APPRAISAL OF REAL PROPERTY LOCATED AT 2325 Van Wick St Inglewood, CA 90303 TRACT # 19033 LOT 94 **FOR** Wedgewood Inc 2015 Manhattan Beach Blvd, Suite 100 Redondo Beach, CA 90278 AS OF 08/31/2024 BY Robert P Gharibeh West Coast Appraisals (310) 560-2170 8400 Alverstone Ave Los Angeles, CA 90045 (310) 560-2170 rgharibeh@msn.com

Exterior-Only Inspection Residential Appraisal Report

Loan#58368 File # 2408026C

	The purpose	of this sumn	nary appraisal repo	ort is to pro	ovide the lender	r/client with an	accurate,	and adequate	ely supp	ported,	opinion of th	ie mark	et value	of the s	subject property.
	Property Address	s <u>2325</u>	Van Wick St				City	Inglewood	1			State	CA	Zip Code	90303
	Borrower N	leighbor to N	leighbor Home	s LLC	Owner	of Public Record	Beı	ılah M Banks	s / Mich	nael D	Crutchfield	County	LOS	ANGELE	S
	Legal Description	n TRAC	T # 19033 LO	T 94											
	Assessor's Parci	102	29-020-004				Tax Y	ear 2023				R.E. Tax		,328	
Ħ	Neighborhood N		BLEWOOD				Map I	Reference	703 G	6		Census	Tract 6	005.01	
SUBJEC		Owner	Tenant Vac			al Assessments \$	0				PUD HOA\$	0		per year	per month
SUB	Property Rights		Fee Simple	Leasehol		r (describe)									
	Assignment Type		rchase Transaction	Refina	ance Transaction	Other		Servicino							
	Lender/Client	Wedgev		an offered for an					Blvd,	Suite	100, Redor	ido Be			Ma
			ered for sale or has it be g price(s), and date(s).	en ottered for sai			tive date of tr	iis appraisai?						res 🔀 1	NO .
	neport data sour	ice(s) useu, oneili	j price(s), and date(s).		THEMLS										
	I did [did not analyz	e the contract for sale fo	or the cubiect nur	chace transaction Ev	valain the recults of	the analysis (of the contract for	cale or wh	hy the a	nalveie wae not				
	performed.	ulu ilot allalyz	the contract for sale it	i tile subject purc	JIASE HAIISAGUUII. LA	main the results of	uic alialysis c	JI LIIG GUILLIAGE IUI	Saic UI WI	ily uic ai	naiyoio wao nut				
ACT	Contract Price \$		Date of Contr	act	Is the	e property seller the	owner of pul	blic record?			Yes No I	Data Sourc	ce(s)		
Ä	Is there any finar	ncial assistance (lo	an charges, sale conces	sions, gift or dov					rrower?				.,		Yes No
၀	If Yes, report the	total dollar amoun	t and describe the items	to be paid.											
	Note: Race and	I the racial compo	sition of the neighborh	ood are not appi	raisal factors.										
		Neighborho	od Characteristics			One-	Unit Housing	Trends			One-	Unit Hous	sing	Prese	nt Land Use %
	Location	Urban	Suburban	Rural	Property Values	Increasing	9 🔀	Stable	Dec	lining	PRICE		AGE	One-Unit	85 '
	Built-Up	Over 75%	25-75%	Under 25%	Demand/Supply	Shortage	X	In Balance	Ove	r Supply	/ \$ (000)		(yrs)	2-4 Unit	5 '
g	Growth	Rapid	Stable	Slow	Marketing Time	Vnder 3 r	nths	3-6 mths	Ove	r 6 mth	380	Low	25	Multi-Family	, ,
BORHOOD	Neighborhood Bo	oundaries	CENTURY	BLVD NOF	RTH, VAN NE	ESS AVE E	AST, HA	WTHORNE	SOU	JTH	1,200	High	105	Commercial	10 '
BOR	AND LEN	NOX WEST									748	Pred.	76	Other	1
ıЭH	Neighborhood D	escription	THE SUBJE	CT IS LOC	CATED IN A	NEIGHBOR	HOOD	OF MOSTL	Y SIN	GLE	FAMILY DE	TACH	ED PR	OPERTI	ES. THERE
Ž	IS SHOPE	PING, STOP	RES AND PUB	LIC FACILI	ITIES LOCAT	TED WITHIN	13 MILE	S.							
	Market Condition	ns (including suppo	ort for the above conclus	sions)	SEF	E ATTACHE	D ADDE	ENDUM							
		SEE PLAT			Area	0, 100 01		Shap			NGULAR		View N;	Res;	
	Specific Zoning (INR1YY	anfarmina (Orand		ning Description		E FAMILY	RESI	DEN	CE				
	Zoning Complian			onforming (Grand		No Zo		Illegal (describe)			53 V	7 No. 1			
	is the highest an	ia dest use of subje	ct property as imbrover												
						ifications) the preser					Yes		lf No, descri	De H	IGHEST
			THE SUBJECT		PROVED TH	IE PRESEN	T USE D	UE TO TH			RESTRICT		lf No, descri		
	Utilities	Public Othe		IS AS IMF	PROVED TH	Public Other (UE TO TH	Off	f-site Im	RESTRICT provements - Type		lf No, descri	Public	Private
SITE		Public Othe	THE SUBJECT	IS AS IMF	PROVED TH	Public Other (T USE D	OUE TO TH	Off Str	f-site Im reet	RESTRICT provements - Type ASPHALT		lf No, descri		
SITE	Utilities Electricity	Public Other	THE SUBJECT	IS AS IMF	PROVED TH	Public Other (T USE D		Off Str All	f-site Im reet ey	RESTRICT provements - Type ASPHALT NONE	IONS.	If No, descri	Public	Private
SITE	Utilities Electricity Gas FEMA Special Flo	Public Other One Control of the Cont	THE SUBJECT er (describe)	IS AS IMF	PROVED TH Water Sanitary Sewer	Public Other (T USE D (describe)		Off Str	f-site Im reet ey	RESTRICT provements - Type ASPHALT NONE	IONS.		Public	
SITE	Utilities Electricity Gas FEMA Special Flo Are the utilities a	Public Other One of the other of the other of the other of the other ot	THE SUBJECT or (describe)	IS AS IMF	PROVED TH Water Sanitary Sewer EMA Flood Zone	Public Other (X X Yes	T USE D (describe)	^{Лар #} 060	Off Str All	f-site Im reet ey	RESTRICT provements - Type ASPHALT NONE	IONS.	MA Map Da	Public	Private
SITE	Utilities Electricity Gas FEMA Special Flo Are the utilities a Are there any ad	Public Other One of the control of	THE SUBJECT or (describe) Yes whents typical for the m. as or external factors (e.g.)	No FE arket area?	Water Sanitary Sewer EMA Flood Zone chments, environments	Public Other (X X Yes Intal conditions, land	T USE D (describe) FEMA N No If N d uses, etc.)?	Map # 060 o, describe	Off Str All	reet / ey / 790F	RESTRICT provements - Type ASPHALT NONE	FE Yes	MA Map Da	Public Public Public Public Public If Yes, describ	Private
SITE	Utilities Electricity Gas FEMA Special Flo Are the utilities a Are there any ad THE SUB.	Public Other One of the condition of th	THE SUBJECT or (describe) Yes whents typical for the m. as or external factors (each of the control of the con	No FE arket area?	PROVED TH Water Sanitary Sewer EMA Flood Zone chments, environment	Public Other (FEMA M No If N d uses, etc.)?	//ap # 060 o, describe	Off Str All	reet / ey / 790F	RESTRICT provements - Type ASPHALT NONE	FE Yes	MA Map Da	Public Public Public Public Public If Yes, describ	Private
SITE	Utilities Electricity Gas FEMA Special Flo Are the utilities a Are there any ad THE SUB.	Public Other One of the condition of th	THE SUBJECT or (describe) Yes whents typical for the m. as or external factors (e.g.)	No FE arket area?	PROVED TH Water Sanitary Sewer EMA Flood Zone chments, environment	Public Other (FEMA M No If N d uses, etc.)?	//ap # 060 o, describe	Off Str All	reet / ey / 790F	RESTRICT provements - Type ASPHALT NONE	FE Yes	MA Map Da	Public Public Public Public Public If Yes, describ	Private
SITE	Utilities Electricity Gas FEMA Special Fix Are the utilities a Are there any ad THE SUB. TIME OF Source(s) Used	Public Othe One of the control of t	THE SUBJECT or (describe) Yes whents typical for the m. as or external factors (each of the control of the con	No FE arket area?	PROVED TH Water Sanitary Sewer EMA Flood Zone chments, environment	Public Other (X	T USE D (describe) FEMA N No If N d uses, etc.)? THERE	//ap # 060 o, describe	Off Str All 037C1	reet / ey / 790F	RESTRICT provements - Type ASPHALT NONE	FE Yes CON	MA Map Da No DITION	Public Public Public Public Public If Yes, describ	Private
SITE	Utilities Electricity Gas FEMA Special Fix Are the utilities a Are there any ad THE SUB. TIME OF	Public Othe One of the control of t	THE SUBJECT or (describe) Yes Iments typical for the mans or external factors (et S TYPICAL IN DN. **NO PRE teristics of Property TERIOR INSPE	No FE arket area? asements, encroad	Water Sanitary Sewer EMA Flood Zone chments, environmen OTHERS IN TITLE REPO Appraisal Files	Public Other (X Yes	FEMA N No if N d uses, etc.)? THERE	Aap # 060 o, describe ARE NO A	Offi Str All D37C1	reet / ey / 790F	RESTRICT provements - Type ASPHALT NONE	FE Yes CONI	MA Map Da No DITION	Public Public	Private
SITE	Utilities Electricity Gas FEMA Special Fix Are the utilities a Are there any ad THE SUB. TIME OF Source(s) Used	Public Othe Other Oth	THE SUBJECT or (describe) Yes Imments typical for the mans or external factors (et S TYPICAL IN DN. **NO PRE cteristics of Property ERIOR INSPE	No FE arket area? asements, encroad	Water Sanitary Sewer MA Flood Zone Chments, environmen OTHERS IN TITLE REPO Appraisal Files General Descriptio	Public Other (X Yes Intal conditions, land THE AREA. ORT WAS F	FEMA N No if N d uses, etc.)? THERE REVIEWI Ass Data So He	Alap # 060 o, describe	Offi Str All D37C1	reet / ey / 790F	RESTRICT provements - Type ASPHALT NONE	FE Yes CONI	MA Map Da No DITION	Public te 09/ If Yes, descrit	Private
SITE	Utilities Electricity Gas FEMA Special Fit Are the utilities a Are there any ad THE SUB. TIME OF Source(s) Used Other (desc	Public Othe Other Oth	THE SUBJECT or (describe) Yes Iments typical for the mans or external factors (et S TYPICAL IN DN. **NO PRE teristics of Property TERIOR INSPE	No FE arket area? asements, encroad	Water Sanitary Sewer EMA Flood Zone Chments, environmen OTHERS IN TITLE REPO Appraisal Files General Descriptio	Public Other (X Yes Intal conditions, land THE AREA. ORT WAS F	FEMA N No If N d uses, etc.)? THERE REVIEWI Ass Data So	Map # 060 o, describe ARE NO A ED** sessment and Tax urce for Gross Liv	Offi Str All D37C1	reet // reet // 790F	RESTRICT provements - Type ASPHALT NONE	Yes CONI	MA Map Da No DITION P ST None	Public te 09/ If Yes, descrit S NOTE	Private
SITE	Utilities Electricity Gas FEMA Special FIL Are the utilities a Are there any ad THE SUB. TIME OF Other (desc	Public Othe	THE SUBJECT or (describe) Yes wrents typical for the mins or external factors (et as TYPICAL IN DN. **NO PRE otteristics of Property TERIOR INSPEDITION Accessory Unit	No FE arket area? asements, encroace SIZE TO C LIMINARY COncrete Full Baser	Water Sanitary Sewer EMA Flood Zone Chments, environmen OTHERS IN TITLE REPO Appraisal Files General Descriptic Slab Crav ment F	Public Other (X X X Yes	FEMA IN	Alap # 060 o, describe ARE NO A ED** sessment and Tax urce for Gross Liv ating/Cooling HWBB	Offi Str All D37C1	reet / reet / 790F	RESTRICT provements - Type ASPHALT NONE	Yes CONI	MA Map Da No DITION P ST None Drivew	Public Public	Private
SITE	Utilities Electricity Gas FEMA Special FIRA Are the utilities a Are there any ad THE SUB. TIME OF Other (desc	Public Othe	THE SUBJECT or (describe) Yes	IS AS IMF No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Bas	Water Sanitary Sewer EMA Flood Zone Chments, environmen OTHERS IN TITLE REPO Appraisal Files General Descriptic Slab Crav ment F	Public Other (X Yes Intal conditions, land THE AREA. ORT WAS F MILS MILS MILS	T USE D (describe) FEMA N No If N d uses, etc.)? THERE REVIEWE Ass Data So He Radiant Radiant	Alap # 060 o, describe ARE NO A ED** sessment and Tax urce for Gross Liv ating/Cooling HWBB	Offi Str All D37C1	F	RESTRICT provements - Type ASPHALT NONE TADVERSE Prior Insp PARCEL Amenities ireplace(s) # Voodstove(s) # atio/Deck PA	Yes CONI	MA Map Da No DITION P ST None Driveway Su	Public Public	Private [] [] [] [] [] [] [] [] [] [] [] [] []
SITE	Utilities Electricity Gas FEMA Special FIKA Are the utilities a Are there any ad THE SUB. TIME OF Other (desc	Public Othe	THE SUBJECT or (describe) Yes wrents typical for the mins or external factors (et as TYPICAL IN DN. **NO PRE otteristics of Property TERIOR INSPEDITION Accessory Unit	NO FE arket area? asements, encroad SIZE TO C LIMINARY COncrete Full Baser Partial Bas Exterior Walls	Water Sanitary Sewer MA Flood Zone Chiments, environmen OTHERS IN TITLE REPO Appraisal Files General Descriptic Slab Crav ment fssement STU	Public Other (X X X Yes	FEMA N No If N d uses, etc.)? THERE REVIEWIS Ass Data So He RAGiant Radiant	Alap # 060 o, describe ARE NO A ED** sessment and Tax urce for Gross Liv ating/Cooling HWBB t GAS	Offi Str All D37C1		RESTRICT provements - Type ASPHALT NONE TADVERSE Prior Insp PARCEL Amenities ireplace(s) # Woodstove(s) # atio/Deck PA oroch FRONT	Yes CONI	MA Map Da No DITION P ST None Driveway Su Garage	Public Public	Private
SITE	Utilities Electricity Gas FEMA Special FIR Are the utilities a Are there any ad THE SUB. TIME OF Other (desc Units On # of Stories Type De Existing Design (Style)	Public Othe	THE SUBJECT or (describe) Yes wrents typical for the must or external factors (et as TYPICAL IN DN. **NO PRE otteristics of Property FERIOR INSPECTION I	NO FE arket area? asements, encroad SIZE TO C LIMINARY COncrete Full Baser Partial Bas Exterior Walls Roof Surface	Water Sanitary Sewer EMA Flood Zone Chiments, environmen OTHERS IN TITLE REPO Appraisal Files General Descriptio Slab Crav ment STU COO	Public Other (X X X Yes	FEMA N No If N d uses, etc.)? THERE REVIEWIS Ass Data So He RAGiant Other Fuel Central	Alap # 060 o, describe ARE NO A ED** sessment and Tax urce for Gross Liv ating/Cooling HWBB GAS Air Conditioning	Offi Str All D37C1	F-site Impreed	RESTRICT provements - Type ASPHALT NONE TADVERSE Prior Insp PARCEL Amenities ireplace(s) # Voodstove(s) # atio/Deck PA ord FRONT ool NONE	Yes CONI	MA Map Da No DITION P ST None Driveway Su Garage Carpor	Public Public	Private [] [] [] [] [] [] [] [] [] [] [] [] []
SITE	Utilities Electricity Gas FEMA Special FILA Are the utilities a Are there any ad THE SUB. TIME OF Other (desc Units On # of Stories Type Design (Style) Year Built	Public Othe	THE SUBJECT or (describe) Yes wrents typical for the must or external factors (et as TYPICAL IN DN. **NO PRE otteristics of Property FERIOR INSPECTION I	NO FE arket area? asements, encroad SIZE TO C LIMINARY Concrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down	Water Sanitary Sewer EMA Flood Zone Chments, environment OTHERS IN TITLE REPO Appraisal Files General Descriptic Slab Crav ment STL COL mspouts YES	Public Other (X X X Yes	FEMA M No If N d uses, etc.)? THERE REVIEWS Ass Data So He REVIEWS FWA Radiant Other Fuel Central Individu	Alap # 060 o, describe ARE NO A ED** sessment and Tax urce for Gross Liv ating/Cooling HWBB t GAS Air Conditioning ual	Offi Str All D37C1	F-site Impress F-site	RESTRICT provements - Type ASPHALT NONE TADVERSE Prior Insp PARCEL Amenities ireplace(s) # Voodstove(s) # atio/Deck PA orch FRONT ool NONE ence PER	Yes CONI	MA Map Da No DITION P ST None Driveway Su Garage Carpor Attache	Public Public	Private
SITE	Utilities Electricity Gas FEMA Special FILA Are the utilities a Are there any ad THE SUB. TIME OF Other (desc Units On # of Stories Type Obegin (Style) Year Built Effective Age (Yr	Public Othe Description Control	THE SUBJECT or (describe) Yes ments typical for the m as or external factors (ex S TYPICAL IN NN. **NO PRE STERIOR INSPECTATION Accessory Unit Under Const. LOW	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type	Water Sanitary Sewer EMA Flood Zone Chments, environment OTHERS IN TITLE REPO Appraisal Files General Descriptic Slab Cra ment Fisement STL COI mspouts YES	Public Other (X	FEMA M No If N d uses, etc.)? THERE REVIEWS Ass Data So Hee Radiant Radiant Central Individ. Other	Alap # 060 o, describe ARE NO A ED** sessment and Tax urce for Gross Liv ating/Cooling HWBB t GAS Air Conditioning ual NONE	OH Str All All All All All All All All All Al	F-site Im reet	RESTRICT provements - Type ASPHALT NONE FADVERSE Prior Insp PARCEL Amenities ireplace(s) # vloodstove(s) #	FEE Yes CONI	MA Map Da No DITION P ST None Driveway Su Garage Carpor Attache Built-in	Public Public	Private [26/2008] De DAT THE rage of Cars 1 CONCRETE of Cars 2 of Cars 0 Detached
SITE	Utilities Electricity Gas FEMA Special FIL Are the utilities a Are there any ad THE SUB. TIME OF Other (desc Units On # of Stories Type Obegin (Style) Year Built Effective Age (Yr Appliances	Public Othe Comparison of the comparison of t	THE SUBJECT or (describe) Yes The summer stypical for the mass or external factors (exists of Property TERIOR INSPEDITION S-Det/End Unit Under Const. Low Range/Oven	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Bat Exterior Walls Roof Surface Gutters & Down Window Type Dishwas	Water Sanitary Sewer EMA Flood Zone Chments, environment OTHERS IN TITLE REPO Appraisal Files General Description Slab Crament f ssement ST CO mspouts YES WO sher Disp	Public Other (X X X Yes	FEMA M No If N d uses, etc.)? THERE REVIEWS Ass Data So He REVIEWS FWA Radiant Other Fuel Central Individu	Alap # 060 o, describe ARE NO A ED** sessment and Tax urce for Gross Liv ating/Cooling HWBB Air Conditioning ual NONE Washer/Dry	OH Str All All All All All All All All All Al	F-site Im reet / / / / / / / / / / / / / / / / / /	RESTRICT provements - Type ASPHALT NONE FADVERSE Prior Insp PARCEL Amenities ireplace(s) # Noodstove(s) # Idio/Deck PA Porch FRONT NONE ence PER ther NONE her (describe)	FEE Yes CONI	MA Map Da No DITION PST None Driveway Su Garage Carpor Attache Built-in	Public Public	Private
	Utilities Electricity Gas FEMA Special Fit Are the utilities a Are there any ad THE SUB. TIME OF Source(s) Used On of Stories Type	Public Othe Other Oth	THE SUBJECT or (describe) Yes ments typical for the m as or external factors (ex S TYPICAL IN NN. **NO PRE Secretaristics of Property TERIOR INSPEDITION S-Det/End Unit Under Const. LOW Range/Oven	No FE arket area? asements, encroad SIZE TO C LIMINARY COncrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms	Water Sanitary Sewer EMA Flood Zone Chments, environment OTHERS IN TITLE REPO Appraisal Files General Descriptic Slab Crawment Fisement STL COI mspouts YES WO sher Disp	Public Other (X X X Yes	FEMA M No If N d uses, etc.)? THERE REVIEWS Ass Data So Hee Radiant Radiant Central Individ. Other	Alap # 060 o, describe ARE NO A ED** sessment and Tax urce for Gross Liv ating/Cooling HWBB t GAS Air Conditioning ual NONE	OH Str All All All All All All All All All Al	F-site Im reet / / / / / / / / / / / / / / / / / /	RESTRICT provements - Type ASPHALT NONE FADVERSE Prior Insp PARCEL Amenities ireplace(s) # voodstove(s) # v	FEE Yes CONI	MA Map Da No DITION PST None Driveway Su Garage Carpor Attache Built-in	Public Public	Private
	Utilities Electricity Gas FEMA Special Fit Are the utilities a Are there any ad THE SUB. TIME OF Source(s) Used On of Stories Type	Public Othe Other Oth	THE SUBJECT or (describe) Yes The summer stypical for the mass or external factors (exists of Property TERIOR INSPEDITION S-Det/End Unit Under Const. Low Range/Oven	No FE arket area? asements, encroad SIZE TO C LIMINARY COncrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms	Water Sanitary Sewer EMA Flood Zone Chments, environment OTHERS IN TITLE REPO Appraisal Files General Description Slab Crament f ssement ST CO mspouts YES WO sher Disp	Public Other (X X X Yes	FEMA M No If N d uses, etc.)? THERE REVIEWS Ass Data So Hee Radiant Radiant Central Individ. Other	Alap # 060 o, describe ARE NO A ED** sessment and Tax urce for Gross Liv ating/Cooling HWBB Air Conditioning ual NONE Washer/Dry	OH Str All All All All All All All All All Al	F-site Im reet / / / / / / / / / / / / / / / / / /	RESTRICT provements - Type ASPHALT NONE FADVERSE Prior Insp PARCEL Amenities ireplace(s) # Noodstove(s) # Idio/Deck PA Porch FRONT NONE ence PER ther NONE her (describe)	FEE Yes CONI	MA Map Da No DITION PST None Driveway Su Garage Carpor Attache Built-in	Public Public	Private
	Utilities Electricity Gas FEMA Special Fit Are the utilities a Are the utilities a Are there any ad THE SUB. TIME OF I Source(s) Used Other (desc Units On # of Stories Type Deign (Style) Year Built Effective Age (Yr Appliances Finished area ab Additional feature	Public Othe Comparison of the comparison of t	THE SUBJECT or (describe) Yes whents typical for the mans or external factors (et as TYPICAL IN DN. **NO PRE teristics of Property ERIOR INSPEDITION S-Det/End Unit Under Const. IOW Range/Oven : efficient items, etc.)	No FE arket area? asements, encroad SIZE TO C LIMINARY Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gotters & Down Window Type Dishwas 8 Rooms	Water Sanitary Sewer EMA Flood Zone Chments, environmen OTHERS IN TITLE REPO Appraisal Files General Descriptio Slab Crament	Public Other (X X X Yes Intal conditions, land THE AREA. ORT WAS F Will Space Finished UCCO MP S DOD CASE DOSA Mics DOD CASE DOSA Mics B DOD CASE DOSA Mics DOD CASE DOSA Mics DOSA	T USE D (describe) FEMA N No If N d uses, etc.)? THERE REVIEWE S Ass Data So He Radiant Other Fuel Individ. Other Towave	Alap # 060 o, describe ARE NO A ED** sessment and Tax urce for Gross Liv ating/Cooling HWBB t GAS Air Conditioning ual NONE Washer/Dry 2.0 Bath(s)	OH Str All All All All All All All All All Al	F-site Im reet / / / / / / / / / / / / / / / / / /	RESTRICT provements - Type ASPHALT NONE	FEE Yes CONI	None Dittion None Driveway Su Garage Carpor Attache Built-in INSPE	Public Public	Private
PROVEMENTS SITE	Utilities Electricity Gas FEMA Special Fit Are the utilities a Are there any ad THE SUB. TIME OF I Source(s) Used Other (desc Units On # of Stories Type Deign (Style) Year Built Effective Age (Yr Appliances [Finished area ab Additional feature	Public Othe Comparison of the property of the proposed Series of the property of the proper	THE SUBJECT or (describe) Yes Iments typical for the mans or external factors (et as TYPICAL IN DN. **NO PRE STYPICAL IN DN. **NO PRE STYPICAL IN DR. **NO PRE Iteristics of Property ERIOR INSPE S-Det/End Unit Under Const. IOW Range/Oven Efficient items, etc.)	No FE arket area? asements, encroad SIZE TO C LIMINARY Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gotters & Down Window Type Dishwas 8 Rooms	Water Sanitary Sewer MA Flood Zone Chments, environmen OTHERS IN TITLE REPO Appraisal Files General Descriptio Slab Crament STL COI Inspouts YES WO Sher Disp In NONE NOTI	Public Other (X X Yes Intal conditions, land THE AREA. ORT WAS F Will Space Finished UCCO MP S DOD CASE DOSD CASE DOSD MICS Beforems ED.	T USE D (describe) FEMA N No If N d uses, etc.)? THERE REVIEWE S Ass Data So He Radiant Other Fuel Individ. S Other Towave	Alap # 060 o, describe ARE NO A ED** Sessment and Tax urce for Gross Liv ating/Cooling HWBB t GAS Air Conditioning ual NONE Washer/Dry 2.0 Bath(s)	Office Street All All All All All All All All All Al	F-site Im recet / / / / / / / / / / / / / / / / / / /	RESTRICT provements - Type ASPHALT NONE	FEE Yes CONI QUES 1 0 INTIO EXTIO	No DITION None None Drivew Drivewy Su Garage Catache Attache Built-in INSPE ass Living Ar	Public Public	Private
IMPROVEMENTS SITE	Utilities Electricity Gas FEMA Special Fit Are the utilities a Are the utilities a Are there any ad THE SUB. TIME OF I Source(s) Used Other (desc Units On # of Stories Type De Existing Design (Style) Year Built Effective Age (Yr Appliances Finished area ab Additional feature Describe the cor	Public Othe Compared to the	THE SUBJECT or (describe) Yes Iments typical for the mans or external factors (et as TYPICAL IN DN. **NO PRE STYPICAL IN DN. **NO PRE STYPICAL IN DR. **NO PRE Iteristics of Property ERIOR INSPE THE Range/Oven Efficient items, etc.)	No FE arket area? asements, encroad SIZE TO C LIMINARY Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gotters & Down Window Type Dishwas 8 Rooms	Water Sanitary Sewer MA Flood Zone Chments, environment OTHERS IN TITLE REPO Appraisal Files General Descriptic Slab Craw ment fissement STL COMPANDE NOTI NONE NOTI TITLE REPO TITLE REPO Craw MENT STL COMPAND SPECIAL STR WO Sher Disp THE SUB.	Public Other (X	T USE D (describe) FEMA N No If N d uses, etc.)? THERE REVIEWS Data So Data So He Rediant Other Fuel Central	Alap # 060 o, describe EARE NO A ED** Sessment and Tax urce for Gross Liv ating/Cooling HWBB t GAS Air Conditioning ual NONE Washer/Dry 2.0 Bath(s) THE APPRA	Office Strict All Stri	F-site Im reet	RESTRICT provements - Type ASPHALT NONE	FEE Yes CONI QUES 1 0 INTIO EXT	No DITION None Driveway Su Garage Carpor Attache Built-in INSPE ISS Living Ar	Public Public	Private
	Utilities Electricity Gas FEMA Special Fit Are the utilities a Are there any ad THE SUB. TIME OF Other (desc Units On # of Stories Type De Existing Design (Style) Year Built Effective Age (Yr Appliances Finished area ab Additional feature Describe the cor	Public Othe	THE SUBJECT or (describe) Yes Iments typical for the minus or external factors (et as TYPICAL IN DN. **NO PRE STYPICAL IN DN. **NO PRE STYPICAL IN DR. **IND PRE	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms Rooms	Water Sanitary Sewer MA Flood Zone Chments, environment OTHERS IN TITLE REPO Appraisal Files General Descriptic Slab Crav ment from STL Columnspouts YES NONE NOTI	Public Other (X X X Yes	T USE D (describe) FEMA N No If N d uses, etc.)? THERE REVIEWS Data So He Radiant Central	Alap # 060 o, describe ARE NO A ED** Sessment and Tax urce for Gross Liv ating/Cooling HWBB t Air Conditioning ual NONE Washer/Dry 2.0 Bath(s) FHE APPRIS SIMILAF	Office Street All Street All Street All SEF		RESTRICT provements - Type ASPHALT NONE TADVERSE Prior Insp PARCEL Amenities ireplace(s) # Voodstove(s) # atio/Deck PA orch FRONT rool NONE ence PER ther NONE her (describe) 1,388 Square f	FEE Yes CONI	No DITION None None Driveway Su Garage Attache Built-in INSPE ISS Living Ar	Public Public	Private
	Utilities Electricity Gas FEMA Special FIGA Are the utilities a Are there any ad THE SUB. TIME OF Source(s) Used Other (desc Units On # of Stories Type De Existing Design (Style) Year Built Effective Age (yr Additional feature) Describe the cor COMPLE EXTRA O PROPER	Public Othe	THE SUBJECT or (describe) Yes Imments typical for the minus or external factors (et as TYPICAL IN DN. **NO PRE STYPICAL IN DN. **NO PRE STYPICAL IN DRE ST	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms Rooms	Water Sanitary Sewer MA Flood Zone Chments, environment OTHERS IN TITLE REPO Appraisal Files General Descriptic Slab Crav ment from STL Columnspouts YES NONE NOTI	Public Other (X X X Yes	T USE D (describe) FEMA N No If N d uses, etc.)? THERE REVIEWS Data So He Radiant Central	Alap # 060 o, describe ARE NO A ED** Sessment and Tax urce for Gross Liv ating/Cooling HWBB t Air Conditioning ual NONE Washer/Dry 2.0 Bath(s) FHE APPRIS SIMILAF	Office Street All Street All Street All SEF		RESTRICT provements - Type ASPHALT NONE TADVERSE Prior Insp PARCEL Amenities ireplace(s) # Voodstove(s) # atio/Deck PA orch FRONT rool NONE ence PER ther NONE her (describe) 1,388 Square f	FEE Yes CONI	No DITION None None Oriveway Su Garage Attache Built-in INSPE INSPE E APPE	Public Public	Private
	Utilities Electricity Gas FEMA Special FIGA Are the utilities a Are there any ad THE SUB. TIME OF Source(s) Used Other (desc Units On # of Stories Type De Existing Design (Style) Year Built Effective Age (yr Additional feature) Describe the cor COMPLE EXTRA O PROPER	Public Othe	THE SUBJECT or (describe) Yes Iments typical for the minus or external factors (et as TYPICAL IN DN. **NO PRE STYPICAL IN DN. **NO PRE STYPICAL IN DR. **IND PRE	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms Rooms	Water Sanitary Sewer MA Flood Zone Chments, environment OTHERS IN TITLE REPO Appraisal Files General Descriptic Slab Crav ment from STL Columnspouts YES NONE NOTI	Public Other (X X X Yes	T USE D (describe) FEMA N No If N d uses, etc.)? THERE REVIEWS Data So He Radiant Central	Alap # 060 o, describe ARE NO A ED** Sessment and Tax urce for Gross Liv ating/Cooling HWBB t Air Conditioning ual NONE Washer/Dry 2.0 Bath(s) FHE APPRIS SIMILAF	Office Street All Street All Street All SEF		RESTRICT provements - Type ASPHALT NONE TADVERSE Prior Insp PARCEL Amenities ireplace(s) # Voodstove(s) # atio/Deck PA orch FRONT rool NONE ence PER ther NONE her (describe) 1,388 Square f	FEE Yes CONI	No DITION None None Oriveway Su Garage Attache Built-in INSPE INSPE E APPE	Public Public	Private
	Utilities Electricity Gas FEMA Special FIGA Are the utilities a Are there any ad THE SUB. TIME OF Other (desc. Units On # of Stories Type Ope Existing Design (Style) Year Built Effective Age (Yr Appliances Finished area ab Additional featuri Describe the cor COMPLETEXTRA O PROPER SUBJECT	Public Othe	THE SUBJECT or (describe) Yes Imments typical for the minus or external factors (et as TYPICAL IN DN. **NO PRE STYPICAL IN DN. **NO PRE STYPICAL IN DRE ST	NO FE arket area? asements, encroad SIZE TO C LIMINARY COncrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms ECTION O THAT THE DNDITION	Water Sanitary Sewer EMA Flood Zone Chiments, environment OTHERS IN TITLE REPO Appraisal Files General Description Slab Crav ment STL COI mispouts YES WO sher Disp NONE NOTI nt needed repairs, det F THE SUB. EINTERIOR DOES NOT	Public Other (X X X Yes	T USE D (describe) FEMA No. If No. I	Alap # 060 o, describe E ARE NO A ED** Sessment and Tax urce for Gross Liv ating/Cooling HWBB t GAS Air Conditioning ual NONE Washer/Dry 2.0 Bath(s) THE APPR IS SIMILAF RIOR OF T	Office Street All Street All Street All SEF		RESTRICT provements - Type ASPHALT NONE TADVERSE Prior Insp PARCEL Amenities ireplace(s) # Voodstove(s) # atio/Deck PA orch FRONT rool NONE ence PER ther NONE her (describe) 1,388 Square f	FEE Yes CONI	None None Driveway Su Garage Carpor Attache Built-in INSPE ISS Living Ar	Public Public	Private
	Utilities Electricity Gas FEMA Special FIGA Are the utilities a Are there any ad THE SUB. TIME OF Other (desc. Units On # of Stories Type Ope Existing Design (Style) Year Built Effective Age (Yr Appliances Finished area ab Additional featuri Describe the cor COMPLETEXTRA O PROPER SUBJECT	Public Othe	THE SUBJECT or (describe) Yes Imments typical for the mans or external factors (exist of Property TERIOR INSPECTION S-Det/End Unit Under Const. IOW Range/Oven Efficient items, etc.) TERIOR INSPECTION TY and data source(s) (TERIOR INSPECTION IN	NO FE arket area? asements, encroad SIZE TO C LIMINARY COncrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms ECTION O THAT THE DNDITION	Water Sanitary Sewer EMA Flood Zone Chiments, environment OTHERS IN TITLE REPO Appraisal Files General Description Slab Crav ment STL COI mispouts YES WO sher Disp NONE NOTI nt needed repairs, det F THE SUB. EINTERIOR DOES NOT	Public Other (X X X Yes	T USE D (describe) FEMA No. If No. I	Alap # 060 o, describe E ARE NO A ED** Sessment and Tax urce for Gross Liv ating/Cooling HWBB t GAS Air Conditioning ual NONE Washer/Dry 2.0 Bath(s) THE APPR IS SIMILAF RIOR OF T	Office Street All Street All Street All SEF		RESTRICT provements - Type ASPHALT NONE TADVERSE Prior Insp PARCEL Amenities ireplace(s) # Voodstove(s) # atio/Deck PA orch FRONT rool NONE ence PER ther NONE her (describe) 1,388 Square f	FEE Yes CONI	None None Driveway Su Garage Carpor Attache Built-in INSPE ISS Living Ar	Public Public	Private
	Utilities Electricity Gas FEMA Special Fic Are the utilities a Are there any ad THE SUB. TIME OF Source(s) Used Other (desc Units On # of Stories Type Dei Design (Style) Year Built Effective Age (Yr Appliances Finished area ab Additional feature Describe the cor COMPLE EXTRA O BUBLECT Are there any ap If yes, describe.	Public Othe Compared to the content of the proposed of the	THE SUBJECT or (describe) Yes Imments typical for the mans or external factors (exist of Property TERIOR INSPECTION S-Det/End Unit Under Const. IOW Range/Oven Efficient items, etc.) TERIOR INSPECTS COSED VALUE. ICIDION INSPECTS COSED VALUE.	No Earket area? asements, encroad SIZE TO C LIMINARY COncrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms ECTION O THAT THE DNDITION	Water Sanitary Sewer EMA Flood Zone Chiments, environment OTHERS IN TITLE REPO Appraisal Files General Description Slab Cravment Fissement STL COI mispouts YES WO sher Disp NONE NOTI nt needed repairs, det	Public Other (X X X Yes Intal conditions, land THE AREA. ORT WAS F WI Space Finished UCCO MP S OOD CASE DOSAI Mic 3 Bedrooms ED. terioration, renovatic JECT PROF OF THE SU MATCH TH	FEMA No If N	Alap # 060 o, describe ARE NO A ED** Sessment and Tax urce for Gross Liv ating/Cooling HWBB t GAS Air Conditioning HONE Washer/Dry 2.0 Bath(s) THE APPR. IS SIMILAF RIOR OF T	Officers of the Street All Services of the Stree	F-site Im reet // 790F RENT RENT W F F F F F F F F F	RESTRICT provements - Type ASPHALT NONE TADVERSE Prior Insp PARCEL Amenities ireplace(s) # Voodstove(s) # atio/Deck PA forch FRONT fool NONE ence PER ence PER ence PER ther NONE her (describe) 1,388 Square I	FEE Yes CONI ection QUES 1 0 0 IT ION EXT THE COND IT MA	MA Map Da No DITION PST None Driveway Su Garage Carpor Attache Built-in INSPE ISS Living Ar E APPF IIIS REF ITION (Y AFFE	Public Public	Private
	Utilities Electricity Gas FEMA Special Fic Are the utilities a Are there any ad THE SUB. TIME OF Source(s) Used On	Public Othe Description of the proper grade contains es (special energy and the prope	THE SUBJECT or (describe) Yes Iments typical for the miles or external factors (et S TYPICAL IN DIN. **NO PRE Interestics of Property TERIOR INSPEDITION Accessory Unit S-Det/End Unit Under Const. IOW Range/Oven Efficient items, etc.) TERIOR INSPEDITION SUBJECTS CO SED VALUE. Inciciencies or adverse con SEED VALUE.	No FE arket area? asements, encroad I SIZE TO CLIMINARY ECTION Concrete Full Baser Partial Base Exterior Walls Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms ECTION O THAT THE ONDITION anditions that affect	Water Sanitary Sewer EMA Flood Zone Chments, environment OTHERS IN TITLE REPO Appraisal Files General Descriptic Slab Craument Essement Disp Step Disp NONE NOTI of the edded repairs, det FTHE SUB. EINTERIOR DOES NOT	E PRESEN' Public Other (X	FEMA No If N	Alap # 060 o, describe ARE NO A ED** Sessment and Tax urce for Gross Liv ating/Cooling HWBB t GAS Air Conditioning HONE Washer/Dry 2.0 Bath(s) THE APPR. IS SIMILAF RIOR OF T	Officers of the Street All Services of the Stree	F-site Im reet // 790F RENT RENT W F F F F F F F F F	RESTRICT provements - Type ASPHALT NONE TADVERSE Prior Insp PARCEL Amenities ireplace(s) # Voodstove(s) # atio/Deck PA forch FRONT fool NONE ence PER ence PER ence PER ther NONE her (describe) 1,388 Square I	FEE Yes CONI ection QUES 1 0 0 IT ION EXT THE COND IT MA	MA Map Da No DITION PST None Driveway Su Garage Carpor Attache Built-in INSPE ISS Living Ar E APPF IIIS REF ITION (Y AFFE	Public Public	Private
	Utilities Electricity Gas FEMA Special Fic Are the utilities a Are there any ad THE SUB. TIME OF Source(s) Used On	Public Othe Description of the proper grade contains es (special energy and the prope	THE SUBJECT or (describe) Yes Imments typical for the mans or external factors (exist of Property TERIOR INSPECTION S-Det/End Unit Under Const. IOW Range/Oven Efficient items, etc.) TERIOR INSPECTS COSED VALUE. ICIDION INSPECTS COSED VALUE.	No FE arket area? asements, encroad I SIZE TO CLIMINARY ECTION Concrete Full Baser Partial Base Exterior Walls Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms ECTION O THAT THE ONDITION anditions that affect	Water Sanitary Sewer EMA Flood Zone Chments, environment OTHERS IN TITLE REPO Appraisal Files General Descriptic Slab Craument Essement Disp Step Disp NONE NOTI of the edded repairs, det FTHE SUB. EINTERIOR DOES NOT	E PRESEN' Public Other (X	FEMA No If N	Alap # 060 o, describe ARE NO A ED** Sessment and Tax urce for Gross Liv ating/Cooling HWBB t GAS Air Conditioning HONE Washer/Dry 2.0 Bath(s) THE APPR. IS SIMILAF RIOR OF T	Officers of the Street All Services of the Stree	F-site Im reet // 790F RENT RENT W F F F F F F F F F	RESTRICT provements - Type ASPHALT NONE TADVERSE Prior Insp PARCEL Amenities ireplace(s) # Voodstove(s) # atio/Deck PA forch FRONT fool NONE ence PER ence PER ence PER ther NONE her (describe) 1,388 Square I	FEE Yes CONI ection QUES 1 0 0 IT ION EXT THE COND IT MA	MA Map Da No DITION PST None Driveway Su Garage Carpor Attache Built-in INSPE ISS Living Ar E APPF IIIS REF ITION (Y AFFE	Public Public	Private
	Utilities Electricity Gas FEMA Special Fit Are the utilities a Are the utilities a Are there any ad THE SUB. TIME OF I Source(s) Used Other (desc Units	Public Othe Description Control	THE SUBJECT or (describe) Yes Iments typical for the miles or external factors (et S TYPICAL IN DIN. **NO PRE Interestics of Property TERIOR INSPEDITION Accessory Unit S-Det/End Unit Under Const. IOW Range/Oven Efficient items, etc.) TERIOR INSPEDITION SUBJECTS CO SED VALUE. Inciciencies or adverse con SEED VALUE.	No FE arket area? asements, encroad I SIZE TO C LIMINARY Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms ECTION O THAT THE DNDITION ANY PHYS NTEGRITY	Water Sanitary Sewer MA Flood Zone Chments, environment OTHERS IN TITLE REPO Appraisal Files General Descriptic Slab Crawment fissement STL COMMENT Disp SIN NONE NOTI NONE NOTI THE SUB. EINTERIOR DOES NOT SICAL DEFIC TOF THE PR	E PRESEN' Public Other (X	T USE D (describe) FEMA N No If N d uses, etc.)? THERE REVIEWS Data So Data So He Rediant Other Fuel Central Central Central Central PERTY. JBJECT IE EXTE	Alap # 060 o, describe ARE NO A ED** Sessment and Tax urce for Gross Liv ating/Cooling HWBB t GAS Air Conditioning HONE Washer/Dry 2.0 Bath(s) THE APPR. IS SIMILAF RIOR OF T	Officers of the Street All Services of the Stree	F-site Im reet // PP //	RESTRICT provements - Type ASPHALT NONE TADVERSE Prior Insp PARCEL Amenities ireplace(s) # Voodstove(s) # atio/Deck PA forch FRONT fool NONE ence PER ence PER ence PER ther NONE her (describe) 1,388 Square I	Yes CONIONS. Yes CONIONS. 1 O CONIONS. EXT THE THEOLOGICAL THEO	MA Map Da No DITION PST None Driveway Su Garage Carpor Attache Built-in INSPE ISS Living Ar E APPF IIIS REF ITION (Y AFFE	Public Public	Private
	Utilities Electricity Gas FEMA Special Fit Are the utilities a Are the utilities a Are there any ad THE SUB. TIME OF I Source(s) Used Other (desc Units On # of Stories Type Deisjan (Style) Year Built Effective Age (Yr Appliances Finished area ab Additional feature Describe the cor COMPLETEXTRA O. PROPER SUBJECT Are there any ap If Yes, describe. THERE D SOUNDNI Does the propert	Public Othe Description Control	THE SUBJECT or (describe) Yes Imments typical for the man as or external factors (et S TYPICAL IN DN. **NO PRE STERIOR INSPECTATION OF THE PROPERTY OF THE	No Fearket area? asements, encroad I SIZE TO C LIMINARY Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gotters & Down Window Type Dishwas 8 Rooms ECTION O THAT THE ONDITION ANY PHYS NTEGRITY functional utility, s	Water Sanitary Sewer MA Flood Zone Chments, environment OTHERS IN TITLE REPO Appraisal Files General Descriptio Slab Crament fisement fisement STL COINTS WO sher Disp NONE NOTI NONE NOTI THE SUB. EINTERIOR DOES NOT CICAL DEFIC OF THE PR Style, condition, use,	E PRESEN' Public Other (X	T USE D (describe) FEMA M No If N d uses, etc.)? THERE REVIEWS Ass Data So He Rediant Other Fuel Other Fuel Other Fuel Other Fuel Other Fuel Other Ot	Alap # 060 o, describe ARE NO A ED** SESSIMENT AND A SESSIMENT AND A AIR CONDITION Washer/Dry 2.0 Bath(s) THE APPR IS SIMILAF RIOR OF T Exproperty? RSE CONDITION OF THE APPR EXPROPERTY OF THE APPR EXPRESS OF THE APP EXPR EXPR EXPR EXPR EXPR EXPR EXPR EX	Officers of the Street of the	F-site Im reet // PP //	RESTRICT provements - Type ASPHALT NONE TADVERSE Prior Insp PARCEL Amenities ireplace(s) # Voodstove(s) # Idio/Deck PA Tatio/Deck PA Totol NONE Her (describe) 1,388 Square f EXTERIOR (ECT, THEN)	Yes CONIONS. Yes CONIONS. 1 O CONIONS. EXT THE THEOLOGICAL THEO	No DITION None None Driveway Su Garage Carpor Attache Built-in INSPE ISS Living Ar E APPE IS REF ITION (Y AFFE	Public Public	Private

There are 4 comparable	properties currently	offered for sale in	the subject neighborhoo	d ranging in p	price f	from \$ 750,000		to \$	879	,000
There are 31 comparable	sales in the subject	t neighborhood within	the past twelve months	s ranging in sale	ale pric	e from \$ 560,000	0	to	\$ 9;	39,000
FEATURE	SUBJECT	COMPARA	ABLE SALE # 1	COMP	IPARABL	E SALE # 2		COM	IPARABLI	E SALE # 3
Address 2325 Van Wick S	St	2418 Thoreau S	St	11049 Atkins	son A	Ave	1113	9 S Var	n Nes	ss Ave
Inglewood, CA 90	0303	Inglewood, CA	90303	Inglewood, C	CA 90	0303	Ingle	wood, C	CA 90	303
Proximity to Subject		0.10 miles SW		0.33 miles W	٧		0.21	miles S	βE	
Sale Price	\$		\$ 791,000			\$ 860,000				\$ 745,000
Sale Price/Gross Liv. Area	\$ sq.f	t. \$ 625.79 sq.t	ft.	\$ 607.77	sq.ft.		\$	620.32	sq.ft.	
Data Source(s)		THEMLS#24-3609	929;DOM 6	THEMLS#SB24	241176	603MR;DOM 14	THEN	/ILS#CV	23223	3617MR;DOM 35
Verification Source(s)		PARCEL QUES		PARCEL QU						/ D# 152055
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment		ESCRIPTION		+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth			ArmL	_th		
Concessions		Conv;0		Conv;0			Conv			
Date of Sale/Time		s03/24;c02/24		s08/24;c07/2	24			24;c01/2	24	
Location	N;Res;	N;Res;		N;Res;			A;Bs	,		+30.000
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE	F			SIMPLE	F	00,000
Site	5,400 sf	5,404 sf	0	6,440 sf	_	-7,280				-6,307
View	N;Res;	N;Res;		N;Res;		-7,200	N;Re			-0,007
Design (Style)	DT1;Bungalow	DT1;Bungalow		DT1;Bungalo	014/			Bungalo	014/	
Quality of Construction	Q4	Q4		Q4	OW		Q4	Duriyan	OW	
Actual Age	70	71		71		0	77			0
Condition	C4	C4	0	C3		-65,000				U
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Baths	-00,000	Total	Bdrms.	Baths	
Room Count			_			^				.45.000
	8 3 2.0				2.0	0			1.0	+15,000
Gross Living Area	1,388 sq.f	.,20.	+10,500		sq.ft.	0		1,201	sq.ft.	+15,900
Basement & Finished	0sf	0sf		0sf			0sf			
Rooms Below Grade		1								
Functional Utility	AVERAGE	AVERAGE		AVERAGE				RAGE		
Heating/Cooling	FAU/NONE	FAU/CENTRAL	-5,000	FAU/CENTR		-5,000	FAU/	NONE		
Energy Efficient Items	NONE NOTED	NONE NOTED		NONE NOTE	ED		NON	E NOT	ED	
Garage/Carport	2gd1dw	2gd1dw		2gd2dw		0	2gd2	dw		0
Porch/Patio/Deck	PORCH/PATIO	PORCH/PATIO	1	PORCH/PAT	TIO		POR	CH/PA	TIO	
FIREPLACES	1 FIREPLACE	1 FIREPLACE		1 FIREPLAC	CE		1 FIF	REPLAC	CE	
ADDITIONAL	NONE	NONE		NONE			ENC	LSD PA	ATIO	-5,000
										,
Net Adjustment (Total)		X +	\$ 5,500	□ + X	7 -	\$ -77,280	X	+] -	\$ 49,593
Adjusted Sale Price		Net Adj. 0.7	6	Net Adj. g	9.0 %	,	Net Adj.		6.7 %	
of Comparables		Gross Adj. 2.0 S		Gross Adj. g	9.0 %	\$ 782,720	Gross A			\$ 794,593
I did did not research the	sale or transfer history of th	e subject property and com								,
			·							
			•							
	ot reveal any prior sales or	transfers of the subject prop	perty for the three years prior to	the effective date of t	this app	raisal.				
My research did X did n			perty for the three years prior to	the effective date of t	this app	raisal.				
My research did did n Data Source(s) THEMLS /	PARCEL QUES	Т	perty for the three years prior to							
My research did X did n Data Source(s) THEMLS / My research did did did n	PARCEL QUES ot reveal any prior sales or	T transfers of the comparable								
My research did X did n Data Source(s) THEMLS / My research did did n Data Source(s) THEMLS /	PARCEL QUES ot reveal any prior sales or PARCEL QUES	T transfers of the comparable T	sales for the year prior to the o	date of sale of the com	mparable	e sale.				
My research did X did n Data Source(s) THEMLS / My research did did did n	PARCEL QUES ot reveal any prior sales or PARCEL QUES lysis of the prior sale or tra	T transfers of the comparable T	sales for the year prior to the o	date of sale of the com	mparable	e sale.			COMPA	RABLE SALE #3
My research did did nd did n Data Source(s) THEMLS / My research did did n Data Source(s) THEMLS / Report the results of the research and ana	PARCEL QUES ot reveal any prior sales or PARCEL QUES lysis of the prior sale or tra	T transfers of the comparable T nsfer history of the subject p	sales for the year prior to the oroperty and comparable sales COMPARABLE SA	date of sale of the com	mparable	e sale. on page 3).			COMPA	RABLE SALE #3
My research did did nd did n Data Source(s) THEMLS / My research did did n Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer	PARCEL QUES ot reveal any prior sales or PARCEL QUES lysis of the prior sale or tra	T transfers of the comparable T nsfer history of the subject p	sales for the year prior to the oroperty and comparable sales COMPARABLE SA 02/01/2024	date of sale of the com	mparable	e sale. on page 3).			COMPA	RABLE SALE #3
My research did did nd did n Data Source(s) THEMLS / My research did did n Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	PARCEL QUES of reveal any prior sales or PARCEL QUES lysis of the prior sale or tra	T transfers of the comparable T nsfer history of the subject p SUBJECT	sales for the year prior to the corporaty and comparable sales COMPARABLE SA 02/01/2024	(report additional prior	mparable or sales c	e sale. on page 3). COMPARABLE SALE #2	IEST			
My research did did nd did n Data Source(s) THEMLS / My research did did n Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	PARCEL QUES of reveal any prior sales or PARCEL QUES tysis of the prior sale or tra THEMLS /	T transfers of the comparable T nsfer history of the subject p SUBJECT	sales for the year prior to the corporaty and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARC	(report additional prior	mparable or sales c	e sale. on page 3). COMPARABLE SALE #2	JEST	THEM	ILS / F	PARCEL QUEST
My research did did nd did n Data Source(s) THEMLS / My research did did did n Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	PARCEL QUES ot reveal any prior sales or PARCEL QUES tysis of the prior sale or tra THEMLS / 08/15/2024	T transfers of the comparable T nsfer history of the subject p SUBJECT PARCEL QUEST	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024	(report additional prior LE #1 EL QUEST T	mparable or sales on	e sale. on page 3). COMPARABLE SALE #2 ILS / PARCEL QU (2024		THEM 08/15/2	ILS / F 2024	PARCEL QUEST
My research did did nd did n Data Source(s) THEMLS / My research did did did n Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of	PARCEL QUES ot reveal any prior sales or PARCEL QUES tysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or	T transfers of the comparable T nsfer history of the subject p SUBJECT PARCEL QUEST omparable sales	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI	(report additional prior table the communication of	THEM	e sale. on page 3). COMPARABLE SALE #2 ILS / PARCEL QU (2024 PERTY HAS NOT	ΓTRA	THEM 08/15/	ILS / F 2024 RRED	PARCEL QUEST
My research did did nd did n Data Source(s) THEMLS / My research did did did n Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND 6	PARCEL QUES ot reveal any prior sales or PARCEL QUES tysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or	T transfers of the comparable T nsfer history of the subject p SUBJECT PARCEL QUEST omparable sales	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI	(report additional prior table the communication of	THEM	e sale. on page 3). COMPARABLE SALE #2 ILS / PARCEL QU (2024 PERTY HAS NOT	ΓTRA	THEM 08/15/	ILS / F 2024 RRED	PARCEL QUEST
My research did did nd did n Data Source(s) THEMLS / My research did did did n Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND of DATE LISTED.	PARCEL QUES ot reveal any prior sales or PARCEL QUES tysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and of	T transfers of the comparable T nsfer history of the subject p SUBJECT PARCEL QUEST omparable sales DMPARABLE PR	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE	(report additional prior additional prior additional prior additional prior at the state of the	THEM 08/15/ PROF	on page 3). COMPARABLE SALE #2 ILS / PARCEL QU (2024 PERTY HAS NOT	T TRA	THEM 08/15/3 NSFER OF THE	ILS / F 2024 RRED TRA	PARCEL QUEST WITHIN THE NSACTION
My research did did nd did n Data Source(s) THEMLS / My research did did did n Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND of DATE LISTED. THE SUBJECT SHOWS /	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and of DNE OF THE CO	T transfers of the comparable T nsfer history of the subject p SUBJECT PARCEL QUEST omparable sales DMPARABLE PR ATE ON 12/23/20	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE	tate of sale of the com (report additional prior LE #1 EL QUEST TI 00 E SUBJECT F TRANSFERR JNT OF \$448,	THEM 08/15/ PROF	e sale. on page 3). COMPARABLE SALE #2 ILS / PARCEL QU 2024 PERTY HAS NOT WITHIN 12 MONT	T TRA	THEM 08/15/2 NSFER OF THE	ILS / F 2024 RRED TRA	PARCEL QUEST O WITHIN THE INSACTION NANCE
My research did did no	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and of DNE OF THE CO A TRANSFER D. E OWNER NAMI	T transfers of the comparable T nsfer history of the subject p SUBJECT PARCEL QUEST comparable sales DMPARABLE PR ATE ON 12/23/20 E REMAINED TH	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 122 FOR AN AMOU E SAME. THE PRI	tate of sale of the com (report additional prior LE #1 EL QUEST TI 00 E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI	THEM 08/15/ PROF RED V 3,500.	e sale. on page 3). COMPARABLE SALE #2 ILS / PARCEL QU (2024 PERTY HAS NOT WITHIN 12 MONT OU HOWEVER T. FOR COMPARAB	T TRA	THEM 08/15/2 NSFER OF THE	ILS / F 2024 RRED TRA	PARCEL QUEST O WITHIN THE INSACTION NANCE
My research did did no did no Data Source(s) THEMLS / My research did did did no Data Source(s) THEMLS / Report the results of the research and anal ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND 0 DATE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THE AN ARMS LENGTH TRAN	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or DNE OF THE CO A TRANSFER D. E OWNER NAMI	T transfers of the comparable T nsfer history of the subject of	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 022 FOR AN AMOUNT OF SAME. THE PRID TO A FAMILY M	tate of sale of the com (report additional prior LE #1 EL QUEST TI 00 E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT ZI	THEM 08/15/ PROF RED V 3,500. FER F	e sale. on page 3). COMPARABLE SALE #2 ILS / PARCEL QU /2024 PERTY HAS NOT WITHIN 12 MONT ON HOWEVER T FOR COMPARAB DOLLARS.	T TRA THS C HIS V	THEM 08/15/3 NSFEF DF THE VAS A F	ILS / F 2024 RRED TRA REFIN	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT
My research did did not a Source(s) THEMLS / My research did did not a Source(s) THEMLS / Report the results of the research and ana TIEM Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND (DATE LISTED). THE SUBJECT SHOWS / TRANSACTION AND THE AN ARMS LENGTH TRANSACTION AND THE AN ARMS LENGTH TRANSACTION APProach	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or DNE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS IT AFTE	T transfers of the comparable T Inster history of the subject of SUBJECT PARCEL QUEST Comparable sales DMPARABLE PROMPARABLE	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 022 FOR AN AMOUNT OF SAME. THE PRID TO A FAMILY MIZE AND THOROUGE	tate of sale of the com (report additional prior) LE #1 EL QUEST TI OR E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT ZI GH SEARCH (THEM 08/15/ PROF RED \ 3,500. FER F ZERO OF A	e sale. on page 3). COMPARABLE SALE #2 ILS / PARCEL QU (2024 PERTY HAS NOT WITHIN 12 MONT ON HOWEVER T FOR COMPARAB DOLLARS. LL AVAILABLE N	T TRA THS (HIS V LE NI	THEM 08/15/ NSFEF DF THE VAS A F UMBEF	ILS / F 2024 RRED E TRA REFIN R ONE	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT
My research did did not a Source(s) THEMLS / My research did did not a Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND 00 DATE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THE AN ARMS LENGTH TRANS	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or ONE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS I' AFTE KRE CONSIDER	T transfers of the comparable T ster history of the subject of SUBJECT PARCEL QUEST comparable sales DMPARABLE PR ATE ON 12/23/20 E REMAINED TH I TRANSFERRE R AN EXTENSIVED TO BE THE E	sales for the year prior to the comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 122 FOR AN AMOU E SAME. THE PRI D TO A FAMILY M TE AND THOROUG BEST INDICATORS	(report additional prior) LE #1 EL QUEST TI OX E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT ZI GH SEARCH (6) S OF MARKE	THEM 08/15/ PROF RED V 3,500. FER F ZERO OF A	DOLLARS. LUE. FOUR OF 3). COMPARABLE SALE #2 JLS / PARCEL QU (2024 PERTY HAS NOT WITHIN 12 MONT FOR COMPARAB DOLLARS. LL AVAILABLE N. LUE. FOUR OF 1	T TRA THS C HIS V LE NI MARK	THEM 08/15/ NSFEF DF THE VAS A F UMBEF ET DAT	ILS / F 2024 RRED TRA REFIN R ONE	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE
My research did did not a Source(s) THEMLS / My research did did not a Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND 0 DATE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THE AN ARMS LENGTH TRANSUMMAY of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW AND	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or DNE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS I AFTE NEE CONSIDER ONE IS AN ACT	T transfers of the comparable T nsfer history of the subject of	sales for the year prior to the comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 022 FOR AN AMOU E SAME. THE PRI D TO A FAMILY M (E AND THOROUG BEST INDICATORS HEY ARE SIMILAR	(report additional prior LE #1 EL QUEST TI OR E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT ZI GH SEARCH (GO F MARKET IN SIZE, AGE	THEM 08/15/ PROPRED V 3,500. ER F ZERO OF A ET VA E, AN	DO HOWEVER TO COMPARABLE SALE #2 JUST PARCEL QUE 1/2024 PERTY HAS NOT WITHIN 12 MONT FOR COMPARABLE DOLLARS. JUST SALL AVAILABLE MALUE. FOUR OF THE TOUR OF THE	T TRA THS (HIS V LE NI MARK THE (ADJUS	THEM 08/15/ NSFEF DF THE WAS A F UMBEF ET DAT COMPA STMEN	ILS / F 2024 RRED E TRA REFIN R ONE TA, TI	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE IAVE BEEN
My research did did no did no Data Source(s) THEMLS / My research did did did no Data Source(s) THEMLS / Report the results of the research and anal ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND 0 DATE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THE AN ARMS LENGTH TRANSUMMARY Summary of Sales Comparison Approach COMPARABLES USED A	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or DNE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS I AFTE NEE CONSIDER ONE IS AN ACT	T transfers of the comparable T nsfer history of the subject of	sales for the year prior to the comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 022 FOR AN AMOU E SAME. THE PRI D TO A FAMILY M (E AND THOROUG BEST INDICATORS HEY ARE SIMILAR	(report additional prior LE #1 EL QUEST TI OR E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT ZI GH SEARCH (GO F MARKET IN SIZE, AGE	THEM 08/15/ PROPRED V 3,500. ER F ZERO OF A ET VA E, AN	DO HOWEVER TO COMPARABLE SALE #2 JUST PARCEL QUE 1/2024 PERTY HAS NOT WITHIN 12 MONT FOR COMPARABLE DOLLARS. JUST SALL AVAILABLE MALUE. FOUR OF THE TOUR OF THE	T TRA THS (HIS V LE NI MARK THE (ADJUS	THEM 08/15/ NSFEF DF THE WAS A F UMBEF ET DAT COMPA STMEN	ILS / F 2024 RRED E TRA REFIN R ONE TA, TI	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE IAVE BEEN
My research did did not a Source(s) THEMLS / My research did did not a Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND 0 DATE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THE AN ARMS LENGTH TRANSUMMAY of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW AND	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or DNE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS I' AFTE ARE CONSIDER ONE IS AN ACT ES IN LOCATION	T transfers of the comparable T nsfer history of the subject of	sales for the year prior to the comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 22 FOR AN AMOUNT E SAME. THE PRI D TO A FAMILY MI E AND THOROUGH EST INDICATORS HEY ARE SIMILAR ALITY OF CONST	(report additional prior LE #1 EL QUEST TI OR E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT ZI GH SEARCH (GO F MARKET IN SIZE, AGE	THEM 08/15/ PROPRED V 3,500. ER F ZERO OF A ET VA E, AN	DO HOWEVER TO COMPARABLE SALE #2 JUST PARCEL QUE 1/2024 PERTY HAS NOT WITHIN 12 MONT FOR COMPARABLE DOLLARS. JUST SALL AVAILABLE MALUE. FOUR OF THE TOUR OF THE	T TRA THS (HIS V LE NI MARK THE (ADJUS	THEM 08/15/ NSFEF DF THE WAS A F UMBEF ET DAT COMPA STMEN	ILS / F 2024 RRED E TRA REFIN R ONE TA, TI	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE IAVE BEEN
My research did did did n Data Source(s) THEMLS / My research did did did n Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND 0 DATE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THE AN ARMS LENGTH TRAI Summary of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW AND MADE FOR DIFFERENCE	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or ONE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS I' AFTE ARE CONSIDER ONE IS AN ACT ES IN LOCATION LING AND AN EL	T transfers of the comparable T nsfer history of the subject of	sales for the year prior to the comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 22 FOR AN AMOUNT E SAME. THE PRINT D TO A FAMILY MINE AND THOROUGH E AND THOROUGH E ST INDICATORS IEY ARE SIMILAR ALITY OF CONSTI	(report additional prior LE #1 EL QUEST TI OR E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT ZI GH SEARCH (GO F MARKET IN SIZE, AGE	THEM 08/15/ PROPRED V 3,500. ER F ZERO OF A ET VA E, AN	DO HOWEVER TO COMPARABLE SALE #2 JUST PARCEL QUE 1/2024 PERTY HAS NOT WITHIN 12 MONT FOR COMPARABLE DOLLARS. JUST SALL AVAILABLE MALUE. FOUR OF THE TOUR OF THE	T TRA THS (HIS V LE NI MARK THE (ADJUS	THEM 08/15/ NSFEF DF THE WAS A F UMBEF ET DAT COMPA STMEN	ILS / F 2024 RRED E TRA REFIN R ONE TA, TI	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE IAVE BEEN
My research did did did not a source(s) THEMLS / My research did did did not not as source(s) THEMLS / Report the results of the research and ana TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND ODATE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THE AN ARMS LENGTH TRAI Summary of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW AND MADE FOR DIFFERENCI COUNT, AIR CONDITION	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or ONE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS I' AFTE ARE CONSIDER ONE IS AN ACT ES IN LOCATION LING AND AN EL	T transfers of the comparable T nsfer history of the subject of	sales for the year prior to the comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 22 FOR AN AMOUNT E SAME. THE PRINT D TO A FAMILY MINE AND THOROUGH E AND THOROUGH E ST INDICATORS IEY ARE SIMILAR ALITY OF CONSTI	(report additional prior LE #1 EL QUEST TI OR E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT ZI GH SEARCH (GO F MARKET IN SIZE, AGE	THEM 08/15/ PROPRED V 3,500. ER F ZERO OF A ET VA E, AN	DO HOWEVER TO COMPARABLE SALE #2 JUST PARCEL QUE 1/2024 PERTY HAS NOT WITHIN 12 MONT FOR COMPARABLE DOLLARS. JUST SALL AVAILABLE MALUE. FOUR OF THE TOUR OF THE	T TRA THS (HIS V LE NI MARK THE (ADJUS	THEM 08/15/ NSFEF DF THE WAS A F UMBEF ET DAT COMPA STMEN	ILS / F 2024 RRED E TRA REFIN R ONE TA, TI	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE IAVE BEEN
My research did did did not a source(s) THEMLS / My research did did did not not as source(s) THEMLS / Report the results of the research and ana TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND ODATE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THE AN ARMS LENGTH TRAI Summary of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW AND MADE FOR DIFFERENCI COUNT, AIR CONDITION	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or ONE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS I' AFTE ARE CONSIDER ONE IS AN ACT ES IN LOCATION LING AND AN EL	T transfers of the comparable T nsfer history of the subject of	sales for the year prior to the comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 22 FOR AN AMOUNT E SAME. THE PRINT D TO A FAMILY MINE AND THOROUGH E AND THOROUGH E ST INDICATORS IEY ARE SIMILAR ALITY OF CONSTI	(report additional prior LE #1 EL QUEST TI OR E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT ZI GH SEARCH (GO F MARKET IN SIZE, AGE	THEM 08/15/ PROPRED V 3,500. ER F ZERO OF A ET VA E, AN	DO HOWEVER TO COMPARABLE SALE #2 JUST PARCEL QUE 1/2024 PERTY HAS NOT WITHIN 12 MONT FOR COMPARABLE DOLLARS. JUST SALL AVAILABLE MALUE. FOUR OF THE TOUR OF THE	T TRA THS (HIS V LE NI MARK THE (ADJUS	THEM 08/15/ NSFEF DF THE WAS A F UMBEF ET DAT COMPA STMEN	ILS / F 2024 RRED E TRA REFIN R ONE TA, TI	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE IAVE BEEN
My research did did did not a source(s) THEMLS / My research did did did not not as source(s) THEMLS / Report the results of the research and ana TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND ODATE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THE AN ARMS LENGTH TRAI Summary of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW AND MADE FOR DIFFERENCI COUNT, AIR CONDITION	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject properly and or DNE OF THE CO A TRANSFER DO E OWNER NAMI NSACTION AS I' AFTE NECONSIDER INCE CONSIDER SIN LOCATIO UING AND AN EI DDENDUM FOR	T transfers of the comparable T nsfer history of the subject of	sales for the year prior to the comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 22 FOR AN AMOUNT E SAME. THE PRINT D TO A FAMILY MINE AND THOROUGH E AND THOROUGH E ST INDICATORS IEY ARE SIMILAR ALITY OF CONSTI	(report additional prior LE #1 EL QUEST TI OR E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT ZI GH SEARCH (GO F MARKET IN SIZE, AGE	THEM 08/15/ PROPRED V 3,500. ER F ZERO OF A ET VA E, AN	DO HOWEVER TO COMPARABLE SALE #2 JUST PARCEL QUE 1/2024 PERTY HAS NOT WITHIN 12 MONT FOR COMPARABLE DOLLARS. JUST SALL AVAILABLE MALUE. FOUR OF THE TOUR OF THE	T TRA THS (HIS V LE NI MARK THE (ADJUS	THEM 08/15/ NSFEF DF THE WAS A F UMBEF ET DAT COMPA STMEN	ILS / F 2024 RRED E TRA REFIN R ONE TA, TI	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE IAVE BEEN
My research did did nata Source(s) THEMLS / My research did did nid nata Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND 0 DATE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THE AN ARMS LENGTH TRAM Summary of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW AND MADE FOR DIFFERENCI COUNT, AIR CONDITION SEE SUPPLEMENTAL AI	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and of DNE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS IT AFTE RRE CONSIDER ONE IS AN ACT ES IN LOCATION DING AND AN EI DDENDUM FOR	T transfers of the comparable T Inster history of the subject of t	sales for the year prior to the comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 22 FOR AN AMOUNT E SAME. THE PRINT D TO A FAMILY MINE AND THOROUGH E AND THOROUGH E ST INDICATORS IEY ARE SIMILAR ALITY OF CONSTI	tate of sale of the com (report additional prior ILE #1 EL QUEST TI 00 E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT Z SH SEARCH (S OF MARKE IN SIZE, AGE RUCTION, CO	THEM 08/15/ PROPRED V 3,500. ER F ZERO OF A ET VA E, AN	e sale. compage 3). compage 3). compage 3). ills / PARCEL QU 2024 PERTY HAS NOT WITHIN 12 MONT 00 HOWEVER T COR COMPARAB DOLLARS. LL AVAILABLE M LUE. FOUR OF 1 ND AMENITIES. A ITION, SQUARE	T TRA	THEM 08/15/ NSFEF DF THE WAS A F UMBEF ET DAT COMPA STMEN TAGE, I	ILS / F 2024 RRED TRA REFIN REFIN TA, TI RABI ITS H BATH	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE IAVE BEEN
My research did did not did not a source(s) THEMLS / My research did did not not not great a source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND ODATE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THIS AND ARMS LENGTH TRANSACTION AND THIS AND ARMS LENGTH TRANSUMMANY of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW AND MADE FOR DIFFERENCI COUNT, AIR CONDITION SEE SUPPLEMENTAL AI Indicated Value by Sales Comparison Approach Indicated Value by Sales Comparison Applindicated Value By	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and of DNE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS I' AFTE ARE CONSIDER ONE IS AN ACT ES IN LOCATIO UIING AND AN EI DDENDUM FOR	T transfers of the comparable T msfer history of the subject of	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARC 08/15/2024 THIOPERTIES HAVE 022 FOR AN AMOUE SAME. THE PRID TO A FAMILY MITE AND THOROUG SEST INDICATORS 1EY ARE SIMILAR ALITY OF CONST 0. DMMENTS. Cost Approach (if develope	tate of sale of the com (report additional prior LE #1 EL QUEST TI 00 E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT Z EMB	FHEM B8/15/ PROF RED \ 3,500. FER F ZERO OF A ET VA E, AN CONDI	in page 3). COMPARABLE SALE #2 ILS / PARCEL QU (2024 PERTY HAS NOT WITHIN 12 MONT OO HOWEVER TOOR COMPARAB DOLLARS. ILL AVAILABLE N LUE. FOUR OF TOOR NOT AMENITIES. A ITION, SQUARE	T TRANCH THS C	THEM 08/15// NSFEF DF THE WAS A F UMBEF ET DAT COMPA STMEN TAGE, I	ILS / F 2024 RRED TRA REFIN RONE	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE HAVE BEEN HROOM
My research did did not	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and of DNE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS IT AFTE RE CONSIDER ONE IS AN ACT ES IN LOCATION DING AND AN EI DDENDUM FOR TOTAL TO THE CO TOTAL TO THE CO TOTAL TO THE CO TOTAL T	T transfers of the comparable T msfer history of the subject of	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 122 FOR AN AMOUE SAME. THE PRID TO A FAMILY MITE AND THOROUGHEST INDICATORS (IEY ARE SIMILAR ALITY OF CONSTID). COMMENTS. Cost Approach (if develope T RELIABLE DATA	idate of sale of the com (report additional prior LE #1 EL QUEST TI OR E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT Z SH SEARCH (S OF MARKET IN SIZE, AGE RUCTION, CO d)\$ 79	FHEM BANGE BANG	e sale. compage 3). compage 3). comparable sale #2 sale. sale. comparable sale #2 sale. sale	T TRANCH THS C	THEM 08/15// NSFEF DF THE WAS A F UMBEF ET DAT COMPA STMEN TAGE, I	ILS / F 2024 RRED TRA REFIN RONE	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE HAVE BEEN HROOM
My research did did not did not a source(s) THEMLS / My research did did not not not great a source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND ODATE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THIS AND ARMS LENGTH TRANSACTION AND THIS AND ARMS LENGTH TRANSUMMANY of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW AND MADE FOR DIFFERENCI COUNT, AIR CONDITION SEE SUPPLEMENTAL AI Indicated Value by Sales Comparison Approach Indicated Value by Sales Comparison Applindicated Value By	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and of DNE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS IT AFTE RE CONSIDER ONE IS AN ACT ES IN LOCATION DING AND AN EI DDENDUM FOR TOTAL TO THE CO TOTAL TO THE CO TOTAL TO THE CO TOTAL T	T transfers of the comparable T msfer history of the subject of	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 122 FOR AN AMOUE SAME. THE PRID TO A FAMILY MITE AND THOROUGHEST INDICATORS (IEY ARE SIMILAR ALITY OF CONSTID). COMMENTS. Cost Approach (if develope T RELIABLE DATA	idate of sale of the com (report additional prior LE #1 EL QUEST TI OR E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT Z SH SEARCH (S OF MARKET IN SIZE, AGE RUCTION, CO d)\$ 79	FHEM BANGE BANG	e sale. compage 3). compage 3). comparable sale #2 sale. sale. comparable sale #2 sale. sale	T TRANCH THS C	THEM 08/15// NSFEF DF THE WAS A F UMBEF ET DAT COMPA STMEN TAGE, I	ILS / F 2024 RRED TRA REFIN RONE	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE HAVE BEEN HROOM
My research did did no did no Data Source(s) THEMLS / My research did did did no Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND (DATE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THIAN ARMS LENGTH TRAIS Summary of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW AND MADE FOR DIFFERENCI COUNT, AIR CONDITION SEE SUPPLEMENTAL AI Indicated Value by Sales Comparison Approach MARKET APPROACH RE MORTGAGE FINANCE T	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or DNE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS I' AFTE RE CONSIDER ONE IS AN ACT ES IN LOCATION ING AND AN EI DDENDUM FOR TOTAL TO THE CO TOTAL TO T	T transfers of the comparable T msfer history of the subject of	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 122 FOR AN AMOUE SAME. THE PRID TO A FAMILY MITE AND THOROUGHEST INDICATORS (IEY ARE SIMILAR ALITY OF CONSTID). COMMENTS. Cost Approach (if develope T RELIABLE DATA	idate of sale of the com (report additional prior LE #1 EL QUEST TI 00 E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT Z GH SEARCH (0 B OF MARKET IN SIZE, AGE RUCTION, CO d)\$ 79 L. THIS APPR NDED FOR A	THEM/ 08/15/ PROF RED \ 3,500. ER F ZERO OF A ET VA E, AN OND	DO PARCEL QUE SALE #2 ILS / PARCEL QUE SALE #2 IND HOWEVER TO PARCEL QUE SALE #2 IND AMENITIES ALL AVAILABLE MAIL AVAILABLE MAIL FOUR OF TO THE SALE MAIL MENITIES ALL AVAILABLE MAIL FOUR OF TO THE SALE FOR THE	I TRANCHIS VILLE NILLE N	THEM 08/15// NSFEF DF THE WAS A F UMBEF ET DAT COMPA STMEN TAGE, I	ILS / F 2024 RREDI RREFIN RONE TA, TI RABL ITS H BATH	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE HAVE BEEN HROOM
My research did did no did no Data Source(s) THEMLS / My research did did did no Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND (DATE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THIAN ARMS LENGTH TRAIS Summary of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW AND MADE FOR DIFFERENCI COUNT, AIR CONDITION SEE SUPPLEMENTAL AI Indicated Value by Sales Comparison Approach MARKET APPROACH RE MORTGAGE FINANCE T	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or DNE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS I' AFTE SIRE CONSIDER ONE IS AN ACT ES IN LOCATIO IING AND AN EI DDENDUM FOR TOTAL STATE TOTAL STATE CONSIDER ONE IS AN ACT ES IN LOCATIO IING AND AN EI DDENDUM FOR TOTAL STATE CONSIDER CONSIDER ONE IS AN ACT ES IN LOCATIO IING AND AN EI DDENDUM FOR TOTAL STATE CONSIDER CO	T transfers of the comparable T nsfer history of the subject of	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARC 08/15/2024 THEMLS / PARC 10/02/2024 THOPERTIES HAVE 1022 FOR AN AMOUE SAME. THE PRID TO A FAMILY MIZE AND THOROUGH SEST INDICATORS HEY ARE SIMILAR ALITY OF CONSTIDENT OF CONSTINENT OF CONSTIDENT OF CONSTIDENT OF CONSTIDENT OF CONSTIDENT OF C	itate of sale of the com (report additional prior) (IE #1 EL QUEST TI OX E SUBJECT F TRANSFERR JINT OF \$448, OR TRANSFI EMBER AT ZI GH SEARCH (IN) SOF MARKET IN SIZE, AGE RUCTION, CO IN THIS APPR NDED FOR A	mparable or sales of the sales	DO PARCEL QUE SALE #2 ILS / PARCEL QUE SALE #2 IND AMENITIES ALL AVAILABLE MALUE. FOUR OF TAND AMENITIES. ALL REPORT IS IND THER USE.	T TRANCE THIS VEHICLE NO.	THEM 08/15/2 NSFEF DF THE WAS A F UMBEF ET DAT COMPA STMEN TAGE, I	ILS / F / F / F / F / F / F / F / F / F /	PARCEL QUEST O WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE IAVE BEEN HROOM O SE IN A
My research did did did not bata Source(s) THEMLS / My research did did did not bata Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND OTTE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THE AN ARMS LENGTH TRANSACTION AND THE SUBJECT SHOWS / TRANSACT SHOWS / T	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or DNE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS I' AFTE INE CONSIDER ONE IS AN ACT ES IN LOCATIO UIING AND AN ET DDENDUM FOR TOACH \$ TOACH S	T transfers of the comparable T T safer history of the subject of	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 122 FOR AN AMOUE SAME. THE PRID TO A FAMILY MIZE AND THOROUGH SET INDICATORS HEY ARE SIMILAR ALITY OF CONSTIDE CONSTIDE CONSTIDENT OF CONSTIDE	tate of sale of the com (report additional prior ILE #1 EL QUEST TI OR E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT Z. GH SEARCH (S OF MARKE IN SIZE, AGE RUCTION, CO d) \$ 79 THIS APPR NDED FOR A If the basis of condition that the	THEM 8/15/ PROP RED V 3,500. EER F ZERO OF AA ET VAA ET VAA E, AN COND a hy ne repa	DO PARCEL QUE SALE #2 ILS / PARCEL QUE SALE #2 IND AMENITIES ALL AVAILABLE MALUE. FOUR OF TAND AMENITIES. ALL REPORT IS IND THER USE.	T TRANCE THIS VEHICLE NO.	THEM 08/15/2 NSFEF DF THE WAS A F UMBEF ET DAT COMPA STMEN TAGE, I	ILS / F / F / F / F / F / F / F / F / F /	PARCEL QUEST D WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE IAVE BEEN HROOM 0 SE IN A
My research did did id id id nata Source(s) THEMLS / My research did did id id id nata Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND 0 DATE LISTED. THE SUBJECT SHOWS / TRANSACTION AND THE ANASACTION AND THE SUBJECT SHOWS / COMPARABLES USED / CLOSED ESCROW AND MADE FOR DIFFERENCIAL COUNT, AIR CONDITION SEE SUPPLEMENTAL AIR CONDITION SEE SUPP	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or DNE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS I' AFTE INE CONSIDER ONE IS AN ACT ES IN LOCATIO UIING AND AN ET DDENDUM FOR TOACH \$ TOACH S	T transfers of the comparable T T safer history of the subject of	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THI OPERTIES HAVE 122 FOR AN AMOUE E SAME. THE PRI D TO A FAMILY M IE AND THOROUG SEST INDICATORS 18EY ARE SIMILAR ALITY OF CONST D. DMMENTS. Cost Approach (if develope T RELIABLE DATA ORT IS NOT INTEL IS and specifications or asis of a hypothetical	tate of sale of the com (report additional prior ILE #1 EL QUEST TI OR E SUBJECT F TRANSFERR JNT OF \$448, OR TRANSFI EMBER AT Z. GH SEARCH (S OF MARKE IN SIZE, AGE RUCTION, CO d) \$ 79 THIS APPR NDED FOR A If the basis of condition that the	FHEM NO SAILS OF A SAILS A SAI	e sale. compage 3). compage 4. compage	T TRANCE THIS VEHICLE NO.	THEM 08/15/2 NSFEF DF THE WAS A F UMBEF ET DAT COMPA STMEN TAGE, I	ILS / F / F / F / F / F / F / F / F / F /	PARCEL QUEST D WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE IAVE BEEN HROOM 0 SE IN A
My research did did not a Source(s) THEMLS / My research did did not not a Source(s) THEMLS / Report the results of the research and ana ITEM Data Source(s) THEMLS / Report the results of the research and ana ITEM Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of LAST 36 MONTHS AND (DATE LISTED). THE SUBJECT SHOWS / TRANSACTION AND THE ANSACTION AND THE ANASACTION AND T	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and or DNE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS I' AFTE SIRE CONSIDER ONE IS AN ACT ES IN LOCATION ING AND AN EI DDENDUM FOR TOTAL CONTROL OF THE CO TOTAL OF THE CONTROL OF THE CON	T transfers of the comparable T mafer history of the subject of SUBJECT PARCEL QUEST comparable sales DMPARABLE PR ATE ON 12/23/20 E REMAINED THE TRANSFERREL R AN EXTENSIVED TO BE THE E TO TO BE THE E TO TO SIZE, QUEST NOT SIZE, QUEST	sales for the year prior to the or property and comparable sales COMPARABLE SA OZ/01/2024 \$0 THEMLS / PARCI 08/15/2024 THIOPERTIES HAVE 122 FOR AN AMOUE SAME. THE PRID TO A FAMILY MITE AND THOROUGH SEST INDICATORS HEY ARE SIMILAR ALITY OF CONSTIDENT O	interest of sale of the complete condition and prior in the basis of condition that the cy does not result in the street, as the street, in street, in the street, as the s	THEMMORAL TO THE MANAGE TO THE	e sale. compage 3). compage 4. compage	HIS V LE NI MARK FHE C ADJUS FOO T at the estatement statement sta	THEM 08/15/ NSFEF DF THE VAS A F UMBEF ET DAT COMPA STMEN TAGE, I	REFINATION OF THE PROPERTY OF	PARCEL QUEST D WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE IAVE BEEN HROOM O SE IN A have been Subject to the
My research did did id i	PARCEL QUES of reveal any prior sales or PARCEL QUES ysis of the prior sale or tra THEMLS / 08/15/2024 the subject property and of DNE OF THE CO A TRANSFER D. E OWNER NAMI NSACTION AS I' AFTE RE CONSIDER ONE IS AN ACT ES IN LOCATIO JING AND AN EI DDENDUM FOR TOTAL THE CO TO	T transfers of the comparable T master history of the subject of SUBJECT PARCEL QUEST comparable sales DMPARABLE PR ATE ON 12/23/20 E REMAINED TH T TRANSFERREL R AN EXTENSIVED TO BE THE E TO	sales for the year prior to the or property and comparable sales COMPARABLE SA 02/01/2024 \$0 THEMLS / PARCI 08/15/2024 THEMLS / PARCI 08/15/2024 THEMLS / PARCI 08/15/2024 THOPERTIES HAVE 122 FOR AN AMOUE SAME. THE PRID TO A FAMILY MIZE AND THOROUGH SEST INDICATORS HEY ARE SIMILAR ALITY OF CONSTIDENT OF CONSTINENT OF CONSTIDENT OF CONSTIDENT OF CONSTIDENT OF CONSTIDENT OF C	interest of sale of the complete condition and prior in the basis of condition that the cy does not result in the street, as the street, in street, in the street, as the s	mparable or sales of the sales	DO INCOME APPROAD INCOME APPR	HIS V LE NI MARK FHE C ADJUS FOO T at the estatement statement sta	THEM 08/15/ NSFEF DF THE VAS A F UMBEF ET DAT COMPA STMEN TAGE, I	REFINATION OF THE PROPERTY OF	PARCEL QUEST D WITHIN THE INSACTION NANCE E WAS NOT HE LES HAVE IAVE BEEN HROOM O SE IN A have been Subject to the

Exterior-Only Inspection Residential Appraisal Report

Loan#58368 File # 2408026C

			240002	.00	
Scope of Work: In the preparation of this appraisal, the appraiser has made					
interviews with people considered informed regarding the region, area, sul					
sales. This information was analyzed to document the various environmer market value of the subject property. The scope of the appraisal also gave	, , , ,				
comparables. When conflicting information was provided, the source deen	•				
not included in the report nor used as a basis for the valuation conclusion.					
This appraisal report is intended for use by the private client or their assign	is for market value or	nly. This report is	not intended for	any other	use. It
is the property of the party ordering the report regardless of who pays the					
release from the ordering party and/or the Appraiser. Copies may be relea		nomeowner, atto	ney of record an	nd/or any c	ther
party participating in the transaction as deemed by the lender and provided	by law.				
Indicated in the neighborhood section of the report, this estimate is based	on the observations of	of the market time	es for listings and	d sales wit	thin the
immediate area and the ratio of listings to closed sales. Considered were					
affecting the region, local economy, and the subject's neighborhood. Cons					
impact on market time. Market time assumes the subject was aggressively	marketed through no	ormal channels.			
Condition Addendum: No warranty of the subject is given or implied. No lia					
property. This appraisal has not been prepared for the purpose of certifying					
plumbing systems. Nor has the appraisal been prepared for the purpose o insects, that the property does not contain hazardous materials, or that the					
affect its value. Finally, this appraisal is not intended to certify the soundne					SCIY
anost to value. I many, the appraisal to not mended to sorthy the sounding	oo or the goological c	and don donarion	o or the property	•	
Cost Approach: The cost approach was considered, but not utilized to mal	e a creditable apprai	sal. There are to	o many variables	s, due to fe	ew lot
sales and builders costs to make an accurate cost approach. Therefore it	s given no weight in t	his report.			
COST ADDROACH TO VALUE	(not required by Cappia Mac)				
	(not required by Fannie Mae)				
Provide adequate information for the lender/client to replicate the below cost figures and calculations.	(not required by Fannie Mae)	COST ESTIM	IATES WEDE T	AKEN ERI	OM THE
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)	,		IATES WERE TA		
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH	I, LAND/VALUE RAT	IO IS TYPICAL			
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)	I, LAND/VALUE RAT	IO IS TYPICAL			
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH	I, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE	TIO IS TYPICAL ARS.		AND IS E	
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT	I, LAND/VALUE RAT NOMIC LIFE - 35 YE/	TIO IS TYPICAL ARS.		AND IS E	DERIVED
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024	I, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE	TIO IS TYPICAL ARS.	FOR THE AREA	=\$ =\$ =\$	570,000
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.)	I, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING	1,388 Sq.Ft.@\$ 0 Sq.Ft.@\$	245.00	=\$ ====\$ =====\$ =====	570,000 340,060
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND	I, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport	TIO IS TYPICAL ARS.	FOR THE AREA	=\$ =\$ =\$ =\$	570,000 340,060 32,300
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR	I, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New	1,388 Sq.R.@\$ 0 Sq.R.@\$ 380 Sq.R.@\$	245.00 85.00	=\$ ====\$ =====\$ =====	570,000 340,060
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES	I, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical	1,388 Sq.R. @\$ 0 Sq.R. @\$ 380 Sq.R. @\$	245.00	=\$ =\$ =\$ =\$	570,000 340,060 32,300 372,360
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR	I, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical	1,388 Sq.R. @ \$ 0 Sq.R. @ \$ 380 Sq.R. @ \$ Functional 6,180	245.00 85.00	======================================	570,000 340,060 32,300 372,360 186,180)
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS	A, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18	1,388 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ Functional 6,180	245.00 85.00	======================================	570,000 340,060 32,300 372,360
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLOGICAL STIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.	A, LAND/VALUE RAT NOMIC LIFE - 35 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvement "As-is" Value of Site Improvement	1,388 Sq.Ft.@\$ 0 Sq.Ft.@\$ 380 Sq.Ft.@\$ Functional 6,180	245.00 85.00	= \$ = \$	570,000 340,060 32,300 372,360 186,180) 186,180
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLOGICAL STIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only)	A, LAND/VALUE RAT NOMIC LIFE - 35 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvement	1,388 Sq.Ft.@\$ 0 Sq.Ft.@\$ 380 Sq.Ft.@\$ Functional 6,180	245.00 85.00	= \$ = \$	570,000 340,060 32,300 372,360 186,180) 186,180
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLOGICAL STIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 35 Years	A, LAND/VALUE RAT NOMIC LIFE - 35 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvement "As-is" Value of Site Improvement	1,388 Sq.Ft.@\$ 0 Sq.Ft.@\$ 380 Sq.Ft.@\$ Functional 6,180	245.00 85.00	=\$	570,000 340,060 32,300 372,360 186,180 40,000
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLOGICAL STIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE. Estimated Monthly Market Rent \$ 0	A, LAND/VALUE RAT NOMIC LIFE - 35 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvemer INDICATED VALUE BY COST APPE (not required by Fannie Mae) O = \$	1,388 Sq.Ft.@\$ 0 Sq.Ft.@\$ 380 Sq.Ft.@\$ Functional 6,180	245.00 85.00	=\$	570,000 340,060 32,300 372,360 186,180 40,000
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLOGICAL STIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE. Estimated Monthly Market Rent \$ 0	A, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvemer INDICATED VALUE BY COST APP E (not required by Fannie Mae)	1,388 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ Functional 6,180	245.00 85.00	=\$	570,000 340,060 32,300 372,360 186,180 40,000 796,180
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLOGICAL STIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0	A, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvemer INDICATED VALUE BY COST APF IE (not required by Fannie Mae) 0 = \$ REQUIRED	1,388 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ Functional 6,180	245.00 85.00	=\$	570,000 340,060 32,300 372,360 186,180 40,000 796,180
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLOGICAL STIMATED REPRODUCTION OF REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETAREA. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0	A, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvemer "INDICATED VALUE BY COST APF IE (not required by Fannie Mae) 0 = \$ REQUIRED	1,388 Sq.Ft.@\$ 0 Sq.Ft.@\$ 380 Sq.Ft.@\$ Functional 6,180 0 ROACH	245.00 85.00 External	=\$	570,000 340,060 32,300 372,360 186,180 40,000 796,180
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLOGICAL STIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETAREA. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT F PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	A, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvemer "INDICATED VALUE BY COST APF IE (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s)	1,388 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ Functional 6,180	245.00 85.00 External	=\$	570,000 340,060 32,300 372,360 186,180 40,000 796,180
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLOGICAL STIMATED REPRODUCTION OF REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETAREA. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0	A, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvemer "INDICATED VALUE BY COST APF IE (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s)	1,388 Sq.Ft.@\$ 0 Sq.Ft.@\$ 380 Sq.Ft.@\$ Functional 6,180 0 ROACH	245.00 85.00 External	=\$	570,000 340,060 32,300 372,360 186,180 40,000 796,180
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLOGICAL STIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT F PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper	A, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvemer "INDICATED VALUE BY COST APF IE (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s)	1,388 Sq.Ft.@\$ 0 Sq.Ft.@\$ 380 Sq.Ft.@\$ Functional 6,180 0 ROACH	245.00 85.00 External	=\$	570,000 340,060 32,300 372,360 186,180 40,000 796,180
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLORSTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABLA. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALIE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT FOUND TO THE SUBJECT PROPERTIES IN COME APPROACH TO VALIE IS THE DEVELOPMENT OF THE SUBJECT PROPERTIES OF THE SUBJECT PROPERTIES OF THE SUBJECT PROPERTIES OF THE SUBJECT PROPERTIES MARKET AREA.	A, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvemer "As-is" Value of Site Improvemer INDICATED VALUE BY COST APF IE (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s) y is an attached dwelling unit.	1,388 Sq.Ft.@\$ 0 Sq.Ft.@\$ 380 Sq.Ft.@\$ Functional 6,180 0 ROACH	245.00 85.00 External	=\$	570,000 340,060 32,300 372,360 186,180 40,000 796,180
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLORSTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Summary of Income Approach (including support for market rent and GRM) NOT FOOL TO THE SUBJECT PROPERTIES MARKET AREA. FROJECT INFORMATION IS the developer/builder in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units rented Was the project created by the conversion of existing building(s) into a PUD? Yes Was the project created by the conversion of existing building(s) into a PUD?	A, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvemer INDICATED VALUE BY COST APP IE (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s) Iy is an attached dwelling unit.	1,388 Sq.Ft. @ \$ 0 Sq.Ft. @ \$	245.00 85.00 External	=\$	570,000 340,060 32,300 372,360 186,180 40,000 796,180
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLORSTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT FOUND TO THE SUBJECT PROPERTIES TO THE ADDRESS TO THE HOA and the subject proper Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s)	A, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvemer INDICATED VALUE BY COST APP E (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s)	1,388 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ Sq.Ft	245.00 85.00 External	=\$	570,000 340,060 32,300 372,360 186,180 40,000 796,180
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLORSTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Summary of Income Approach (including support for market rent and GRM) NOT FOOL TO THE SUBJECT PROPERTIES MARKET AREA. FROJECT INFORMATION IS the developer/builder in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units rented Was the project created by the conversion of existing building(s) into a PUD? Yes Was the project created by the conversion of existing building(s) into a PUD?	A, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvemer INDICATED VALUE BY COST APF E (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s) y is an attached dwelling unit. Total number of units sold Data source(s)	1,388 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ Sq.Ft	245.00 85.00 External	=\$	570,000 340,060 32,300 372,360 186,180 40,000 796,180
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLORSTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT FOUND TO THE SUBJECT PROPERTIES TO THE ADDRESS TO THE HOA and the subject proper Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s)	A, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvemer INDICATED VALUE BY COST APP E (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s)	1,388 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ Sq.Ft	245.00 85.00 External	=\$	570,000 340,060 32,300 372,360 186,180 40,000 796,180
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLORSTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT FOUND TO THE SUBJECT PROPERTIES TO THE ADDRESS TO THE HOA and the subject proper Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s)	A, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvemer INDICATED VALUE BY COST APP E (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s)	ARS. 1,388 Sq.Ft. @ \$	245.00 85.00 External	=\$	570,000 340,060 32,300 372,360 186,180 40,000 796,180
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALIE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT F PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes No Does the project contain any multi-dwelling units? Yes No Does the project contain any multi-dwelling units? Yes No	A, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvemer "As-is" Value of Site Improvemer "BICATED VALUE BY COST APF IE (not required by Fannie Mae) O = \$ REQUIRED IFOR PUDs (if applicable) No Unit type(s) y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of convers If No, describe the status of corr	ARS. 1,388 Sq.Ft. @ \$	245.00 85.00 External	=\$	570,000 340,060 32,300 372,360 186,180 40,000 796,180
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) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLOGICAL SETIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 35 Years INCOME APPROACH TO VALUE Summary of Income Approach (including support for market rent and GRM) NOT FOUSE TO TOTAL INFORMATION TO THE MARKET AREA TO SUMMARY OF THE SUBJECT PROPERTIES MARKET AREA. Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT FOUS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of phases Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes No Data Source(s) Are the units, common elements, and recreation facilities complete? Yes No Data Source(s)	A, LAND/VALUE RAT NOMIC LIFE - 35 YE/ OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvemer "As-is" Value of Site Improvemer "As-is" Value of Site Improvemer "BICATED VALUE BY COST APF IE (not required by Fannie Mae) O = \$ REQUIRED IFOR PUDs (if applicable) No Unit type(s) y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of convers If No, describe the status of corr	ARS. 1,388 Sq.Ft. @ \$	245.00 85.00 External	=\$	570,000 340,060 32,300 372,360 186,180 40,000 796,180

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 user, 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 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: to the following assumptions and limiting conditions:

The appraiser's certification in this report is subject

- 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. reporting 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.

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.

Fannie Mae Form 2055 March 2005

20. I identified th ordered and will	e lender/client in this appraisal report who is receive this appraisal report.	the individual, organization, or agent for the organization that
secondary market agency, or instrum obtain the apprais report may be dis	ortgagee or its successors and assigns; m participants; data collection or reporting nentality of the United States; and any state,	ort to: the borrower; another lender at the request of the ortgage insurers; government sponsored enterprises; other services; professional appraisal organizations; any department, the District of Columbia, or other jurisdictions; without having to consent. Such consent must be obtained before this appraisal ling, but not limited to, the public through advertising, public
laws and regulation	that any disclosure or distribution of this apprains. Further, I am also subject to the provision sclosure or distribution by me.	
23. The borrower, insurers, government of any mortgage	•	market participants may rely on this appraisal report as part
	ole federal and/or state laws (excluding audio ontaining a copy or representation of my sigr	ecord" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this nature, the appraisal report shall be as effective, enforceable and ivered containing my original hand written signature.
25. Any intentional criminal penalties Code, Section 100	. (,	this appraisal report may result in civil liability and/or ment or both under the provisions of Title 18, United States
SUPERVISORY APPR	AISER'S CERTIFICATION: The Supervisor	ry Appraiser certifies and agrees that:
1. I directly super analysis, opinions,	rvised the appraiser for this appraisal assignment, statements, conclusions, and the appraiser	
2. I accept full statements, conclus		eport including, but not limited to, the appraiser's analysis, opinions,
3. The appraiser i appraisal firm), is		b-contractor or an employee of the supervisory appraiser (or the eptable to perform this appraisal under the applicable state law.
	report complies with the Uniform Standards of Appraisal Standards Board of The Appraisal spared.	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal
	ole federal and/or state laws (excluding audio ntaining a copy or representation of my signa	cord" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this ture, the appraisal report shall be as effective, enforceable and livered containing my original hand written signature.
Kalun	gert P Ghariben	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	/	SignatureName
Name Robert P Gha		Company Name
Company Address	Vest Coast Appraisals (310) 560-2170 8400 Alverstone Ave	Company Address
	Los Angeles, CA 90045	
Telephone Number	(310) 560-2170	Telephone Number
	aribeh@msn.com	Email Address
Date of Signature and Rep		Date of Signature
Effective Date of Appraisa State Certification #	<u>08/31/2024</u>	State Certification #
or State License #	AL034184	or State License # State
or Other (describe)	State #	Expiration Date of Certification or License
State CA		
Expiration Date of Certific	ation or License <u>05/27/2026</u>	SUBJECT PROPERTY
ADDRESS OF PROPERTY	/ APPRAISED	Did not inspect exterior of subject property
2325 Van Wick St	ALLIMOLD	Did inspect exterior of subject property from street
Inglewood, CA 9030	3	Date of Inspection
APPRAISED VALUE OF S		
LENDER/CLIENT		COMPARABLE SALES
Name CLEAR CAP		Did not inspect exterior of comparable sales from street
_	Vedgewood Inc	Did inspect exterior of comparable sales from street
Company Address	2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278	Date of Inspection
Email Address	Redefide Deach, OA 90210	

Freddie Mac Form 2055 March 2005 UAD Version 9/2011 Page 6 of 6

Exterior-Only Inspection Residential Appraisal Report

Loan#58368 File # 2408026C

FEATURE		SUBJEC	T		CO	MPARAB	LE SALE #	4		COI	MPARABL	E SALE #	5		CO	MPARABL	E SALE #	6
Address 2325 Van Wick S	st			2418	Huds	speth S	St		1091	11 Arda	ath Av	e						
Inglewood, CA 90	0303			Ingle	wood	, CA 9	0303		Ingle	wood,	CA 90	0303						
Proximity to Subject				0.23	miles	S			0.27	miles	NW							
Sale Price	\$						\$	935,000				\$	860,000				\$	
Sale Price/Gross Liv. Area	\$		sq.ft.	\$	513.4	5 sq.ft.			\$	549.17	7 sq.ft.			\$		sq.ft.		
Data Source(s)				THEM	/ILS#24	1-39719	1;DOM 1	3	THE	ЛLS#24	-40839	3;DOM 6	36					
Verification Source(s)				PAR	CEL (QUES	T / D# 50	05653	PAR	CELC	QUEST	/ AGE	NT					
VALUE ADJUSTMENTS	D	ESCRIPT	ION	D	ESCRIPT	ION	+(-)\$	Adjustment	[DESCRIPTION	ON	+(-)\$	6 Adjustment	[DESCRIPTI	ON	+(-) \$ A	djustment
Sales or Financing				ArmL	_th				Listii	ng								
Concessions				Conv	/;0				ACT	IVE;0								
Date of Sale/Time				s07/2	24;c06	6/24			Activ	/e								
Location	N;Re	es;		N;Re	es;				N;Re	es;								
Leasehold/Fee Simple	FEE	SIMP	LE	FEE	SIMP	LE			FEE	SIMP	LE							
Site	5,400	0 sf		5,40	1 sf			0	5,40	9 sf			0					
View	N;Re	es;		N;Re	es;				N;Re	es;								
Design (Style)	DT1;	Bung	alow	DT1;	Bung	alow			DT1	;Bunga	alow							
Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count	Q4			Q3				-25,000	Q4									
Actual Age	70			70					71				0					
Condition	C4			C3				-65,000	C4				-30,000					
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths			Total	Bdrms.	Baths		
Room Count	8	3	2.0	8	3	2.1		-7,500	8	3	1.1		+7,500					
GIUSS LIVING AIRA		1,38	8 sq.ft.		1,82	1 sq.ft.		-36,800		1,566	sq.ft.		-15,100			sq.ft.		
Basement & Finished	0sf			0sf					0sf									
Rooms Below Grade																		
Functional Utility	AVE	RAGE	=	AVE	RAGE				AVE	RAGE								
Heating/Cooling	FAU	/NON	E	FAU	CEN	TRAL		-5,000	FAU	/NONE	E							
Energy Efficient Items	NON	IE NO	TED	NON	IE NO	TED			NON	IE NO	TED							
Garage/Carport	2gd1	dw		2gd2	dw			0	2gd1	ldw								
Porch/Patio/Deck	POR	CH/P	ATIO	POR	CH/P	ATIO			POF	RCH/P/	ATIO							
FIREPLACES	1 FIF	REPLA	ACE	1 FIF	REPLA	ACE			1 FII	REPLA	ACE							
ADDITIONAL	NON	IE		NON	IE				NON	1E								
Net Adjustment (Total)						X -	\$	-139,300				\$	-37,600] +		\$	
Adjusted Sale Price				Net Adj.		14.9 %			Net Adj		4.4 %			Net Adj		%		
of Comparables				Gross A		14.9 %		795,700			0.1	\$	822,400	Gross	Adj.	%	\$	
Report the results of the research and anal	ysis of th	ne prior sa			ry of the s	subject pr			_									
ITEM			S	JBJECT			COI	//PARABLE SALI	E#	4		COMPARAL	BLE SALE #	5	-	COMPAR	ABLE SALE #	# 6
Date of Prior Sale/Transfer															-			
Price of Prior Sale/Transfer																		
Data Source(s)				ARCE	EL QL				EL Q				ARCEL Q	UEST	-			
Effective Date of Data Source(s)		08/15/					08/15/20)24			08/15/	/2024						
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of	lile subje	ect proper	ity anu coi	TIPAT AUTE	Sales													
ð																		
Analysis/Comments																		
7 that you of other lond																		
2																		
								-			_		•			_		

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)

03

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.

Ω4

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

UAD Version 9/2011 (Updated 1/2014)

Market Conditions Addendum to the Appraisal Report

Loan#58368 2408026C

neighborhood. This is a required addendum for all appraisal reports	=		enus anu conun							
Property Address 2325 Van Wick St			y Inglewoo	d	S	ate CA		ZIP Code 903	03	
Borrower Neighbor to Neighbor Homes LL	_C		- Inglowed	<u> </u>		<u> </u>			00	
Instructions: The appraiser must use the information required on this		clusions, and i	must provide sup	port for those conclusions, regard	ing					
housing trends and overall market conditions as reported in the Neig	phborhood section of the appraisal	report form. Ti	ne appraiser mus	t fill in all the information to the ex	tent					
it is available and reliable and must provide analysis as indicated bel	low. If any required data is unavaila	ble or is consi	dered unreliable,	the appraiser must provide an						
explanation. It is recognized that not all data sources will be able to $\boldsymbol{\mu}$	provide data for the shaded areas b	elow; if it is av	ailable, however	the appraiser must include the da	ta					
in the analysis. If data sources provide the required information as a	in average instead of the median, th	ne appraiser sh	ould report the a	vailable figure and identify it as an						
average. Sales and listings must be properties that compete with the	e subject property, determined by a	pplying the cri	teria that would b	e used by a prospective buyer of	the					
subject property. The appraiser must explain any anomalies in the $\ensuremath{\text{d}} a$	ata, such as seasonal markets, new	v construction	foreclosures, et	2.						
Inventory Analysis	Prior 7–12 Months	Prior 4-	-6 Months	Current – 3 Months			0	verall Trend		
Total # of Comparable Sales (Settled)	15		7	9		Increasing		Stable		Declining
Absorption Rate (Total Sales/Months)	2.50	2	.33	3.00		Increasing	X	Stable	Ш	Declining
Total # of Comparable Active Listings	2		1	4	4	Declining	Щ	Stable	X	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.8		0.4	1.3	L	Declining	پال	Stable	X	Increasing
Median Sale & List Price, DOM, Sale/List % Median Comparable Sale Price	Prior 7–12 Months		-6 Months	Current – 3 Months	- -	Ingragging		Verall Trend	П	Declining
Median Comparable Sales Days on Market	745,000		5,000 -	765,000	╢	Increasing Declining	H	Stable Stable	Н	Increasing
Median Comparable List Price	17		7	13	X	Increasing	H	Stable	Н	Declining
Madian Comparable Listings Dave on Market	749,900		1,700	820,000		Declining	H	Stable	H	Increasing
Median Sale Price as % of List Price Seller-(developer, builder, etc.)paid financial assistance prevalent? Explain in detail the seller concessions trends for the past 12 months tees, options, etc.). SELLER CONCESSIO	15 107		10 00	17 104	╁	Increasing	H	Stable	×	Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	Yes	□ No	00	104	╁	Declining	¥	Stable	H	Increasing
Explain in detail the seller concessions trends for the past 12 months			5%, increasing u	se of buydowns, closing costs, c	ndo				ш	
fees, options, etc.). SELLER CONCESSION						TAREA	нΩ	MEVER T	HE	V
WERE RANDOM AND DID NOT APPEAR			L CODUL	JI I KOI EKIILO WII	UVIVE	/ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	110	**E * E \		
MAXX										
Maria de la companya										
Are foreclosure sales (REO sales) a factor in the market?	Yes X No	If yes, e	xplain (including	the trends in listings and sales of t	oreclos	ed properties).				
REO/BANK SALES ARE MINIMAL IN THI	E MARKET AREA AN	ID HAVE	LITTLE T	O NO AFFECT ON T	HE N	/ARKET.				
Cite data sources for above information. THE I	MLS									
Cummarize the above information as support for your conclusions in	n the Neighborhood section of the	annesical range	t form. If you you	nd any additional information, august						
Summarize the above information as support for your conclusions in	-			-	ı as					
an analysis of pending sales and/or expired and withdrawn listings,	to formulate your conclusions, prov	vide both an e	xplanation and su	pport for your conclusions.		NINED EA	וחו	VCTABLI	- 0	VED
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, prov	vide both an e	xplanation and su	pport for your conclusions.		AINED FA	IRL	Y STABLE	Ξ Ο'	VER
an analysis of pending sales and/or expired and withdrawn listings,	to formulate your conclusions, prov	vide both an e	xplanation and su	pport for your conclusions.		AINED FA	IRL	Y STABLE	E O'	VER
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, prov	vide both an e	xplanation and su	pport for your conclusions.		AINED FA	IRL	Y STABLI	Ξ Ο	VER
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, prov	vide both an e	xplanation and su	pport for your conclusions.		AINED FA	IRL	Y STABLE	Ξ Ο'	VER
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, prov	vide both an e	xplanation and su	pport for your conclusions.		AINED FA	IRL	Y STABLE	ΞΟ'	VER
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, prov	vide both an e	xplanation and su	pport for your conclusions.		AINED FA	IRL	Y STABLE	Ξ Ο	VER
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, prov	vide both an e	xplanation and su	pport for your conclusions.		AINED FA	IRL	Y STABLI	≣ 0	VER
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, prov	vide both an e	xplanation and su	pport for your conclusions.		AINED FA	IRL	Y STABLE	≡ 0	VER
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, prov	vide both an e	xplanation and su	pport for your conclusions.	REMA	AINED FA	IRL	Y STABLE	≣ 0	VER
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data	to formulate your conclusions, prov	vide both an e	xplanation and su	pport for your conclusions. TS MARKET AREA I	REMA			verall Trend	≣ 0	
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMFTHE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, compSubject Project Data Total # of Comparable Sales (Settled)	to formulate your conclusions, prov	vide both an e	xplanation and su	pport for your conclusions. TS MARKET AREA I	REMA	Increasing		iverall Trend Stable	■ 0	Declining
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	to formulate your conclusions, prov	vide both an e	xplanation and su	pport for your conclusions. TS MARKET AREA I	REMA	Increasing Increasing		overall Trend Stable Stable	□	Declining Declining
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	to formulate your conclusions, prov	vide both an e	xplanation and su	pport for your conclusions. TS MARKET AREA I	REMA	Increasing Increasing Declining		vverall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	to formulate your conclusions, prov PETING PROPERTIE: blete the following: Prior 7–12 Months	vide both an ec	xplanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		overall Trend Stable Stable	■	Declining Declining
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMFTHE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, prov	vide both an ec	xplanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, prov PETING PROPERTIE: blete the following: Prior 7–12 Months	vide both an ec	xplanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, prov PETING PROPERTIE: blete the following: Prior 7–12 Months	vide both an ee S IN THE	xplanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable	= 0	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, prov PETING PROPERTIE: blete the following: Prior 7–12 Months	vide both an ee S IN THE	xplanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable	□ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, prov PETING PROPERTIE: blete the following: Prior 7–12 Months	vide both an ee S IN THE	xplanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, prov PETING PROPERTIE: blete the following: Prior 7–12 Months	vide both an ee S IN THE	xplanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, prov PETING PROPERTIE: blete the following: Prior 7–12 Months	vide both an ee S IN THE	xplanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, properties PETING PROPERTIES Determine the following: Prior 7–12 Months Yes No	vide both an ee S IN THE	xplanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable	≡ 0°	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, properties PETING PROPERTIES Determine the following: Prior 7–12 Months Yes No	vide both an ee S IN THE	xplanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable	■	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, properties PETING PROPERTIES Determine the following: Prior 7–12 Months Yes No	vide both an ee S IN THE	xplanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable	≡ 0	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, properties PETING PROPERTIES Determine the following: Prior 7–12 Months Yes No	vide both an ee S IN THE	xplanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable	■ 0	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, properties PETING PROPERTIES Determine the following: Prior 7–12 Months Yes No	vide both an ee S IN THE	xplanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable	E 0'	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, properties PETING PROPERTIES Determine the following: Prior 7–12 Months Yes No	vide both an ee S IN THE	xplanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable	E 0'	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, properties PETING PROPERTIES Determine the following: Prior 7–12 Months Yes No	vide both an ee S IN THE	xplanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable	■	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject	to formulate your conclusions, properties PETING PROPERTIES Determine the following: Prior 7–12 Months Yes No	vide both an ee S IN THE	splanation and st. E SUBJEC	pport for your conclusions. TS MARKET AREA I Project No. Current – 3 Months	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable	≡ 0	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject	to formulate your conclusions, properties PETING PROPERTIES Determine the following: Prior 7–12 Months Yes No	vide both an ee S IN THE	splanation and st. SUBJEC 6 Months dicate the number	pport for your conclusions. TS MARKET AREA F Project Na Current – 3 Months or of REO listings and explain the t	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable	≡ 0	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? to reclosed properties. Summarize the above trends and address the impact on the subject Signature Appraiser Name Robert P Gharibeh	to formulate your conclusions, properties PETING PROPERTIES Diete the following: Prior 7–12 Months Yes No unit and project.	vide both an ee S IN THE	Signature Supervisory Appl	pport for your conclusions. TS MARKET AREA F Project Na Current – 3 Months or of REO listings and explain the t	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable	■	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject Signature Robert P Gharribeh Robert P Gharribeh West Coast Appraisals (3	to formulate your conclusions, properties PETING PROPERTIES Determine the following: Prior 7–12 Months Yes No unit and project.	Prior 4-	Signature Supervisory Appl	pport for your conclusions. TS MARKET AREA F Project Na Current – 3 Months or of REO listings and explain the the series of	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable	□ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? toreclosed properties. Summarize the above trends and address the impact on the subject Signature Appraiser Name Robert P Gharribeh Company Name West Coast Appraisals (3: Company Address 8400 Alverstone Ave, L	to formulate your conclusions, properties PETING PROPERTIES Determine the following: Prior 7–12 Months Yes No unit and project. 10) 560-2170 os Angeles, CA 9004	Prior 4-	Signature Supervisory Apr Company Name Company Addre	pport for your conclusions. TS MARKET AREA F Project No. Current – 3 Months er of REO listings and explain the t	nme:	Increasing Increasing Declining Declining		verall Trend Stable Stable Stable Stable Stable		Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF THE LAST 12 MONTHS. If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject Signature Robert P Gharribeh Robert P Gharribeh West Coast Appraisals (3	to formulate your conclusions, properties PETING PROPERTIES Determine the following: Prior 7–12 Months Yes No unit and project.	Prior 4-	Signature Supervisory Appl	pport for your conclusions. TS MARKET AREA F Project No. Current – 3 Months er of REO listings and explain the t	nme:	Increasing Increasing Declining Declining		vverall Trend Stable Stable Stable		Declining Declining Increasing

Freddie Mac Form 71 March 2009

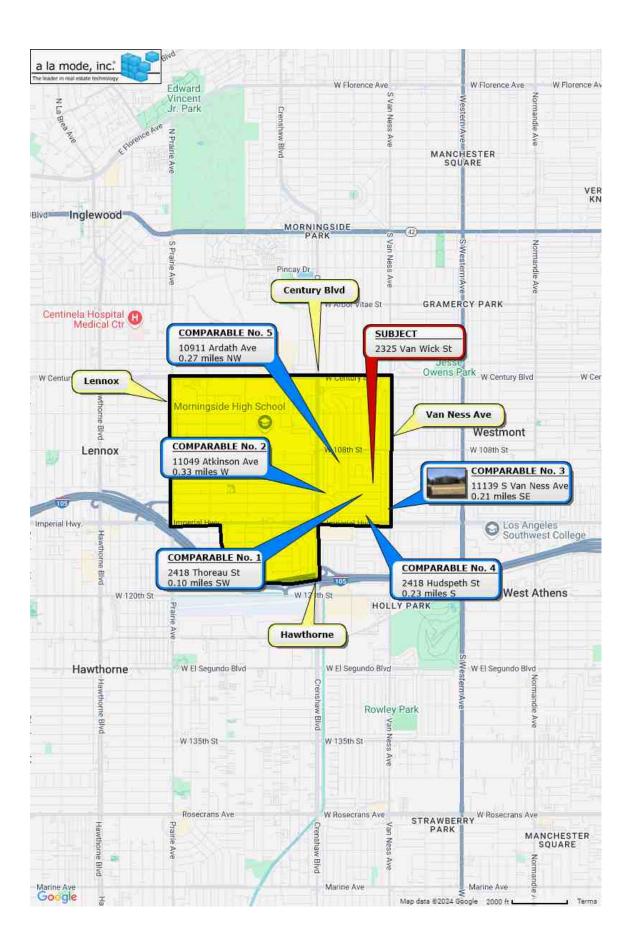
USPAP ADDENDUM

Loan#58368

			File No. 2408026C
Borrowe	Neighbor to Neighbor Hom	es LLC	
	Address 2325 Van Wick St		
City	Inglewood	County LOS ANGELES	State CA Zip Code 90303
Lender	Wedgewood Inc		
$\overline{}$			7
Ti	his report was prepared under the following US	PAP reporting option:	
	Appraisal Report	his report was prepared in accordance with USPAP Standards Rule 2-2(a).	
	1 Appraisa Noport	no roport nao proparoa in accordance mai con nii ciandande naic z z(u).	
ΙГ	Restricted Appraisal Report	his report was prepared in accordance with USPAP Standards Rule 2-2(b).	
-	_		
R	easonable Exposure Time		
M	y opinion of a reasonable exposure time for the subje	ct property at the market value stated in this report is:	0-75
lΑ	REASONABI E EXPOSURE TIME E	OR THE SUBJECT PROPERTY AT THE OPINION OF VA	ALUE INDICATED IS ESTIMATED
	VITHIN 75 DAYS.		
"	VIIIII 70 B/(10.		
_			
A	dditional Certifications		
Ιc	certify that, to the best of my knowledge and belief:		
	I have NOT performed convices, as an appraiser of	in any other capacity, regarding the property that is the subject of this report within	in the
			ini uiv
	three-year period immediately preceding acceptar	ce of this assignment.	
1_	T LHAVE performed convices, as an appraisor or in	nother capacity, regarding the property that is the subject of this report within the	three year
L	⊒	ssignment. Those services are described in the comments below.	unoo you
	period immediately preceding acceptance of this a	ssignment. Those services are described in the comments below.	
- '	The statements of fact contained in this report	ire true and correct.	
- '	The reported analyses, opinions, and conclusion	s are limited only by the reported assumptions and limiting conditions and	d are my personal, impartial, and unbiased
- 1	rofessional analyses, opinions, and conclusions.		
	• • •	prospective interest in the property that is the subject of this report and no	no nersonal interest with respect to the parties
- 1	volved.	prospective interest in the property that is the subject of this report and in	personal interest with respect to the parties
- 1			
		s the subject of this report or the parties involved with this assignment.	
-	My engagement in this assignment was not cor	tingent upon developing or reporting predetermined results.	
-	My compensation for completing this assignment	nt is not contingent upon the development or reporting of a predetermined	I value or direction in value that favors the cause of
l th	e client, the amount of the value opinion, the atta	inment of a stipulated result, or the occurrence of a subsequent event dire	ectly related to the intended use of this appraisal.
		eveloped, and this report has been prepared, in conformity with the Uniform	* ''
	ere in effect at the time this report was prepared		The standards of Froncooleria, Appraisa Fraction that
		onal inspection of the property that is the subject of this report.	
		nificant real property appraisal assistance to the person(s) signing this ce	ertification (if there are exceptions, the name of each
in	dividual providing significant real property appra	sal assistance is stated elsewhere in this report).	
A	dditional Comments		
			I ,
			I ,
	<u> </u>		
_		<u>7</u>	
API	PRAISER:	SUPERVISORY APPRAISER	R: (only if required)
	NIX W Cod		
	K MIN IV		
Signa	ature: // // // /	Signature:	
Nam		Name:	_
	Troporti Orianipon	Date Signed:	
	00/02/2021		
	Certification #:	State Certification #:	
or St	ate License #: AL034184	or State License #:	
State	CA CA	State:	
Expir	ation Date of Certification or License: 05/27	/2026 Expiration Date of Certification or Licer	inse:
Effec	tive Date of Appraisal: 08/31/2024	Supervisory Appraiser Inspection of Si	Subject Property:
			nly from Street Interior and Exterior

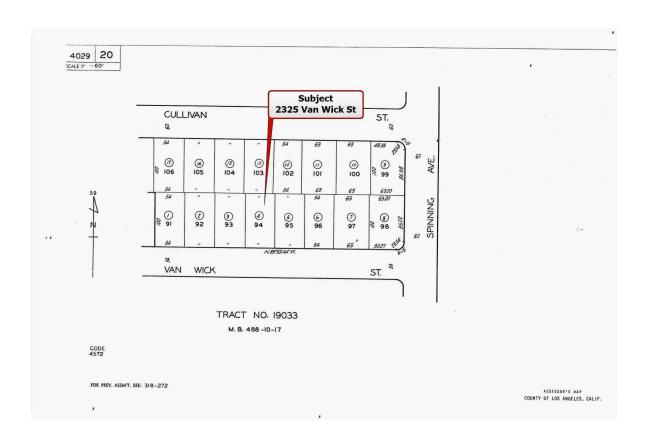
Location Map

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	2325 Van Wick St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							



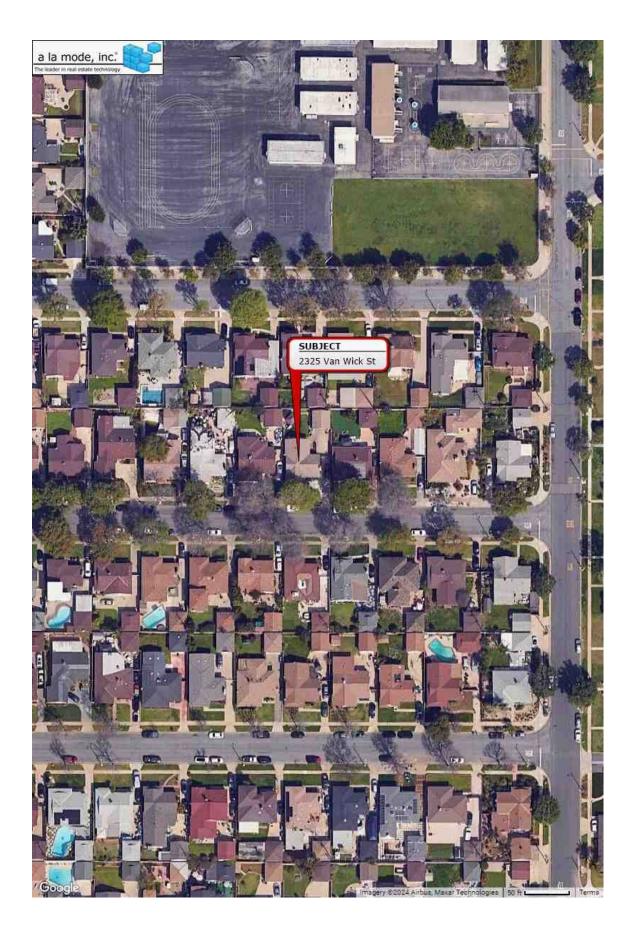
Plat Map

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	2325 Van Wick St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							



Aerial Map

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	2325 Van Wick St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							



Appraiser License

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	2325 Van Wick St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							



E&O Insurance

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	2325 Van Wick St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							

Accelerant National Insurance Company

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

REAL ESTATE APPRAISERS 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: NAX40PL107979-00 Renewal of: New

1. Named Insured: Robert Gharibeh

 Address: 8400 Alverstone Ave Los Angeles, CA 90045

3. Policy Period: From: January 27, 2024 To: January 27, 2025

12:01 A.M. Standard Time at the address of the Named Insured as stated in item 2. Above.

 4. Limit of Liability:
 Each Claim
 Policy Aggregate

 Damages Limit of Liability
 4A. \$ 500,000
 4C. \$ 1,000,000

 Claim Expenses Limit of Liability
 4B. \$ 500,000
 4D. \$ 1,000,000

5. Deductible (Inclusive of Claims Expenses):

Each Claim Aggregate 5A. \$500 5B. \$1,000

6. Policy Premium: \$ 668

7. Retroactive Date: January 27, 2008

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 - appraisers@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 23, 2024 By: Authorized Representative

N DEC 40000 04 22 Page 1 of 1

Supplemental Addendum

File No.	2408026C
----------	----------

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	2325 Van Wick St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							

SUPPLEMENTAL ADDENDUM

NEIGHBORHOOD AND SITE COMMENTS:

THE SUBJECT IS LOCATED WITHIN LOS ANGELES COUNTY IN THE CITY OF INGLEWOOD, CALIFORNIA. THE NEIGHBORHOOD IS A SUBURBAN RESIDENTIAL COMMUNITY OF MEDIUM POPULATION DENSITY, WHICH IS TYPICAL FOR THE AREA. IT IS BUILT UP WITH QUALITY DETACHED AND ATTACHED RESIDENTIAL DWELLINGS VARYING IN DESIGN AND SIZE, EACH WITH INDIVIDUAL MARKET APPEAL. THE SUBJECT PROPERTY IS WITHIN 3 MILES TO NEIGHBORHOOD SCHOOLS, PARKS, SHOPPING. MASS TRANSIT SYSTEMS ARE AVAILABLE IN THE AREA.

SITE COMMENTS:

THE SUBJECT IS REMOVED FROM HEAVILY TRAVELED THOROUGHFARES AND THEREFORE DOES NOT SUFFER FROM DETRIMENTAL EFFECTS OF TRAFFIC AND NOISE. NO ADVERSE EASEMENTS, ENCROACHMENT OR DETRIMENTAL CONDITIONS WERE NOTED AT THE TIME OF INSPECTION. CENTRAL UTILITIES WERE AVAILABLE, ELECTRIC LIGHTS LINE THE STREETS. THERE WERE NO ENVIRONMENTAL CONDITIONS NOTED, OBSERVED OR KNOWN TO THE APPRAISER WHICH ARE ADVERSE OR HAZARDOUS.

SALES COMPARISON COMMENTS:

FOUR OF THE COMPARABLES ARE CONFIRMED CLOSED SALES AND ONE IS AN ACTIVE LISTING. THESE ARE THE MOST RECENT COMPARABLE SALES AVAILABLE AND ARE SIMILAR IN OVERALL MARKET APPEAL/PHYSICAL FEATURES. THE DESIGN OF THE SUBJECT AND COMPARABLE PROPERTIES ARE SIMILAR. ALTHOUGH STYLE OF THE EXTERIOR MAY DIFFER FOR EACH OF THE COMPARABLES VERSUS THE SUBJECT, THIS DIFFERENCE WILL NOT AFFECT MARKET APPEAL. ALL OF THE SALES WERE CONSIDERED TO BE THE MOST INFLUENTIAL SALES DUE TO PROXIMITY AND SIMILARITY TO THE SUBJECT PROPERTY. ALL COMPARABLES ARE SIMILAR TO THE SUBJECT PROPERTY IN PRIMARY PHYSICAL FEATURES.

GENERAL ADJUSTMENTS HAVE BEEN MADE FOR LOCATION, LOT SIZE, QUALITY OF CONSTRUCTION, CONDITION, SQUARE FOOTAGE, BATHROOM COUNT, AIR CONDITIONING AND AN ENCLOSED PATIO. ALL ADJUSTMENTS ARE CONSIDERED TYPICAL FOR THE MARKET REACTION WITHIN THE SUBJECTS MARKET AREA.

A LOCATION ADJUSTMENT (\$30,000.00) WAS MADE TO COMPARABLE NUMBER THREE SINCE THIS COMPARABLE IS LOCATED ON A BUSY FEEDER STREET AND HAS AN INCREASE IN TRAFFIC / NOISE. LOCATION ADJUSTMENTS WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA

LOT SIZE ADJUSTMENTS WERE MADE FOR DIFFERENCES GREATER THAN 500 SQUARE FEET AT \$7.00 A SQUARE FOOT. NO ADJUSTMENT WAS MADE FOR DIFFERENCES LESS THAN 500 SQUARE FEET SINCE THE APPRAISER WAS UNABLE TO DETERMINE A MARKET REACTION FOR LESS THAN 500 SQUARE FEET. LOT SIZE ADJUSTMENTS WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

QUALITY OF CONSTRUCTION ADJUSTMENTS (\$25,000.00) WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA COMPARABLE NUMBER FOUR WAS RECENTLY RENOVATED AND WAS COMPLETED WITH UPGRADED MATERIAL AND FINISHES

CONDITION ADJUSTMENTS WERE MADE BASED ON THE MLS NOTES, MLS PHOTOS AND AN EXTERIOR INSPECTION OF THE COMPARABLES. A LARGER ADJUSTMENT (\$65,000.00) WAS MADE TO COMPARABLES NUMBER TWO AND FOUR SINCE THEY ARE REMODELED AND HAVE SUPERIOR KITCHEN AND BATHROOMS. COMPARABLE NUMBER FIVE HAS THE SAME OVERALL CONDITION RATING AS THE SUBJECT HOWEVER A SMALL ADJUSTMENT (\$30,000.00) WAS MADE SINCE THIS COMPARABLE HAS A SLIGHTLY SUPERIOR KITCHEN AND BATHROOMS. SQUARE FOOTAGE ADJUSTMENTS WERE MADE FOR DIFFERENCES GREATER THAN 50 SQUARE FEET

AT \$85.00 A SQUARE FOOT. SQUARE FOOTAGE ADJUSTMENTS WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA

BATHROOM ADJUSTMENTS (\$7,500.00 FOR EACH 1/2 BATHROOM) WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA. AIR CONDITIONING ADJUSTMENTS (\$5,000.00) WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA. ENCLOSED PATIO ADJUSTMENTS (\$5,000.00) WERE MADE BASED ON A PAIRED SALES ANALYSIS

WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA

NO AGE ADJUSTMENTS WERE MADE. THE SUBJECTS MARKET AREA REACTS MORE THE OVERALL CONDITION THEN THE ACTUAL AGE.

NO SALES TO LIST PRICE RATIO ADJUSTMENT WAS MADE SINCE THE SALES TO LIST PRICE RATIO FOR COMPETING SALES OVER THE LAST 12 MONTHS WAS 100% OR MORE.

ADJUSTMENTS WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

COMPARABLE NUMBER FOUR IS MUCH LAGER IN SQUARE FOOTAGE TO THE SUBJECT HOWEVER THE APPRAISER FELT IT WAS NECESSARY TO USE SINCE IT IS SIMILAR IN BEDROOM COUNT, LOT SIZE, GARAGE, FIREPLACE, DESIGN (STYLE), CLOSE IN PROXIMITY AND IS A RECENT SALE

THE SALES PRICES OF THE COMPARABLE PROPERTIES ARE A BIT WIDE, HOWEVER THE COMPARABLES USED ARE THE BEST INDICATORS OF MARKET VALUE AVAILABLE IN THE SUBJECT PROPERTIES MARKET AREA.

ALL OF THE COMPARABLES WITHIN THIS REPORT WERE LISTED ON THE MLS AND APPEAR TO BE ARMS LENGTH TRANSACTIONS.

Sunnlemental Addendum

	Supple	menta	ıl Addendum		Fi	ile No. 24080:	26C	
Borrower	Neighbor to Neighbor Homes LLC							
Property Address	2325 Van Wick St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							

FINAL RECONCILIATION COMMENTS:

THE MARKET DATA IS SUFFICIENT TO DETERMINE WITH REASONABLE CERTAINTY THE VALUE OF THE SUBJECT PROPERTY. THE APPRAISER HAS RESEARCHED THE SUBJECT MARKET AND SELECTED THE SALES MOST SIMILAR AND PROXIMATE, WHICH HAVE CLOSED ESCROW IN THE MOST RECENT PAST AND REQUIRED THE LEAST AMOUNT OF ADJUSTMENTS.

THE COST APPROACH TENDS TO SET THE UPPER LIMITS OF VALUE: THE INCOME APPROACH WAS CONSIDERED HOWEVER HAD LESS WEIGHT AND CONSIDERATION DO TO THE LACK OF RENTAL SINGLE FAMILY PROPERTIES AND CONDOMINIUMS IN THE SUBJECTS MARKET AREA; THE SALES COMPARISON APPROACH IS CONSIDERED TO BE THE BEST INDICATOR OF VALUE. THERE WERE RENTAL COMPARABLES IN THE SUBJECTS MARKET AREA HOWEVER THERE WERE MORE CLOSED COMPETING SALES THAN MARKET RENTALS. THE LATTER APPROACH REFLECTS RECENT ACTIVITY IN THE MARKETPLACE AND IS GIVEN THE MOST INFLUENCE IN ESTIMATING VALUE. THE FINAL RECONCILIATION IS A WEIGHING PROCESS BASED UPON INFORMATION OBTAINED FROM DOCUMENTARY SOURCES AND THE MARKETPLACE, AS THEY APPLY TO THE SUBJECT PROPERTY.

MORE WEIGHT AND CONSIDERATION WAS GIVEN TO COMPARABLE NUMBER ONE SINCE IT IS THE MOST SIMILAR CLOSED COMPETING SALE WITH THE LEAST AMOUNT OF ADJUSTMENTS. SLIGHTLY LESS WEIGHT AND CONSIDERATION WAS GIVEN TO COMPARABLES NUMBER TWO AND THREE SINCE THEY ARE THE NEXT MOST SIMILAR CLOSED COMPETING SALES. LESS WEIGHT AND CONSIDERATION WAS GIVEN TO COMPARABLE NUMBER FOUR SINCE IT IS THE LEAST MOST SIMILAR CLOSED COMPETING SALE. LESS WEIGHT AND CONSIDERATION WAS GIVEN TO COMPARABLE NUMBER FIVE SINCE IT IS A PENDING LISTING AND THE FINAL SALES PRICE HAS NOT BEEN DETERMINED YET.

ADDITIONAL COMMENTS:

THE SUBJECT WAS NOT APPRAISED AT THE PREDOMINANT PRICE FOR HOMES IN THIS AREA. IT IS NOT UNCOMMON FOR THIS TYPE OF HOME TO BE IN THE UPPER RANGE OF MARKET VALUE AND NOT BE CONSIDERED AN OVER IMPROVEMENT. THIS HAD NO ADVERSE EFFECT ON THE SUBJECTS VALUE OR MARKETABILITY.

• URAR : Neighborhood - Market Conditions

GENERAL MARKET CONDITIONS ARE TYPICAL WITH RECENTLY RISING RATES. SELLER FINANCING AND CONCESSIONS HAVE LITTLE OR NO EFFECT ON SALES PRICE. CURRENT LISTINGS ARE AVAILABLE IN THE IMMEDIATE AREA AND MARKETING TIME APPEARS TO BE WITHIN 3 MONTHS. THERE WERE 44 SALES IN THE SUBJECT PROPERTIES MARKET AREA OVER THE LAST 12 MONTHS. THE MEDIAN DAYS ON MARKET FOR THE 44 SALES WAS 13 DAYS.

Subject Photo Page

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	2325 Van Wick St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							



Subject Front

2325 Van Wick St

Sales Price

Gross Living Area 1,388 Total Rooms 8 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; N;Res; 5,400 sf Q4 View Site Quality 70 Age



Street Scene



Street Scene Other Direction

Comparable Photo Page

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	2325 Van Wick St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							



Comparable 1

2418 Thoreau St

Prox. to Subject 0.10 miles SW 791,000 Sale Price Gross Living Area 1,264 Total Rooms Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View N;Res; 5,404 sf Site Q4 Quality Age 71



Comparable 2

11049 Atkinson Ave

Prox. to Subject 0.33 miles W Sale Price 860,000 Gross Living Area 1,415 Total Rooms Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; N;Res; View Site 6,440 sf Quality Q4 Age 71



Comparable 3

11139 S Van Ness Ave

0.21 miles SE Prox. to Subject Sale Price 745,000 Gross Living Area 1,201 Total Rooms 7 Total Bedrooms 3 Total Bathrooms 1.0 Location A;BsyRd; N;Res; View Site 6,301 sf Q4 Quality Age 77

Comparable Photo Page

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	2325 Van Wick St							
City	Inglewood	County	LOS ANGELES	State	CA	Zip Code	90303	
Lender/Client	Wedgewood Inc							



Comparable 4

2418 Hudspeth St

Prox. to Subject $0.23 \; \text{miles S}$ 935,000 Sale Price Gross Living Area 1,821 Total Rooms 8 Total Bedrooms 3 Total Bathrooms 2.1 Location N;Res; View N;Res; 5,401 sf Site Q3 Quality Age 70



Comparable 5

10911 Ardath Ave

Prox. to Subject 0.27 miles NW Sale Price 860,000 Gross Living Area 1,566 Total Rooms 8 Total Bedrooms 3 Total Bathrooms 1.1 Location N;Res; N;Res; View Site 5,409 sf Quality Q4 Age 71

Comparable 6

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