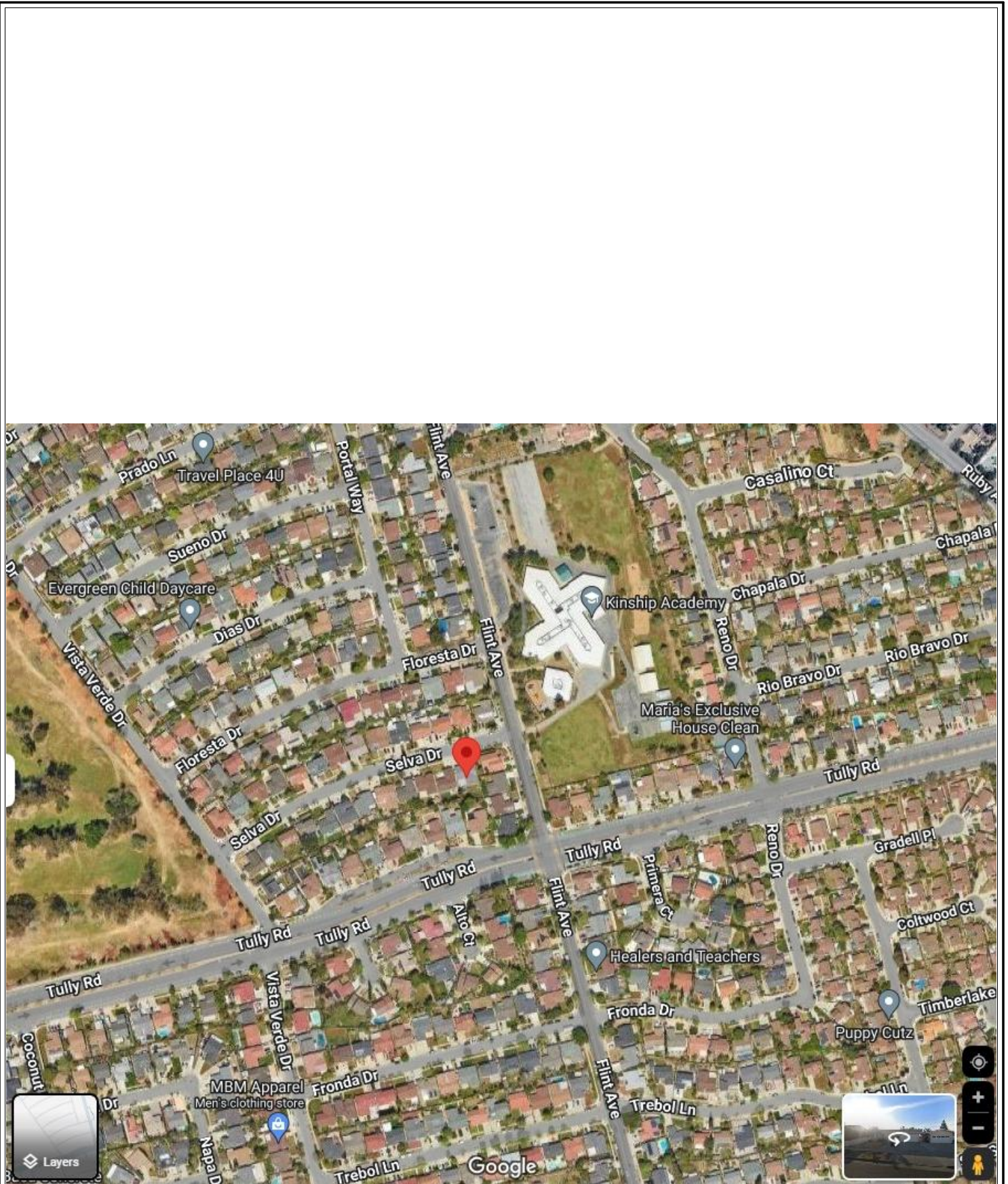
CA

Zip Code

95148

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



Borrower Catamount Properties 2018 LLC

Property Address 3338 Selva Dr

City San Jose County Santa Clara State CA Zip Code 95148

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

6/6/24, 12:14 PM

Matrix

3293 Cuesta Drive, San Jose, California 95148

View Comparable Properties

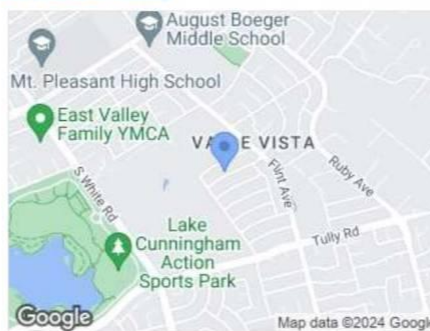
Listing

□

Report Listing



1 / 32



MLS #: ML81964200
Beds: 4
Baths (F/P): 3 (3/0)
Primary SqFt: 2,125 SqFt (Realist*)
Apprx Lot: 6,098 SqFt (Realist*)
Apprx Acr: 0.140 Acres
Age/Yr Blt: 59/1965 (Realist*)
Parcel#: 649-09-044
DOM: 11
LA: Francisco Gonzalez
LA Ph: (408) 209-6109
BA: Davis Tran
Walk Score: 21
Recent: 06/05/2024 : Changed to Sold : P->S

SYMBIUM ADU options

3293 Cuesta Drive, San Jose 95148

County: Santa Clara
Area: 4 - Alum Rock
Class: Res. Single Family / Detached
Land Use: SFR
Comm: 2.25%
L.Type/Service: Exclusive Right to Sell,
Special Info: Not Applicable

Status: Sold
Orig Price: \$1,450,000
List Price: \$1,450,000
Sale Price: \$1,610,000
\$/Primary SqFt: \$757.65
\$/Total SqFt:
HOA Fee: \$350/Annually
Zoning: R1-8

Dates
Original: 05/03/2024
List: 05/03/2024
Sale: 05/14/2024
COE: 06/05/2024
Expires: 11/01/2024
Off Mrkt:
LOE: 22
Incorp:
City Limit:
Possession: COE

Ownership:
Fin Terms: Cash or Conventional Loan, FHA
Public: Move-in ready! Fully remodeled 4bd/3ba located in Pala Rancho neighborhood of Evergreen Valley. 6,098 sq. ft. lot. Ground floor bedroom w/ full bathroom, huge master bedroom w/ walk-in closet, large secondary bedrooms w/ spectacular views. Living/Dining room combination, separate family room w/ gas fireplace. This home is fully remodeled from floor to ceiling & wall to wall with brand-new kitchen cabinets, quartz countertops, modern appliances, and spacious pantry. Ground & upstairs hallway bathroom completely refurbished w/ new shower walls, tile flooring, premium vanities, quartz vanity top, new shower doors, & updated plumbing fixtures. Galvanized copper pipes throughout. All under-house plumbing drainage including main sewer line pipe replaced in 2019. Roof replaced in 2017. All new interior doors, double pane windows, new AC & central heating unit, ceiling/walls insulated. New recessed LED lighting. Interior/exterior freshly painted including garage. Original hardwood flooring under new luxury vinyl plank flooring throughout. Community pool & cabana club are just a block away! HOA fee only \$350.00 annually. Family-friendly neighborhood near Cunningham Park, Raging Waters, Eastridge Mall, Costco, and only a short drive from downtown San Jose. Perfect for a growing family, Offer due date Tuesday 5/14 at 2 pm. Seller reserves the option to accept a preemptive offer. Pala Rancho Cabana Club \$350 annual fee. Escrow open with Fidelity National Title Co. Martha Huezo, Martha.huezo@fnf.com.

Showing Information

Occupied By: Vacant
Show Contact: Francisco Gonzalez
Occupant Nm:
Phone: (408) 209-6109
Instructions: Go Directly, Lockbox - Supra iBox Bluetooth LE

Showing & Location
Owner: Peters Greig Elliott (Te)
Show type: Call Agent Gt.Code:
Occupant Ph:
Add Instruct:

Map
X Street: Vista Verde Dr
Directions:

School
Elem: / Mt. Pleasant Elementary
Middle: / Mt. Pleasant Elementary
High: / East Side Union High

Prop Faces:

Building #:
Closing Details

offers:
Buyer Finance: Conventional Loan

Sold Remarks:
Concession: LOE: 22

Accessibility:
Bathroom: Double Sinks, Full on Ground Floor, Primary - Stall Shower(s)
Bedroom: Ground Floor Bedroom, Walk-in Closet
Communication:
Construct Type: Wood Frame
Cooling: Central AC
Dining Rm: Dining Area, Dining Area in Living Room
Energy Sav: Double Pane Windows
Ext. Amenities: Back Yard, Fenced
Family Room: Separate Family Room
Fence: Fenced Back, Fenced Front
Fireplace: #1 / Familv Room. Gas Burnina

Features
Horse: No
Interior:
Kitchen: Countertop - Quartz, Dishwasher, Pantry
Laundry: In Garage, Washer/Dryer
Lot Desc: Grade - Level -
Other Rooms:
Pool YN: Yes
Pool / Spa:
Prop Condition:
Roof: Composition
Security:
Soil Condition:

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. 35509562
Case No. 57744

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

Note: *The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. It's 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 are 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.*

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. 35509562
Case No. 57744

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 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.

Requirements - 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 meet existing market expectations. Updates do *not* include significant alterations to the existing structure.

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

**UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report**

File No. 35509562
Case No. 57744

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

Bluebay Appraisal Inc.
COMMENT ADDENDUM

File No. 35509562
Case No. 57744

Borrower Catamount Properties 2018 LLC

Property Address 3338 Selva Dr

City San Jose County Santa Clara State CA Zip Code 95148

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

The appraiser's competency for completing work order assignments within the subject's market area:

The appraiser is very familiar with the market area of the subject, approximate about 300 of appraisals completed in this market, there is about 10 miles that the appraiser traveled to the subject. The appraiser has about 10 years of field work experience and has access to the MLS data of the subject's neighborhood. The appraiser reside in the neighbor county of Alameda county.

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

HIGHEST AND BEST USE OF THE SUBJECT: The subject has typical lot size, GLA, style, construction quality and similar condition as a single family house (physically possible) and conform to the neighborhood with almost all the similar single family houses (The reasonable, probable and Legal use of the lot as the the single family home zoning of the neighborhood---- Legally allowable), the single family house demand is still high in all the bay area and the subject's neighborhood (financially feasible and Maximu Productive), thus its current use is in its highest and best use.

The Coronavirus (COVID-19) outbreak has had a significant impact on local, national and global economies. Financial markets worldwide are experiencing unprecedented volatility. In some areas of the United States, there are current Shelter-in-Place orders and other restrictions on daily activities. These events are likely to impact real estate values in the short term but, as of the date of this appraisal, there is not enough data to substantiate that position. I have researched all available local sources and, as of this date, I have not found any data suggesting that significant changes in local real estate market have occurred. The market data presented in this appraisal report is considered the most recent and relevant available and the resulting analysis best reflects market conditions as of the effective date of appraisal.

No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the Clear Capital.

Bluebay Appraisal Inc.
COMMENT ADDENDUM

File No. 35509562
Case No. 57744

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Appraiser searched out 2.5. miles from the subject ,within 12 months GLA 1278-2556 sqft and city of San Jose found the following 239 comparables :

Street Address (Full)	Sale Price	Sq Ft Total
3644 Satinwood DR	2112000	2072
3293 Cuesta DR	1610000	2125
2068 Interbay DR	910000	1393
3341 Fronda DR	1500000	1375
2774 Sand Point CT	1560000	1285
3239 Foxboro PL	1901000	1829
2994 Castleton DR	1525000	1463
3083 Sulphur Spring CT	2106000	2166
2525 Home Crest DR	1175000	1336
2625 Suisun AVE	1646000	1557
2867 Pinecrest CT	1765000	2220
3379 Kohler AVE	1625000	1739
3214 Lakebrook CT	2500000	2445
2260 Barlow AVE	800000	1378
2260 Barlow AVE	800000	1378
4022 Yerba Buena AVE	1700000	1960
2394 Samoa WAY	1080000	1283
3038 Everdale DR	1220000	1554
2116 Flintmore CT	1450000	1361
2679 Taffy DR	1550000	1853
3066 Lynview DR	1320100	1320
2804 Westbranch DR	1340333	1341
2275 Pumpherston CT	1590000	1669
3321 Kettmann RD	1265000	1400
2704 Millbrae WAY	1400000	1340
1621 Jessica WAY	1270000	1400
1735 Home Gate DR	1150000	1376
3817 Deedham CT	2150000	1848
3457 Gila DR	1340000	1973
2515 Glen Hastings CT	1600000	2113
2961 Castleton DR	1480088	1463
2332 Renfield WAY	1300000	1310
2220 Vista Verde DR	1600000	2125
2987 Davidwood WAY	1810000	1829
1165 Utopia PL	2040000	2384
13654 Marmont WAY	1160000	1473
2936 MITTON	1680000	2028
3016 Ridgemont Dr	1155000	1289
3275 Coldwater DR	1200000	1337
2778 Gilham CT	1650000	2216
1662 Honeysuckle DR	920000	1283
3324 Michelangelo DR	1988880	2162
2332 Amador CT	1340000	2156
2856 Rathmann DR	1755000	1950
1894 Wesley CT	1300000	1353
3358 Densmore CT	1915000	1605
3016 Stevens LN	1490000	1538
3249 Pumpherston WAY	1360000	1538
890 Tybalt DR	1950000	2552

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COMMENT ADDENDUM

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3548 Columbine DR	1188000	1324
3791 San Felipe RD	2400000	2006
2808 Mcann CT	2160000	2461
1536 Endicott DR	1280000	1696
2402 Van Winkle LN	1175000	1576
2538 Alto CT	1634000	1772
1662 Aldrich WAY	1368000	1563
10160 Meadow LN	1295000	1545
3335 Quesada DR	1632000	1950
2204 Pettigrew Dr	1380000	1450
4033 Chamberer DR	2500000	2547
3652 Slopeview DR	2125000	2124
3628 Norwood AVE	1940000	1968
758 Candlestick WAY	1185000	1653
3364 Hoiting DR	1605000	1501
2971 Oldfield WAY	1810000	1812
3114 Rasmus CIR	2340000	2442
2130 Bayhaven Dr	999900	1783
3303 Americus DR	2225000	2512
2746 Gilham WAY	1707750	2216
3207 Lakemore CT	2485000	2365
3078 Olivewood PL	1648000	1526
3211 Pentland CT	1250000	1298
3661 Morrie DR	1330000	1450
2030 Cove CT	1480000	2078
3271 Ingersoll DR	1720000	1910
2869 Mantis Dr	1640000	1809
3776 Brigadoon WAY	1100000	1287
3591 Cour Du Vin	2600000	2445
2021 CRANWORTH CIR	1390099	1330
2857 Granite Creek PL	1193000	1462
2543 Glen Alma WAY	1650000	2533
3582 Clayton RD	1180000	1490
3547 Pine Ridge WAY	1425000	2389
1854 Home Gate DR	1155000	1376
2795 Fourthplain CT	1848000	2323
3118 Remington WAY	1525000	1706
3347 Dias DR	1450000	1788
1748 Home Gate DR	1075000	1376
3470 Rocky Mountain DR	1090000	1659
1716 Sundown LN	1250000	1289
2703 Klein RD	1900000	2463
1662 Leeward DR	1050000	1353
1817 LOCH NESS WAY	1320000	1326
1809 La Porte Ave.	890000	1292
366 Cureton PL	780000	1358
3319 Hickerson DR	950000	1900
3041 Harvestwood CT	2185000	2253
3294 Knightswood WAY	1700000	1528
2229 Golden Dew CIR	1265000	1542
3120 Coldwater Dr	1260000	1351
2980 Fenwick WAY	1125000	1538

Bluebay Appraisal Inc.
COMMENT ADDENDUM

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2987 Masonwood ST	1515000	1380
3002 Everdale Court	1150000	1374
1201 Lancelot LN	1000000	1599
2628 Aborn RD	1750000	2194
1228 Gainsville AVE	1048000	1283
3039 Fenwick WAY	1200000	1457
1777 S White RD	1065000	1353
3718 Rosemar AVE	1175000	1810
3346 Prado LN	1360000	1960
348 Dale DR	911000	1344
3276 Cuesta DR	1450000	2125
3164 Sylvan DR	1249888	1351
3594 Rue Chene Do'r	2360000	2445
3045 Harvestwood CT	1750000	2253
2217 S King RD	975000	1352
2918 Glen Darby CT	1465000	2113
3223 Maple Leaf Ct	1428000	1904
10200 Regan ST	950000	1280
2425 Amador DR	850000	1353
2372 Pentland WAY	1289000	1893
2893 Glen Frost CT	1400000	2113
3427 Timberlake AVE	1475000	1427
3600 Cobbert DR	1800000	2114
2232 Vista Verde DR	1365000	2125
1866 Oakton CT	972500	1287
2522 Sugarplum DR	1325000	1650
1217 Edith ST	975000	1711
2207 Vista Verde DR	1380000	1826
3474 MOUNT PRIETA DR	1099999	1806
3604 Nortree St	1700000	1772
1900 Edgestone CIR	1171000	1698
2930 Mitton DR	2050000	2037
524 Hobie LN	1150000	2014
3398 Rocky Mountain DR	1100000	1455
1342 Norvella St	1020000	1317
1342 Norvella ST	1020000	1317
3834 Forestwood DR	1450000	1649
2906 Mitton DR	1640000	1798
10290 Regan ST	965000	1337
4010 Timberline DR	1600000	1870
3711 Corkerhill WAY	1350000	1330
3273 Sueno DR	1275000	1800
1711 Tustin DR	1158000	1545
3139 Mount Isabel CT	1750000	2104
1365 Wildman DR	1425000	2293
1464 Palmwood DR	1100000	1674
3041 Harvestwood CT	1610000	2253
2740 Gilham WAY	1650000	2199
3164 Sylvan DR	840000	1351
2099 Naida AVE	890000	1575
14004 Clayton RD	1150000	1520
3133 Stevens CT	1810000	1672

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COMMENT ADDENDUM

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3370 Mount Logan DR	980000	1400
3087 Muirdrum Place	1525000	1948
3550 Slopeview DR	1700000	1528
3898 Yerba Buena AVE	1620000	1670
330 Serrano AVE	1290000	1710
3255 Edna pl	1365000	2121
2851 Riedel RD	1780000	1604
3587 Rue Chene Dor	2315000	2445
1822 Home Gate Drive	975000	1376
3430 Mount Saint Helena DR	1100000	1659
3084 Balgray CT	1360000	1538
4157 Horizon CT	1900000	2147
1504 Berksford WAY	1000000	1300
3543 Columbine DR	1103000	2006
1817 Loch Ness WAY	1055000	1326
2834 Burdick WAY	1265000	1374
3372 Braden CT	1755000	1890
2755 Woodmoor DR	975000	1283
2442 Renfield WAY	1275000	1476
2649 Bon Bon DR	1190000	1853
2049 Rigoletto DR	1150000	1486
3148 Markwood CT	1763000	1931
3288 Brittany CT	2080000	2056
2629 Reno DR	1210000	1438
3261 Curling CT	1260000	1326
2814 Norcrest CT	1900000	2072
2704 Millbrae WAY	1350000	1340
1662 Aldrich WAY	899000	1563
3529 Marten AVE	1550000	2480
3211 Napa CT	1349999	1554
2748 Twin Oaks LN	1110000	2214
1505 McGinness Ave	665000	1311
2961 Midhurst WAY	2200000	1932
4143 Littleworth WAY	1750000	1860
1624 Farrington CT	1180000	1398
3034 Masonwood ST	1620000	1802
1716 Sundown LN	820000	1289
3171 Bourgogne CT	2400000	2341
2292 Ruby AVE	1340000	1825
3827 Forestwood DR	1450000	1439
2153 Fairmont DR	1208000	1472
2051 Laddie WAY	1330000	1697
1665 Seminole WAY	1260000	2252
2766 Vineyard Park PL	1230000	1528
895 Tybalt DR	1625000	2382
2980 Fenwick WAY	1225000	1538
3434 Piemonte CT	1875000	1823
2030 Cove CT	1315000	2078
2731 Cunningham AVE	1175000	1353
2868 Stallion WAY	1200000	2508
1449 S White RD	1338000	1434

Bluebay Appraisal Inc.
COMMENT ADDENDUM

File No. 35509562
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Borrower Catamount Properties 2018 LLC

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3139 Flinthaven	1230000	1739
3698 Slopeview DR	1765000	1902
3042 Rossmore WAY	1357000	1855
3816 Yerba Buena AVE	1398000	1649
2624 TIMBERLAKE	1480000	1738
3277 Stimson WAY	1865000	1860
2149 Flintmore CT	1460000	1774
1790 Home Gate DR	920000	1376
4205 Watkins WAY	1750000	2120
3339 Brigadoon WAY	1220000	1859
2690 Keppler DR	1300000	2174
3405 Ambum Ave	1550000	1532
3016 Magnum DR	1872000	1774
850 Feller AVE	1048000	1358
3443 Ambum AVE	1770000	1532
10230 Griffith ST	1120000	1438
3786 Evangelho CIR	1505000	1820
3429 Myrna CT	1645000	1804
2650 Taffy DR	1100000	1616
14729 Palomino DR	1065000	1603
2779 Aldworth DR	1865000	2243
2956 Winwood WAY	1590000	1726
3162 Bourgogne CT	2050000	2056
2699 Ramsdell PL	1750000	2475
4107 Partridge DR	1230000	1967
1890 Orlando DR	939000	1283
467 Porter Lane	1650000	2131
2899 Whittington DR	1625000	2037
3342 Woodside LN	1545000	1787
2829 Sand Point DR	1417000	1554
540 Fleming AVE	1350000	1979
2806 El Vista WAY	1375000	1531
971 Juliet AVE	1601000	2000
1492 S Capitol AVE	920000	1460
4115 Middle Park DR	1625000	1691

Bluebay Appraisal Inc.
COMMENT ADDENDUM

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

The statistics of the searched 239 sold comparables (supporting to the GLA adjustment)

Status:

Sold (239)

	Sale Price	Year Built	Sq Ft Total	\$/SqFt
Min	\$665,000	1946	1,280	\$478
Max	\$2,600,000	2005	2,552	\$1,214
Avg	\$1,442,797	1974	1,741	\$832
Median	\$1,365,000	1972	1,691	\$828
Sum	\$344,828,536			

The following lot sales within 3 miles from the subject and sale date after 1/1/2020+(Supporting the lot size adjustment)

Street Address (Full)	Sale Price	Lot Size	Sale Date	Price/sqft
3543 Kettmann RD	3100000	49243	10/16/2021	62.95311
2595 Quimby RD	2201000	51082	10/22/2020	43.087585
802 Rosemar CT	1459000	50784	6/19/2022	28.729521
4349 San Felipe Rd	1400000	31596	5/2/2023	44.309406
3037 Mousa CT	1142588	26090	1/15/2024	43.794097
802 Rosemar CT	970000	50130	10/6/2021	19.349691
3037 Mousa Court	900000	31596	4/16/2024	28.484618
2927 S Aborn RD	833333	8574	3/15/2023	97.193025
0 Norwood AVE	760000	9023	10/17/2022	84.229192
0 Brightwood DR	740000	6716	10/18/2022	110.18463
Lot 2 Ramstad DR	700000	39644	11/13/2020	17.657149
0 Brightwood DR	650000	6090	4/17/2023	106.73235
3032 Mousa Court	500000	31596	4/16/2024	15.824788
0 Mt Hamilton RD	500000	25700	4/17/2024	19.455253
Lot 29 Ramstad DR	500000	10780	11/10/2020	46.382189
0 Rose View DR	390000	17003	8/5/2023	22.937129
0 Story RD	325000	16990	3/1/2023	19.128899
0 Fleming	200000	9148	5/9/2024	21.862702
			avg	46.23863
			midium	43

APPRAISAL COMPLIANCE ADDENDUM

File No. 35509562
Case No. 57744

Borrower/Client Catamount Properties 2018 LLC
Address 3338 Selva Dr
City San Jose County Santa Clara State CA Zip Code 95148
Lender/Client Wedgewood Inc

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:
[X] 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

[X] I have NOT performed services, as an appraiser or in another other 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

[X] HAVE made a personal inspection of the property that is the subject of this report.
[] 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.
none

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: External only inspection. I did not do any services for the subject within the last 3 years.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[X] A reasonable marketing time for the subject property is 20-40 day(s) utilizing market conditions pertinent to the appraisal assignment.
[X] A reasonable exposure time for the subject property is 20-40 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature [Handwritten Signature] Name Huibin Lan Date of Signature 06/06/2024 State Certification # AR030132 or State License # State CA Expiration Date of Certification or License 02/18/2025 Effective Date of Appraisal 06/06/2024
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 Catamount Properties 2018 LLC

Property Address 3338 Selva Dr

City San Jose County Santa Clara State CA Zip Code 95148

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



ENHANCED REPORT 2.0

Subject Property:



Site Address
3338 SELVA DR
SAN JOSE, CA 95148-1622



Mail Address
3338 SELVA DR
SAN JOSE, CA 95148-1622



Prepared For:

Amy Zhang
(510) 552-1058
amylanzhang@yahoo.com

Document Contents



- Profile Cover Sheet
- Property Overview
- Property History Page
- Property Comparables (Detailed)
- Property Comparables (Summary)
- Neighborhood
- Plat Map

Provided By

Richard Chen
3340 Walnut Ave 116
Fremont, CA 94538
Richard.chen@ctt.com

PROPERTY OVERVIEW

3338 SELVA DR, SAN JOSE, CA 95148-1622

Owner and Geographic Information



Primary Owner:
BUI NHA TRUC T; NGUYEN JIMMY V AND MAI THU THUY

Secondary Owner:

Site Address:
3338 SELVA DR, SAN JOSE, CA 95148-1622

Mail Address:
3338 SELVA DR, SAN JOSE, CA 95148-1622

APN: 649-13-055

Lot Number: 26 **Page / Grid:**

Housing Tract Number: 4251

Legal Description: Lot Code: 26

Tract Number: 4251

Legal Brief Description: LOT:26 CITY:SAN JOSE TR#:4251 TR 4251 LOT 26

City / Muni / Twp: SAN JOSE

Property Details

Bedrooms: 4	Year Built: 1968	Square Feet: 1,826
Bathrooms: 2	Garage: Garage 2	Lot Size: 7,137 SF
Total Rooms: 8	Fireplace:	Number of Units: 0
Zoning: R1-8	Pool:	Use Code: Single Family Residential

Sale Information



Transfer Date: 12/28/2015
Transfer Value: \$0.00
Cost/Sq Feet:

Seller: BUI, NHA TRUC T; NGUYEN, JIMMY V
Document#: [23182391](#)

Assessment and Taxes



Assessed Value: \$518,426.00	Percent Improvement: 40.00%	Homeowner Exemption:
Land Value: \$311,056.00	Tax Amount: \$7,962.46	Tax Rate Area: 17-048
Improvement Value: \$207,370.00	Tax Status: Current	Tax Account ID:
Market Improvement Value:	Market Land Value:	Tax Year: 2023
Market Value:		

Borrower Catamount Properties 2018 LLC

Property Address 3338 Selva Dr

City San Jose

County

Santa Clara

State

CA

Zip Code

95148

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



PROPERTY HISTORY

3338 SELVA DR, SAN JOSE, CA 95148-1622

Foreclosure Record - 05/06/2024

Recording Date: 05/06/2024 Document#: [25632738](#)
 Document Type: Notice of Sale
 Lender Type: Borrowers Name:
 Vesting:
 Legal Description:

Assignment Record - 07/13/2022

Recording Date: 07/13/2022 Document#: [25335247](#)
 Price: Document Type: Assignment of Mortgage
 TD Due Date: Type of Financing:
 Lender Name:
 Lender Type: Borrowers Name: NHA TRUC T BUI A MARRIED WOMAN AS HER SOLE AND SEPERATE PROPERTY AND JIMMY V NGUYEN AND THU THUY MAI HUSBAND AND WIFE AS JOINT TENANTS ALL AS TENANTS IN COMMON
 Vesting:
 Legal Description:

Mortgage Record - 01/28/2019

Recording Date: 01/28/2019 Document#: [24104416](#)
 Loan Amount: \$140,000.00 Loan Type: Future Advance Clause/Open End Mortgage
 TD Due Date: Type of Financing:
 Lender Name: WELLS FARGO BANK NA Borrowers Name: BUI, NHA TRUC T; HUNGTRAN, DUU
 Lender Type:
 Vesting: TC
 Legal Description: Lot Number: 26
 Tract Number: 4251
 Map Ref: 0
 City / Muni / Twp: SAN JOSE

Release Record - 01/20/2016

Recording Date: 01/20/2016 Document#: [23200046](#)
 Price: Document Type: Substitution of Trustee and Full Reconveyance
 TD Due Date: Type of Financing:
 Lender Name:
 Lender Type: Borrowers Name: NHA TRUC T, BUI AND THUY MAI AND JIMMY V. NGUYEN
 Vesting:
 Legal Description:

Mortgage Record - 12/28/2015

Recording Date: 12/28/2015 Document#: [23182392](#)
 Loan Amount: \$256,000.00 Loan Type: New Conventional
 TD Due Date: Type of Financing:
 Lender Name: MB FINANCIAL BANK NA Borrowers Name: BUI, NHA TRUC T; NGUYEN, JIMMY V
 Lender Type:
 Vesting: TC
 Legal Description: Lot Number: 26
 Subdivision: TRACT #4251
 Map Ref: MAP219 PG50
 City / Muni / Twp: SAN JOSE