

APPRAISAL OF REAL PROPERTY



LOCATED AT

22946 Brenford St
Woodland Hills, CA 91364
TRACT # 24491 LOT 37

FOR

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

OPINION OF VALUE

1,354,000

AS OF

08/30/2024

BY

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Exterior-Only Inspection Residential Appraisal Report

File # 35893505

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

SUBJECT

Property Address 22946 Brenford St City Woodland Hills State CA Zip Code 91364
 Borrower WH1 LLC Owner of Public Record David Fridland County Los Angeles
 Legal Description TRACT # 24491 LOT 37
 Assessor's Parcel # 2078-018-010 Tax Year 2023 R.E. Taxes \$ 4,822
 Neighborhood Name Woodland Hills Map Reference 31084 Census Tract 1374.02
 Occupant Owner Tenant Vacant Special Assessments \$ 520 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Servicing
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). DOM 10; Subject is not currently offered for sale in the open market. Most recent transfer/sale 8/27/2024 with sales price of \$1,275,000 Doc#Unknown. CRMLS#SR24135776. Previous Transfer 5/22/2024 no sales price Doc#335015

CONTRACT

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

NEIGHBORHOOD

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %			
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	400	Low	0	Multi-Family	5 %
Neighborhood Boundaries	The Neighborhood of Woodland Hills is bound primarily by Valley Circle to the west, Mulholland Hwy to the South, Victory to the North and Corbin to the East						4,625	High	101	Commercial	5 %	
Neighborhood Description	The City of Los Angeles is wide spread and subject is in the San Fernando Valley area of the city of Los Angeles. The neighborhood is within the County of Los Angeles fully developed with single family residences, Multi Units, Commercial, parks and government facilities with highways and walkways completing other uses. The topography is mixture of hillside and level.						1,400	Pred.	68	Other	5 %	
Market Conditions (including support for the above conclusions)	There is a supply shortage of Single Family Residences in the neighborhood of Woodland Hills within 2 miles of with market values remaining stable. Days on market has an average of 32 days. 388 Properties were reviewed from the past 12 months. Presently there are 68 Active Listings, 19 Active Under Contract and 13 Pending listings. There have been 288 Sold with an average Sale Price of \$1,426,394sf having 4 Bedrooms 3 Baths, GLA of 2,272 and 18,862 lot											

SITE

Dimensions 95x137 Area 12,493 sf Shape Irregular View N;Res;
 Specific Zoning Classification LARS 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

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 Paved	<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 X FEMA Map # 06037C1269F FEMA Map Date 09/26/2008
 Are the utilities and 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

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) Data Source for Gross Living Area CoreLogic-Public Records, Zimas

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck OPTio	Driveway Surface Concrete/Ave
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco/Siding	Fuel Gas	<input type="checkbox"/> Porch None	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Traditional	Roof Surface Comp/Ave	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Pool Yes	<input type="checkbox"/> Carport # of Cars 0
Year Built 1959	Gutters & Downspouts None	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wood/Ave	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 20	Window Type Single Pn/Ave	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)		
Finished area above grade contains: 6 Rooms	3 Bedrooms	2.0 Bath(s)	2,084	Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) None Noted				
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;C1;Please see attachment				
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If Yes, describe. None obvious from an exterior/drive by inspection.				
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.				

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There are 23 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,059,950 to \$ 2,249,000		There are 73 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 850,000 to \$ 2,500,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	22946 Brenford St Woodland Hills, CA 91364	22966 Darien St Woodland Hills, CA 91364	22921 Mulholland Dr Woodland Hills, CA 91364	22548 Margarita Dr Woodland Hills, CA 91364	
Proximity to Subject		0.08 MILES SW	0.17 MILES NE	0.56 MILES E	
Sale Price	\$	\$ 1,350,000	\$ 1,500,000	\$ 1,270,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 647.79 sq.ft.	\$ 738.92 sq.ft.	\$ 719.14 sq.ft.	
Data Source(s)		CRMLS#24402403;DOM 0	CRMLS#24402779;DOM 37	CRMLS#SR24049440;DOM 7	
Verification Source(s)		Doc#391142 APN:2078-018-039	Doc#509655 APN:2074-037-009	Doc#259134 APN:2076-017-020	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s06/24;c05/24		s07/24;c07/24	
Location	N;Res;	N;Res;		A;BsyRd;	0
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	12,493 sf	14142 sf	-14,841	10708 sf	+16,065
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Traditional	
Quality of Construction	Q4	Q4		Q4	
Actual Age	65	65		65	
Condition	C4	C4		C3	-150,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 2.0	6 3 2.0		7 3 2.1	-25,000
Gross Living Area	2,084 sq.ft.	2,084 sq.ft.		2,030 sq.ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FAU/CAC	FAU/CAC		FAU/CAC	
Energy Efficient Items	None	None		Solar Panels(O)	0
Garage/Carport	2ga2dw	2ga2dw		2ga2dw	
Porch/Patio/Deck	OPatio	Porch/Patio	0	CPatio	0
Amenities	Pool	None	+30,000	Pool	
				Pool/Spa	0
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 15,159	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -133,935
Adjusted Sale Price of Comparables		Net Adj. 1.1 % Gross Adj. 3.3 %	\$ 1,365,159	Net Adj. 8.9 % Gross Adj. 11.1 %	\$ 1,366,065
				Net Adj. 2.7 % Gross Adj. 14.5 %	\$ 1,303,756

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain Subject is not currently offered for sale in the open market. Most recent transfer/sale 8/27/2024 with sales price of \$1,275,000 Doc#Unknown. Previous Transfer 5/22/2024 no sales price Doc#335015 No comparable has transferred in the previous year

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) CRMLS,Corelogic- Public Records, CRMLS

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) CRMLS,Corelogic- Public Records, CRMLS

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	08/27/2024	11/14/2022	05/20/2022	05/18/2010
Price of Prior Sale/Transfer	\$1,275,000	\$0	\$0	\$30,000
Data Source(s)	Corelogic- Public Records	Corelogic- Public Records	Corelogic- Public Records	Corelogic- Public Records
Effective Date of Data Source(s)	08/29/2024	08/29/2024	08/29/2024	08/29/2024

Analysis of prior sale or transfer history of the subject property and comparable sales Subject is not currently offered for sale in the open market. Most recent transfer/sale 8/27/2024 with sales price of \$1,275,000 Doc#Unknown. Previous Transfer 5/22/2024 no sales price Doc#335015. No comparable has transferred in the previous year

Summary of Sales Comparison Approach The initial search parameters in the community of Woodland Hills were listings, pending, under contract, and closed sales of Single Family Residence within 2 miles of subject. Search was Refined to +/-25% GLA of Subject within a 1 mile radius and sold within 12 months. As a result of the refined search 96 properties were reviewed. 20 Active, 1 Active Under Contract, 2 Pending and 73 Sold with an average sales price of \$1,543,144 and average 30 DOM. Sold Comps had an Average of 4 bedroom 3 bath 2,179 GLA and 15,893 lot. In the event that limited similar sales were found within the initial parameters, the comp search criteria was expanded beyond 1 mile of Subject to include the relevant comps from the same or most similar competing areas possible and up to +/- 35% GLA.

DATA SOURCE: CRMLS.com, Los Angeles County Assessors Office, Google search engine, LA Department of Building And Safety, Zimas

Indicated Value by Sales Comparison Approach \$ 1,354,000

Indicated Value by: Sales Comparison Approach \$ 1,354,000 Cost Approach (if developed) \$ 1,335,042 Income Approach (if developed) \$ 1,260,000

The market, cost and income approaches are employed in this report. Most emphasis is placed on the market approach as it is most representative of current market. The income approach was supportive due to the rental data available in the area. Cost approach is supportive but not heavily weighted due to the age of the improvements.

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

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,354,000 , as of 08/30/2024 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

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	FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6				
SALES COMPARISON APPROACH	Address	22946 Brenford St Woodland Hills, CA 91364	4646 Willens Ave Woodland Hills, CA 91364			4401 Coloma Ave Woodland Hills, CA 91364			22858 Cass Ave Woodland Hills, CA 91364				
	Proximity to Subject		0.42 MILES N			0.07 MILES NE			0.64 MILES NE				
	Sale Price	\$		\$ 1,350,000			\$ 1,395,000			\$ 1,249,000			
	Sale Price/Gross Liv. Area	\$	sq.ft.	\$ 629.37	sq.ft.		\$ 659.57	sq.ft.		\$ 722.80	sq.ft.		
	Data Source(s)			CRMLS#SR24123188;DOM 33			CRMLS#SR24175570;DOM 6			CRMLS#24424073;DOM 14			
	Verification Source(s)			Doc#Unknw APN:2074-042-009			Active APN:2078-003-022			Active APN:2076-003-034			
	VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	
	Sales or Financing Concessions			ArmLth Conv;0			Listing			Listing			
	Date of Sale/Time			s08/24;c07/24			Active			Active			
	Location	N;Res;		N;Res;			N;Res;			N;Res;			
	Leasehold/Fee Simple	Fee Simple		Fee Simple			Fee Simple			Fee Simple			
	Site	12,493 sf		11367 sf		+10,134	15824 sf		-29,979	11204 sf		+11,601	
	View	N;Res;		N;Res;			N;Res;			N;Res;			
	Design (Style)	DT1;Traditional		DT1;Traditional			DT1;Traditional			DT1;Traditional			
	Quality of Construction	Q4		Q4			Q4			Q4			
	Actual Age	65		46		0	65			64		0	
	Condition	C4		C4			C4			C4			
	Above Grade	Total	Bd rms.	Baths	Total	Bd rms.	Baths	Total	Bd rms.	Baths	Total	Bd rms.	Baths
	Room Count	6	3	2.0	7	4	3.0	7	4	2.0	6	3	2.0
	Gross Living Area	2,084 sq.ft.		2,145 sq.ft.		0	2,115 sq.ft.		0	1,728 sq.ft.		+121,752	
	Basement & Finished Rooms Below Grade	0sf		0sf			0sf			0sf			
	Functional Utility	Average		Average			Average			Average			
	Heating/Cooling	FAU/CAC		FAU/CAC			FAU/CAC			FAU/CAC			
	Energy Efficient Items	None		None			None			None			
	Garage/Carport	2ga2dw		2ga2dw			2ga2dw			2ga2dw			
Porch/Patio/Deck	OPatio		Deck		0	CPatio		0	Deck		0		
Amenities	Pool		None		+30,000	Pool/TenCrt		0	None		+30,000		
Net Adjustment (Total)			<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 15,134	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -29,979	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 163,353		
Adjusted Sale Price of Comparables			Net Adj. 1.1 %			Net Adj. 2.1 %			Net Adj. 13.1 %				
			Gross Adj. 4.8 %		\$ 1,365,134	Gross Adj. 2.1 %		\$ 1,365,021	Gross Adj. 13.1 %		\$ 1,412,353		
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).													
SALE HISTORY	ITEM	SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
	Date of Prior Sale/Transfer	08/27/2024			01/14/2019			03/19/2007			12/21/2022		
	Price of Prior Sale/Transfer	\$1,275,000			\$0			\$0			\$0		
	Data Source(s)	Corelogic- Public Records			Corelogic- Public Records			Corelogic- Public Records			Corelogic- Public Records		
Effective Date of Data Source(s)	08/29/2024			08/29/2024			08/29/2024			08/29/2024			
Analysis of prior sale or transfer history of the subject property and comparable sales Subject is not currently offered for sale in the open market. Most recent transfer/sale 8/27/2024 with sales price of \$1,275,000 Doc#Unknown. Previous Transfer 5/22/2024 no sales price Doc#335015. No comparable has transferred in the previous year													
Analysis/Comments Please see Attached													
ANALYSIS / COMMENTS													

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Please see Attached

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Analysis of comparable local sales, local Board of Realtors' Multiple Listing Services, Public Records, DwellingCost.com

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	1,100,000
Source of cost data Public Data/Corelogic; DwellingCost.com	DWELLING 2,084 Sq.Ft. @ \$ 156.50	= \$	326,146
Quality rating from cost service Q4 Effective date of cost data 8/29/2024	0 Sq.Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		= \$	
The land value has been based on extractions from improved sales/Public Records. No functional or external depreciation is applicable. Physical depreciation is based on a modified age/life method. Land value of 82% or greater is typical for the area. The depreciated improvements value is 18% of total value.	Garage/Carport 400 Sq.Ft. @ \$ 66.00	= \$	26,400
	Total Estimate of Cost-New	= \$	352,546
	Less Physical 117,504	= \$(117,504)
	Depreciated Cost of Improvements	= \$	235,042
	"As-is" Value of Site Improvements	= \$	
Estimated Remaining Economic Life (HUD and VA only) 40 Years	INDICATED VALUE BY COST APPROACH	= \$	1,335,042

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 7000 X Gross Rent Multiplier 180 = \$ 1,260,000 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) Please See attached

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' 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(s)

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(s)

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 Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

PUD INFORMATION

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

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

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

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

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

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

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

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

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

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

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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

File # 35893505

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 Alexander Bombino

Company Name JAAB Ventures inc.

Company Address 5538 Calhoun Ave
Sherman Oaks, CA 91401-4915

Telephone Number (818) 468-4634

Email Address Alex@AlexBombino.com

Date of Signature and Report 08/31/2024

Effective Date of Appraisal 08/30/2024

State Certification # 3004947

or State License # _____

or Other (describe) _____ State # _____

State CA

Expiration Date of Certification or License 12/01/2024

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

22946 Brenford St
Woodland Hills, CA 91364

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,354,000

SUBJECT PROPERTY

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

LENDER/CLIENT

Name Clear Capital

Company Name Wedgewood Inc

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

Email Address _____

COMPARABLE SALES

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

Market Conditions Addendum to the Appraisal Report

File No. 35893505

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 22946 Brenford St City Woodland Hills State CA ZIP Code 91364

Borrower WH1 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 the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	25	21	27	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	4.17	7.00	9.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	14	15	23	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3.36	2.14	2.56	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$1,580,000	\$1,425,000	\$1,440,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	23	15	25	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$1,525,000	\$1,424,000	\$1,399,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	66	41	35	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	101.74%	100.00%	100.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing

Explain in detail the 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 California Regional MLS (Matrix) MLS indicated 20 of 73 (27.4%) of the closed sales in the market area between 08/29/2023 and 08/29/2024 contained seller concessions. Concessions ranged between \$2,000 and \$50,000, and the median concession was \$13,000. For 7-12 months prior, 4 of 25 transactions (16.0%) had concessions. For 4-6 months prior, 5 of 21 transactions (23.8%) had concessions. For the 3 months prior to the effective date, 11 of 27 transactions (40.7%) had concessions.

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).

The California Regional MLS (Matrix) MLS reported no foreclosures or short sales between 08/29/2023 and 08/29/2024.

Cite data sources for above information. The Market Conditions Addenda was completed with data from California Regional MLS (Matrix) MLS with an effective date of 08/29/2024.

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.

There is a supply shortage of Single Family Residences in the neighborhood of Woodland Hills within 2 miles of with market values remaining stable. Days on market has an average of 32 days. 388 Properties were reviewed from the past 12 months. Presently there are 68 Active Listings, 19 Active Under Contract and 13 Pending listings. There have been 288 Sold with an average Sale Price of \$1,426,394 sf having 4 Bedrooms 3 Baths, GLA of 2,272 and 18,862 lot Comparable sales and absorption rate have been increasing with Sales Price remaining stable.


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

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

Signature 

Appraiser Name Alexander Bombino

Company Name JAAB Ventures inc.

Company Address 5538 Calhoun Ave, Sherman Oaks, CA 91401-4915

State License/Certification # 3004947 State CA

Email Address Alex@AlexBombino.com

Signature

Supervisory Appraiser Name

Company Name

Company Address

State License/Certification # State

Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Supplemental Addendum

File No. 35893505

Borrower	WH1 LLC				
Property Address	22946 Brenford St				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91364
Lender/Client	Wedgewood Inc				

Highest and Best Use

Highest and best use of the subject is as a Residential Property

In the process of producing highest best value as of the date of the appraisal an estimate of highest and best use takes into account alternate uses such as

1. Physical Possibility - Subject built in 1959 as SFR as a new build
2. Legally Permitted - Improvements Primarily made and permitted per the LADBS standards
3. Financially Feasible -
4. Highest net return to the Land - Neighborhood is primarily composed of Single Family Residence Property, subject conforms to highest best use.

Site Comments

-Neighborhood of primarily Single Family Hillside Residences. Subject Conforms

-No Environmental Hazard were noted in the immediate area or the subject.

-Subject is proximate to transportation, shopping and schools

-The Subject improvements conform to the neighborhood and if destroyed could be rebuilt 100% to its existing use with proper compliance. Assessment based on current zoning per LADBS requirements.

-Subject recently sold 8/27/2024. No purchase contract received or reviewed. Information obtained via MLS. MLS Sheet attached.

Drive-by/Exterior inspection of subject was conducted on Friday August 30, @ 10am . Information obtained was limited to information provided in public records and MLS. Appraiser did not meet with anyone during such limited inspection.

Subject is a 3 bedroom 2 bath, single level, single family residence in the Neighborhood of Woodland Hills in the San Fernando Valley of Los Angeles. Neighborhood of primary single family residences with lot primarily level. Subject features a pool and two car attached garage. From exterior subject did not appear to have any recent improvements with comp and stone roof, single pane windows and stucco exterior. There were signs of deferred maintenance with what appeared to be deterioration on the fascia boards. Per MLS it is need of updates. Subject conforms to the neighborhood.

COMMENT ON ADJUSTMENTS:

After adjusting the first 5 transactional elements, the property element adjustments are applied. The property element adjustments are completed with the quantitative analysis primarily using the paired data analysis and grouped data analysis. In addition, the use of bracketing and linear interpolation are employed to confirm opinion of adjustments. The calculations and exact order of pairing is within the appraisers work file. The final results are stated and listed in the comparable grid order for easier review.

-Market time 0% annually or 0.0% monthly based on (GDA). Please see attached Market Condition Addendum for additional information.

-Listing to sales difference was determined to be a difference of 0% per the market data of the previous 12 months using the refined market statistics. Adjustment shown on the grid for the active comparables. Confirmed on the average refined market statistics.

-Location \$0 Similar and not a factor

-Site \$9 Based on (GDA) and on extrapolated results from (PDA) using comp #1 and comp #3, in conjunction with bracketing and linear interpolation. No Adjustments applied with sqft +/- 500

-View \$0 Not a factor

-Design (Style) \$0 Not a factor nor market reaction determined due to difference

-Quality of Construction \$0.

-Actual Age is combined with condition ,

-Condition \$0 -\$500,000

-Bedroom \$0 Combined with square footage

-Bath \$25,000 counting full or half as 1. Based on (GDA) and extrapolated results from (PDA) using comps #1 and comp #4

-GLA \$342 based on extrapolated results from (PDA) using comp #3 and comp #4 , in conjunction with bracketing and linear interpolation. No Adjustments applied with sqft +/- 100

-Functional Utility \$0 ,

-Heating/Cooling \$0 Not a Factor

-Energy Efficient Items: Solar Panels \$0 There was no market reaction as to the presence or lack of. This was based on (GDA) nad

(PDA) with Comparable #1 and #2

-Porch/Patio/Deck \$0 ,

-Pool \$30,000 based on extrapolated results from (PDA) using comp #1 and comp #2

Adjustments with a \$0 value or left blank reflect the market's lack of a discernable reaction, difference or preference.

When analyzing date/comparables, similarities are taken into account with bracketing in mind to grasp an understanding of the market. Differences are then determined by grouping and pairing the data to determine differences and grid adjustments if necessary. The adjustments are applied in the order of condition, gla, site, bath, pool.

Net Adjustment Exceeding 10/15%

It was necessary to exceed the 10% adjustment guidelines in order to demonstrate credible adjusted values. The adjustments to the comparables are a reaction, in the this appraisers opinion , of a typical markets to the differences in superior and inferior characteristics to the subject property.

As a Note - Fannie Mae Letter LL-2015-02 Dated February 4, 2015.

In December 2014 - as per the letter - It states: FNMA removed the long-standing requirement to comment on gross adjustments greater than 25% and net adjustments greater than 15%, as internal review suggested these requirements were adversely impacting appraisal quality.

It was not necessary, in this appraisers opinion to have to go beyond initial refined parameters. Comparables chosen fall within 1 mile of subject sold within the previous 12 months in the same/similar community/neighborhood. Expansion of research was not necessary due to limited comparables. Comparables were chosen to be most similar to subject keeping in mind and in an attempt to bracket primarily GLA and Site. Design/Style may be different but determined to not have a market reaction therefore no adjustments present. Condition is attempted to be most similar but if an adjustment is made within a condition classification it is due to this appraiser estimation of difference in improvements, updates without being different enough to justify a separate classification. When weighing comparables proximity, condition, GLA, site, similarities, and adjustments are taken into account. Comparable #1 has been weighed highest due to lowest gross adjustments being proximate similar and overall condition. Comparables #5 and #6 were not weighed as they are active comparables and used for guidance as to the activity in the market.



Supplemental Addendum

File No. 35893505

Borrower	WH1 LLC			
Property Address	22946 Brenford St			
City	Woodland Hills	County	Los Angeles	State CA Zip Code 91364
Lender/Client	Wedgewood Inc			

Comparable Summary

Comparables Summary & Estimated Indicated Value

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	1,350,000	1.1	3.3	1,365,159	30.07
Comp #2:	1,500,000	8.9	11.1	1,366,065	22.35
Comp #3:	1,270,000	2.7	14.5	1,303,756	18.99
Comp #4:	1,350,000	1.1	4.8	1,365,134	28.59
Comp #5:	1,395,000	2.1	2.1	1,365,021	
Comp #6:	1,249,000	13.1	13.1	1,412,353	

ESTIMATED INDICATED OPINION OF VALUE OF THE SUBJECT: 1,354,000

Indicated Weight Value

Estimated indicated value is determined by using the Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

COMMENT ON UTILITIES, SMOKE DETECTORS, WATER HEATER AND CO DETECTORS:

These items were not observed due to the limited access of drive-by inspection.

COMMENT ON ENERGY EFFICIENT ITEMS:

None Noted

COMMENT ON NEIGHBORHOOD PREDOMINATE VALUE:

The subject opinion of value is below the neighborhood predominate value. This is due to the broad housing composition of the neighborhood. The neighborhood as noted on page 1 (Neighborhood Section) of the URAR form composes all the "One-Unit Housing" within the neighborhood. As a result of the neighborhood broad housing composition, the difference between the predominate value of the neighborhood and the subject could not be avoided. The subject opinion of value is between the low and the high price of the neighborhood. The difference between the neighborhood predominant value and the opinion of value does not have an affect on the marketability of the subject.

Comments on Income Approach

In the past 12 months within a 1 mile radius of subject there have been 22 leased single family homes with 3 bedrooms and 1+ baths. The average leased price has been \$7,014. Information obtained from Rentometer.com

<u>Special Assessment</u>	<u>Tax Amount</u>
Safe Clean Water83	\$89.30
Flood Control 62	\$52.09
Laco Vectr Cntrl80	\$18.97
Lacity Park Dist21	\$21.34
La Stormwater 21	\$41.52
Rposd Measure A 83	\$37.72
Mrcaopnspace#280	\$40.00
Mrcafire-Os#280	\$15.00
City Lt Maint 21	\$99.77
Trauma/Emerg Srv86	\$104.20
<u>Total Of Special Assessments</u>	<u>\$519.91</u>

****Term Safe is a special assessmsnet breakdown title****

Assessment have been separated from the annual tax amount shown but is paid as a whole twice a year. They are Due November 1st and February 1st.

APPRAISAL AND REPORT IDENTIFICATION:

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



Supplemental Addendum

File No. 35893505

Borrower	WH1 LLC				
Property Address	22946 Brenford St				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91364
Lender/Client	Wedgewood Inc				

• About eSign Signature

This appraisal report has been electronically signed using eSign by a la mode. It is as valid and legally enforceable as a wet ink signature on paper. You can verify the authenticity of this report online at esign.alamode.com/verify



Neighborhood Profile

4/1/2020

Woodland Hills Profile - Mapping L.A. - Los Angeles Times

Like 2.8M

Member Center

Alerts & Newsletters

Jobs

Cars

Real Estate

Rentals

Weekly Circulars

Local Directory

Place Ad

Los Angeles Times | LOCAL

LOCAL U.S. WORLD BUSINESS SPORTS ENTERTAINMENT HEALTH STYLE TRAVEL OPINION SHOP

L.A. NOW POLITICS CRIME EDUCATION O.C. WESTSIDE NEIGHBORHOODS ENVIRONMENT DATA & MAPS LOCAL PLUS

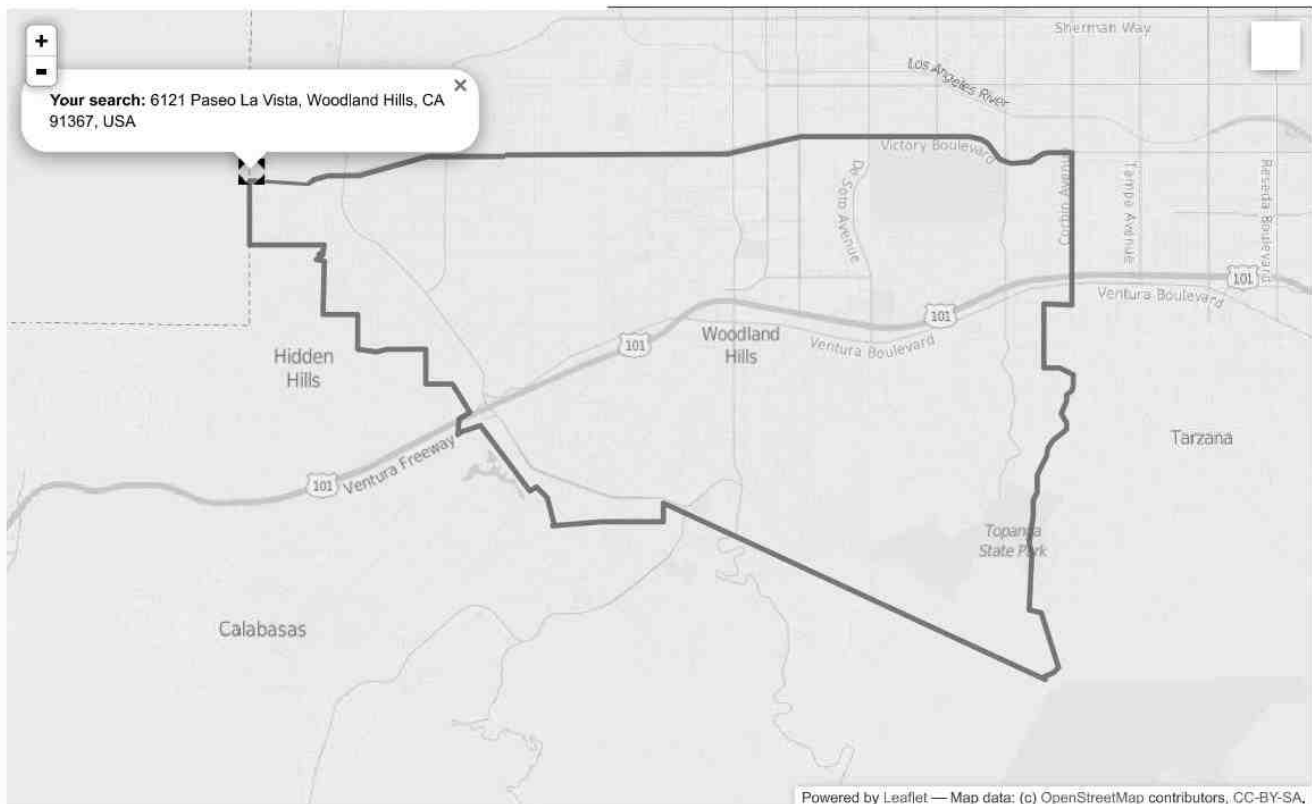


MAPPING L.A. > SAN FERNANDO VALLEY

Woodland Hills

16K Like

PROFILE CRIME SCHOOLS COMMENTS



Sections: Population Ethnicity Income Education Age Housing Families Military Ancestry

Population

- 59,661 population in 2000, according to the U.S. Census
- 63,414 population in 2008, based on L.A. Department of City Planning estimates.
- 14.77 square miles
- 4,040 people per square mile, among the lowest densities for the city of Los Angeles but about average for the county

Woodland Hills is a neighborhood in the city of Los Angeles in the San Fernando Valley region of Los Angeles County. It contains Warner Center.

The neighboring communities are Calabasas, Canoga Park, Hidden Hills, Pacific Palisades, Reseda, Tarzana, Topanga, West Hills and Winnetka.

About this project »

advertisement

maps.latimes.com/neighborhoods/neighborhood/woodland-hills/?q=6121+Paseo+La+Vista%2C+Woodland+Hills%2C+CA+9136

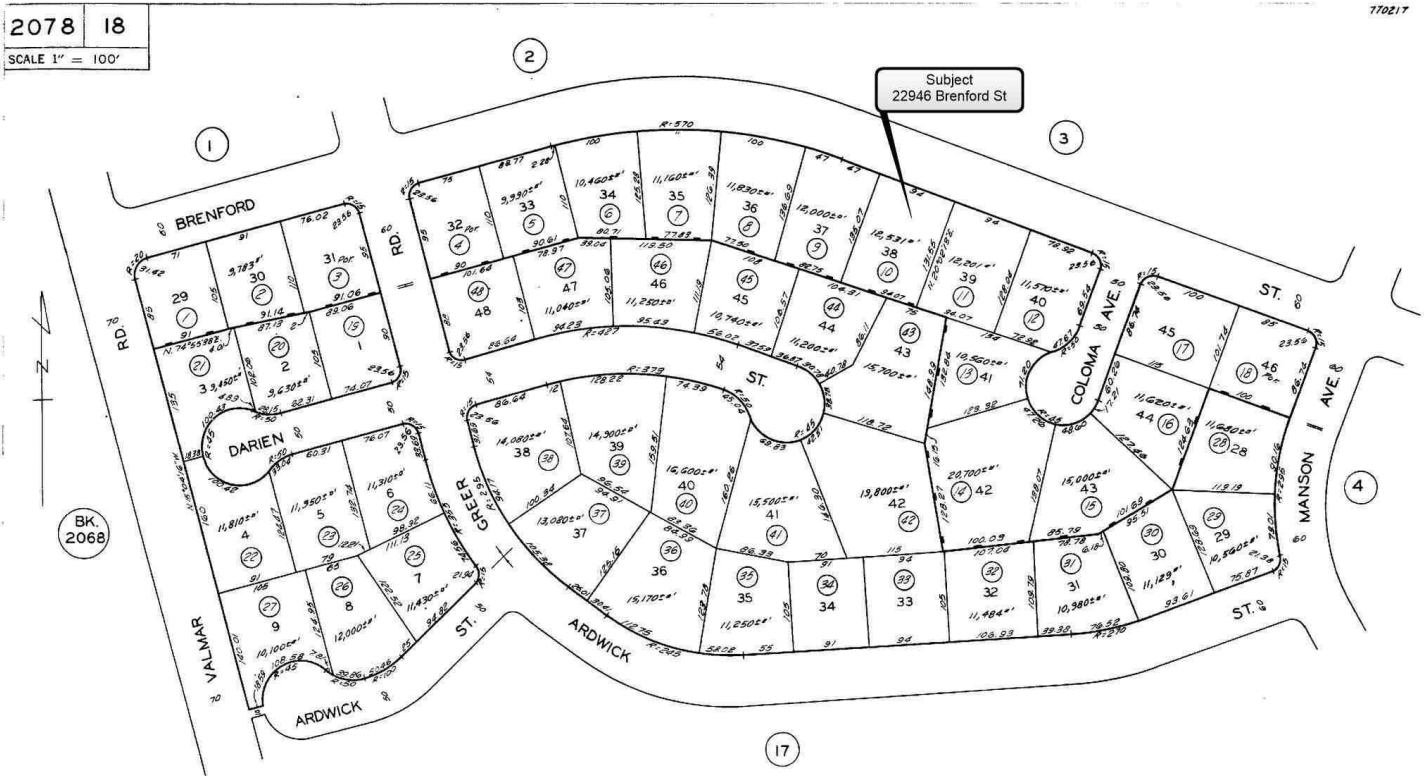
1/1... 1/4



Plat Map

2078 18
SCALE 1" = 100'

770217



Bk. 2068

CODE 37

TRACT NO. 24491 M. B. 641 - 66 - 70
 TRACT NO. 24487 M. B. 643 - 92 - 94

FOR PREV. ASSMT SEE: 4435 - 28 & 30

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.



Location Map

Borrower	WH1 LLC						
Property Address	22946 Brenford St						
City	Woodland Hills	County	Los Angeles	State	CA	Zip Code	91364
Lender/Client	Wedgewood Inc						



Subject Photo Page

Borrower	WH1 LLC				
Property Address	22946 Brenford St				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91364
Lender/Client	Wedgewood Inc				

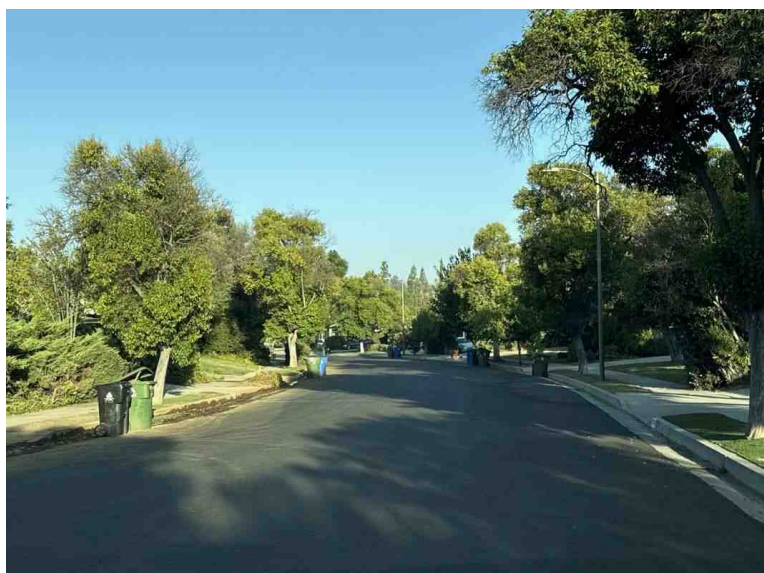


Subject Front

22946 Brenford St
Sales Price
Gross Living Area 2,084
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 12,493 sf
Quality Q4
Age 65



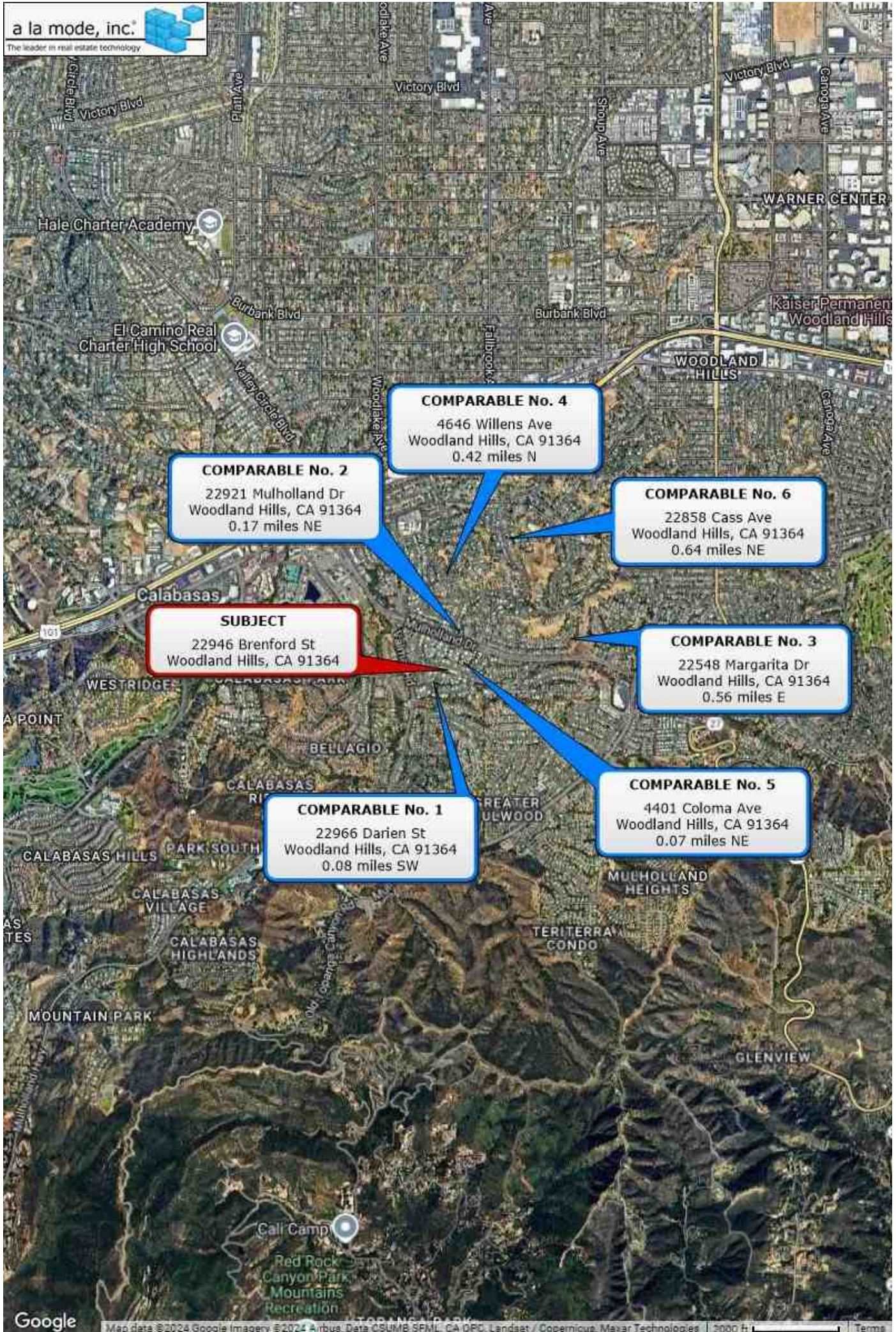
Subject Side



Subject Street

Comparable Map

Borrower	WH1 LLC				
Property Address	22946 Brenford St				
City	Woodland Hills	County	Los Angeles	State	CA
Lender/Client	Wedgewood Inc				
				Zip Code	91364



Comparable Photo Page

Borrower	WH1 LLC				
Property Address	22946 Brenford St				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91364
Lender/Client	Wedgewood Inc				



Comparable 1

22966 Darien St
 Prox. to Subject 0.08 MILES SW
 Sale Price 1,350,000
 Gross Living Area 2,084
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 14142 sf
 Quality Q4
 Age 65



Comparable 2

22921 Mulholland Dr
 Prox. to Subject 0.17 MILES NE
 Sale Price 1,500,000
 Gross Living Area 2,030
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location A;BsyRd;
 View N;Res;
 Site 10708 sf
 Quality Q4
 Age 65



Comparable 3

22548 Margarita Dr
 Prox. to Subject 0.56 MILES E
 Sale Price 1,270,000
 Gross Living Area 1,766
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 11776 sf
 Quality Q4
 Age 59



Comparable Photo Page

Borrower	WH1 LLC				
Property Address	22946 Brenford St				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91364
Lender/Client	Wedgewood Inc				



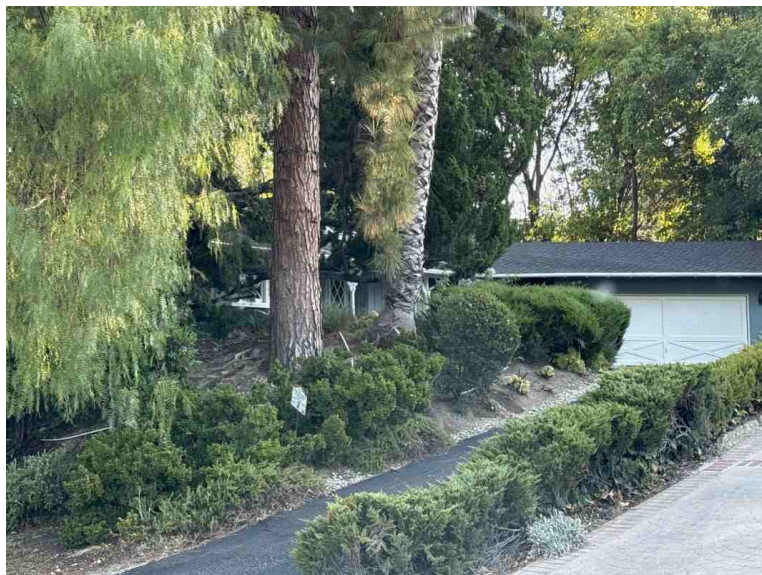
Comparable4

4646 Willens Ave
 Prox. to Subject 0.42 MILES N
 Sale Price 1,350,000
 Gross Living Area 2,145
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 11367 sf
 Quality Q4
 Age 46



Comparable5

4401 Coloma Ave
 Prox. to Subject 0.07 MILES NE
 Sale Price 1,395,000
 Gross Living Area 2,115
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 15824 sf
 Quality Q4
 Age 65



Comparable6

22858 Cass Ave
 Prox. to Subject 0.64 MILES NE
 Sale Price 1,249,000
 Gross Living Area 1,728
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 11204 sf
 Quality Q4
 Age 64

Comparable MLS Photos

Borrower	WH1 LLC				
Property Address	22946 Brenford St				
City	Woodland Hills	County	Los Angeles	State	CA Zip Code 91364
Lender/Client	Wedgewood Inc				



Comparable 3

- Prox. to Subject
- Sale Price
- Gross Living Area
- Total Rooms
- Total Bedrooms
- Total Bathrooms
- Location
- View
- Site
- Quality
- Age



Comparable 4

- Prox. to Subject
- Sale Price
- Gross Living Area
- Total Rooms
- Total Bedrooms
- Total Bathrooms
- Location
- View
- Site
- Quality
- Age



Comparable 6

- Prox. to Subject
- Sale Price
- Gross Living Area
- Total Rooms
- Total Bedrooms
- Total Bathrooms
- Location
- View
- Site
- Quality
- Age

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

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 any 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. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence 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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
Armlth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
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
s	Settlement Date	Date of Sale/Time
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
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear

Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of Wedgewood Inc, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of Wedgewood Inc, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that Wedgewood Inc has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

APPRAISER:

SUPERVISORY or CO-APPRAISER:

Signature

Signature

08/31/2024

Date

Date

Alexander Bombino
Appraiser's Name

Appraiser's Name

State Title or Designation

State Title or Designation

3004947

State License or Certification #

State License or Certification #

12/01/2024

Expiration Date of License or Certification CA State

Expiration Date of License or Certification State

22946 Brenford St, Woodland Hills, CA 91364
Address of Property Appraised

07/16

FIRREA / USPAP ADDENDUM

Borrower	WH1 LLC	File No.	35893505
Property Address	22946 Brenford St		
City	Woodland Hills	County	Los Angeles
		State	CA
		Zip Code	91364
Lender/Client	Wedgewood Inc		
Purpose			
The purpose of this appraisal is to provide an estimate of the market value of the fee simple estate of the subject property as of the date of value shown on the attached report.			
Scope of Work			
The scope/function of the appraisal is to assist the Lender/Client in evaluating the subject property for lending purposes only. This appraisal report is presented in summary format. The report is summary in nature, complying with the reporting requirements set forth under Standards Rule 2-2(A) of USPAP. As such, a summary discussion of the data, reasoning, and analyses that were used in the appraisal process to develop an opinion of value are presented. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's work files. The depth of the discussion contained in the report are specific to the needs of the lender/client and for the intended use stated below.			
Intended Use / Intended User			
Intended Use:	This summary report is intended for use by the lender/client and anyone authorized by the lender/client for only. Use of this report by others is not intended by the appraiser and any other user is considered a third party user and cannot rely on information obtained from this appraisal without written consent from the appraiser.		
Intended User(s):	The Client and any others that may be identified by the client that could have a need to rely on the information contained in the appraisal report.		
History of Property			
Current listing information:	See page 1 of 6 on the URAR 1004 UAD Form		
Prior sale:	See page 2 of 6 on URAR 1004 UAD Form		
Exposure Time / Marketing Time			
Marketing Time	which is considered to be the estimated amount of time it might take to sell a property interest in real estate at the estimated market value during the period immediately after the effective date of an appraisal. Based on the Opinion of Market Value, the appraiser's opinion of reasonable marketing time is 30-120 days.		
Exposure Time	which is considered to be the estimated amount of time it would take to sell immediately before the effective date of the appraisal. Based on the Opinion of Market Value, the appraiser's opinion of reasonable exposure time is 30-120 days. Please note the attached Market Condition Analysis for additional information.		
Personal (non-realty) Transfers			
No Personal Property was considered in the valuation of the subject property.			
Additional Comments			
PRIOR SERVICES PERFORMED ON THE SUBJECT PROPERTIES: The appraiser performing the appraisal services has not had any involvement with the subject property in the past three years.			
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 report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved. 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. This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.			
PERSONAL INSPECTION: I have made a limited exterior drive-by inspection of the property that is the subject of this report.			
Certification Supplement			
1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan. 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Appraiser: <u>Alexander Bombino</u></p> <p>Signed Date: <u>08/31/2024</u></p> <p>Certification or License #: <u>3004947</u></p> <p>Certification or License State: <u>CA</u> Expires: <u>12/01/2024</u></p> <p>Effective Date of Appraisal: <u>08/30/2024</u></p> </div> <div style="width: 45%;"> <p>Supervisory Appraiser: _____</p> <p>Signed Date: _____</p> <p>Certification or License #: _____</p> <p>Certification or License State: _____ Expires: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Did Not <input type="checkbox"/> Ext <input checked="" type="checkbox"/> Prior and Exterior</p> </div> </div>			

Analytics Addendum

Borrower	WH1 LLC						
Property Address	22946 Brenford St						
City	Woodland Hills	County	Los Angeles	State	CA	Zip Code	91364
Lender/Client	Wedgewood Inc						



For each month from 08-30-2023 to 08-28-2024 this chart shows the median price for both sales and listings in the subject market.



This analysis of prices in the subject market from 08-30-2023 to 08-27-2024 yields a price range of \$1,195,732 to \$1,922,844 for properties in the subject market as of 08-29-2024.

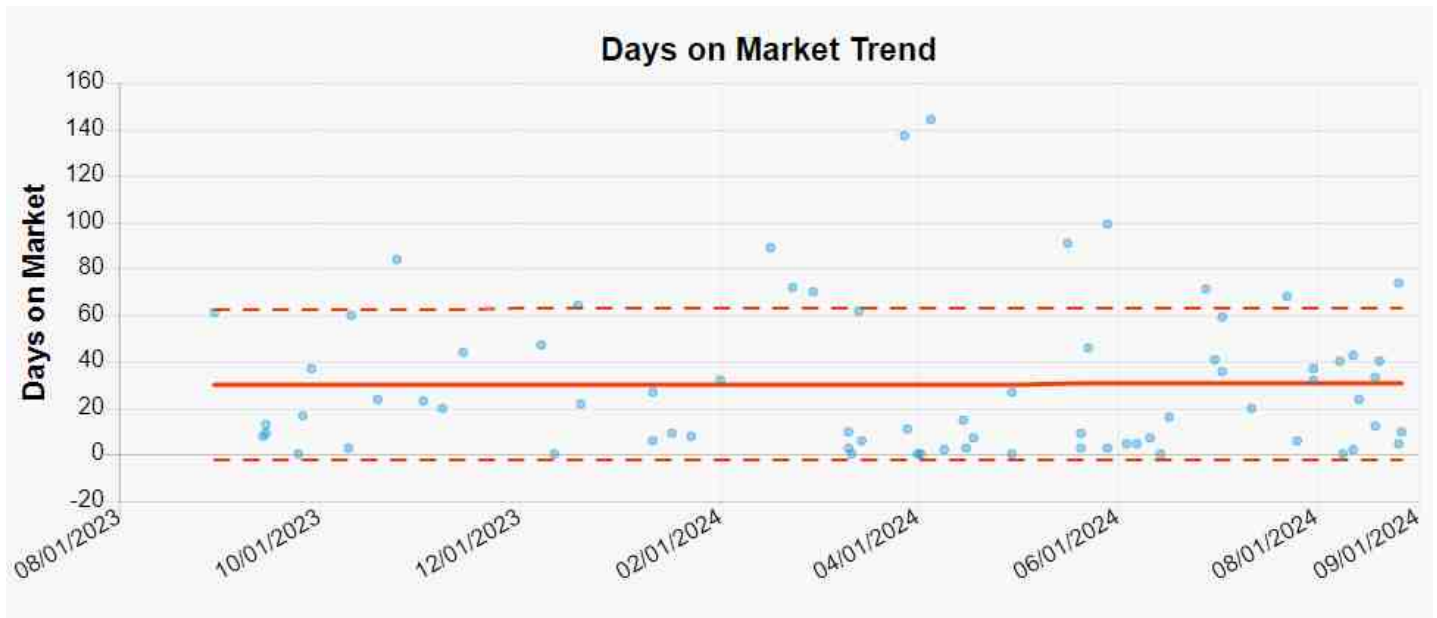


Analytics Addendum

Borrower	WH1 LLC				
Property Address	22946 Brenford St				
City	Woodland Hills	County	Los Angeles	State	CA
Lender/Client	Wedgewood Inc				
				Zip Code	91364



This analysis of listing prices in the subject market from 05-11-2023 to 08-26-2024 shows a range of \$1,203,646 to \$1,892,797 for a likely sale on 08-29-2024.



This chart shows the median days on market for sales and active listings during each month starting 08-30-2023 through 08-27-2024.

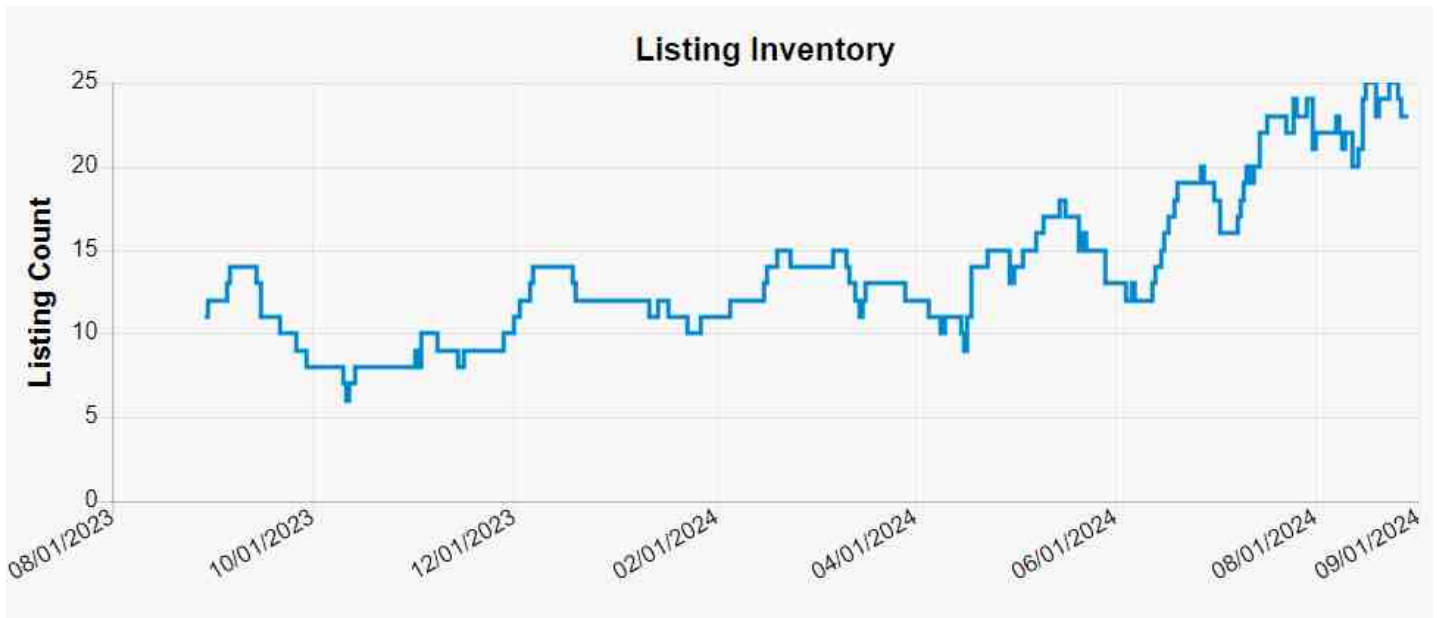


Analytics Addendum

Borrower	WH1 LLC						
Property Address	22946 Brenford St						
City	Woodland Hills	County	Los Angeles	State	CA	Zip Code	91364
Lender/Client	Wedgewood Inc						



This graph demonstrates the months of housing supply per month by taking the active number of listings during that month and dividing by the average number of sales per month over the 12 months trailing.



The listing inventory chart displays the number of properties actively for sale each day in the subject market from 08-29-2023 to 08-29-2024.



Analytics Addendum

Borrower	WH1 LLC						
Property Address	22946 Brenford St						
City	Woodland Hills	County	Los Angeles	State	CA	Zip Code	91364
Lender/Client	Wedgewood Inc						




For each month from 08-30-2023 to 08-28-2024 this chart shows the number of properties for both sales and listings in the subject market.



Property Detail Report - Page 1

22954 Brenford St, Woodland Hills, CA 91364-4828, Los Angeles County

APN: 2078-018-009 CLIP: 9315352153

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,084	12,493	1959	SFR	

OWNER INFORMATION

Owner Name	Fridland David	Tax Billing City & State	Woodland Hills, CA
Owner Name 2	David Fridland	Tax Billing Zip	91364
Mail Owner Name	David Fridland	Tax Billing Zip+4	4828
Tax Billing Address	22954 Brenford St	Owner Occupied	Yes

COMMUNITY INSIGHTS

Median Home Value	\$1,664,970	School District	LOS ANGELES UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	73 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	50 / 100	Walkable Score	63 / 100
Total Incidents (1 yr)	103	Q1 Home Price Forecast	\$1,712,378
Standardized Test Rank	83 / 100	Last 2 Yr Home Appreciation	20%

LOCATION INFORMATION

Zip Code	91364	Comm College District Code	Los Angeles City
Carrier Route	C022	Census Tract	1374.02
Zoning	LARS	Topography	Rolling/Hilly
Tract Number	24491	Within 250 Feet of Multiple Flood Zone	No
School District	Los Angeles		

TAX INFORMATION

APN	2078-018-009	Tax Area	37
Exemption(s)	Homeowner	Lot	37
% Improved	60%	Water Tax Dist	Southern California
Legal Description	TRACT # 24491 LOT 37		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$409,063	\$401,043	\$393,180
Assessed Value - Land	\$163,619	\$160,411	\$157,266
Assessed Value - Improved	\$245,444	\$240,632	\$235,914
YOY Assessed Change (\$)	\$8,020	\$7,863	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$5,055		
2022	\$5,125	\$70	1.38%
2023	\$5,342	\$217	4.24%

Special Assessment	Tax Amount
Safe Clean Water83	\$89.30
Flood Control 62	\$52.09
Laco Vectr Cntrl80	\$18.97
Lacity Park Dist21	\$21.34
La Stormwater 21	\$41.52
Rposd Measure A 83	\$37.72
Mrcapnspace#280	\$40.00
Mrcafire-Os#280	\$15.00
City Lt Maint 21	\$99.77
Trauma/Emerg Srv86	\$104.20
Total Of Special Assessments	\$519.91

CHARACTERISTICS

County Land Use	Single Family Resid	Heat Type	Central
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Property Details Courtesy of Alexander Bombino, eXp Realty of Greater Los Angeles, Inc., California Regional MLS

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.

Generated on: 08/29/24

1/3

Serial# BF8D61E1
 esign.alamode.com/verify

Property Detail Report - Page 2

Universal Land Use	SFR	Cooling Type	Central
Lot Acres	0.2868	Patio Type	Covered Patio
Lot Area	12,493	Garage Type	Attached Garage
Lot Shape	Irregular	Parking Type	Attached Garage
Style	Conventional	Parking Spaces	2
Building Sq Ft	2,084	Roof Material	Gravel & Rock
Stories	1	Roof Shape	Gable
Total Units	1	Construction Type	Frame
Total Rooms	6	Interior Wall	Plaster
Bedrooms	3	Exterior	Stucco
Total Baths	2	Flooring Material	Concrete
Full Baths	2	Foundation	Slab
Dining Rooms	1	Pool	Pool
Other Rooms	Dining Room	Year Built	1959
Fireplaces	1	Effective Year Built	1959
Condition	Good	Other Impvs	Fence, Shed
Quality	Good	Equipment	Range Oven, Dishwasher, Dispos al, Range Hood
Water	Public	Building Type	Type Unknown
Sewer	Type Unknown	# of Buildings	1

SELL SCORE

Rating	Moderate	Value As Of	2024-08-25 04:32:30
Sell Score	526		

ESTIMATED VALUE

RealAVM™	\$1,296,200	Confidence Score	75
RealAVM™ Range	\$1,146,700 - \$1,445,700	Forecast Standard Deviation	12
Value As Of	08/19/2024		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	6001	Cap Rate	3.7%
Estimated Value High	7053	Forecast Standard Deviation (FSD)	0.18
Estimated Value Low	4949		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY

Recording Date	12/26/1995	Owner Name	Fridland David
Document Number	2040538	Owner Name 2	David Fridland
Deed Type	Deed (Reg)	Seller	Owner Record
Recording Date	12/26/1995	07/17/1995	06/11/1981
Sale Price			\$80,500
Nominal		Y	
Buyer Name	Fridland David Trust	Fridland David	Samuel Wilson D
Seller Name	Owner Record	Fridland David;Lucy	
Document Number	2040538	1150940	580707
Document Type	Deed (Reg)	Interspousal Deed Transfer	Deed (Reg)

MORTGAGE HISTORY

Mortgage Date	02/07/2005	09/06/2002	07/17/1995	06/17/1994	10/06/1993
Mortgage Amount	\$97,000	\$149,000	\$203,150	\$50,000	\$155,600
Mortgage Lender	Wells Fargo Bk	Downey S&L Assn Fa	First Advantage Mtg Corp	Ford Consumer Fin Co	General American Fin'l
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Date	08/10/1993	05/30/1991	06/11/1981		
Mortgage Amount	\$155,600	\$111,000	\$35,386		

Property Details Courtesy of Alexander Bombino, eXp Realty of Greater Los Angeles, Inc., California Regional MLS

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.

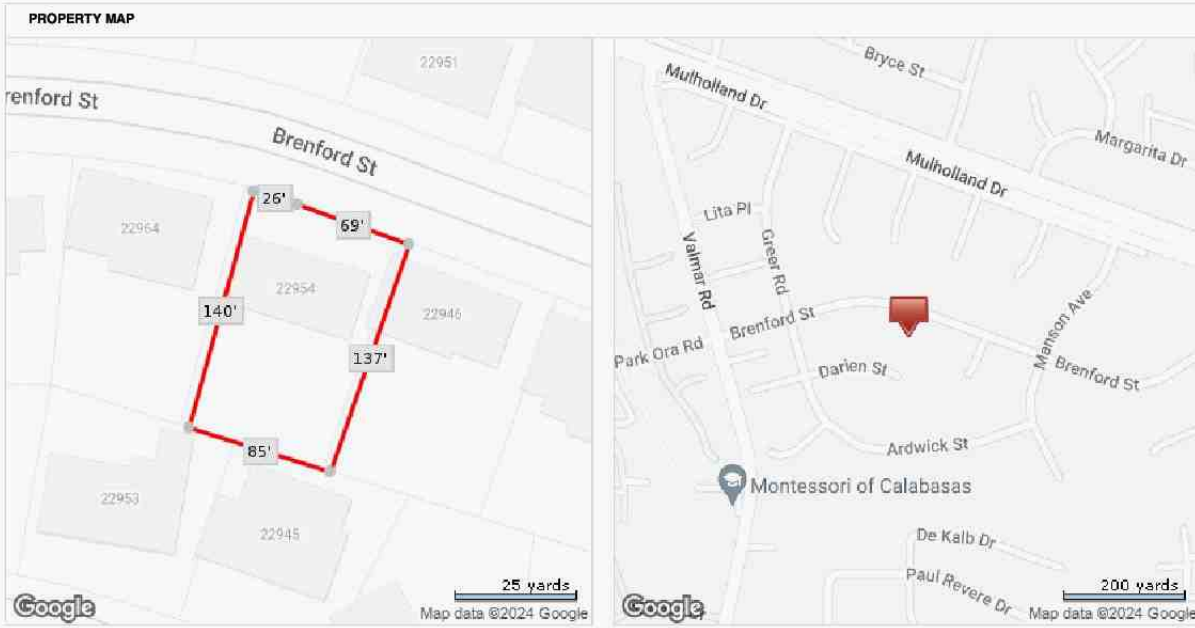
Generated on: 08/29/24

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Property Detail Report - Page 3

Mortgage Lender	General American Fin'l	Security Pacific Nat'l Bk	
Mortgage Code	Conventional	Conventional	Conventional



*Lot Dimensions are Estimated

Parcel Report - Page 1



City of Los Angeles Department of City Planning

8/29/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

22954 W BRENFORD ST

ZIP CODES

91364

RECENT ACTIVITY

None

CASE NUMBERS

- CPC-9708
- CPC-9123
- CPC-2019-1742-CPU
- CPC-2008-4683-CA
- CPC-2005-8252-CA
- ORD-181128
- ORD-129279
- ORD-128730
- ORD-113423
- ENV-2019-1743-EIR
- ENV-2008-4684-ND
- ENV-2005-8253-ND

Address/Legal Information

PIN Number	165B097 320
Lot/Parcel Area (Calculated)	12,050.1 (sq ft)
Thomas Brothers Grid	PAGE 559 - GRID G5
Assessor Parcel No. (APN)	2078018009
Tract	TR 24491
Map Reference	M B 641-66/70
Block	None
Lot	37
Arb (Lot Cut Reference)	None
Map Sheet	165B097

Jurisdictional Information

Community Plan Area	Canoga Park - Winnetka - Woodland Hills - West Hills
Area Planning Commission	South Valley
Neighborhood Council	Woodland Hills-Warner Center
Council District	CD 3 - Bob Blumenfield
Census Tract #	1374.02
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	None
Zoning	RS-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Low Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



Parcel Report - Page 2

AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	2078018009
APN Area (Co. Public Works)*	0.275 (ac)
Use Code	0101 - Residential - Single Family Residence - Pool
Assessed Land Val.	\$155,654
Assessed Improvement Val.	\$255,359
Last Owner Change	12/26/1995
Last Sale Amount	\$9
Tax Rate Area	37
Deed Ref No. (City Clerk)	580707
	2040538
	1601406
	1509935
	1312929
	1150940
	1077355

Building 1

Year Built	1959
Building Class	D75A
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	2,084.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2078018009]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes

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Parcel Report - Page 3

Wells	None
Environmental	
Santa Monica Mountains Zone	Yes
Biological Resource Potential	Low
Mountain Lion Potential	Low
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	9.2744544
Nearest Fault (Name)	Malibu Coast Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.30000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	75.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2078018009]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	2078018009
Address	22954 BRENFORD ST
Year Built	1959
Use Code	0101 - Residential - Single Family Residence - Pool
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	No
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Topanga
Reporting District	2183

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Parcel Report - Page 4

Fire Information

Bureau	Valley
Battalion	17
District / Fire Station	105
Red Flag Restricted Parking	No

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Parcel Report - Page 5

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-2019-1742-CPU

Required Action(s): CPU-COMMUNITY PLAN UPDATE

Project Descriptions(s): COMMUNITY PLAN UPDATE

Case Number: CPC-2008-4683-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s): A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.

Case Number: CPC-2005-8252-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

Case Number: ENV-2019-1743-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): COMMUNITY PLAN UPDATE

Case Number: ENV-2008-4684-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.

Case Number: ENV-2005-8253-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

CPC-9708

CPC-9123

ORD-181128

ORD-129279

ORD-128730

ORD-113423

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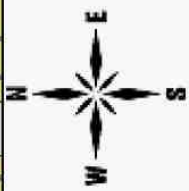
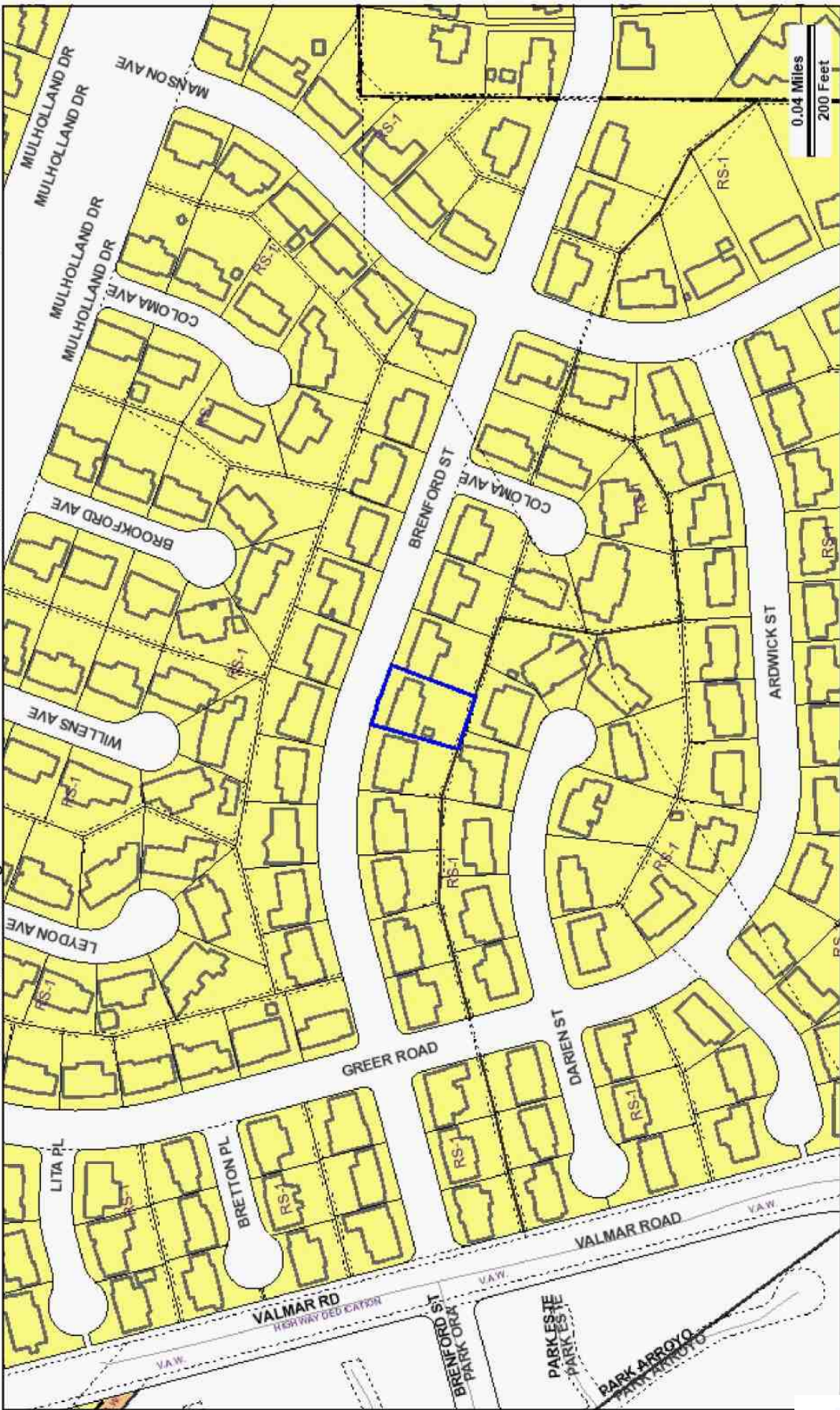
Parcel Report - Page 6

City of Los Angeles
Department of City Planning

08/29/2024

Generalized Zoning

ZIMAS PUBLIC



Tract: TR 24491
 Block: None
 Lot: 37
 Arb: None

Zoning: RS-1
 General Plan: Low Residential

Address: 22954 W BRENFORD ST
 PN: 2078018009
 IN #: 165B097 320



MLS Sale Sheet - Page 1

Cross Property 360 Property View

22946 Brenford Street, Woodland Hills, CA 91364

Listing

22946 Brenford St, Woodland Hills 91364 STATUS: **Closed**

LIST/CLOSE: **\$1,349,900/\$1,275,000** ↓

South of Mulholland Dr.



BED / BATH: **4/2,0,0**
 SQFT(src): **2,020 (A)**
 PRICE PER SQFT: **\$631.19**
 LOT(src): **12,506/0.2871 (A)**
 LEVELS: **One**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **1959 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **10/10**
 SLC: **Standard**
 PARCEL #: **2078018010**
 LISTING ID: **SR24135776**

Recent: **08/28/2024 : SOLD : P->S**

[Submit Offer](#)

DESCRIPTION

Built at a time when the space race was just launching and Hawaii became the nation's fiftieth state, famed architect Charles Du Bois was designing what were to become "Mid Century Modern" homes in both Los Angeles and Palm Springs. This Woodland Hills south of the boulevard home's iconic features include Palos Verde stone fireplace and siding, black slate entry, and a rock roof. Design elements such as vaulted ceilings, clerestory, and large picture windows create walls of glass, surrounding you with ample light and pleasant views of flowers, greenery, and the retro shaped swimming pool on this spacious and private 12,500+ sqft parcel. The enormous kitchen doubles as a family room featuring vintage blue tile countertops and cool golden yellow flooring. There is an abundance of wood cabinets which includes a pantry and book & display shelving. Retro pink and grayish-blue tiles accent the bathrooms, one bath attached to the primary suite and the other a Jack & Jill set up with marble counters. Walnut tone beam ceilings and wood paneling in the spacious living & dining room compliments the stone fireplace with a large hearth. Sliding glass doors open to the covered patio with views of rose bushes, grassy grounds, orange trees, and lemon trees. Award-winning charter schools include Calabash Elementary, Hale Middle School, and El Camino High School. One family has owned this wonderful home for over 55 years; it is tired and needs TLC. Now, it's your turn to bring it back to its classic Mid-Mod roots or re-imagine it for 2025. Use those long summer days to build your sweat equity! This home is priced to sell. Restored and remodeled homes nearby have sold in the \$1.65 to \$1.85 million range. Calabasas Commons, Sagebrush Cantina, Bristol Farms, and Westfield Village are nearby, providing convenient options for retail shopping and all levels of dining! Easy access to Pierce College and Highway 101 too! With a big down payment and 360 easy, monthly payments (aka a 30-year loan) this home could be yours! (LOL.) Opportunity is knocking! When all is said and done, you'll enjoy chillin' by the pool or BBQing with friends and family.

EXCLUSIONS:

INCLUSIONS: **Oven, Cooktop, Refrigerator**

AREA: **WHLL - Woodland Hills**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,349,900**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING: **Driveway, Garage**
 HORSE:
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER:
 ROOM TYPE: **Living Room, Primary Bathroom, Primary Bedroom**
 EATING AREA: **Dining Room**

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **Neighborhood**
 WATERFRONT:
 LAUNDRY: **Gas Dryer Hookup, In Garage, Washer Hookup**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR: **Beamed Ceilings, Tile Counters**
 MAIN LEVEL BEDROOMS: **4**
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
 APPLIANCES: **Dishwasher, Gas Range, Refrigerator**
 KITCHEN FEATURES: **Tile Counters**
 BATHROOM FEATURES: **Shower, Separate tub and shower, Tile Counters**

FLOORING:
 ENTRY LOC/ENTRY LVL: **1/1**
 FIREPLACE: **Living Room**

EXTERIOR

EXTERIOR:
 FENCING: **Block**
 DIRECTION FACES: **North**

SECURITY:
 SEWER: **Public Sewer**

LOT: **Yard**
 POOL: **Private**

PATIO/PORCH: **Concrete**
 SPA: **None**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE: **Mid Century Modern**
 DOOR:
 WINDOW:

ROOF: **Composition**
 FOUNDATION DTLS: **Slab**
 PROP COND: **Fixer**

CONSTR MTLs: **Stucco**
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
 UNCOVERED SPACES: **2**

PARKING TOTAL: **4**
 # REMOTES:

GARAGE SPACES: **2**
 RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$0**

HOA NAME:

HOA PHONE:

OF UNITS: **1**



MLS Sale Sheet - Page 2

HOA FEE 2:
HOA FEE 3:
COMMUNITY: **Sidewalks**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME 2:
HOA NAME 3:
HOA AMENITIES:

HOA PHONE 2:
HOA PHONE 3:

UNITS IN COMMUNITY:
STORIES TOTAL: **1**

LAND

LAND LEASE?: **No**
PARCEL #: **2078018010**
ADDITIONAL APN(S): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES:
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **Unknown**

TAX LOT: **38**
TAX BLOCK:
TAX TRACT #: **24491**
ZONING: **LARS**
TAX OTHER ASSESSMENT: **\$0**
TAX OTHER ASSESS SOURCE: **Unknown**

SCHOOL

HIGH SCHOOL DISTRICT: **Los Angeles Unified**
HIGH SCH DIST SOURCE:

ELEMENTARY: **Calabash**
ELEM SOURCE:
ELEMENTARY OTHER:

MIDDLE/JR HIGH: **Hale Charter**
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL: **El Camino**
HIGH SOURCE:
HIGH SCHOOL OTHER:

LISTING

BAC: **2.5%**
BAC RMRKS:
DUAL/VARI COMP?: **Yes**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION: **Close Of Escrow**
SIGN ON PROPERTY?: **Yes**
CONTINGENCY LIST:

TERMS: **Cash, Cash To Existing Loan, Conventional**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **07/10/24**
START SHOWING DATE:
ON MARKET DATE: **07/10/24**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **08/28/24**
MOD TIMESTAMP: **08/28/24**
EXPIRED DATE: **01/10/25**
PURCH CONTRACT DATE: **07/30/24**
CLOSE DATE: **08/27/24**

CONTINGENCY:

PRIVATE REMARKS: Easy to show by appointment, text LA1. Some photos are virtually staged. Seller is the successor trustee and will complete only an Exempt Seller Disclosure. No SPQ or TDS shall be provided. Property to be sold "As Is", no repairs, no credits. Email complete offer packages to Steve@MoveInPerfect.com. Information in MLS has not been verified by listing agents or brokers. Buyer is advised to verify information including square footage, lot size, ADU feasibility, permits, rent control rules and restrictions, school boundaries/availability and feasibility for however buyer desires to use, change, expand, or build.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Steven Nemeth**
SHOW CONTACT PH: **8182039394**
SHOW INSTRUCTIONS: **See remarks**
DIRECTIONS: **South of Mulholland Dr.**

LOCK BOX LOCATION: **See remarks**
LOCK BOX TYPE: **Supra**

OCCUPANT TYPE: **Owner**
OWNER'S NAME:

AGENT / OFFICE

LA: **(F210077430) Steven Nemeth**
CoLA: **Naomi Johnson**
LO: **(F3188007) RE/MAX One**
LO PHONE: **818-346-7362**
CoLO: **RE/MAX One**
CoLO PHONE: **818-346-7362**

LA State License: **00932380**
CoLA State License: **02063850**
LO State License: **00965994**
LO FAX: **818-313-6351**
CoLO State License: **00965994**
CoLO FAX: **818-313-6351**
Offers Email: **Steve@SteveNemeth.com**

CONTACT PRIORITY

1. LA TEXT: **818.203.9394**
2. LA EMAIL: **Steve@MoveInPerfect.com**
3. LA DIRECT: **818.203.9394**

COMPARABLE INFORMATION

CLOSE PRICE: **\$1,275,000**
LIST PRICE: **\$1,349,900**
LIST \$ ORIGINAL: **\$1,349,900**
PURCH CONTRACT DATE: **07/30/24**
COE DATE: **08/27/24**
DOM/CDOM: **10/10**
BUYER FINANCING: **Cash**

BA: **(F210003744) Thomas Sidell**
BO: **RE/MAX One**
BA State License: **01214630**
BO State License: **00965994**

CoBA: **()**
CoBO:
CoBA State License:
CoBO State License:

CONCESS FINANCING COSTS \$: **\$0**
CONCESS PROP IMPROV COSTS \$: **\$0**
CONCESS BUYER BROKER FEE \$: **\$31,875**
CONCESS CLOSING COSTS \$: **\$0**
CONCESS OTHER COSTS \$: **\$0**
CONCESS AMOUNT (TOTAL) \$: **\$31,875**
CONCESS CMTS: ...



AGENT FULL: Residential LISTING ID: SR24135776

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Permit History



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Result of Document Search by Address

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Contact Us

Address: 22954 BRENFORD ST

- To print a summary overview, check mark the column for the desired record, then click here for [printer friendly format](#).
- To obtain the summary of the document, click on any of the result records below. (i.e. Document Type, ..., Doc number).
- To view the digital document, click on the digital icon ().
If image is not available, request the document by emailing records.ladbs@lacity.org or by making an appointment via <https://appointments.lacity.org/agplsva/Public/Account>

Sort By Doc Type ▾ Ascending ▾
 Then By Sub Type ▾ Ascending ▾
 Then By Doc Date ▾ Ascending ▾
 Then By Doc Number ▾ Ascending ▾

Pre-selected addresses:

All ▾

Search Records by:

- Address
- Legal Description
- Assessor Number
- Document Number
- Advance and Address Range

<input type="checkbox"/>	Document Type	Sub Type	Doc Date	User Doc Number	Digital Image
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	7/7/1959	1959VN38132	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	7/7/1959	1959VN38132	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-NEW	5/28/1959	1959VN35182	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-NEW	10/21/1959	1959VN45797	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-NEW	10/21/1959	1959VN45797	
<input type="checkbox"/>	BUILDING PERMIT	NEW CONSTRUCTION	5/28/1959	1959VN35182	
<input type="checkbox"/>	CERTIFICATE OF OCCUPANCY		4/7/1960	1959VN35182	
<input type="checkbox"/>	CERTIFICATE OF OCCUPANCY		7/12/1960	1959VN45797	

Page 1 of 1



Browser Compatibility.
IE 10 and above.

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Certificate of Occupancy

Form B-45a (R-37)

CITY OF LOS ANGELES

Certificate of Occupancy



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued

April 7, 1960

Address of Building

22954 Brenford St.

Permit No. and Year

VH35182/59

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 Story, Type V Dwelling and Attached Garage. R Occupancy

Owner Woodside
8660 Wilshire Blvd.
Owner's Address Beverly Hills, California

G. E. MORRIS, Superintendent of Building—By James B. Cochrane gk

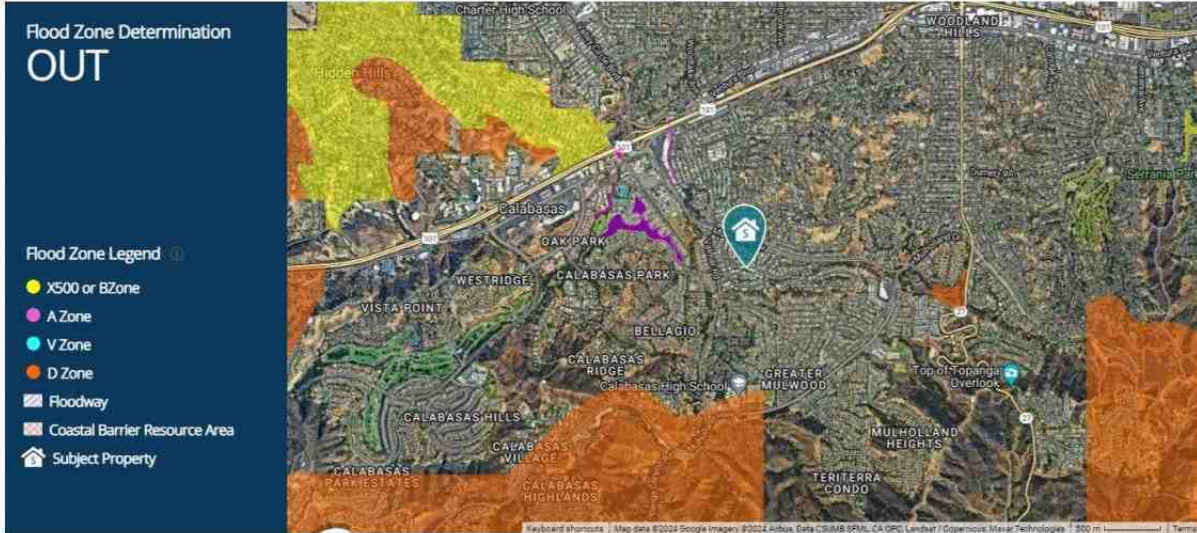
Flood Map - Page 1



APN 2078-018-009 | CLIP 9315352153

📍 22954 Brenford St, Woodland Hills, CA 91364-4828, Los Angeles County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	1814 ft
Community Number - Map Panel & Suffix	060137-1269F
Flood Zone Code	X
Panel Date	September, 26, 2008
County	Los Angeles
Original Panel Firm Date	December, 2, 1980
FIPS Code	06037
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Los Angeles, City Of
Letter of Map Amendment (LOMA)	N/A

Flood Map | Courtesy of Alexander Bombino, eXp Realty of Greater Los Angeles, Inc., California Regional MLS
 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. This report is for informational purposes only and is not a Flood Certification Report.

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Flood Map - Page 2



GLOSSARY



Flood Zone Determination

This report provides flood zone information based on the FEMA Flood Insurance Rate Maps (FIRMs). Also provides whether the property location is within a Special Flood Hazard Area (SFHA) and whether the property location is within 250 feet of the SFHA.

SFHA (Flood Zone)

Indicates whether the property location is In or Out of a Special Flood Hazard Area (100- Year floodplain).

Distance to 100 yr Flood Plain

Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-year floodplain is not within the radius search, a value of -1 will be returned.

Community

A 6-digit community number code for the community.

Community Name

Name of the community.

Map Number

FEMA Map Number for the Flood Insurance Rate Map.

Letter of Map Amendment (LOMA)

A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

Panel

Two-to-four-digit number and suffix assigned by FEMA for the map panel.

Panel Date

Date of the FEMA map panel.

CBRA

Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species. Returns In or Out, for identifying whether the property is located within a CBRA zone.

Flood Zone

Flood zone for the property location based on the FEMA FIRM.

FIPS Code

The five-digit state and county FIPS code.



Market Statistics

Basic Market Statistics

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

Standard Status: Active (68)

	List Price	ADOM	Close Price	SP/LP %	BR	BA	Lot Sqft	SqFt	\$/SqFt	Built	Carport Spaces
Min	493,000	1	-	-	2	2	3,188	883	393.97	1950	
Max	5,445,000	300	-	-	11	10	222,578	6,193	1,037.54	2024	3
Avg	1,802,322	47	-	-	4	4	21,569	2,754	666.94	1971	1
Median	1,695,000	35	-	-	4	3	11,011	2,612	661.56	1965	1
Sum	122,557,905		-						45,352.25		

Standard Status: Active Under Contract (19)

	List Price	ADOM	Close Price	SP/LP %	BR	BA	Lot Sqft	SqFt	\$/SqFt	Built	Carport Spaces
Min	299,999	15	-	-		1	5,396	358	473.41	1949	2
Max	4,595,000	112	-	-	5	5	222,578	4,988	1,151.34	2012	2
Avg	1,550,837	59	-	-	3	3	35,767	2,067	744.23	1964	2
Median	1,350,000	50	-	-	3	3	8,147	1,970	745.61	1956	2
Sum	29,465,896		-						14,140.38		

Standard Status: Pending (13)

	List Price	ADOM	Close Price	SP/LP %	BR	BA	Lot Sqft	SqFt	\$/SqFt	Built	Carport Spaces
Min	1,100,000	3	-	-	3	2	5,002	1,481	479.79	1946	
Max	1,799,000	135	-	-	5	4	21,358	3,253	911.55	1997	2
Avg	1,358,000	43	-	-	4	3	9,924	2,159	651.57	1965	1
Median	1,350,000	24	-	-	4	3	8,177	2,018	635.84	1960	1
Sum	17,654,000		-						8,470.36		

Standard Status: Closed (288)

	List Price	ADOM	Close Price	SP/LP %	BR	BA	Lot Sqft	SqFt	\$/SqFt	Built	Carport Spaces
Min	425,000	0	400,000	83.2 %	2	1	2,494	720	332.03	1923	
Max	4,850,000	158	4,625,000	120.7 %	8	9	393,146	6,021	1,150.44	2024	4
Avg	1,431,959	32	1,426,394	99.9 %	4	3	18,862	2,272	644.82	1966	2
Median	1,342,000	21	1,344,500	100.0 %	4	3	9,468	2,236	634.19	1962	2
Sum	412,404,178		410,801,436						185,707.88		

Standard Status: All (388)

	List Price	ADOM	Close Price	SP/LP %	BR	BA	Lot Sqft	SqFt	\$/SqFt	Built	Carport Spaces
Min	299,999	0	400,000	83.2 %		1	2,494	358	332.03	1923	
Max	5,445,000	300	4,625,000	120.7 %	11	10	393,146	6,193	1,151.34	2024	4
Avg	1,500,211	37	1,426,394	99.9 %	4	3	19,865	2,342	653.79	1967	2
Median	1,370,000	24	1,344,500	100.0 %	4	3	9,716	2,261	640.46	1962	2
Sum	582,081,979		410,801,436						253,670.87		

Criteria:

Property Type is 'Residential'

Standard Status is one of 'Active', 'Act Under Contract', 'Pending'

Standard Status is 'Closed'

Contract Status Change Date is 08/29/2024 to 08/30/2023

Latitude, Longitude is within 2.00 mi of 22946 Brenford St, Woodland Hills, CA 91364, USA

City is 'Woodland Hills'



Refined Market Statistic

Basic Market Statistics

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

Standard Status: Active (20)

	List Price	ADOM	Close Price	SP/LP %	BR	BA	Lot Sqft	SqFt	\$/SqFt	Built	Carport Spaces
Min	1,059,950	3	-	-	2	2	3,729	1,573	507.88	1950	
Max	2,249,000	300	-	-	5	4	215,166	2,582	1,008.52	2016	
Avg	1,526,245	45	-	-	3	3	21,254	2,105	726.25	1967	
Median	1,399,000	24	-	-	3	3	8,880	2,101	724.07	1960	
Sum	30,524,900		-						14,524.93		

Standard Status: Active Under Contract (1)

	List Price	ADOM	Close Price	SP/LP %	BR	BA	Lot Sqft	SqFt	\$/SqFt	Built	Carport Spaces
Min	1,699,999	63	-	-	4	3	8,081	2,280	745.61	1956	2
Max	1,699,999	63	-	-	4	3	8,081	2,280	745.61	1956	2
Avg	1,699,999	63	-	-	4	3	8,081	2,280	745.61	1956	2
Median	1,699,999	63	-	-	4	3	8,081	2,280	745.61	1956	2
Sum	1,699,999		-						745.61		

Standard Status: Pending (2)

	List Price	ADOM	Close Price	SP/LP %	BR	BA	Lot Sqft	SqFt	\$/SqFt	Built	Carport Spaces
Min	1,200,000	26	-	-	4	3	6,275	2,064	560.22	1957	-
Max	1,350,000	135	-	-	4	3	8,563	2,142	654.07	1966	-
Avg	1,275,000	81	-	-	4	3	7,419	2,103	607.15	1962	-
Median	1,275,000	80	-	-	4	3	7,419	2,103	607.15	1961	-
Sum	2,550,000		-						1,214.29		

Standard Status: Closed (73)

	List Price	ADOM	Close Price	SP/LP %	BR	BA	Lot Sqft	SqFt	\$/SqFt	Built	Carport Spaces
Min	830,000	0	850,000	85.2 %	2	2	3,505	1,626	414.47	1955	
Max	2,495,000	144	2,500,000	112.2 %	5	5	358,145	2,588	1,073.88	2017	
Avg	1,536,294	30	1,543,144	100.5 %	4	3	15,893	2,179	706.86	1970	
Median	1,488,000	17	1,458,785	100.0 %	4	3	10,613	2,194	676.98	1966	
Sum	112,149,431		112,649,535						51,601.03		

Standard Status: All (96)

	List Price	ADOM	Close Price	SP/LP %	BR	BA	Lot Sqft	SqFt	\$/SqFt	Built	Carport Spaces
Min	830,000	0	850,000	85.2 %	2	2	3,505	1,573	414.47	1950	
Max	2,495,000	300	2,500,000	112.2 %	5	5	358,145	2,588	1,073.88	2017	2
Avg	1,530,462	34	1,543,144	100.5 %	4	3	16,761	2,163	709.23	1969	1
Median	1,475,000	20	1,458,785	100.0 %	4	3	9,872	2,144	702.54	1965	
Sum	146,924,330		112,649,535						68,085.86		

Criteria:

Property Type is 'Residential'

Standard Status is one of 'Active', 'Act Under Contract', 'Pending'

Standard Status is 'Closed'

Contract Status Change Date is 08/29/2024 to 08/30/2023

Latitude, Longitude is within 1.00 mi of 22946 Brenford St, Woodland Hills, CA 91364, USA

Living Area is 1560 to 2600



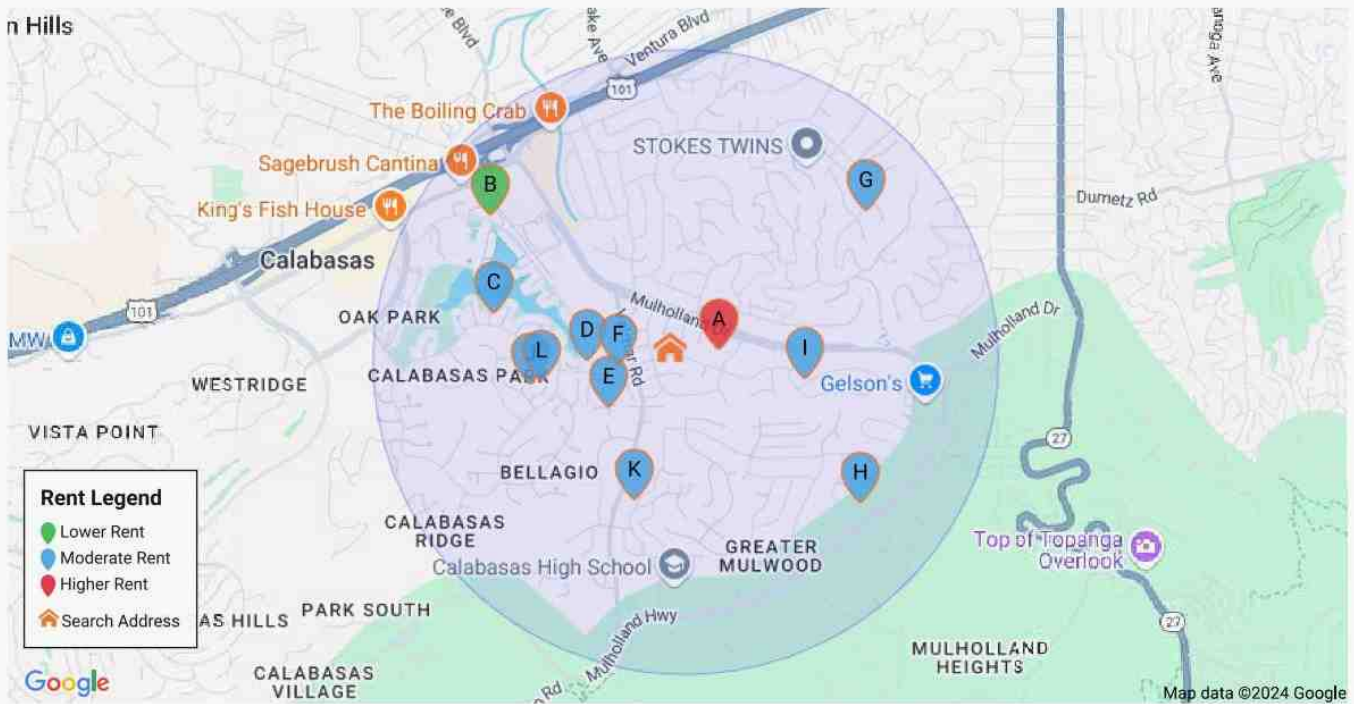
Rental Market Analysis - Page 1

JAAB Ventures Inc
 (818) 468-4634
Alex@AlexBombino.com

Address: 22954 Brenford Street, Woodland Hills, CA
 Report generated: 29 Aug 2024

1 - 4 Bed Summary	1 bed	2 bed	3 bed	4 bed
Average Rent	Not enough data	\$3,145 ^{+5%}	\$7,014 ^{+7%}	\$7,824 ^{+3%}
Median Rent		\$3,145	\$6,438	\$7,700
25th - 75th Percentile		\$3,002 - 3,289	\$5,372 - 8,657	\$6,757 - 8,891
10th - 90th Percentile		\$2,874 - 3,417	\$3,896 - 10,133	\$5,798 - 9,850
Standard Deviation		\$213	\$2,434	\$1,582
Sample Size		2	22	37
Note: small sample size				
Search Radius		1.0 mi	1.0 mi	1.0 mi

Sample of Listings Used



Rental Market Analysis - Page 2

Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
2 Bedroom								
A 4406 Coloma Ave, Woodland Hills, CA 91364	0.14 mi	\$3,295	850 ft ²	\$3.88/ft ²	2 bed	2ba	House	Feb 2024
B 23401 Park Sorrento Unit 22, Calabasas, CA 91302	0.94 mi	\$2,995	1,011 ft ²	\$2.96/ft ²	2 bed	2ba	House	Nov 2023
3 Bedroom								
C 4514 Park Verona, Calabasas, CA 91302	0.76 mi	\$6,500	2,092 ft ²	\$3.11/ft ²	3 bed	2.5ba	House	Jun 2024
D 23020 Park Sorrento, Calabasas, CA 91302	0.38 mi	\$6,245	2,163 ft ²	\$2.89/ft ²	3 bed	3ba	House	Jun 2024
E 4383 Park Paloma, Calabasas, CA 91302	0.34 mi	\$6,375	2,480 ft ²	\$2.57/ft ²	3 bed	3ba	House	Mar 2024
F 23034 Park Dulce, Calabasas, CA 91302	0.26 mi	\$7,500	2,864 ft ²	\$2.62/ft ²	3 bed	3ba	House	Nov 2023
G 4810 Excelente Dr, Woodland Hills, CA 91364	0.92 mi	\$6,500	2,720 ft ²	\$2.39/ft ²	3 bed	2ba	House	Sep 2023
4 Bedroom								
H 22485 Liberty Bell Rd, Calabasas, CA 91302	0.87 mi	\$7,700	2,710 ft ²	\$2.84/ft ²	4 bed	3ba	House	Aug 2024
I 22663 Waterbury St, Woodland Hills, CA 91364	0.47 mi	\$7,890	2,845 ft ²	\$2.77/ft ²	4 bed	3ba	House	Feb 2024
J 23261 Park Ensenada, Calabasas, CA 91302	0.6 mi	\$7,900	2,685 ft ²	\$2.94/ft ²	4 bed	4ba	House	Jan 2024
K 4109 Meadowlark Dr, Calabasas, CA 91302	0.57 mi	\$8,000	2,451 ft ²	\$3.26/ft ²	4 bed	3ba	House	Nov 2023
L 4343 Park Fortuna, Calabasas, CA 91302	0.56 mi	\$7,999	3,091 ft ²	\$2.59/ft ²	4 bed	4ba	House	Oct 2023

The research and data included in this report is aggregated from a variety of sources and many are third parties that are not affiliated with Rentometer, Inc. The information is believed to be accurate, but Rentometer, Inc. does not provide a warranty of any kind, either expressed or implied.

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Appraisers License



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

Alexander Bombino

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: 3004947

Effective Date: December 2, 2022

Date Expires: December 1, 2024


Angela Jemmott, Bureau Chief, BREA

3068958

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



E&O Dec Page

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

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

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

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NRE40PL100007-01

Renewal of: NRE40PL100007-00

1. **Named Insured:** JAAB Ventures Inc
2. **Address:** 5538 Calhoun Ave
 Sherman Oaks, CA 91401
3. **Policy Period:** **From: March 1, 2024** **To: March 1, 2025**
 12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item 2. Above.
4. **Limit of Liability:**

A. Each Claim Limit of Liability	\$ 1,000,000
B. Policy Aggregate Limit of Liability	\$ 1,000,000
5. **Deductible:** **\$ 5,000** Each **Claim**
6. **Policy Premium:** **\$ 735**
7. **Retroactive Date: Full Prior Acts**
8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:
 OREP Insurance Services: info@orep.org
 6353 El Cajon Blvd, Suite 124-605
 San Diego, CA 92115
9. **Program Administrator:** OREP Insurance Services, LLC – info@orep.org
10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

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

Date: January 16, 2024

By: Isaac Peck
 Authorized Representative

