

APPRAISAL OF



Single Family Residence

LOCATED AT:

626 Joost Ave
San Francisco, CA 94127

FOR:

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

BORROWER:

WH1 LLC

AS OF:

August 28, 2024

BY:

Irina Kurtsevaya

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

File Number: 35888450

In accordance with your request, I have appraised the real property at:

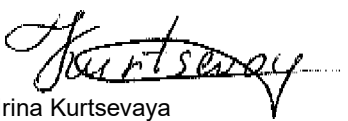
626 Joost Ave
San Francisco, CA 94127

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of August 28, 2024 is:

\$1,310,000
One Million Three Hundred Ten Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.


Irina Kurtsevaya

Exterior-Only Inspection Residential Appraisal Report

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

Property Address **626 Joost Ave** City **San Francisco** State **CA** Zip Code **94127**
 Borrower **WH1 LLC** Owner of Public Record **Gold R A Survivors Trust** County **San Francisco**
 Legal Description **Block 3087 Lot 11**
 Assessor's Parcel # **3087-011** Tax Year **2023** R.E. Taxes \$ **3,159**
 Neighborhood Name **Sunnyside** Map Reference **E5/66** Census Tract **0311.00**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **0** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **Servicing**
 Lender/Client **Wedgewood Inc** Address **2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **According to SFARMLS records there have been no offerings of the subject within the prior 12 months.**

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

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban	<input 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	100 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	0 %
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	950 Low	1	Multi-Family	0 %
Neighborhood Boundaries	Mangels Ave in the North, Huzelwood Ave in the West, Freeway 280 in the East, Judson Ave in the South bound the subject market area.					2,500 High	125	Commercial	0 %
Neighborhood Description	Residential environment composed of mostly attached wood frame single family residence on rolling irregular shape sites. Supporting facilities, public schools, major traffic corridors and employment centers are located within 1 mile radius. See addendum.					1,310 Pred.	90	Other	%

Market Conditions (including support for the above conclusions) **The current typical marketing time is under 3 months. Conventional financing at market rates is prevalent. See 1004mc addendum.**

Dimensions **25x100** Area **2500 sf** Shape **Rectangular** View **N;Res;**
 Specific Zoning Classification **RH1** Zoning Description **Residential/1 dwelling unit per lot; up to one unit per 3000 sq.ft.**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe. **Given subject's zoning and physical characteristics it's current use is highest and best use.**

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input checked="" type="checkbox"/>	<input type="checkbox"/>

 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **0602980230A** FEMA Map Date **03/23/2021**
 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. **The subject's site characteristics are typical of properties in the area. No adverse site factors or conditions likely to cause damage observed. See prelim. for any easements of record. Typical utility easements. San Francisco does not participate in the FEMA emergency flood map program.**

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) **exterior inspection, Zillow.com, Trulia.com** Data Source(s) for Gross Living Area **Public records(Realist)**

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 2	<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 1
Type <input type="checkbox"/> Det. <input checked="" 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 patio	Driveway Surface concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco/Wd	Fuel gas	<input type="checkbox"/> Porch none	<input checked="" type="checkbox"/> Garage # of Cars 1
Design (Style) Spanish	Roof Surface ClayTile/T&G	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool none	<input type="checkbox"/> Carport # of Cars 0
Year Built 1926	Gutters & Downspouts Metal	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence wood	<input type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 30	Window Type Wood	<input checked="" type="checkbox"/> Other none	<input type="checkbox"/> Other none	<input checked="" type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area **above** grade contains: **4 Rooms 2 Bedrooms 1.0 Bath(s) 970 Square Feet of Gross Living Area Above Grade**
 Additional features (special energy efficient items, etc.) **The subject's floorplan, equipment and amenities are typical for the market.**

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C4;Appraiser did not inspect the interior of the subject. No structural deficiencies were noted during exterior inspection. According to city and county of San Francisco records, the subject exterior walls have been painted and the front staircase was repaired in 2024 (permit #202308023593). The subject appears to be in average condition overall. The appraiser makes an extraordinary assumption that the interior condition and quality of the subject overall are similar to what was observed on the exterior. The use of an extraordinary assumption may affect assignment results.**
 Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe. **No physical deficiencies were apparent.**
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe. **Subject appears to conform to the neighborhood in style and condition.**

Exterior-Only Inspection Residential Appraisal Report

There are 7 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 950,000 to \$ 1,399,000 .
 There are 29 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 975,000 to \$ 1,450,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT		COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
626 Joost Ave Address San Francisco, CA 94127	530 Joost Ave San Francisco, CA 94127		351 Flood Ave San Francisco, CA 94112		378 Mangels Ave San Francisco, CA 94127			
Proximity to Subject	0.12 miles NE		0.21 miles SE		0.20 miles NE			
Sale Price	\$ 1,325,000		\$ 1,260,000		\$ 1,360,000			
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.		\$ 1325.00 sq. ft.		\$ 1330.52 sq. ft.		\$ 1269.84 sq. ft.	
Data Source(s)	SFMLS #424023150;DOM 8		SFMLS #81952982;DOM 16		SFMLS#424035328;DOM 12			
Verification Source(s)	Doc#36193; LP\$988,000		Doc#26672; LP\$1098,000		Doc#48506; LP:\$1149,000			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing Concessions	ArmLth Conv;0	ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0		
Date of Sale/Time	s05/24;c05/24	s04/24;c04/24		s06/24;c06/24				
Location	N;Res;	N;Res;		A;school; 50,000		N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		
Site	2500 sf	2495 sf	0	2813 sf	0	2495 sf	0	
View	N;Res;	N;Res;		N;Res;		N;Res;		
Design (Style)	AT2;Spanish	AT2;Spanish		AT2;Spanish		AT2;Contemp	0	
Quality of Construction	Q3	Q3		Q3		Q3		
Actual Age	98	113	0	102	0	63	-18,000	
Condition	C4	C4		C4		C4		
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	-5,000	
Room Count	4 2 1.0	4 2 1.0		4 2 1.0		5 3 1.0	0	
Gross Living Area 100.00	970 sq. ft.	1,000 sq. ft.	0	947 sq. ft.	0	1,071 sq. ft.	-10,000	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf		
Functional Utility	Good	Good		Good		Good		
Heating/Cooling	FWA none	FWA none		FWA none		FWA none		
Energy Efficient Items	None	None		None		None		
Garage/Carport	1gbi1dw	2gbi1dw	-20,000	1gbi1dw		2gbi1dw	-20,000	
Porch/Patio/Deck	Patio/Deck	Patio/Deck		Patio/Deck		Patio/Deck		
Fireplace	1 Fireplace	None	5,000	1 Fireplace		None	5,000	
Additional Feature	None	None		Office	-10,000	None		
Net Adjustment (Total)	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 15,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 40,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 48,000	
Adjusted Sale Price of Comparables	Net Adj. -1.1% Gross Adj. 1.9%		\$ 1,310,000	Net Adj. 3.2% Gross Adj. 4.8%		\$ 1,300,000	Net Adj. -3.5% Gross Adj. 4.3% \$ 1,312,000	

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

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

Data source(s) SFAR MLS/Realist

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

Data source(s) SFAR MLS/Realist

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

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	04/28/2022			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	Doc#43986	SFARMLS; Realist	SFARMLS; Realist	SFARMLS; Realist
Effective Date of Data Source(s)	08/28/2024	08/28/2024	08/28/2024	08/28/2024

Analysis of prior sale or transfer history of the subject property and comparable sales Subject has not been sold in the past 36 months. The transactions in the subject on 04/28/2022 Doc#43986, and on 11/01/2021 Doc#164880 are the Family Trust transactions and do not affect the market condition in the area. MLS data and public records were used as sources of information. No other prior sale history in comparables in the past 12 months, unless noted above.

Summary of Sales Comparison Approach. Comparable 1 is the most recent sale of similar 2 bedroom home located on the same street and assigned the most weight in this analysis. All comparable sales are located in the subject market area. See addendum.

Indicated Value by Sales Comparison Approach \$ 1,310,000

Indicated Value by: Sales Comparison Approach \$ 1,310,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

Sales comparison analysis was used in this valuation. An accurate cost approach could not be developed without an interior inspection.

Income approach is not applicable in valuation of single family dwellings in the neighborhood, which are not purchased based on potential rental income.

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: Interior inspection was not included in the scope of work. This appraisal report is for use of client/assignee only.

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 \$ 1,310,000

as of 08/28/2024, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Exterior-Only Inspection Residential Appraisal Report

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) Typical land values in the subject area range from 35-70% of the total value of the property. There are no valid land comparables in the subject area which is basically 100% built-up. Land to improvement values are higher than in most parts of the country. This does not effect marketability for homes. Due to the lack of land sales, site value is derived by abstraction.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 1,000,000		
Source of cost data	Dwelling	970 Sq. Ft. @ \$ = \$ 0
Quality rating from cost service	Effective date of cost data	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			
A valid cost approach cannot be performed without interior inspection and is not required by Fannie Mae. Appraiser requires an interior inspection to perform a cost analysis.	Garage/Carport	Sq. Ft. @ \$ = \$
	Total Estimate of Cost-New = \$ 0		
	Less Physical	Functional	External
	Depreciation = \$ (0)		
	Depreciated Cost of Improvements = \$ 0		
	"As-is" Value of Site Improvements = \$		
Estimated Remaining Economic Life (HUD and VA only)	50 Years	INDICATED VALUE BY COST APPROACH = \$ 0	

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) _____

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 an 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. _____

Exterior-Only Inspection Residential Appraisal Report

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

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

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

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

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

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

DEFINITION 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.

Exterior-Only Inspection Residential Appraisal Report

58305

File No. 35888450

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.
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).

Exterior-Only Inspection Residential Appraisal Report

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.

26. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this appraisal within the three-year period immediately preceding acceptance of this assignment.

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 [Handwritten Signature]
Name Irina Kurtsevaya
Company Name Real Estate Appraisal Services
Company Address 2020 Clement St Apt 2
San Francisco, CA 94121
Telephone Number 415-387-3230
Email Address irina.appraiser@yahoo.com
Date of Signature and Report 08/29/2024
Effective Date of Appraisal 08/28/2024
State Certification # AR029969
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 01/16/2025

ADDRESS OF PROPERTY APPRAISED
626 Joost Ave
San Francisco, CA 94127

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,310,000

LENDER/CLIENT
Name ClearCapital.com, Inc California #1256
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY
[] Did not inspect exterior subject property
[] Did inspect exterior of subject property from street
Date of Inspection

COMPARABLE SALES
[] Did not inspect exterior of comparable sales from street
[] Did inspect exterior of comparable sales from street
Date of Inspection

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., 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 either are 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 residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

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

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

ADDENDUM

Borrower: WH1 LLC

File No.: 35888450

Property Address: 626 Joost Ave

Case No.: 58305

City: San Francisco

State: CA

Zip: 94127

Lender: Wedgewood Inc

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Sources of Information:

The appraisal is based on the information gathered from public records; SFMLS; Zillow.com and visual observation of subject, neighborhood and comparable properties, and any other sources identified in the report. If conflicting information is discovered, the sources deemed most reliable are given most weight.

Neighborhood Description

Subject is a SFR located within residential pocket in the Sunnyside district of San Francisco. It is composed of the wood frame single family homes on rolling irregular shape sites. Availability of vacant buildable land is limited as the neighborhood is practically 100% built-up. All supporting facilities are within 1 mile radius. Monetary Blvd is a main arterial road and provide access to Freeway 280. Public schools, transportation and recreation areas are located within 1 mile radius. Downtown employment is within a 20 minute drive.

Comments on Sales Comparison

The search radius was 6 months from the time of physical inspection, over 15% difference in living area, and up to 1 mile from the subject property. Due to the lack of recent activity, search extended for homes sold within 12 months.

Sales chosen and provided in this report were taken from subject's market neighborhood and are considered to be the best available at time of inspection. Subject and all comparables are considered similar overall and best represent the current market.

Adjustments are based on market data, matched pair analysis and/or appraiser experience in the market area. These adjustments are considered to reflect the typical buyer's reaction based on the principle of substitution. Adjustments are made as follow.

G.L.A. difference over 100 sq.ft. is adjusted at \$100/sq.ft.(rounded to the nearest 1,000); bedroom \$5,000, bonus rooms \$10,000. Site adjustments are not necessary in homes with similar street frontage. Lack of additional parking space in the garage is adjusted at \$20,000. Age difference over 20 years is adjusted at \$500 per year. Comparable 1 is a 2 bedroom one bathroom house similar in age, style, GLA, located on the same street.

Comparable 2 is a 2 bedroom one bathroom SFR sold in similar condition and located in the Sunnyside neighborhood to the north of Monterey Blvd. It is located across the street from a school that does appear to have a negative impact on value and marketability. Comparables 1, 3, 4, and 5 do not have any external influences as the subject and were used in paired sales analysis to determine the adjustment rate. The location difference is adjusted at \$50,000. Comparable 2 has a bonus room on the garage level.

Comparable 3 is the most recent sale located in the Sunnyside neighborhood.

Comparable 4 is a similar home sold in the recently remodeled condition (remodeled kitchen, new interior paint, remodeled bathrooms). Condition difference is adjusted at \$75,000. Comparable 4 is a dated sale from a period of similar market conditions, used because of a scarcity of comparables. Time adjustments could not be supported.

Comparable 5 is the recent sale in the subject market area. Detached and semi-detached properties, in this locale, tend to command higher prices than attached properties. The detached comparable 5 is adjusted at \$20,000; the semidetached comparable 4 at \$10,000.

Final Reconciliation

Sales comparison analysis was used in this valuation. An accurate cost approach could not be developed without an interior inspection. Income approach is not applicable in valuation of single family dwellings in the neighborhood, which are not purchased based on potential rental income.

Appraiser Independence Statement:

The appraiser has prepared the appraisal in full compliance with with the Appraiser Independence Requirements and the Truth in Lending Act, Regulation Z, Section 226.42 as set by FNMA on 10/15/2010 and has not performed, participated in, or been associated with any activity in violation of these requirements.

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Market Conditions Addendum to the Appraisal Report

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

Property Address **626 Joost Ave** City **San Francisco** State **CA** Zip Code **94127**
 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)	14	8	7	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.33	3	2	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	14	8	7	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	6	3	4	<input type="checkbox"/> Declining	<input checked="" 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	1,300,000	1,325,000	1,310,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	32	30	35	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	1,299	1,299,000	1,299,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	70	75	73	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	101%	101%	101%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail 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.).
Seller concessions in the area are typically expressed in the form of contribution toward buyers closing costs. Conventional financing at market rates is typical. *Reliable listing data beyond the last 3 month is not available.

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).
REO sales are not a major factor in this residential locale. Foreclosures and FHA/VA financing are not common in the subject market area. The estimated percentage of REO/foreclosure properties in the subject market is less 1%.

Cite data sources for above information. NDC/public records and MLS were used as sources to assist in collecting information.

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.
The typical market exposure period of less than 3 months reflects the appeal of depreciated pricing.

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.

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature *Irina Kurtsevaya*
 Name Irina Kurtsevaya
 Company Name Real Estate Appraisal Services
 Company Address 2020 Clement St Apt 2
San Francisco, CA 94121
 State License/Certification # AR029969 State CA
 Email Address irina.appraiser@yahoo.com

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

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

USPAP ADDENDUM

58305
File No. 35888450

Borrower: WH1 LLC
Property Address: 626 Joost Ave
City: San Francisco County: San Francisco State: CA Zip Code: 94127
Lender: Wedgewood Inc

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:
 Appraisal Report A written report prepared under Standards Rule 2-2(a).
 Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: _____
The reasonable exposure time for the subject is currently under 3 months.

Additional Certifications
 I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
 I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

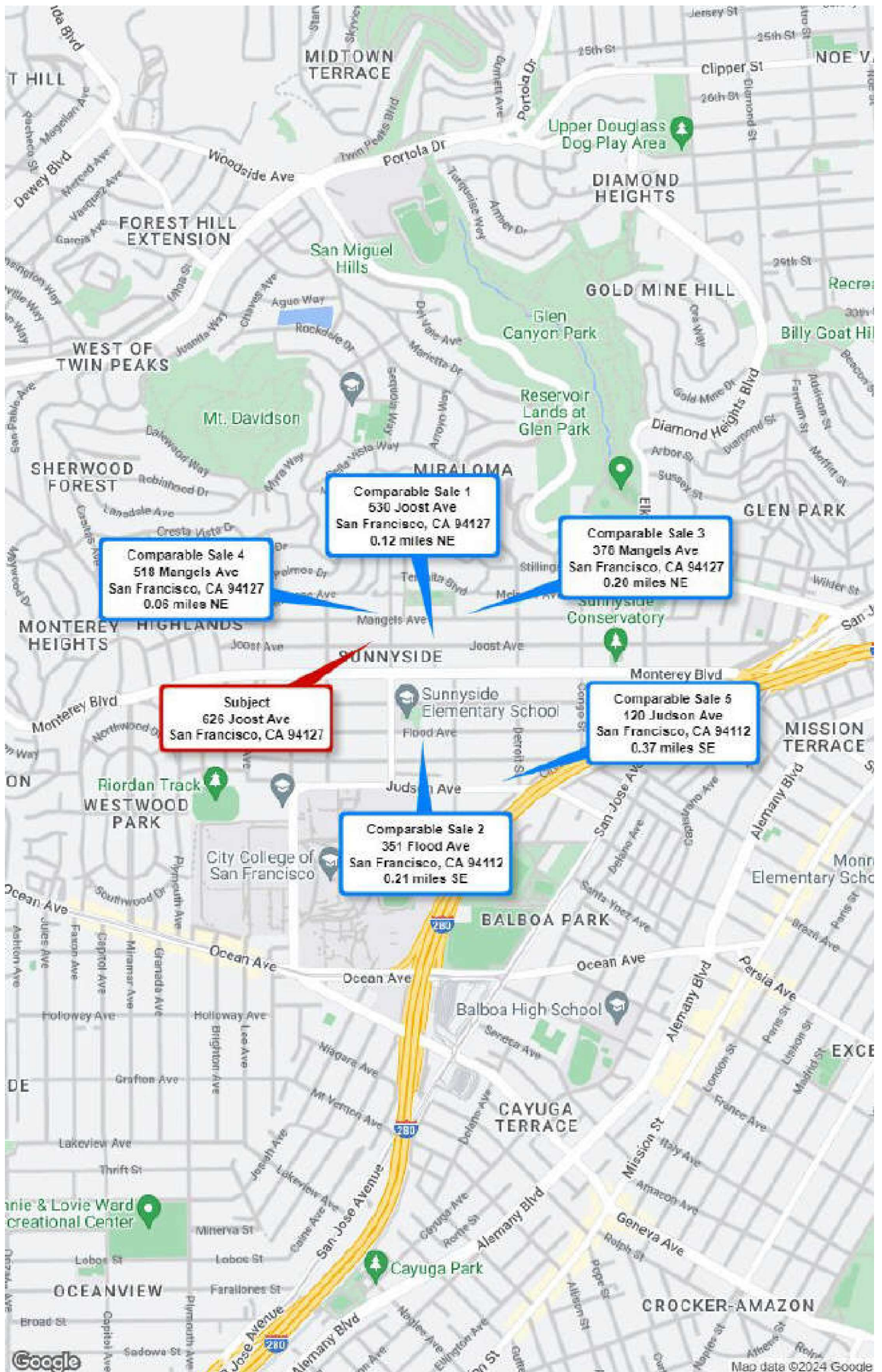
APPRAISER: Signature: [Signature]
Name: Irina Kurtsevaya
Date Signed: 08/29/2024
State Certification #: AR029969
or State License #: _____
or Other (describe): _____ State #: _____
State: CA
Expiration Date of Certification or License: 01/16/2025
Effective Date of Appraisal: 08/28/2024

SUPERVISORY APPRAISER (only if required):
Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Supervisory Appraiser inspection of Subject Property:
 Did Not Exterior-only from street Interior and Exterior

LOCATION MAP

Borrower: WH1 LLC
Property Address: 626 Joost Ave
City: San Francisco
Lender: Wedgewood Inc

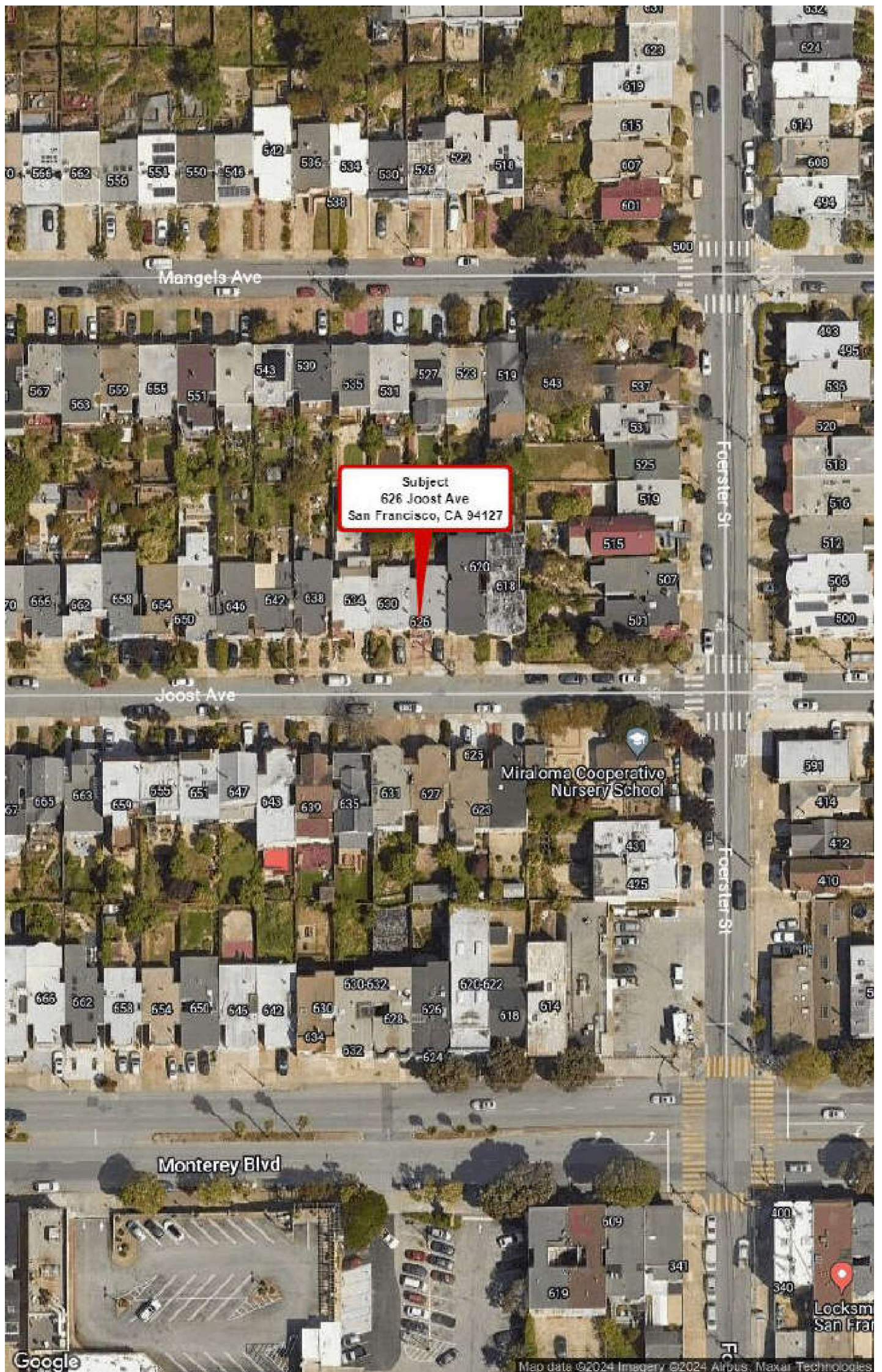
File No.: 35888450
Case No.: 58305
State: CA
Zip: 94127



AERIAL MAP


Borrower: WH1 LLC
Property Address: 626 Joost Ave
City: San Francisco
Lender: Wedgewood Inc

File No.: 35888450
Case No.: 58305
State: CA
Zip: 94127



Borrower: WH1 LLC	File No.: 35888450
Property Address: 626 Joost Ave	Case No.: 58305
City: San Francisco	State: CA
Lender: Wedgewood Inc	Zip: 94127

626 Joost Ave, San Francisco, CA 94127-2341, San Francisco County
APN: 3087-011 CLIP: 7177446175

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	1	N/A	\$214,000	00/1987
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	970	2,500	1926	SFR	

OWNER INFORMATION			
Owner Name	Richard A Gold Survivors	Tax Billing Zip	94011
Tax Billing Address	Po Box 117820	Tax Billing Zip+4	7820
Tax Billing City & State	Burlingame, CA	Owner Name 2	Gold Richard A (Te)

LOCATION INFORMATION			
School District	San Francisco	Zoning	RH1
Community College District	San Francisco City	Parcel Comments	40-X
Census Tract	311.00	Within 250 Feet of Multiple Flood Zone	No
Property Carrier Route	C015		

TAX INFORMATION			
APN	3087-011	Tax Area	1000
Alt APN	3087011	Block ID	3087
% Improved	65%	Lot Number	11

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$198,100	\$194,216	\$190,409
Assessed Value - Land	\$69,677	\$68,311	\$66,972
Assessed Value - Improved	\$128,423	\$125,905	\$123,437
YOY Assessed Change (\$)	\$3,884	\$3,807	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$3,017		
2022	\$3,076	\$59	1.94%
2023	\$3,159	\$83	2.7%

Special Assessment	Tax Amount
Sf Bay Rs Parcel Tax	\$12.00
Dw Code Enf Fee	\$60.00
Sfusd Facilities District	\$41.32
Sfocd Parcel Tax	\$99.00
Sf-Teacher Support	\$299.76
Total Of Special Assessments	\$825.96

CHARACTERISTICS			
Land Use - CoreLogic	SFR	Stories	1
Land Use - County	1 Dwelling Unit	Total Rooms	4
Lot Frontage	25	Bedrooms	2
Lot Depth	100	Total Baths	1
Lot Acres	0.0574	Full Baths	1
Lot Area	2,500	Parking Type	Built-In Garage
Lot Shape	Regular	Garage Capacity	1
Year Built	1926	Construction	Wood
Gross Area	970	Total Units	1
Building Sq Ft	970		

LAST MARKET SALE & SALES HISTORY			
Recording Date	12/01/1987	Deed Type	Grant Deed
Settle Date	00/1987	Owner Name	Richard A Gold Survivors
Sale Price	\$214,000	Owner Name 2	Gold Richard A (Te)
Price Per Square Feet	\$220.62	Seller	Heaps Wilma C
Document Number	E0479-138		

Borrower: WH1 LLC
 Property Address: 626 Joost Ave
 City: San Francisco
 Lender: Wedgewood Inc

File No.: 35888450
 Case No.: 58305
 State: CA
 Zip: 94127

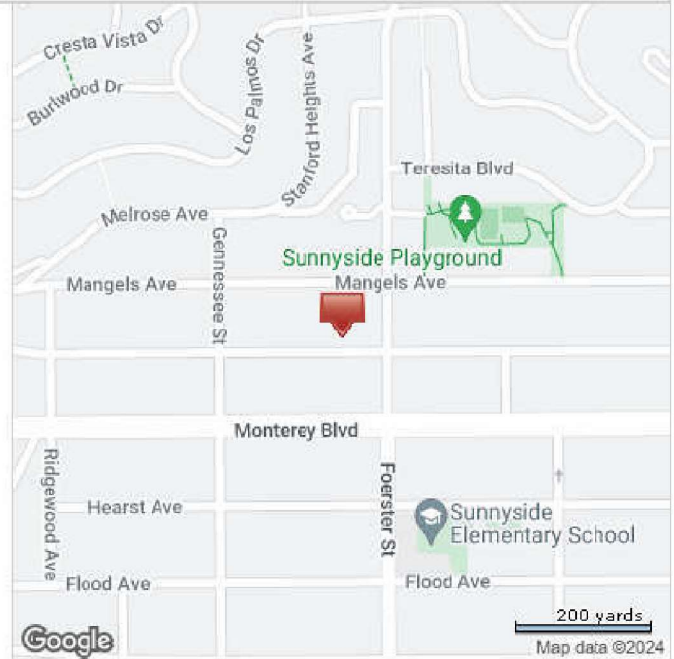
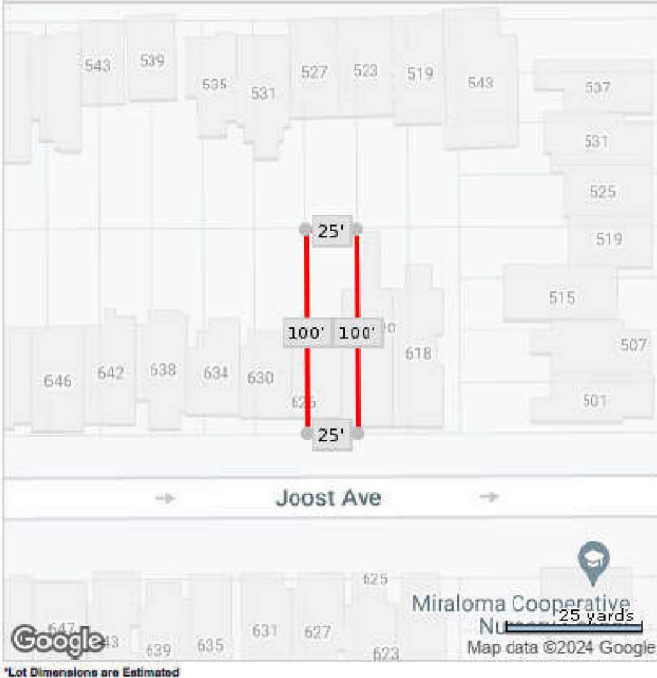
Recording Date	04/28/2022	11/01/2021	09/23/2002	04/30/1993	12/01/1987
Sale Price					\$214,000
Nominal	Y	Y	Y		
Buyer Name	Gold R A Survivors Trust	Gold Trust	Gold Trust	Gold Richard A & Beverly G	Hoo Albert Soo
Buyer Name 2				Gold Beverly G	
Seller Name	Gold Trust	Gold Beverly G	Gold Richard A & Beverly G		Heaps Wilma C
Document Number	43986	164880	1228-186	F346518	E0479-138
Document Type	Grant Deed	Affidavit	Grant Deed	Deed (Reg)	Grant Deed

Recording Date	11/02/1983
Sale Price	\$99,500
Nominal	
Buyer Name	
Buyer Name 2	
Seller Name	
Document Number	D0598-50
Document Type	Deed (Reg)

MORTGAGE HISTORY

Mortgage Date	04/30/1993	12/01/1987	12/01/1987
Mortgage Amount	\$75,000	\$130,000	\$60,000
Mortgage Lender	Courtesy Fndg		
Mortgage Code	Conventional	Private Party Lender	Private Party Lender
Mortgage Type	Resale	Resale	Resale

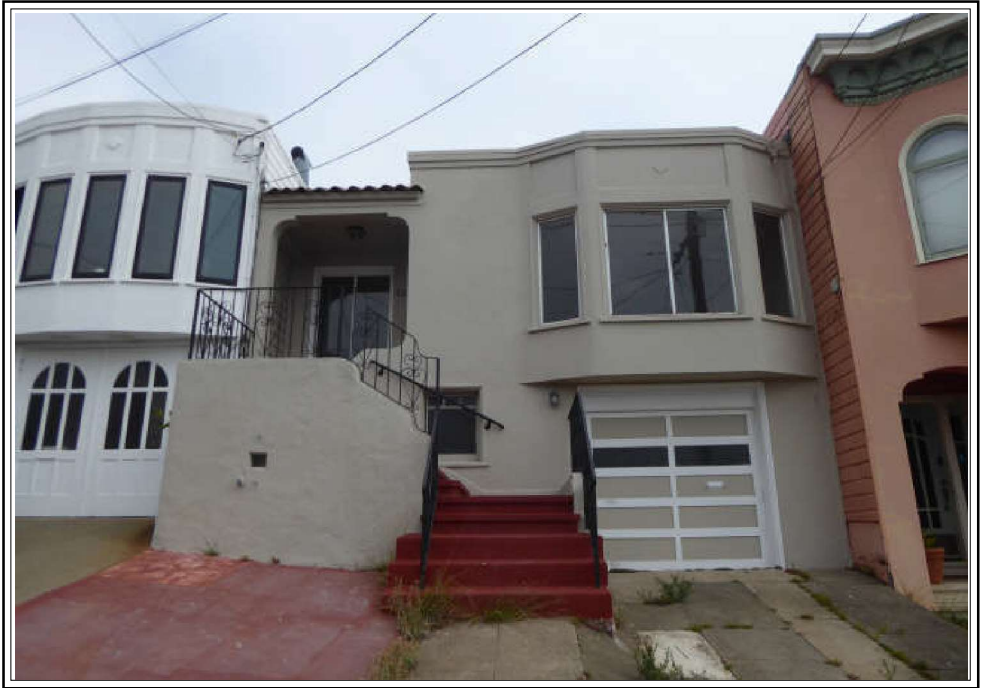
PROPERTY MAP



*Lot Dimensions are Estimated

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: WH1 LLC	File No.: 35888450	
Property Address: 626 Joost Ave	Case No.: 58305	
City: San Francisco	State: CA	Zip: 94127
Lender: Wedgewood Inc		



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: August 28, 2024
Appraised Value: \$ 1,310,000



STREET SCENE

Borrower: WH1 LLC
Property Address: 626 Joost Ave
City: San Francisco
Lender: Wedgewood Inc

File No.: 35888450
Case No.: 58305
State: CA
Zip: 94127



Street Scene - opposite view



Left side



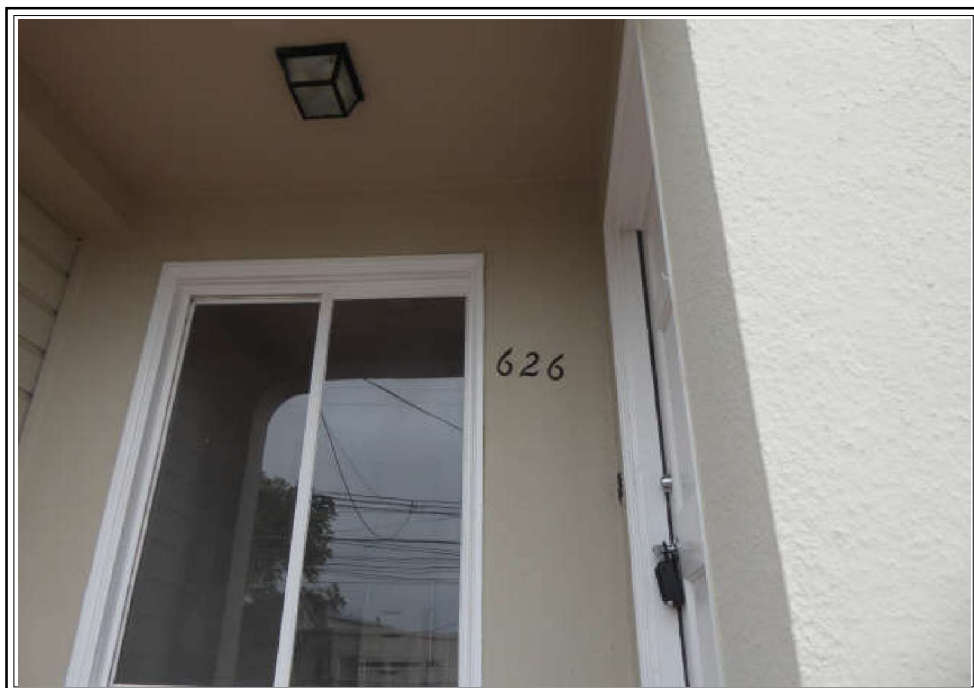
Right side

Borrower: WH1 LLC
Property Address: 626 Joost Ave
City: San Francisco
Lender: Wedgewood Inc

File No.: 35888450
Case No.: 58305
State: CA
Zip: 94127



View in front of subject property
(across the street)



Address verification



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: WH1 LLC	File No.: 35888450	
Property Address: 626 Joost Ave	Case No.: 58305	
City: San Francisco	State: CA	Zip: 94127
Lender: Wedgewood Inc		



COMPARABLE SALE #1

530 Joost Ave
San Francisco, CA 94127
Sale Date: s05/24;c05/24
Sale Price: \$ 1,325,000



COMPARABLE SALE #2

351 Flood Ave
San Francisco, CA 94112
Sale Date: s04/24;c04/24
Sale Price: \$ 1,260,000



COMPARABLE SALE #3

378 Mangels Ave
San Francisco, CA 94127
Sale Date: s06/24;c06/24
Sale Price: \$ 1,360,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: WH1 LLC	File No.: 35888450	
Property Address: 626 Joost Ave	Case No.: 58305	
City: San Francisco	State: CA	Zip: 94127
Lender: Wedgewood Inc		



COMPARABLE SALE #4

518 Mangels Ave
San Francisco, CA 94127
Sale Date: s10/23;c10/23
Sale Price: \$ 1,410,000



COMPARABLE SALE #5

120 Judson Ave
San Francisco, CA 94112
Sale Date: s06/24;c06/24
Sale Price: \$ 1,320,000



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

Appraiser License Certificate

Borrower: WH1 LLC

File No.: 35888450

Property Address: 626 Joost Ave

Case No.: 58305

City: San Francisco

State: CA

Zip: 94127

Lender: Wedgewood Inc



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

Irina Kurtsevaya

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

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 029969

Effective Date: January 17, 2023

Date Expires: January 16, 2025

Handwritten signature of Loretta Dillon in cursive script.

Loretta Dillon, Deputy Bureau Chief, BREA

3067342

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

