

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 2034 Cove Court City San Jose State CA Zip Code 95148

I 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?

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 Urban Suburban Rural Property Values Increasing Stable Declining

Dimensions 84 X 100 Area 8400 sf Shape Rectangular View N;Res; Specific Zoning Classification R1 Zoning Description Single Family Residence Zoning Compliance Legal

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

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;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.

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There are 49 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 600,000 to \$ 1,600,000		There are 244 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 590,000 to \$ 1,725,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	2034 Cove Court San Jose, CA 95148	2983 Warrington Avenue San Jose, CA 95127	2116 Flintmore Court San Jose, CA 95148	1586 Berksford Way San Jose, CA 95127	
Proximity to Subject		0.88 miles NW	0.81 miles E	0.59 miles NW	
Sale Price	\$	\$ 1,050,000	\$ 1,450,000	\$ 1,120,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 883.84 sq. ft.	\$ 1,065.39 sq. ft.	\$ 942.76 sq. ft.	
Data Source(s)		ML# ML81974707;DOM 13	ML# ML81962427;DOM 8	ML# ML81967774;DOM 7	
Verification Source(s)		Realquest Doc# 25684806	Realquest Doc# 25640563	Realquest Doc# 25660147	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth		ArmLth	
Concessions		Conv;0		Conv;0	
Date of Sale/Time		s08/24;c08/24	0	s05/24;c05/24	-61,000
Location	N;Res;	N;Res;		N;Res;	A;Res;WorshipPlace
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	Fee Simple
Site	8400 sf	4792 sf	+90,000	9148 sf	0
View	N;Res;	N;Res;		N;Res;	N;Res;
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch	DT1;Ranch
Quality of Construction	Q4	Q4		Q4	Q4
Actual Age	49	67	0	42	0
Condition	C3	C3		C3	C3
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	Total Bdrms Baths
Room Count	6 3 2.0	6 3 2.0		6 3 2.0	6 3 2.0
Gross Living Area	1,106 sq. ft.	1,188 sq. ft.	-49,000	1,361 sq. ft.	-153,000
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	0sf
Functional Utility	Average	Average		Average	Average
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central	FWA/None
Energy Efficient Items	Dual Pane Window	Dual Pane Window		Dual Pane Window	Dual Pane Window
Garage/Carport	2ga2dw	2ga2dw		2ga2dw	2ga2dw
Porch/Patio/Deck	Porch/Concrete	Porch/Concrete		Porch/Concrete	Porch/Concrete
Fireplaces	None	1 Fireplace	-5,000	1 Fireplace	-5,000
Pool	None	None		None	None
Listing Price \$	None	1035,000	0	1,399,800	0
Net Adjustment (Total)		X + - \$ 36,000		X + - \$ -219,000	X + - \$ 46,000
Adjusted Sale Price of Comparables		Net Adj: 3% Gross Adj: 14% \$ 1,086,000		Net Adj: -15% Gross Adj: 15% \$ 1,231,000	Net Adj: 4% Gross Adj: 14% \$ 1,166,000

SALES COMPARISON ANALYSIS

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

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

Data source(s) 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 comp3

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	01/29/2024			10/20/2023
Price of Prior Sale/Transfer	\$0			\$950,000
Data Source(s)	DOC# 25591954	Realquest	Realquest	DOC# 25547791
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 comp3) for the last 12 months.

The previous transaction of the subject was a Notice of Sale.

The previous sale of the comp3 was lower because the subject's market has been increasing for the last 12 months

The subject DOES NOT have Solar Panels.

The sale date of comp2 was 5/1/2024, which is sold more than 3 months ago, thus the time adjustment applied accordingly.

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: \$25/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; 10).Energy:\$20000/Solar Panels; 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 \$ 1,150,000

Indicated Value by: Sales Comparison Approach \$ 1,150,000 Cost Approach (if developed) \$ 1,149,910 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 \$ 1,150,000 , as of 08/23/2024 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

Comparable selection: All the comps are arm length transactions.
 R1=Single family Residence: the minimum lot size for single family is 5000 sqft or above, The Maximum Residential Density = 9 units per acres. But for much newer single family the lot size will be smaller according to the density allowed (Alameda county zoning ordinance: http://library.municode.com/HTML/16425/level2/TIT17ZO_CH17.08DI.html#TIT17ZO_CH17.08DI_17.08.060BUSI)
 This appraisal was ordered in compliance with Appraisal Independence "AIR" and Mortgage Letter 2009-28.
 No any personal property is included in this transaction.

In order to bracket the lot size of the subject, I have to extend the guideline of the GLA difference to use comp2 in the competing neighborhood.

Note about the verification source of the comp4 : 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 time/Net/Total adjustment of comp2 and the pre-adjusted comparables price range is beyond the usual guideline.

The age, lot size, GLA, location adjustments were obtained by the pair analysis of the comparables in the subject's neighborhood. Note that the age difference is within 35 years and the lot size difference within 10% of the subject's lot size is seen as bracketed as no adjustment are needed in this case.

All the comps are in the same or competing neighborhood (As the housing price are mainly impacted by the school's rating, all the comparables and the subject have the same or similar school ratings) within 1 miles with similar condition and location. Most emphasis are addressed in the two most recent three months sold (Time factor) and the near (Location factor) comp3 and comp4 (Also the least gross and net adjustment) (30% for comp4 and comp3 respectively, 10% each for the 4 remained sold comp).

Note that the subject's final market value is higher than the predominant value of the neighborhood. This is because the subject has a larger GLA and a larger lot size with a good upgraded condition and in an increasing market for the last 12 months. No any marketability issue noticed due to this (i.e. the DOM of housing value higher than the predominant value is similar to the housing value lower than the predominant value).

COST APPROACH

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

Provide adequate information for the lender/client to replicate your cost figures and calculations.
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Cost estimates based on Marshall & swift cost reference and observed typical cost. Land value arrived at by abstraction method. The higher Land to improvement ratio is typical for the area .

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$ 600,000
Source of cost data Marshall & swift cost reference	Dwelling 1,106 Sq. Ft. @ \$ 600.00	=\$ 663,600
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.)		
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.	Garage/Carport 400 Sq. Ft. @ \$ 130.00	=\$ 52,000
	Total Estimate of Cost-new	=\$ 715,600
	Less Physical 50 Functional 0 External 5	
	Depreciation 357,800 0 17,890	=\$ (375,690)
	Depreciated Cost of Improvements	=\$ 339,910
	"As-is" Value of Site Improvements	=\$ 210,000
Estimated Remaining Economic Life (HUD and VA only) 40 Years	Indicated Value By Cost Approach	=\$ 1,149,910

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
 Total number of phases Total number of units Total number of units sold
 Total number of units rented Total number of units for sale Data source
 Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.
 Does the project contain any multi-dwelling units? Yes No Data source.
 Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.
 Are the common elements leased to or by the Homeowner's Association? Yes No If Yes, describe the rental terms and options.
 Describe common elements and recreational facilities.

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 2034 Cove Court City San Jose State CA ZIP Code 95148

Borrower Neighbor to Neighbor Homes 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)	112	72	60	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining
Absorption Rate (Total Sales/Months)	18.67	24.00	20.00	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining
Total # of Comparable Active Listings	1	4	49	<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	0.05	0.17	2.45	<input 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	965,000.00	1,070,000.00	982,500.00	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Median Comparable Sales Days on Market	9	8	11	<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Increasing
Median Comparable List Price	1,200,000.00	1,290,000.00	949,000.00	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining
Median Comparable Listings Days on Market	181	116	14	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Sale Price as % of List Price	102.00	106.00	102.00	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<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 244 sold comps and none of 54 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 $(9825/9650-1)/12*100=0.2\%$ 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 $(9825/10700-1)/6*100=-1.4\%$ for the previous 4-6 months sold comparables.

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 type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input 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. 35868685
Case No. 58293

Borrower Neighbor to Neighbor Homes LLC

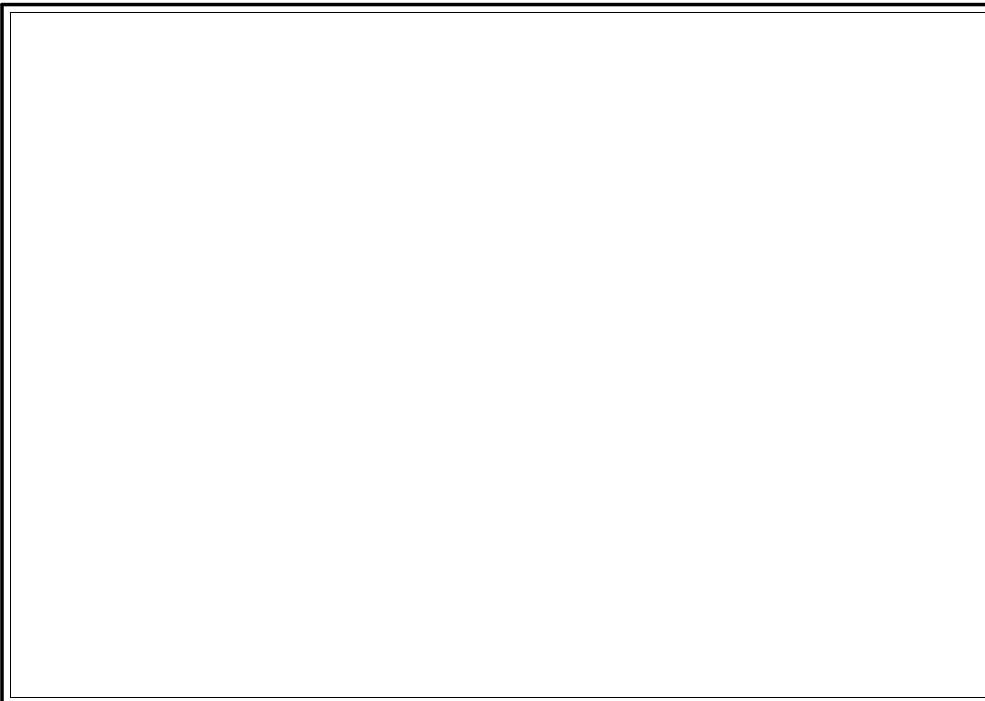
Property Address 2034 Cove Court

City San Jose County Santa Clara State CA Zip Code 95148

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



**FRONT OF
SUBJECT PROPERTY**
2034 Cove Court
San Jose, CA 95148



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Bluebay Appraisal Inc.
EXTRA COMPARABLES 4-5-6

File No. 35868685
 Case No. 58293

Borrower Neighbor to Neighbor Homes LLC

Property Address 2034 Cove Court

City	San Jose	County	Santa Clara	State	CA	Zip Code	95148
Lender/Client	Wedgewood Inc		Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278				

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	2034 Cove Court San Jose, CA 95148	1596 Berksford Way San Jose, CA 95127			1664 Nugget Court San Jose, CA 95127			3227 Mount Vista Drive San Jose, CA 95127		
Proximity to Subject		0.59 miles NW			0.56 miles NW			0.84 miles N		
Sale Price	\$	\$ 1,122,000			\$ 1,160,000			\$ 1,080,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 944.44 sq. ft.			\$ 1,060.33 sq. ft.			\$ 1,080.00 sq. ft.		
Data Source(s)		ML# ML81972849;DOM 4			ML# ML81894733;DOM 16			ML# ML81966613;DOM 6		
Verification Source(s)		Realquest Please Comment			Realquest Doc# 25626708			Realquest Doc# 25649886		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	
Sale or Financing		ArmLth			ArmLth			ArmLth		
Concessions		Conv;0			Conv;0			Conv;0		
Date of Sale/Time		s08/24;c07/24 0			s04/24;c04/24 -65,000			s06/24;c05/24 0		
Location	N;Res;	A;Res;WorshipPlace	+20,000	N;Res;		A;Res;BsyRd	+20,000			
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	8400 sf	7120 sf +32,000			7000 sf +35,000			5227 sf +79,500		
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Ranch	DT1;Ranch			DT1;Ranch			DT1;Ranch		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	49	69 0			53 0			66 0		
Condition	C3	C3			C3			C3		
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	6 3 2.0	6 3 2.0			6 3 2.0			6 3 2.0		
Gross Living Area	1,106 sq. ft.	1,188 sq. ft. -49,000			1,094 sq. ft. 0			1,000 sq. ft. +63,500		
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			Solar Panels -20,000		
Garage/Carport	2ga2dw	2ga2dw			2ga2dw			1ga1dw +10,000		
Porch/Patio/Deck	Porch/Concrete	Porch/Concrete			Porch/Concrete			Porch/Concrete		
Fireplaces	None	1 Fireplace -5,000			1 Fireplace -5,000			None		
Pool	None	None			None			None		
Listing Price \$	None	969,000 0			1035,000 0			979,888 0		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -2,000			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -35,000			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 153,000		
Adjusted Sale Price of Comparables		Net Adj: 0% Gross Adj: 9% \$ 1,120,000			Net Adj: -3% Gross Adj: 9% \$ 1,125,000			Net Adj: 14% Gross Adj: 18% \$ 1,233,000		

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

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	01/29/2024			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	DOC# 25591954	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 comp3) for the last 12 months.

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: \$25/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: \$1000/Bedroom; 4). Bathroom: \$2000/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; 10).Energy:\$20000/Solar Panels; The above adjustment are obtained by paired analysis of the comparables in the subject's neighborhood and is typical to the area.

Exterior-Only Inspection Residential Appraisal Report

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

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

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

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

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

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

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

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

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

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

Exterior-Only Inspection Residential Appraisal Report**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Exterior-Only Inspection Residential Appraisal Report

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

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

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

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

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

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

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

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

APPRAISER

Signature 
 Name Huibin Lan
 Company Name Bluebay Appraisal Inc.
 Company Address 41041 Trimboli Way #1492
Fremont, CA 94538
 Telephone Number 5106736733
 Email Address appraiserlan@yahoo.com
 Date of Signature and Report 08/23/2024
 Effective Date of Appraisal 08/23/2024
 State Certification # AR030132
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 02/18/2025

ADDRESS OF PROPERTY APPRAISED

2034 Cove Court
San Jose, CA 95148

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,150,000

LENDER/CLIENT

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

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 _____

SUBJECT PROPERTY

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

COMPARABLE SALES

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

Bluebay Appraisal Inc.
LOCATION MAP ADDENDUM

File No. 35868685
Case No. 58293

Borrower Neighbor to Neighbor Homes LLC

Property Address 2034 Cove Court

City San Jose

County

Santa Clara

State

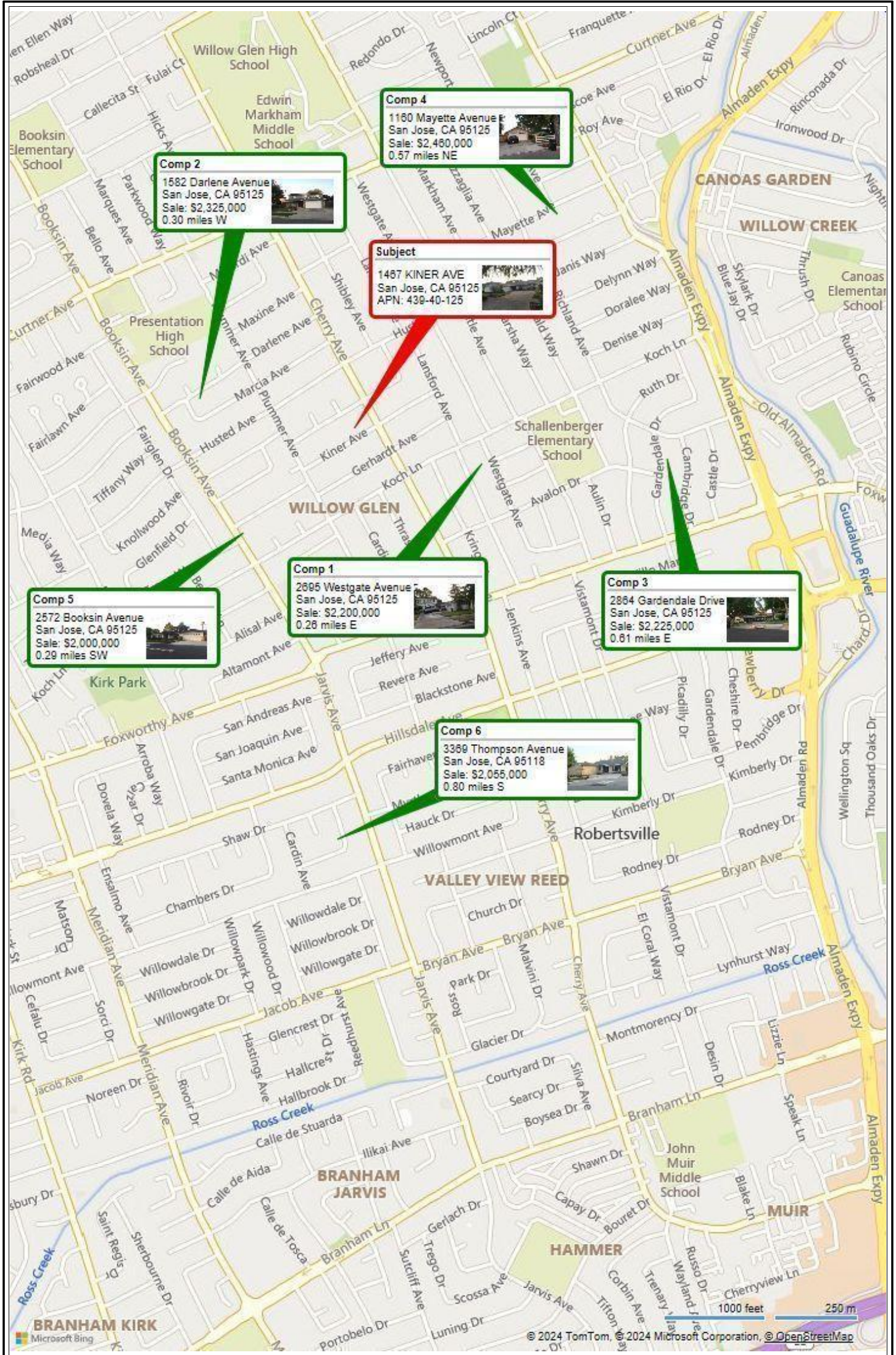
CA

Zip Code

95148

Lender/Client Wedgewood Inc

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



Borrower Neighbor to Neighbor Homes LLC

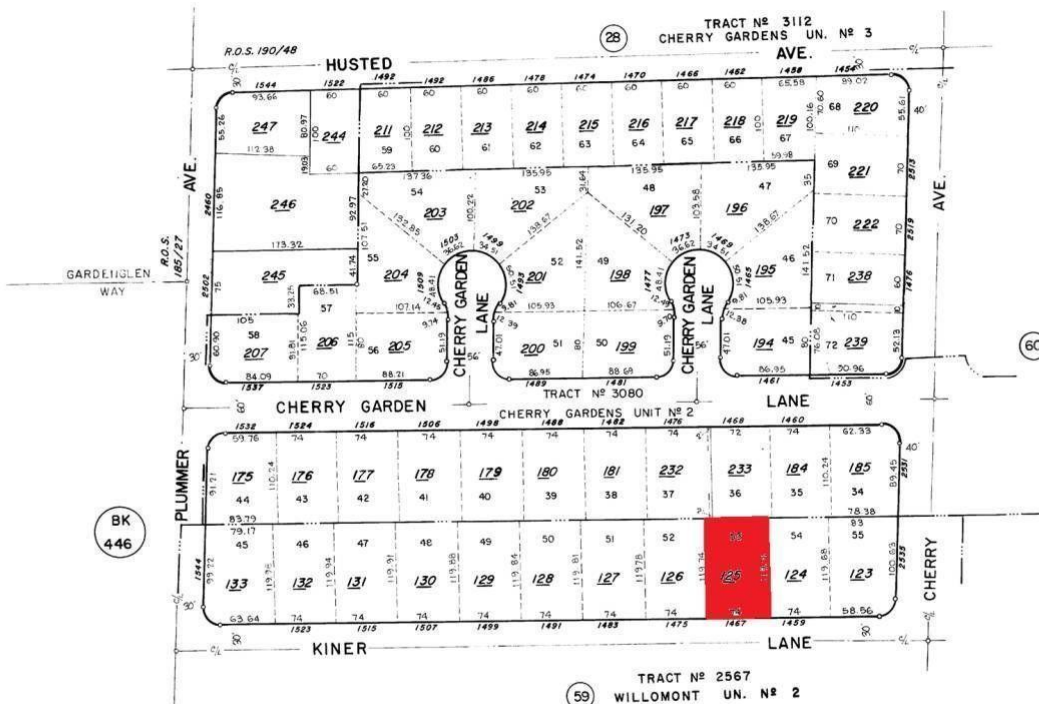
Property Address 2034 Cove Court

City San Jose County Santa Clara State CA Zip Code 95148

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

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK 439	PAGE 40
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LAWRENCE E. STONE - ASSESSOR
 Colored map for assessment purposes only.
 Compiled under R. & T. Code, Sec. 327,
 Effective Roll Year 2005-2006

Borrower Neighbor to Neighbor Homes LLC

Property Address 2034 Cove Court

City San Jose County Santa Clara State CA Zip Code 95148

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



COMPARABLE SALE # 1
2983 Warrington Avenue
San Jose, CA 95127



COMPARABLE SALE # 2
2116 Flintmore Court
San Jose, CA 95148



COMPARABLE SALE # 3
1586 Berksford Way
San Jose, CA 95127

Borrower Neighbor to Neighbor Homes LLC

Property Address 2034 Cove Court

City San Jose County Santa Clara State CA Zip Code 95148

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



COMPARABLE SALE # 4

1596 Berksford Way
San Jose, CA 95127



COMPARABLE SALE # 5

1664 Nugget Court
San Jose, CA 95127



COMPARABLE SALE # 6

3227 Mount Vista Drive
San Jose, CA 95127

Borrower Neighbor to Neighbor Homes LLC

Property Address 2034 Cove Court

City San Jose

County

Santa Clara

State

CA

Zip Code

95148

Lender/Client Wedgewood Inc

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



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 Neighbor to Neighbor Homes LLC

Property Address 2034 Cove Court

City San Jose

County

Santa Clara

State

CA

Zip Code

95148

Lender/Client Wedgewood Inc

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



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

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

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

 Great American Assurance CompanyNote: The Insurance Company selected above shall herein be referred to as the **Company**.Policy Number: **RAP3367375-23**Renewal of: **RAP3367375-22**

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

Item 1. **Named Insured:** **Huibin Lan**Item 2. **Address:** **41526 Carmen St**City, State, Zip Code: **Fremont, CA 94539**Item 3. **Policy Period:** From 09/08/2023 To 09/08/2024
(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 AggregateD. \$ 1,000,000 **Claim Expenses** Limit of Liability – Policy AggregateItem 5. **Deductible** (Inclusive of **Claim Expenses**):A. \$ 500 Each **Claim**B. \$ 1,000 AggregateItem 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)**

Ruby A. Magnuson
Authorized Representative

D42101 (03/15)

Page 1 of 1

Borrower Neighbor to Neighbor Homes LLC

Property Address 2034 Cove Court

City San Jose

County

Santa Clara

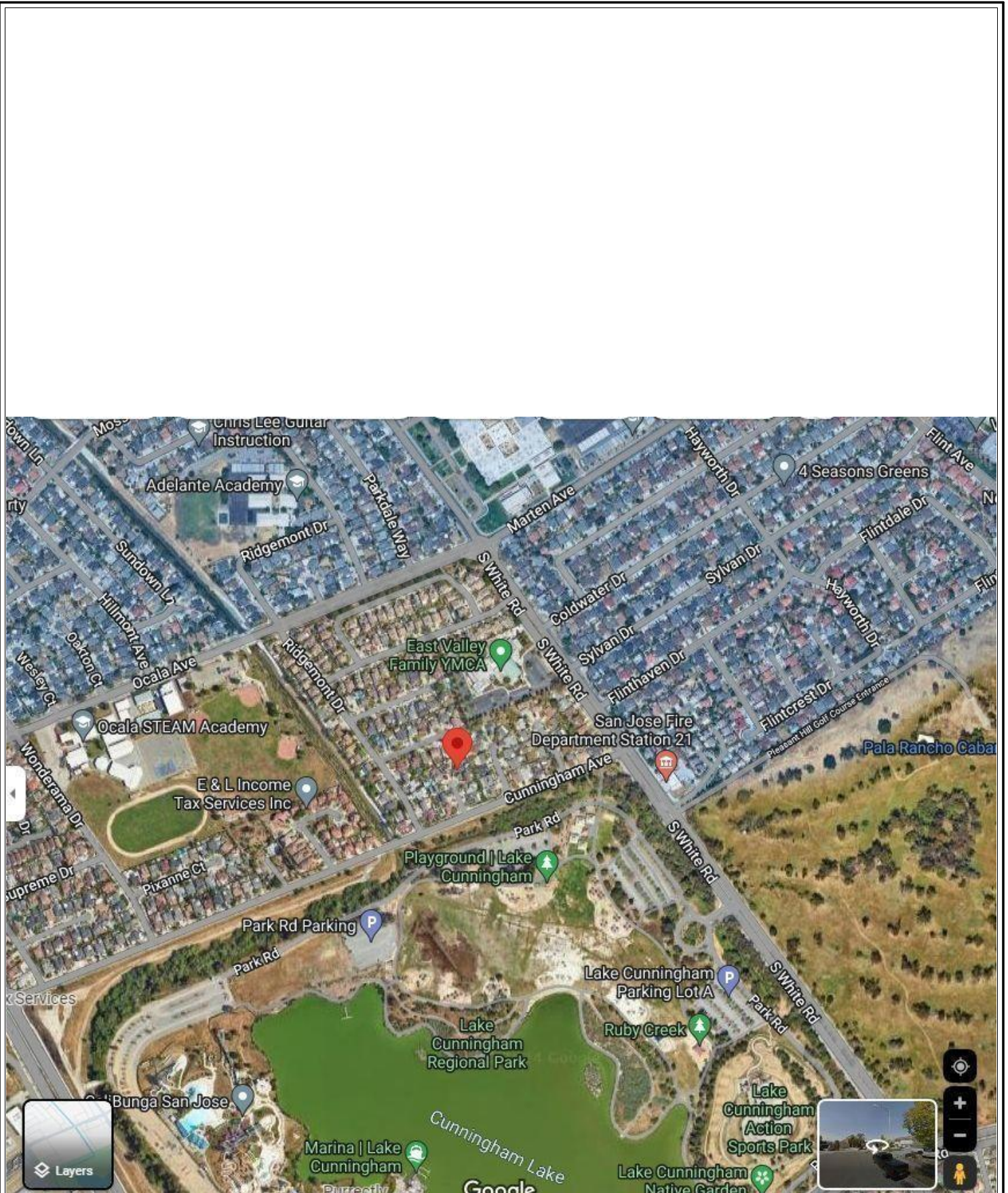
State CA

Zip Code

95148

Lender/Client Wedgewood Inc

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



Borrower Neighbor to Neighbor Homes LLC

Property Address 2034 Cove Court

City San Jose County Santa Clara State CA Zip Code 95148

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

8/22/24, 8:05 PM

Matrix

1596 Berksford Way, San Jose, California 95127

View Comparable Properties

Listing

□

Report Listing



1 / 40



MLS #: ML81972849
Beds: 3
Baths (F/P): 2 (2/0)
Primary SqFt: 1,188 SqFt (Realist*)
Add'l SqFt:
Apprx Lot: 7,120 SqFt (Other)
Apprx Acr: 0.164 Acres
Age/Yr Blt: 69/1955 (Realist*)
Parcel#: 488-11-077
DOM: 4
LA: Tony Alarcon
LA Ph: (408) 460-4845
BA: Anna Ton

Recent: 08/16/2024 : Changed to Sold : P->S

[SYMBIUM ADU options](#)

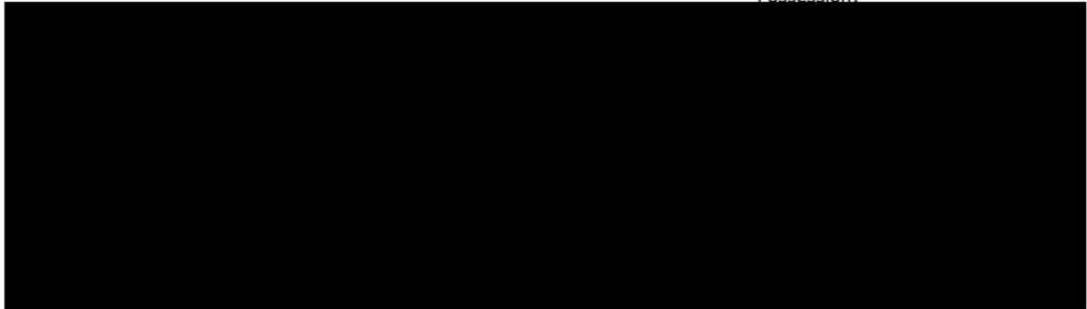
1596 Berksford Way, San Jose 95127

County: Santa Clara
Area: 4 - Alum Rock
Class: Res. Single Family / Detached
Land Use: SFR

Status: **Sold**
Orig Price: \$969,000
List Price: **\$969,000**
Sale Price: **\$1,122,000**
\$/Primary SqFt: \$944.44
\$/Total SqFt:
HOA Fee: /
Zoning: R1-8

Dates
Original: 07/25/2024
List: 07/25/2024
Sale: 07/29/2024
COE: 08/16/2024
Expires: 10/07/2024
Off Mrkt:
LOE: 18
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: Call Agent
Show Contact:
Occupant Nm:
Phone:
Instructions: Call Listing Agent, Lockbox - Supra iBox Bluetooth LE
Map
X Street: Murtha Drive
Directions:
Prop Faces:
offers:
Buyer Finance: Conventional Loan
Accessibility:
Bathroom: Showers over Tubs - 2+, Stall Shower, Tile
Bedroom: More than one Bedroom on Ground Floor, Primary Bedroom on Ground Floor, Walk-in Closet
Communication:
Construct Type:
Cooling: Central AC
Dining Rm: Formal Room
Energy Sav:
Ext. Amenities:
Familv Room: Kitchen/Familv Room Combo. Separate
Owner:
Show type:
Occupant Ph:
Add Instruct:
School
Elem: / Alum Rock Union Elementary
Middle: / Alum Rock Union Elementary
High: / East Side Union High
Building #:
Closing Details
Sold Remarks:
Concession: LOE: 18
Features
Horse: No
Interior:
Kitchen: Countertop - Quartz, Dishwasher, Garbage Disposal, Island, Oven Range - Electric, Refrigerator (s)
Laundry:
Lot Desc: Grade - Level -
Other Rooms: Other
Pool YN: No
Pool / Spa:
Prop Condition:
Roof: Composition. Tar and Gravel

https://search.mlslistings.com/Matrix/Results.aspx?c=H4sIAAAAAAAAAEItWMjExMVXSUTIZAxKWQGxoYmwCogxAwMqCkJRmpMDIZRQeEQSka... 2/3

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

File No. 35868685
Case No. 58293

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. 35868685
Case No. 58293

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. 35868685
Case No. 58293

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. 35868685
Case No. 58293

Borrower Neighbor to Neighbor Homes LLC

Property Address 2034 Cove Court

City San Jose County Santa Clara State CA Zip Code 95148

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

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

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

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

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

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

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

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

Bluebay Appraisal Inc.
COMMENT ADDENDUM

File No. 35868685
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Appraiser searched out 2.1 miles from the subject ,within 12 months GLA 663-1548 sqft and city of San Jose found the following 244 comparables :

Street Address (Full)	Sale Price	Sq Ft Total
2944 Vanport DR	975000	884
3216 Thousand Pines CT	1500000	1303
2983 Warrington AVE	1050000	1188
1735 Monrovia DR	880000	1084
1383 Cliffwood DR	651000	960
1596 Berksford WAY	1122000	1188
2344 Orlando DR	860000	1383
2797 Florence AVE	1347900	1300
3367 Mount Logan DR	1110000	1265
2502 N Logsdan WAY	770000	1176
1914 Lavonne AVE	825000	1523
1657 Terilyn AVE	905000	960
3035 Serpa DR	1400000	1453
1662 Honeysuckle DR	1099000	1283
1761 Hopkins DR	850000	1141
1582 Mount Frazier DR	800000	1064
14031 Diamond AVE	830000	1206
2682 Gumdrop DR	950000	1203
2668 Mozart AVE	855555	1120
2801 Gavilan DR	1270000	1320
1823 Tampa WAY	980000	1040
3503 Slopeview DR	1725000	1528
2320 Portal WAY	1150000	1495
1690 Saralynn DR	970000	1038
840 Feller AVE	1182000	1241
1706 Berona WAY	1205000	1353
3248 Mount Rainier DR	985000	1088
14030 Diamond AVE	750000	946
1332 Sundown LN	1035000	1300
2708 Coventry DR	855000	1072
1673 Nickel AVE	1185000	1038
1702 Kyra CIR	1175000	1084
10141 Griffith ST	995000	1154
1561 Bermuda WAY	880000	960
1594 Nickel AVE	870000	1038
1656 Scotty ST	875000	1040
1508 Terilyn AVE	828000	960
10110 Bedford ST	930000	1024
2992 Remington WAY	1608000	1463
10321 Meadow LN	925000	992
10241 STONEHEDGE CT	958000	1024
2580 Gumdrop DR	1515000	1514
1408 Taper CT	830000	1061
2039 Flintcrest DR	1350000	1461
13531 Emilie DR	1020000	1125
2736 Reno DR	1350000	1298
1799 La Porte AVE	818000	1040
1913 Daytona dr	950099	1283
2571 Chant CT	1177000	1176

Bluebay Appraisal Inc.
COMMENT ADDENDUM

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Borrower Neighbor to Neighbor Homes LLC

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

1666 Scotty ST	1010000	1040
1586 Berksford WAY	1120000	1188
2505 Brahms AVE	1055000	1241
1244 Tudor CT	965000	1400
14460 Highgrove CT	850000	1460
10040 Griffith ST	1055000	1246
3253 Arthur AVE	1213800	1314
1535 Terilyn AVE	875000	960
3227 Mount Vista DR	1080000	1000
2681 Flintwood CT	1350000	1120
260 Doris AVE	868000	1072
1719 Bermuda Way	950000	960
3599 Estate View CT	1540000	1532
2917 Castleton DR	1580000	1463
1534 Osprey CT	900000	800
1634 Honeysuckle DR	950000	1283
2068 Interbay DR	910000	1393
1488 Mount Diablo DR	1010000	1000
1521 Terilyn AVE	920000	960
3341 Fronda DR	1500000	1375
2018 Sullivan AVE	825000	1150
2774 Sand Point CT	1560000	1285
240 Sunnyslope AVE	775000	1008
1645 Scotty ST	925000	1160
2994 Castleton DR	1525000	1463
2525 Home Crest DR	1175000	1336
2260 Barlow AVE	800000	1378
2260 Barlow AVE	800000	1378
10472 Mcvay AVE	1600000	1181
204 S Cragmont AVE	1060000	896
2860 Florence AVE	830000	1188
2394 Samoa WAY	1080000	1283
2116 Flintmore CT	1450000	1361
2742 Wilbur AVE	1152000	1005
1640 Longview ST	940000	1236
2804 Westbranch DR	1340333	1341
3066 Lynview DR	1320100	1320
1520 AMESBURY WAY	1050000	1188
1621 Jessica WAY	1270000	1400
233 Sunnyslope AVE	975000	1392
1578 Berksford WAY	1110000	1188
927 Peter Pan AVE	950000	1120
1735 Home Gate DR	1150000	1376
10090 Lyndale AVE	875000	1036
784 Diana LN	970000	1144
2961 Castleton DR	1480088	1463
2332 Renfield WAY	1300000	1310
14165 Jerilyn DR	905000	992
13654 Marmont WAY	1160000	1473
3016 Ridgemont Dr	1155000	1289
3275 Coldwater DR	1200000	1337
1664 Nugget CT	1160000	1094

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1032 Sinbad AVE	803000	776
1662 Honeysuckle DR	920000	1283
1894 Wesley CT	1300000	1353
3249 Pumpherston WAY	1360000	1538
3016 Stevens LN	1490000	1538
3548 Columbine DR	1188000	1324
1022 Pebblecreek CT	1171000	1194
2910 Wilbur AVE	1100000	1276
2838 Damico DR	1490101	1078
10160 Meadow LN	1295000	1545
2944 Vanport DR	590000	884
175 Laumer AVE	715000	961
1425 Orlando DR	950000	960
2204 Pettigrew Dr	1380000	1450
2146 Nottoway AVE	1000000	1167
10110 Bedford ST	820000	1024
1809 Luke CT	890000	927
1870 Vollmer WAY	1010000	1124
1403 S King RD	1005000	1040
3364 Hoiting DR	1605000	1501
1214 Gainesville AVE	1040000	1073
361 Cureton Place	905000	910
10070 Meadow LN	945000	1264
231 Packing PL	1200000	1442
14021 Aldo CT	806400	946
3661 Morrie DR	1330000	1450
3078 Olivewood PL	1648000	1526
3211 Pentland CT	1250000	1298
2244 Freya DR	1200000	1061
153 Declaration WAY	743000	1074
10346 Murtha DR	800000	1154
3251 Hickerson DR	1222000	1228
1452 Lochner DR	1020000	1000
2857 Granite Creek PL	1193000	1462
3582 Clayton RD	1180000	1490
10310 Regan ST	865000	887
1960 Waverly AVE	1055000	1040
1854 Home Gate DR	1155000	1376
1748 Home Gate DR	1075000	1376
1974 Edgeview DR	1125001	1241
1425 Taper Court	920000	1329
2642 Sleepy Hollow LN	835000	1242
1261 Fleming AVE	1150000	888
1716 Sundown LN	1250000	1289
2571 Chant CT	885000	1176
1402 Mount Palomar DR	905000	1200
1662 Leeward DR	1050000	1353
2522 Home Crest DR	965000	1074
1809 La Porte Ave.	890000	1292
2602 Pendragon LN	908000	1120
1210 Gainesville AVE	870000	1073
366 Cureton PL	780000	1358

Bluebay Appraisal Inc.
COMMENT ADDENDUM

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1751 Darwin WAY	828888	1040
2646 Mozart AVE	865000	1043
3294 Knightswood WAY	1700000	1528
2788 Croft DR	1310000	1078
1450 Palmwood DR	840000	960
3120 Coldwater Dr	1260000	1351
10231 Regan ST	940875	1142
2980 Fenwick WAY	1125000	1538
2987 Masonwood ST	1515000	1380
1829 Biscayne Way	795000	910
3002 Everdale Court	1150000	1374
1390 Dornoch AVE	740000	1061
10070 Griffith ST	925000	946
1228 Gainsville AVE	1048000	1283
1447 Orlando DR	740000	960
914 Tennyson LN	900000	1263
3039 Fenwick WAY	1200000	1457
1777 S White RD	1065000	1353
3362 Mount Logan DR	950000	1198
1270 Paddington WAY	830000	1134
348 Dale DR	911000	1344
3164 Sylvan DR	1249888	1351
4014 Hobart AVE	870000	928
2039 Inman WAY	750000	960
2217 S King RD	975000	1352
3404 San Saba DR	1214000	1164
10200 Regan ST	950000	1280
2425 Amador DR	850000	1353
3138 POMEROY AVE	1270000	1120
1489 Mount Shasta	849000	1200
3427 Timberlake AVE	1475000	1427
12 Millar AVE	725000	794
1423 Bal Harbor Way	920000	910
13719 Highwood DR	955000	1060
1816 La Porte AVE	795000	1040
10460 McVay AVE	1265000	1342
1866 Oakton CT	972500	1287
10371 Serrano	920000	1068
10291 Dover WAY	865300	1060
1729 S KING RD	790000	1121
10319 Beeman DR	935000	982
1181 Adrian WAY	950000	1200
947 Diana AVE	880000	1167
1419 Hurlingham WAY	949999	1188
3398 Rocky Mountain DR	1100000	1455
1342 Norvella ST	1020000	1317
1342 Norvella St	1020000	1317
151 Viewmont AVE	780000	1030
10290 Regan ST	965000	1337
2538 Sugarplum Dr	1170000	1040
1711 Tustin DR	1158000	1545
3288 MOUNT RAINIER DR	1023000	1133

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COMMENT ADDENDUM

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Case No. 58293

Borrower Neighbor to Neighbor Homes LLC

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3205 Napa CT	1325000	1200
3376 Fronda DR	1220000	1085
1666 Christopher ST	840000	1306
1538 Denali WAY	1015000	1139
3164 Sylvan DR	840000	1351
1648 Tierra Buena DR	1070000	1204
1637 Jessica WAY	855000	1097
3370 Mount Logan DR	980000	1400
3550 Slopeview DR	1700000	1528
1382 Mcginness AVE	875888	1040
2170 Inman WAY	1000000	960
2331 Summer CT	910000	1225
3148 Peanut Brittle DR	1308000	1259
1785 Hopkins DR	1010000	1119
1635 Longview ST	860000	1178
2749 Twin Oaks LN	1002000	1120
1822 Home Gate Drive	975000	1376
3084 Balgray CT	1360000	1538
1586 Berksford WAY	950000	1188
10111 Lyndale AVE	850000	1260
1237 Hopkins DR	910000	1141
1504 Berksford WAY	1000000	1300
3508 COLUMBINE DR	1018000	1264
3277 Vernice AVE	1045099	1209
2834 Burdick WAY	1265000	1374
2442 Renfield WAY	1275000	1476
2755 Woodmoor DR	975000	1283
1682 June AVE	988888	1121
2669 Mozart AVE	960000	1043
2049 Rigoletto DR	1150000	1486
2629 Reno DR	1210000	1438
10311 Ryan ST	950000	1150
2042 Panama AVE	825000	960
1806 Loyola DR	950000	1035
128 Laumer AVE	745000	1040
1505 McGinness Ave	665000	1311
10190 Calgary CT	935000	1200
1565 Foley AVE	850000	1040
1624 Farrington CT	1180000	1398

APPRAISAL COMPLIANCE ADDENDUM

Borrower/Client <u>Neighbor to Neighbor Homes LLC</u>			
Address <u>2034 Cove Court</u>		Unit No. _____	
City <u>San Jose</u>	County <u>Santa Clara</u>	State <u>CA</u>	Zip Code <u>95148</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)

<p>Signature </p> <p>Name <u>Huibin Lan</u></p> <p>Date of Signature <u>08/23/2024</u></p> <p>State Certification # <u>AR030132</u></p> <p>or State License # _____</p> <p>State <u>CA</u></p> <p>Expiration Date of Certification or License <u>02/18/2025</u></p> <p>Effective Date of Appraisal <u>08/23/2024</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property:</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior Only from street <input type="checkbox"/> Interior and Exterior</p>
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Borrower Neighbor to Neighbor Homes LLC

Property Address 2034 Cove Court

City San Jose County Santa Clara State CA Zip Code 95148

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

8/22/24, 5:43 PM

Statistics Sheet

Basic Market Statistics

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

Status: Sold (244)

	List Price	DOM	Sale Price	Beds	Baths	Year Built	Sq Ft Total	Lot Size	\$/SqFt
Min	\$525,000	0	\$590,000	2	1	1930	776	1,215	\$507
Max	\$1,690,000	152	\$1,725,000	6	4	1998	1,545	15,860	\$1,382
Avg	\$997,602	19	\$1,049,331	3	2	1965	1,204	5,789	\$875
Median	\$949,500	9	\$986,944	3	2	1961	1,196	5,613	\$862
Sum	\$243,414,863		\$256,036,702						

Criteria:

244 Listings have been selected.

Borrower Neighbor to Neighbor Homes LLC

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ENHANCED REPORT 2.0

Subject Property:



Site Address 2034 COVE CT SAN JOSE, CA 95148-1102



Mail Address 2034 COVE CT SAN JOSE, CA 95148-1102



Prepared For:

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

Document Contents



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

Provided By

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

PROPERTY OVERVIEW

2034 COVE CT, SAN JOSE, CA 95148-1102

Owner and Geographic Information



Primary Owner: PALOMINO MARCOS U; URDIANO MARCOS S

Secondary Owner:

Site Address: 2034 COVE CT, SAN JOSE, CA 95148-1102

Mail Address: 2034 COVE CT, SAN JOSE, CA 95148-1102

APN: 491-31-038

Lot Number: 57 Page / Grid:

Housing Tract Number: 4922

Legal Description: Lot Code: 57 Tract Number: 4922

Legal Brief Description: LOT:57 CITY:SAN JOSE TR#:4922 TR 4922 LOT 57

City / Muni / Twp: SAN JOSE

Property Details

Table with 3 columns: Feature (Bedrooms, Bathrooms, Total Rooms, Zoning, Year Built, Garage, Fireplace, Pool), Value (3, 2, 5, R1-8, 1975, Garage 2, etc.), and Unit/Code (1,106, 8,400 SF, etc.).

Sale Information



Transfer Date: 12/14/2020
Transfer Value: \$305,000.00
Cost/Sq Feet:

Seller: PALOMINO, MARCOS URDIANO
Document#: 24747654

Assessment and Taxes



Table with 4 columns: Category (Assessed Value, Land Value, Improvement Value, Market Improvement Value, Market Value, Percent Improvement, Tax Amount, Tax Status, Market Land Value, Homeowner Exemption, Tax Rate Area, Tax Account ID, Tax Year) and Value.

Borrower Neighbor to Neighbor Homes LLC

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PROPERTY HISTORY

2034 COVE CT, SAN JOSE, CA 95148-1102

Foreclosure Record - 01/29/2024

Recording Date: 01/29/2024 Document#: [25591954](#)
 Document Type: Notice of Sale
 Lender Type: Borrowers Name:
 Vesting:
 Legal Description:

Assignment Record - 01/25/2023

Recording Date: 01/25/2023 Document#: [25429390](#)
 Price: Document Type: Assignment of Mortgage
 TD Due Date: Type of Financing:
 Lender Name:
 Lender Type: Borrowers Name: MARCOS URDIANO PALOMINO A MARRIED MAN AS HIS SOI AND SEPARATE PROPERTY AND MARCOS SEBASTIAN URDIANO A SINGLE MAN AS JOINT TENANTS
 Vesting:
 Legal Description:

Release Record - 01/09/2023

Recording Date: 01/09/2023 Document#: [25423989](#)
 Price: Document Type: Release of Mortgage
 TD Due Date: Type of Financing:
 Lender Name:
 Lender Type: Borrowers Name: MARCOS URDIANO PALOMINO A MARRIED MAN AS HIS SOI AND SEPARATE PROPERTY AND MARCOS SEBASTIAN URDIANO A SINGLE MAN AS JOINT TENANTS
 Vesting:
 Legal Description:

Mortgage Record - 12/28/2022

Recording Date: 12/28/2022 Document#: [25420361](#)
 Loan Amount: \$685,000,00 Loan Type: Building or Construction Loan
 TD Due Date: Type of Financing:
 Lender Name: DACQUISTO FAMILY TRUST Borrowers Name: PALOMINO, MARCOS URDIANO; URDIANO, MARCOS SEBASTIAN
 Lender Type:
 Vesting: JT
 Legal Description: Lot Number: 57
 Subdivision: TRACT NO 4922
 Map Ref: 0
 City / Muni / Twp: SAN JOSE

Release Record - 12/21/2020

Recording Date: 12/21/2020 Document#: [24756261](#)
 Price: Document Type: Release of Mortgage
 TD Due Date: Type of Financing:
 Lender Name:
 Lender Type: Borrowers Name: MARCOS URDIANO-PALOMINO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY
 Vesting:
 Legal Description:

Borrower Neighbor to Neighbor Homes LLC
Property Address 2034 Cove Court
City San Jose County Santa Clara State CA Zip Code 95148
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

