

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 4264 Sayoko Circle City San Jose State CA Zip Code 95136
 Borrower Catamount Properties 2018 LLC Owner of Public Record PALOMINO MARCOS U; URDIANO MARCOS S County Santa Clara
 Legal Description TRACT 5021 BOOK 305 PAGE 10 PAGE 11 LOT 48
 Assessor's Parcel # 462-47-037 Tax Year 2023 R.E. Taxes \$ 3,513
 Neighborhood Name Parkview Map Reference 48-D5 Census Tract 5120.55
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 516 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). DOM 36;Subject property was offered for sale.;Latest Price \$1,100,000;Latest Date 07/30/2024;Original Price \$1,100,000;Original Date 06/24/2024;ML# ML81970936, The current owner is the buyer of this listing

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"/> Over6mths	700 Low	8	Multi-Family	2 %
Neighborhood Boundaries The north boundary is the w Capital Expy.; The East boundary is the Monterey Rd.; The south boundary is the Hwy85. and the West boundary is the Vistapark Dr								1,900 High	83	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 Hwy85.								1,380 Pred.	53	Other	%
Market Conditions (including support for the above conclusions) The neighborhood trend is increasing overall for the last 12 months BUT DECLINE for the most recent 6 months											

Dimensions 72.6 X 100 Area 7260 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone D FEMA Map # 060349-0264H 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 (Please see the attached satellite map) ,so are some other comparables with similar adverse factor(see sales grid),the housing price will be impacted and the location adjustment will be applied accordingly in the sales grid.no any marketability issue noticed(i.e. The marketability signal----DOM for the comparables with/without this factor are similar).

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 checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1974	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 type="checkbox"/> Other None	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 7 Rooms 4 Bedrooms 2.0 Bath(s) 1,581 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 a good 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

Exterior-Only Inspection Residential Appraisal Report

There are 38 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 949,000 to \$ 1,700,000					
There are 234 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 700,000 to \$ 1,900,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	4264 Sayoko Circle San Jose, CA 95136	126 Juneberry Court San Jose, CA 95136	4421 Dulcey Drive San Jose, CA 95136	4245 Crescendo Avenue San Jose, CA 95136	
Proximity to Subject		0.13 miles NE	0.28 miles W	0.29 miles W	
Sale Price	\$	\$ 1,500,000	\$ 1,500,000	\$ 1,330,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 948.77 sq. ft.	\$ 948.77 sq. ft.	\$ 1,019.16 sq. ft.	
Data Source(s)		ML# ML81976991;DOM 9	ML# ML81973246;DOM 14	ML# ML81969229;DOM 9	
Verification Source(s)		Realquest Doc# 25684806	Realquest Doc# 25695520	Realquest Doc# 25660558	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		ArmLth		ArmLth	
Concessions		Conv;0		Conv;0	
Date of Sale/Time		s09/24;c08/24	0	s09/24;c08/24	0
Location	A;Res;BsyRd	A;Res;BsyRd		A;Res;School	0
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	7260 sf	6098 sf	+11,500	5227 sf	+20,500
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q4	
Actual Age	50	48	0	53	0
Condition	C4	C3	-130,000	C3	-130,000
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	6 3 2.0
Gross Living Area	1,581 sq. ft.	1,581 sq. ft.		1,581 sq. ft.	1,305 sq. ft.
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	0sf
Functional Utility	Average	Average		Average	Average
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central	FWA/Central
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		1 Fireplace	1 Fireplace
Pool	None	None		None	None
Listing Price \$	None	1549,000	0	1398,000	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -118,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -109,500
Adjusted Sale Price of Comparables		Net Adj: -8%		Net Adj: -7%	
		Gross Adj: 9%	\$ 1,381,500	Gross Adj: 10%	\$ 1,390,500
				Gross Adj: 26%	\$ 1,376,000

SALES COMPARISON ANALYSIS

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 comp4

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	07/30/2024			
Price of Prior Sale/Transfer	\$1,255,000			
Data Source(s)	DOC# ML81970936	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 comp4) for the last 12 months.

The previous transaction of the subject was a trust sale with original condition.

Summary of Sales Comparison Approach All Comps are closed sales within last 6 months of similar design and age, and similar quality, condition and appeal from subject's market area.

Adjustments are made as follows: 1). Site: \$10/SF(For lot size difference larger than 10% of the subject's lot size); 2). Gross living area: \$600/SF(For GLA difference more than 20 sqft); 3). Bedroom: \$10000/Bedroom; 4). Bathroom: \$20000/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 0.2% for the contract date difference more than 6 months and -1.4% monthly for the previous 4-6 months sold comparables according to 1004MC Data , 9).Location:\$20000/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 \$ 1,380,000

Indicated Value by: Sales Comparison Approach \$ 1,380,000 Cost Approach (if developed) \$ 1,380,510 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

\$ 1,380,000 , as of 09/18/2024 , which is the date of inspection and the effective date of this appraisal.

Exterior-Only Inspection Residential Appraisal Report

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, Pool, Playground 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.
 The condition adjustment for comp2, 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 (comp1 vs comp4).
 Note about the verification source of the comp1: 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.
 Due to the difference of GLA, condition, style and location, the GLA/Total adjustment of comp3 and comp4 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 most recent three months sold (Time factor) and the near est (Location factor) and the overall most similar (The overall least Gross and Net adjustment) comp1 and the similar condition comp4 (40% for comp1 and comp4 respectively, 10% each for the 2 remained sold comp).
 Note that the subject's final market value is consistent with the predominant value of the neighborhood

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			= \$ 700,000
Source of cost data Marshall & swift cost reference	Dwelling	1,581 Sq. Ft. @ \$ 600.00		= \$ 948,600
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	525 Sq. Ft. @ \$ 120.00		= \$ 63,000
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			= \$ 1,011,600
	Less Physical	50 Functional 0 External 5		
	Depreciation	505,800 0 25,290		= \$ (531,090)
	Depreciated Cost of Improvements			= \$ 480,510
	"As-is" Value of Site Improvements			= \$ 200,000
Estimated Remaining Economic Life (HUD and VA only) 40 Years	Indicated Value By Cost Approach			= \$ 1,380,510

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 Parkview
 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 Parkview HOA (408) 226-6445
 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 Parkview HOA (408) 226-6445
 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, Pool, Playground 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 4264 Sayoko Circle City San Jose State CA ZIP Code 95136

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)	105	82	47	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining
Absorption Rate (Total Sales/Months)	17.50	27.33	15.67	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining
Total # of Comparable Active Listings	0	0	38	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	0.00	0.00	2.43	<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	1,325,000.00	1,487,500.00	1,362,500.00	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Median Comparable Sales Days on Market	8	7	10	<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing
Median Comparable List Price	N/A	N/A	1,389,000.00	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining
Median Comparable Listings Days on Market	N/A	N/A	28	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Sale Price as % of List Price	107.00	109.00	104.00	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<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 234 sold comps and none of 38 active/pending comps within last 12 months are distressed sales), the prices will NOT be affected.

As there is no any active/pending comparables in the previous 4-12 months,thus I entered 'N/A' in the above table.

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 BUT DECLINE for the most recent 6 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 $(13625/13250-1)/12*100=0.2\%$ for the contract date difference more than 6 months, Comparing the medium price of most recent 3 months data to the previous 4-6 months data and the monthly time adjustment rate will be $(13625/148751)/6*100=-1.4\%$ for the previous 4-6 months sold comparables.

As there is no any active/pending comparables in the previous 4-12 months,thus I entered 'N/A' in the above table.

CONDO/CO.OP PROJECTS

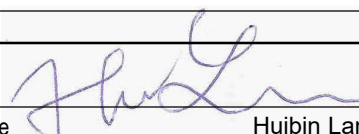
If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

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. 35951847
Case No. 58162

Borrower Catamount Properties 2018 LLC

Property Address 4264 Sayoko Circle

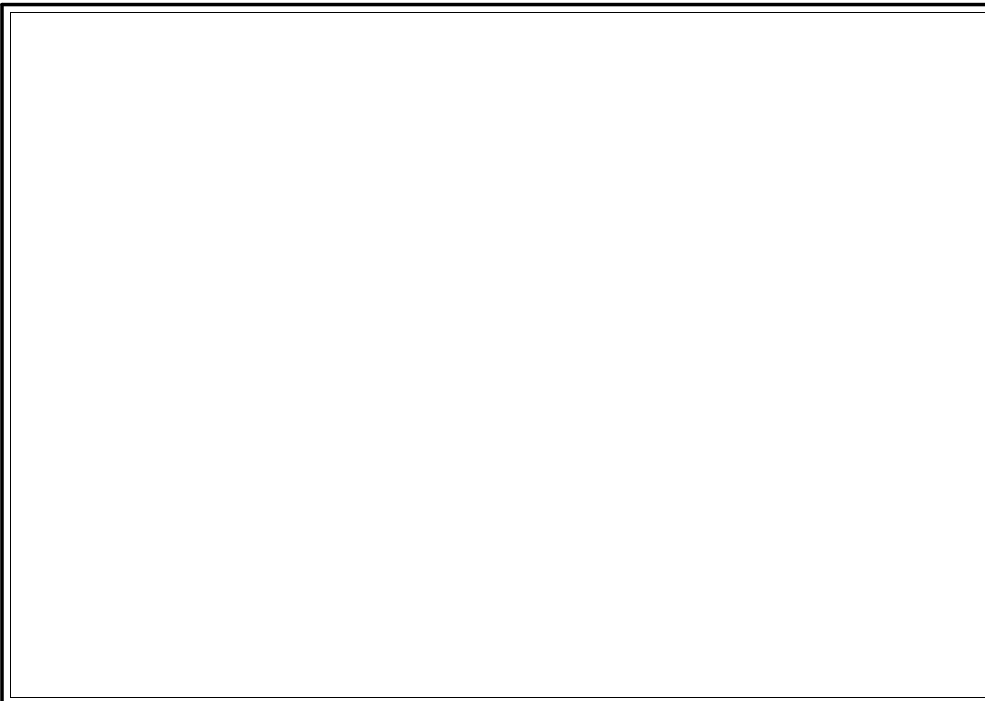
City San Jose County Santa Clara State CA Zip Code 95136

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



**FRONT OF
SUBJECT PROPERTY**

4264 Sayoko Circle
San Jose, CA 95136



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Bluebay Appraisal Inc.
EXTRA COMPARABLES 4-5-6

File No. 35951847
 Case No. 58162

Borrower Catamount Properties 2018 LLC

Property Address 4264 Sayoko Circle

City San Jose County Santa Clara State CA Zip Code 95136
 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	4264 Sayoko Circle San Jose, CA 95136			4895 RUE TOURS Court San Jose, CA 95136											
Proximity to Subject				0.67 miles SE											
Sale Price	\$			\$ 1,300,000			\$			\$					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 990.10 sq. ft.			\$ sq. ft.			\$ sq. ft.					
Data Source(s)				ML# ML81962757;DOM 1											
Verification Source(s)				Realquest Doc# 25676658											
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-)\$ Adjustment			DESCRIPTION			+(-)\$ Adjustment		
Sale or Financing				ArmLth											
Concessions				Conv;0											
Date of Sale/Time				s07/24;c05/24			-73,000								
Location	A;Res;BsyRd			A;Res;School			0								
Leasehold/Fee Simple	Fee Simple			Fee Simple											
Site	7260 sf			9583 sf			-23,000								
View	N;Res;			N;Res;											
Design (Style)	DT1;Ranch			DT1;Ranch											
Quality of Construction	Q4			Q4											
Actual Age	50			51			0								
Condition	C4			C4											
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths	+10,000			Total	Bdrms	Baths			
Room Count	7	4	2.0	6	3	2.0									
Gross Living Area	1,581 sq. ft.			1,313 sq. ft.			+161,000			sq. ft.					
Basement & Finished Rooms Below Grade	0sf			0sf											
Functional Utility	Average			Average											
Heating/Cooling	FWA/Central			FWA/None			+3,000								
Energy Efficient Items	Dual Pane Window			Dual Pane Window											
Garage/Carport	2ga2dw			2ga2dw											
Porch/Patio/Deck	Porch/Concrete			Porch/Concrete											
Fireplaces	1 Fireplace			1 Fireplace											
Pool	None			None											
Listing Price \$	None			1300,000			0								
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 78,000			<input type="checkbox"/> + <input type="checkbox"/> -					
Adjusted Sale Price of Comparables				Net Adj: 6%			\$ 1,378,000			Net Adj: 0%					
				Gross Adj : 21%			\$ 1,378,000			Gross Adj: 0%					

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	07/30/2024	04/17/2024		
Price of Prior Sale/Transfer	\$1,255,000	\$0		
Data Source(s)	DOC# ML81970936	DOC# 25624356		
Effective Date of Data Source(s)	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 comp4) for the last 12 months.
 The previous sale of comp4 was an Affidavit.

Summary of Sales Comparison Approach All Comps are closed sales within last 6 months of similar design and age, and similar quality, condition and appeal from subject's market area.
 Adjustments are made as follows: 1). Site: \$10/SF(For lot size difference larger than 10% of the subject's lot size); 2). Gross living area: \$600/SF(For GLA difference more than 20 sqft); 3). Bedroom: \$10000/Bedroom; 4). Bathroom: \$20000/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 0.2% for the contract date difference more than 6 months and -1.4% monthly for the previous 4-6 months sold comparables according to 1004MC Data , 9).Location:\$20000/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 Hui bin 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 09/18/2024

Effective Date of Appraisal 09/18/2024

State Certification # AR030132

or State License # _____ State # _____

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

4264 Sayoko Circle
San Jose, CA 95136

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,380,000

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 _____

Borrower **Catamount Properties 2018 LLC**

Property Address **4264 Sayoko Circle**

City **San Jose** County **Santa Clara** State **CA** Zip Code **95136**

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

4264 Sayoko Cir, San Jose, CA 95136, Santa Clara County

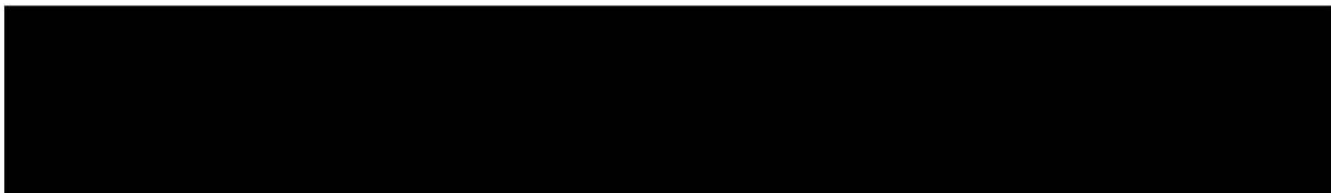
APN: 462-47-037 CLIP: 8038139888



MLS Beds 4	MLS Full Baths 2	Half Baths N/A	MLS Sale Price \$1,255,000	MLS Sale Date 09/12/2024
MLS Sq Ft 1,581	Lot Sq Ft 6,970	MLS Yr Built 1974	Type SFR	

OWNER INFORMATION

Owner Name	Nordman Karen A (Te)	Tax Billing Zip	95136
Tax Billing Address	4264 Sayoko Cir	Owner Occupied	Yes
Tax Billing City & State	San Jose, CA		



TAX INFORMATION

APN	462-47-037	Tax Area	17063
Exemption(s)	Homeowner	Lot Number	48
% Improved	73%		
Legal Description	TRACT 5021 BOOK 305 PAGE 10 P AGE 11 LOT 48		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$167,492	\$164,209	\$160,990
Assessed Value - Land	\$44,794	\$43,916	\$43,055
Assessed Value - Improved	\$122,698	\$120,293	\$117,935
YOY Assessed Change (\$)	\$3,283	\$3,219	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$3,377		
2022	\$3,487	\$110	3.26%
2023	\$3,513	\$26	0.74%

Special Assessment	Tax Amount
Scvwd Flood Contr	\$4.34
Scco Vector Contro	\$5.08
Mosquito Asmt #2	\$9.28
Sfbra Measure Aa	\$12.00
Sccosa Asmt Dist 1	\$12.00
Scvosa Measure T	\$24.00
S.j. Library Assmt.	\$39.10
Oak Gr SD Pcl Tax	\$68.00
Safe Clean Water	\$76.44
Sj Current Garbage Services	\$616.80
Sj Sewer Sani/Storm	\$640.32
Total Of Special Assessments	\$1,507.36

CHARACTERISTICS

Land Use - CoreLogic	SFR	Bedrooms	4
Land Use - County	Resid Single Family	Total Baths	2
Lot Frontage	66	Full Baths	2
Lot Depth	110	Fireplaces	1
Lot Acres	0.16	Heat Type	Heated
Lot Area	6,970	Porch	Porch

Property Details | Courtesy of Huibin Lan, MLS Listings

Generated on: 09/19/24

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Page 1/2

Borrower **Catamount Properties 2018 LLC**

Property Address **4264 Sayoko Circle**

City **San Jose** County **Santa Clara** State **CA** Zip Code **95136**

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



COMPARABLE SALE # 1
126 Juneberry Court
San Jose, CA 95136



COMPARABLE SALE # 2
4421 Dulcey Drive
San Jose, CA 95136



COMPARABLE SALE # 3
4245 Crescendo Avenue
San Jose, CA 95136

Borrower Catamount Properties 2018 LLC

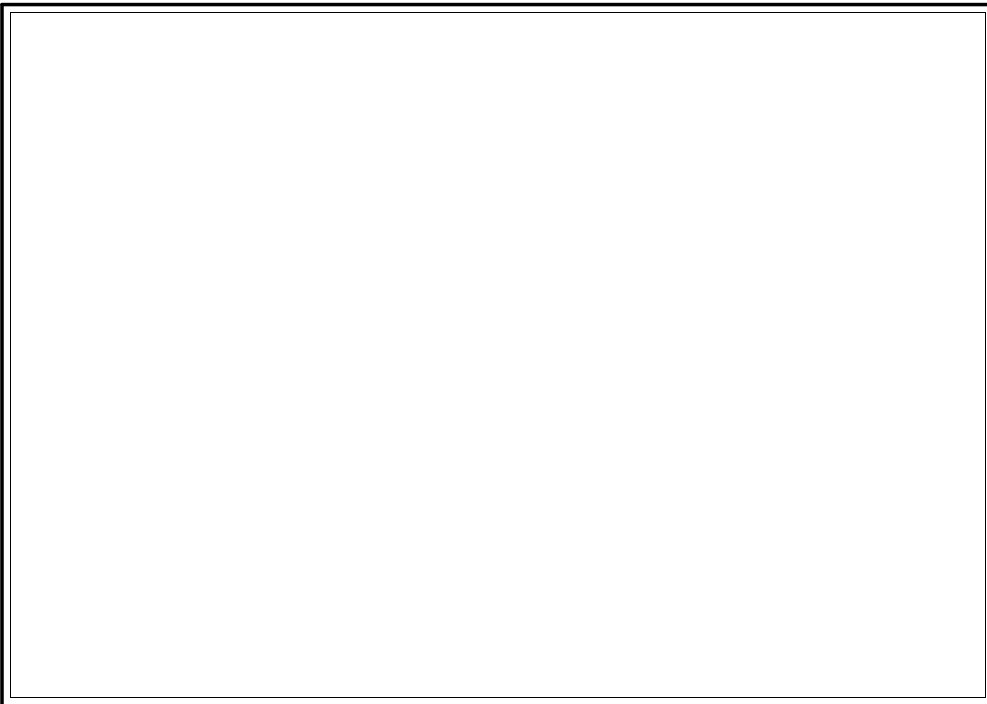
Property Address 4264 Sayoko Circle

City San Jose County Santa Clara State CA Zip Code 95136

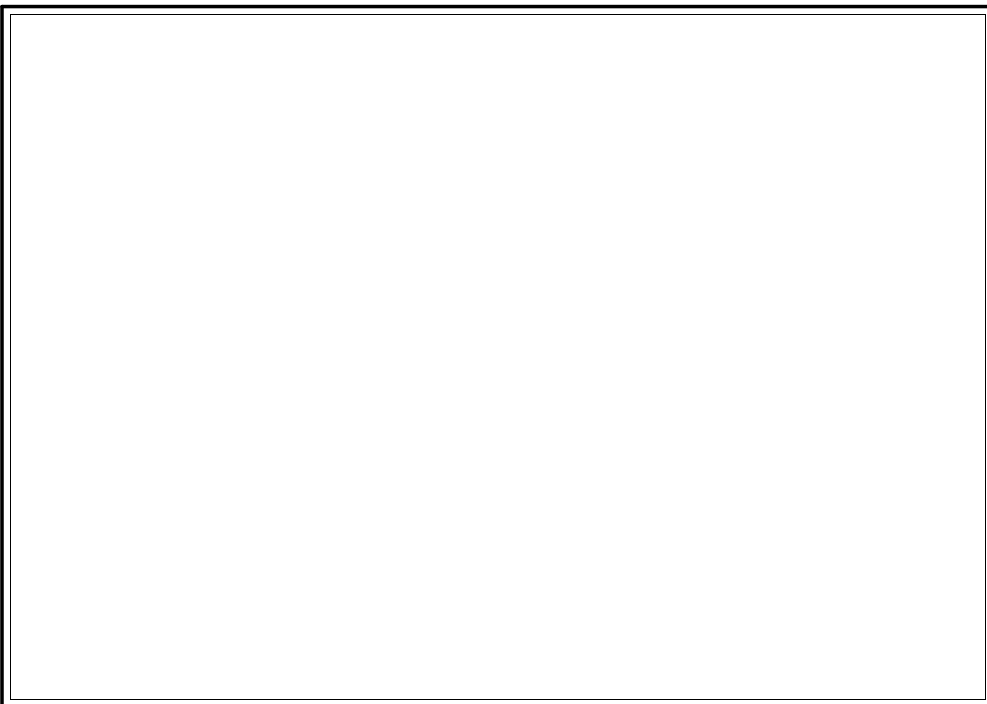
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



COMPARABLE SALE # 4
4895 RUE TOURS Court
San Jose, CA 95136



COMPARABLE SALE # 5



COMPARABLE SALE # 6

Borrower Catamount Properties 2018 LLC

Property Address 4264 Sayoko Circle

City San Jose

County

Santa Clara

State

CA

Zip Code

95136

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 4264 Sayoko Circle

City San Jose

County

Santa Clara

State

CA

Zip Code

95136

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: RAP3367375-24

Renewal of: RAP3367375-23

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: 41041 Trimboli Way #1492

City, State, Zip Code: Fremont, CA 94538

Item 3. Policy Period: From 09/08/2024 To 09/08/2025 (Month, Day, Year) (Month, Day, Year)

(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)

Handwritten signature: Rebecca Magnuson
Authorized Representative

Borrower Catamount Properties 2018 LLC

Property Address 4264 Sayoko Circle

City San Jose

County

Santa Clara

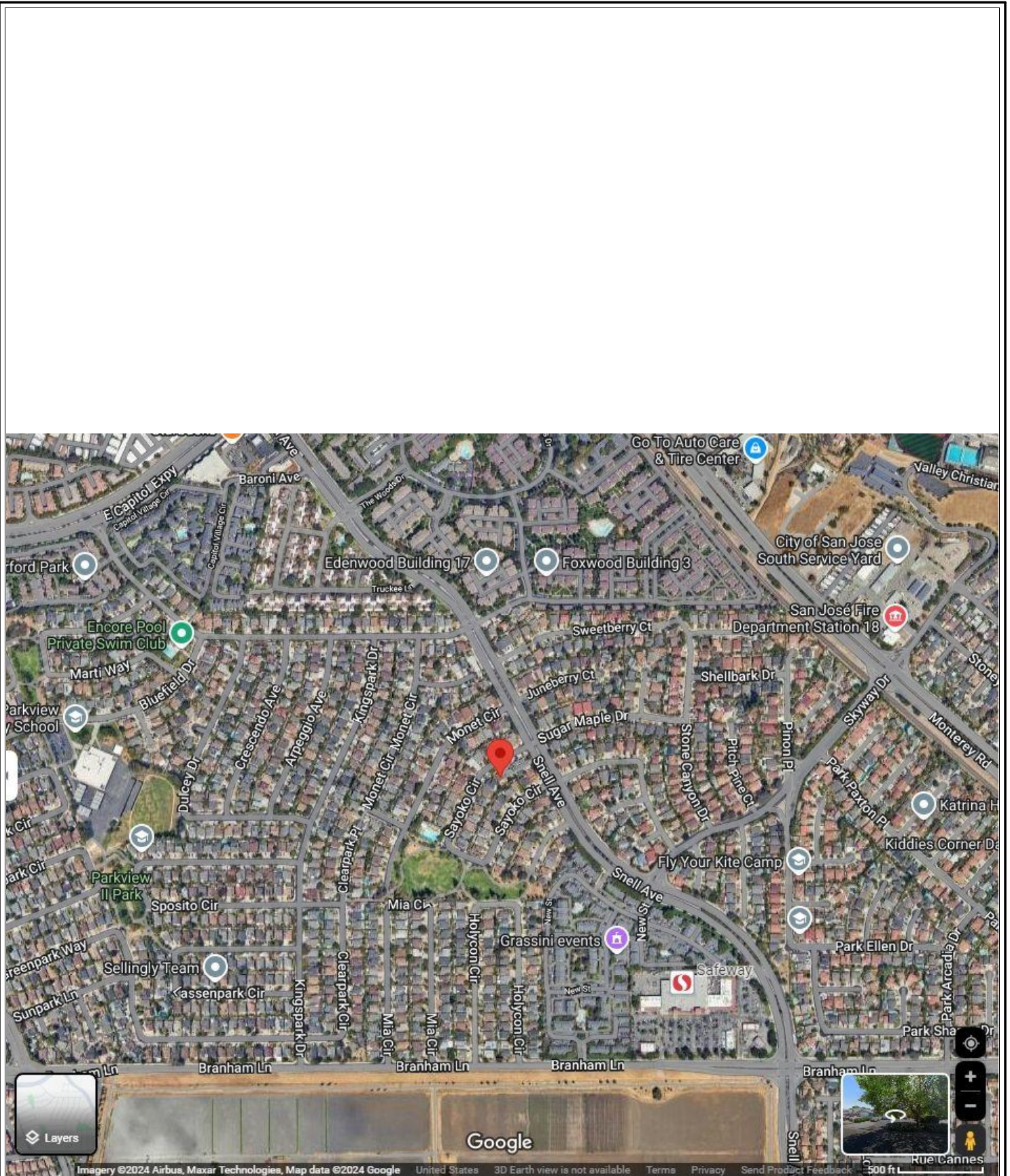
State CA

Zip Code

95136

Lender/Client Wedgewood Inc

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



Borrower Catamount Properties 2018 LLC

Property Address 4264 Sayoko Circle

City San Jose County Santa Clara State CA Zip Code 95136

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

9/18/24, 5:21 PM

Matrix

4264 Sayoko Circle, San Jose, California 95136

View Comparable Properties

Listing

□

Report Listing



1 / 12



MLS #: ML81970936
Beds: 4
Baths (F/P): 2 (2/0)
Primary SqFt: 1,581 SqFt (Realist*)
Apprx Lot: 6,970 SqFt (Realist*)
Apprx Acr: 0.160 Acres
Age/Yr Blt: 50/1974 (Realist*)
Parcel#: 462-47-037
DOM: 36
LA: Tim Yee
LA Ph: (408) 641-4659
BA: Carlos Stefano Garcia

Recent: 09/12/2024 : Changed to Sold : P->S

SYMBIUM ADU options

4264 Sayoko Circle, San Jose 95136

County: Santa Clara
Area: 12 - Blossom Valley
Class: Res. Single Family / Detached
Land Use: SFR

L.Type/Service: Exclusive Agency, Full Service
Special Info: Court Confirmation May Be Req'd
Ownership:
Fin Terms:
Public:

Status: Sold
Orig Price: \$1,100,000
List Price: \$1,100,000
Sale Price: \$1,255,000
\$/Primary SqFt: \$793.80
\$/Total SqFt
HOA Fee: \$516/Annually
Zoning: R1-8P

Dates
Original: 06/24/2024
List: 06/24/2024
Sale: 07/30/2024
COE: 09/12/2024
Expires: 09/21/2024
Off Mrkt:
LOE: 44
Incorp:
City Limit:
Possession: COE

Private:



Showing & Location

Showing Information

Occupied By: Call Agent
Show Contact:
Occupant Nm:
Phone:
Instructions: Lockbox - Supra iBox Bluetooth LE

Owner: Nordman Karen A (Te)
Show type: Call Agent
Occupant Ph:
Add Instruct:
Gt.Code:

Map

X Street: Snell
Directions: Snell to Sayoko Circle to Address

School

Elem: / Oak Grove Elementary
Middle: / Oak Grove Elementary
High: / East Side Union High

Prop Faces:

Building #:

offers: 15
Buyer Finance: All Cash No Loans

Closing Details
Sold Remarks:
Concession:
LOE: 44

Accessibility:
Bathroom:
Bedroom:
Communication:
Construct Type: Wood Frame
Cooling: Central AC
Dining Rm: No Formal
Energy Sav:
Ext. Amenities:
Family Room: Separate Family Room
Fence:
Fireplace: #1 / Living Room
Flooring:
Foundation: Raised
Heating: Central Forced Air

Features
Horse: No
Interior:
Kitchen:
Laundry: In Garage
Lot Desc: -
Other Rooms:
Pool YN: Yes
Pool / Spa: Community Facility
Prop Condition:
Roof: Composition
Security:
Soil Condition:
Stories: 1
Style:
View:

Garage/Parking

Garage: 2
Carport:

Structure(s)

Type:
O.S. Desc:

https://search.mlslistings.com/Matrix/Results.aspx?c=H4sIAAAAAAAEAltWMjGxNFbSUT1BxKWQGxoYmwCogxAWMQcJRXmpMDIZRQeEQQska...

Borrower Catamount Properties 2018 LLC

Property Address 4264 Sayoko Circle

City San Jose County Santa Clara State CA Zip Code 95136

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

9/18/24, 7:15 PM

Matrix

126 Juneberry Court, San Jose, California 95136

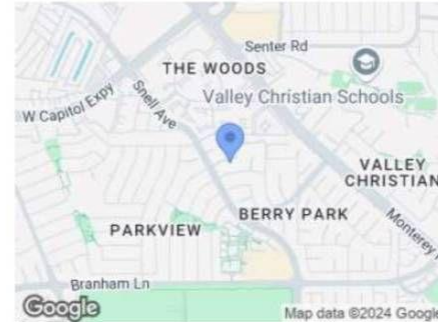
View Comparable Properties

Listing

Report Listing



1 / 36



MLS #: ML81976991
Beds: 4
Baths (F/P): 2 (2/0)
Primary SqFt: 1,581 SqFt (Realist*)
Apprx Lot: 6,098 SqFt (Realist*)
Apprx Acr: 0.140 Acres
Age/Yr Blt: 48/1976 (Realist*)
Parcel#: 462-58-034
DOM: 9
LA: Ali Quyen Tran
LA Ph: (408) 888-2486
BA: Ali Quyen Tran

Recent: 09/16/2024 : Changed to Sold : P->S

SYMBIUM ADU options

126 Juneberry Court, San Jose 95136

County: Santa Clara
Area: 12 - Blossom Valley
Class: Res. Single Family / Detached
Land Use: SFR

Status: Sold
Orig Price: \$1,549,000
List Price: \$1,549,000
Sale Price: \$1,500,000
\$/Primary SqFt: \$948.77
\$/Total SqFt: /
HOA Fee: /
Zoning: R1-8

Dates
Original: 08/16/2024
List: 08/16/2024
Sale: 08/25/2024
COE: 09/16/2024
Expires: 11/01/2024
Off Mrkt: /
LOE: 22
Incorp: /
City Limit: /
Possession: /

L.Type/Service: Exclusive Right to Sell, Full Service
Special Info: Not Applicable
Ownership: /
Fin Terms: /
Public: /

Private:

Showing & Location

Showing Information

Occupied By: Vacant
Show Contact: /
Occupant Nm: /
Phone: /
Instructions: Go Directly, Leave Card, Lockbox - Supra iBox Bluetooth LE

Owner: Nguyen Daniel Phuong-Van
Show type: Vacant
Occupant Ph: /
Add Instruct: /
School: /

Map
X Street: Snell
Directions: /

Elem: / Oak Grove Elementary
Middle: / Oak Grove Elementary
High: / East Side Union High

Prop Faces: /

Closing Details

offers: /
Buyer Finance: Conventional Loan

Sold Remarks: /
Concession: /
LOE: 22

Accessibility: /
Bathroom: /
Bedroom: /
Communication: /
Construct Type: /
Cooling: Central AC
Dining Rm: Dining Area
Energy Sav: /
Ext. Amenities: /
Family Room: Kitchen/Family Room Combo
Fence: /
Fireplace: #1 / Family Room
Flooring: /
Foundation: Crawl Space
Heating: Central Forced Air

Features
Horse: No
Interior: /
Kitchen: /
Laundry: /
Lot Desc: -
Other Rooms: /
Pool YN: /
Pool / Spa: /
Prop Condition: /
Roof: Composition
Security: /
Soil Condition: /
Stories: 1
Style: /
View: /

Garage/Parking

Garage: 2
Carport: /

Structure(s)

Type: /
O.S. Desc: /

https://search.mlslistings.com/Matrix/Results.aspx?c=H4sIAAAAAAAAAEAltWMjGxNFbSUTKzABKWQGxoYmwCogxAwMQcKJRXmpMDIZRQeEQQSk... 2/3

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

File No. 35951847
Case No. 58162

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. 35951847
Case No. 58162

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. 35951847
Case No. 58162

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. 35951847
Case No. 58162

Borrower Catamount Properties 2018 LLC

Property Address 4264 Sayoko Circle

City San Jose County Santa Clara State CA Zip Code 95136

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.

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Appraiser searched out 2. miles from the subject ,within 12 months GLA 1264-1897 sqft and city of San Jose found the following 234 comparables :

Street Address (Full)	Sale Price	Sq Ft Total
5532 Sunny Oaks DR	1437500	1321
514 Lanfair CIR	1030000	1651
126 Juneberry CT	1500000	1581
5685 Blossom AVE	1335000	1516
974 Edenbury LN	1800000	1572
228 Blossom Hill RD	1100000	1546
87 Springhaven CT	1362500	1672
468 Ridgefarm DR	1275000	1495
5423 Starcrest DR	1490000	1340
5367 Gerine Blossom DR	1535000	1720
4421 Dulcey DR	1500000	1581
282 Bangor AVE	1450000	1617
173 Banana Grove LN	1330000	1369
5821 Blossom AVE	1370000	1319
939 Burman DR	1200000	1462
4774 Snow DR	868000	1463
5665 Blossom AVE	1065000	1457
5224 Running Bear DR	1050000	1358
4264 Sayoko CIR	1255000	1581
506 Bliss CT	1555000	1891
1052 Thorndale CT	1400000	1763
3218 Half Moon CT	1217000	1561
3110 Summercreek DR	1150000	1268
289 Bluefield DR	1450000	1467
367 Viewpark CIR	1500000	1876
318 Copco LN	1602000	1846
5266 Turnberry PL	1425000	1673
709 Deboer LN	1350000	1572
5619 Keymar DR	1450000	1342
4211 Mountcastle WAY	1655000	1699
731 Pronto DR	1362500	1409
4608 Meadowhurst CT	1345000	1548
4525 Houndshaven WAY	1210000	1466
95 Cashew Blossom DR	1189500	1591
878 Calle De Verde	1285000	1508
5722 Wheelsman PL	1585000	1852
2916 Sunburst DR	1146088	1872
238 Belden DR	1240000	1400
4102 Santa Susana WAY	1150000	1308
4654 Paloma AVE	1150000	1458
4219 Mountcastle WAY	1749999	1483
282 Coty WAY	1480000	1709
225 Omira DR	1400000	1546
465 Ariel CT	1430000	1409
4245 Crescendo AVE	1330000	1305
5228 Mill Creek Ln	1370000	1806
3790 Nash CT	1255000	1890
368 Avenida Manzanos	1570000	1625
377 Colville DR	1575000	1668

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4322 Jonquil DR	1570000	1560
5530 Carew WAY	1580000	1895
4376 Beechmont AVE	1575000	1512
91 Hayes Ave	1426000	1720
5828 Pontiac DR	1775000	1521
746 El Sombroso DR	1375000	1777
5648 Calpine DR	1550000	1546
421 Nerdy AVE	1040000	1585
109 Lammerhaven CT	1390000	1502
131 Brice CT	1338888	1704
394 Grandpark CIR	1351250	1303
928 Chynoweth AVE	1585000	1794
5447 Playa Del Rey	1475000	1354
4021 Kelvington CT	1459999	1610
462 Meadow Dale CT	1440000	1424
5060 Pearl AVE	1350000	1640
373 Sposito CIR	1650000	1442
13127 Pfeifle AVE	1200000	1730
5464 Chesbro AVE	1465000	1531
470 Chinook LN	1526000	1345
635 River View DR	1265000	1572
4098 San Bernardino WAY	951888	1361
692 Albion DR	1335000	1603
667 Alamo DR	1520000	1516
340 Mustang ST	1507000	1543
4116 Mountcastle WAY	1600000	1325
5002 Gazania DR	1360000	1843
392 Sunpark PL	1620000	1581
4895 Rue Tours CT	1300000	1313
4009 Luneta DR	1600000	1891
5573 Dunsburry CT	1684000	1534
4773 Poston DR	1380000	1313
2066 Mary Helen LN	1250000	1757
612 Banta CT	1638000	1553
647 Albion DR	1426626	1728
5023 Severance DR	1480000	1330
221 Fragrant Harbor CT	1225000	1644
3602 Misty Glen CT	1320000	1773
424 Avenida Del Roble	1555000	1881
749 Braxton DR	1685000	1572
2921 Trinity River CT	1215000	1346
4684 Holycon CIR	1550000	1442
119 Cherry Blossom DR	1699099	1536
5819 Arapaho DR	1585000	1347
967 Chynoweth AVE	1350000	1572
5311 Birch Grove DR	1350000	1362
890 Mulcaster Ct	1700000	1794
5812 Laguna Seca WAY	1507044	1529
4656 Rotherhaven WAY	1225000	1372
4691 Holycon CIR	1495000	1442
604 Coyote RD	1100000	1522
4042 Tuers RD	1525000	1586

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4883 Rue Tours CT	1640000	1446
3876 Maui DR	1080000	1687
5742 Goldfield Dr	1830000	1668
5830 Cadiz DR	1605000	1480
5018 Rue Calais	1525000	1553
901 River Park DR	880000	1572
721 Laguna Seca CT	1759000	1667
421 Nerdy AVE	960000	1585
4062 Luneta DR	1450000	1348
477 Savstrom WAY	1380000	1452
346 Blossom Hill RD	1350000	1682
506 Bluefield DR	1735000	1715
3691 Larry CT	1450000	1277
5359 Beech Grove CT	1528000	1362
685 FARAONE DR	1500000	1685
772 Dailey Ave	1585000	1852
855 Lewiston DR	1900000	1847
248 Omira DR	1450000	1617
745 Cahalan CT	1450000	1368
5768 Chesbro Ave	1565000	1516
5131 Poston DR	1512000	1409
248 Cheris DR	1375000	1399
611 Calpella DR	1563000	1640
5713 Lathrop DR	1470000	1846
278 Bangor AVE	1550000	1617
635 River View DR	1125000	1572
5520 Carew WAY	1620000	1780
5030 Page Mill DR	1260000	1732
178 Iris Blossom CT	1470200	1536
605 Osage CT	1625000	1512
5500 Woodhurst LN	1677500	1773
4853 Rahway DR	1115000	1678
5579 Playa Del Rey	1541000	1450
5756 Herma ST	1685000	1826
311 Copco LN	1685000	1675
4776 Snow DR	875000	1463
4837 Rue Lyon CT	1550000	1313
5569 Cedar Garden CT	1131000	1498
5455 Carls CT	1400000	1638
341 Mustang ST	1625000	1755
374 Bluefield DR	1590000	1876
5358 Pecan Blossom DR	1400000	1804
5688 Enning AVE	1410000	1286
113 Moundhaven CT	1400000	1350
543 Edelweiss DR	1525000	1603
478 Verano CT	1125000	1678
722 Laguna Seca CT	1310000	1855
5378 Armonk CT	1350000	1546
713 River Park DR	1365000	1572
5542 Carew WAY	1600000	1895
628 Briarcliff DR	1510000	1516
4079 San Simeon WAY	950000	1308

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4226 Haines AVE	1760000	1685
4824 Poston DR	1460000	1732
493 Savstrom WAY	1185000	1452
4787 Allegro LN	1200000	1686
3908 Tuers RD	1250000	1861
815 Kozera DR	1551000	1680
282 Copco LN	1330000	1543
5781 Hillbright CIR	1526000	1619
278 Bangor AVE	1155375	1617
387 Sunpark LN	1258000	1442
3303 Woodmere DR	1530000	1665
772 Dailey AVE	1150000	1852
2062 Mary Helen LN	1288888	1757
326 Avenida Nogales	1650000	1822
5870 Lalor DR	1620000	1551
588 Lanfair DR	1740000	1891
605 Osage CT	1180000	1512
5646 Morton WAY	1270000	1283
3071 Wall ST	875000	1296
4208 Indigo DR	1425000	1603
552 BLUEFIELD DR	1350000	1603
316 Blossom Hill RD	1160333	1525
5218 Rio Grande DR	1414100	1632
4120 San Ramon WAY	960000	1308
724 Natoma DR	1615000	1777
199 Obert DR	1281000	1553
498 Verano CT	1048000	1745
464 Independence DR	950000	1488
4848 Rue Nice CT	1490000	1446
5150 Vera LN	1115000	1732
4242 Indigo DR	1365000	1603
252 Sposito CIR	1330000	1581
4944 Rice DR	1340000	1789
936 Knollfield WAY	1540000	1512
755 Calero AVE	1650000	1893
5322 Carryback AVE	1065000	1742
318 Sposito Cir	1470000	1581
560 Edelweiss DR	1410000	1424
5242 Country Forge LN	1200000	1593
4538 Crocus DR	1281000	1330
220 FRAGRANT HARBOR COURT	1190000	1644
109 Lime Blossom CT	1277500	1760
4946 Fontanelle PL	1765000	1813
289 Bangor AVE	1265000	1546
4274 Meg DR	980000	1603
4313 Monet PL	1310000	1442
4642 Paloma AVE	1240000	1363
198 Blossom Hill RD	900000	1546
3952 Ezie ST	965000	1308
103 Springhaven CT	1210000	1446
310 Otono CT	1100000	1768

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707 River View DR	1105000	1287
5117 Pharlap AVE	1110000	1444
3015 Senter RD	1020000	1593
4189 Kingspark DR	1500000	1793
224 Belden DR	1285000	1797
1012 Glenridge DR	1535000	1512
382 War Admiral AVE	1050000	1521
5389 Armonk CT	1175000	1546
4216 Arpeggio AVE	1456555	1581
4262 Meg DR	1320000	1424
506 Bluefield DR	1010000	1715
5561 Southcrest WAY	1410000	1682
335 Grey Ghost AVE	1058888	1719
352 Grandpark CIR	1420000	1303
13080 Haga DR	1057000	1410
5364 Federation CT	1175000	1501
541 Yurok CIR	1440000	1345
343 Sunpark LN	1520000	1581
3071 Wall ST	700000	1296
384 Springpark CIR	1445000	1755
5092 Pearl AVE	1300000	1640
471 Chinook LN	1340000	1461
4750 Rahway DR	1300000	1512
252 Sposito CIR	1310000	1581
5551 Dunsburry CT	1360000	1850
5742 San Lorenzo DR	1360000	1530
583 Albion CT	1325000	1424
3318 Lantern WAY	1080000	1742
137 Brice CT	1255000	1732
135 Ash Grove CT	1336000	1827

APPRAISAL COMPLIANCE ADDENDUM

Borrower/Client <u>Catamount Properties 2018 LLC</u>		Unit No. _____	
Address <u>4264 Sayoko Circle</u>		_____	
City <u>San Jose</u>	County <u>Santa Clara</u>	State <u>CA</u>	Zip Code <u>95136</u>
Lender/Client <u>Wedgewood Inc</u>			

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:

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

ADDITIONAL CERTIFICATIONS

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

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

PRIOR SERVICES

- I have **NOT** performed services, as an appraiser or in another 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

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

APPRAISAL ASSISTANCE

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

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

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

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 

Name Huibin Lan

Date of Signature 09/18/2024

State Certification # AR030132

or State License # _____

State CA

Expiration Date of Certification or License 02/18/2025

Effective Date of Appraisal 09/18/2024

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 4264 Sayoko Circle

City San Jose County Santa Clara State CA Zip Code 95136

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

9/18/24, 5:39 PM

Statistics Sheet

Basic Market Statistics

Use this sheet to see basic statistics on the market as a whole.

Status: Sold (234)

	List Price	DOM	Sale Price	Beds	Baths	Year Built	Sq Ft Total	Lot Size	\$/SqFt
Min	\$749,000	0	\$700,000	2	1	1940	1,268	1,318	\$540
Max	\$1,650,000	196	\$1,900,000	5	4	2016	1,895	221,720	\$1,208
Avg	\$1,268,962	15	\$1,372,082	4	2	1972	1,577	7,268	\$877
Median	\$1,299,444	8	\$1,377,500	4	2	1971	1,572	6,098	\$872
Sum	\$296,937,155		\$321,067,220						

Criteria:

234 Listings have been selected.

Bluebay Appraisal Inc.
LOCATION MAP ADDENDUM

File No. 35951847
 Case No. 58162

Borrower Catamount Properties 2018 LLC
 Property Address 4264 Sayoko Circle
 City San Jose County Santa Clara State CA Zip Code 95136
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

