		SDB REAL ESTATE	APPRAISAL SERVICES		
	E	Exterior-Only Inspection F	Residential Apprais	sal Report File #	2105/MV/2055 # 0911084F
	The purpose of this summary appraisal repo	ort is to provide the lender/client with an	accurate, and adequately supp	oorted, opinion of the mar	ket value of the subject property.
	Property Address 939 Stern Cir		City Sacramento	State	CA Zip Code 95822
	Borrower WH1 LLC	Owner of Public Reco		1994 Living Trus Count	
	Legal Description Riverside Estates 02, L	Lot 172		4	-
	Assessor's Parcel # 024-0102-003-0000		Tax Year 2023	R.E. T	Faxes \$ 7,879
L	Neighborhood Name Riverside Estates		Map Reference TB316-	J4 Censu	us Tract 0039.00
JECT	Occupant 🗌 Owner 🔲 Tenant 🗙 Vaca	cant Special Assessments	\$ 0	PUD HOA\$ 0	per year per month
SUBJ	Property Rights Appraised 🛛 🗙 Fee Simple	Leasehold Other (describe)			
S	Assignment Type Durchase Transaction	Refinance Transaction X Other	(describe) MARKET VALU	E/SERVICING	
	Lender/Client Wedgewood Inc	Address 2015	Manhattan Beach Blvd, Sui	te 100, Redondo Beach	n, CA 90278
	Is the subject property currently offered for sale of	or has it been offered for sale in the twelve mor	nths prior to the effective date of t	his appraisal?	🗙 Yes 🗌 No
	Report data source(s) used, offering price(s), and	d date(s). DOM 132;As per local s	Sacramento MIs#224036320	6, the subject listed for s	sale 04/10/2024 for \$749,000.
	Reduced to \$649,900. Pending sale 09/	/02/2024. AS PER LOCAL MLS, PROF	PERTY SOLD 09/10/2024 F	OR 578K.	
	I did did not analyze the contract for	sale for the subject purchase transaction. Expla	ain the results of the analysis of th	ne contract for sale or why th	e analysis was not
	performed.				
сΤ					
CONTRACT	Contract Price \$ Date of Con	ntract Is the property seller	the owner of public record?	🗌 Yes 📃 No 🛛 Data So	ource(s)
ΝT	Is there any financial assistance (loan charges, s	sale concessions, gift or downpayment assistan	ce, etc.) to be paid by any party o	on behalf of the borrower?	🗌 Yes 📃 No
ဗ္ဗ	If Yes, report the total dollar amount and describe	e the items to be paid.			
	Note: Race and the racial composition of the	neighborhood are not appraisal factors.			
	Neighborhood Characteristics		it Housing Trends	One-Unit Ho	Present Land Use %
	Location 🗌 Urban 🔀 Suburban 🗌	Rural Property Values Increasin		lining PRICE	AGE One-Unit 85 %
_	Built-Up 🗙 Over 75% 🗌 25-75% 🗌	Under 25% Demand/Supply Shortage		r Supply \$ (000)	(yrs) 2-4 Unit 2 %
ноор	Growth Rapid X Stable	Slow Marketing Time 🔀 Under 3	mths 3-6 mths 0ve	r 6 mths 200 Low	10 Multi-Family 3 %
Я	Neighborhood Boundaries THE SUBJEC	CT IS BOUNDED BY SACRAMENTO F			75 Commercial 5 %
30 R	FLORIN RD TO SOUTH, FREEPORT B				65 Other 5 %
Ï		LOCATED WITHIN SACRAMENTO C			
NEIGH	VARYING IN AGE, DESIGN, GLA SIZE				
Z	FACILITIES ARE ALL LOCATED WITH				
	Market Conditions (including support for the above			O HAS CONSISTENTL	Y BEEN 0-3 MONTHS OR
	SHORTER AT 0-3% OF LIST PRICE.	· · · · · · · · · · · · · · · · · · ·			
	INCREASE IN PROPERTY VALUES				
	Dimensions SEE PLAT MAP	Area 5227 sf		CTANGULAR	View N;Res;
	Specific Zoning Classification R-1		1 Family Residential		, ,
		nconforming (Grandfathered Use) 🛛 No Zo			
	Is the highest and best use of subject property as	s improved (or as proposed per plans and spec	ifications) the present use?	🗙 Yes 🗌 No	If No, describe
	Utilities Public Other (describe)		· /	-site Improvements - Type	Public Private
SITE	Electricity	Water 🔀 🗌		eet ASPHALT	
S		Sanitary Sewer 🗙 🗌			
	FEMA Special Flood Hazard Area Yes	No FEMA Flood Zone X500	FEMA Map # 06067C01	70H r	EMA Map Date 08/16/2012
	Are the utilities and off-site improvements typical Are there any adverse site conditions or external		No If No, describe	Yes	No If Yes, describe
	.THE SUBJECT IS LOCATED ON AN IN EASEMENTS, EXCEPT FOR NORMAL				
	FOR FLOOD INSURANCE.	- OTICITIES, NOTED AT TIME OF INS	FECTION. FLOOD ZONE	INFO IS FOR VALUATI	ION ONETNOT TO BE USED
	Source(s) Used for Physical Characteristics of Pr	Property 🗌 Appraisal Files 🗙 MLS	Assessment and Tax Rec	ords Prior Inspection	n Property Owner
	Other (describe)		Data Source for Gross Living		
	General Description	General Description	Heating/Cooling	Amenities	Car Storage
	Units 🗙 One 🗌 One with Accessory Unit	🗌 Concrete Slab 🗙 Crawl Space	🗙 FWA 🗌 HWBB	Fireplace(s) $\#$ 2	None
	# of Stories 2	Full Basement Finished	Radiant		X Driveway # of Cars 2
	Type 🗙 Det. 🗌 Att. 📄 S-Det./End Unit	Partial Basement Finished	Other	X Patio/Deck CVRD	Driveway Surface CONCRETE
	Existing Proposed Under Const.	Exterior Walls STC/WD/AVG		Porch CVRD	Garage # of Cars 2
	Design (Style) Ranch	Roof Surface COMP/AVG	🗙 Central Air Conditioning	Pool NONE	Carport # of Cars 0
	Year Built 1962	Gutters & Downspouts TYPICAL/AVG	Individual	Fence TYPICAL	Attached Detached
	Effective Age (Yrs) 20	Window Type SINGLE PANE/A	Other	0ther NONE	Built-in
	Appliances Refrigerator 🗙 Range/Oven		rowave Washer/Dryer	Other (describe)	
S	Finished area above grade contains:	7 Rooms 3 Bedrooms	2.0 Bath(s)	2 105 Square Feet of	f Gross Living Area Above Grade
ENTS	Additional features (special energy efficient items			1	ERO FRIG, CIELING FANS,
ME	COVERED CONCRETE PATIO AND 2	, - ,			
0 VE	Describe the condition of the property and data su			na. etc.). C.4·TH	IE SUBJECT EXTERIOR
Å R	APPEARS IN WELL MAINTAINED CC				
N					
	Are there any apparent physical deficiencies or ac	dverse conditions that affect the livability, sound	dness, or structural integrity of the	e property?	Yes 🗙 No
	If Yes, describe. NO EXTERNAL OBSOLESCENCE NO	TED AT THE TIME OF INSPECTION.			
	Does the property generally conform to the neigh	nborhood (functional utility, style, condition, use	e, construction, etc.)?	🗙 Yes 🗌 No If N	No, describe.
			,		

Freddie Mac Form 2055 March 2005

Fannie Mae Form 2055 March 2005

Exterior–Only Inspection Residential Appraisal Report

2105/MV/2055 File # 0911084F

	There are 4 comparable	nror	nerties c	urrently	offered	for s	ale in	the subject	neighborh	nod ran	aina in	nrice	from \$ 460,000		to	\$ 770	. 000	
													ice from \$ 473,000				5,000 960.000	•
	FEATURE	5 3410	SUBJEC					LE SALE #					LE SALE # 2	,			LE SALE #	3
	Address 939 Stern Cir		OODULU	/1	4797				1	020 0	row Ct			016 5				0
					-			5000					5000		Roede	-	5000	
	Sacramento, CA 9	5822					o, CA 9	15822			mento	,	5822			o, CA 9	5822	
	Proximity to Subject	^			0.65 n	niles I	NE	•			niles V	V	6		miles I	N	•	
	Sale Price	\$						\$	730,000	-			\$ 960,000				\$	795,000
	Sale Price/Gross Liv. Area	\$		sq.ft.	\$	368.1	з sq.ft.			\$	385.39) sq.ft.		\$	444.8	8 sq.ft.		
	Data Source(s)				SacM	LS# 2	24081	741;DOM	13	SacM	LS# 22	240164	450;DOM 4	Sac№	1LS# 2	24074	847;DOM	12
	Verification Source(s)				Corelo	ogic D)oc# 76	62		Corel	ogic D	oc# 59	90	Corel	logic D	oc# 70)1	
	VALUE ADJUSTMENTS	D	ESCRIPT	ION	DES	SCRIPT	TION	+(-) \$ A	djustment	DE	SCRIPTI	ON	+ (-) \$ Adjustment	DE	SCRIPT	ION	+(-) \$ A	djustment
	Sales or Financing				ArmLt	h				ArmL	h			ArmL	th			
	Concessions				Conv:					Conv				Cash				
	Date of Sale/Time				s09/24		/24				- 4;c03/2	24			,c 24;c07/	24		
	Location	N:Re	26.		B;Res				-10,000		,		-100,000					
	Leasehold/Fee Simple		Simple		Fee S				-10,000	L Ó	imple		-100,000		s, Simple			
	Site								45.000				00.000					40.000
		5227			14375				-15,000				-20,000					-10,000
	View	N;Re			N;Res	<i>,</i>					;BksR	iver	-65,000	, í	,			
	Design (Style)		;Ranch	1	DT1;F	Ranch	ו		0	DT1;I	Ranch		0	, í	Ranch			0
	Quality of Construction	Q4			Q4					Q4				Q3				-5,000
	Actual Age	62			63				0	57			0	66				0
	Condition	C4	-	-	C4					C4				C3				-25,000
	Above Grade	Total	Bdrms.		Total	Bdrms.				Total	Bdrms.	Baths		Total	Bdrms.	Baths		
	Room Count	7	3	2.0	7	3	2.1		-2,500	8	4	3.0	-3,500	6	3	2.1		-2,500
	Gross Living Area		2,10	5 sq.ft.		1,98	з sq.ft.		+10,000		2,491	sq.ft.	-31,700		1,78	7 sq.ft.		+26,100
	Basement & Finished	0sf			0sf					0sf				0sf				
	Rooms Below Grade																	
	Functional Utility	Ave	ade		Simila	r			٥	Simila	ır		n	Simila	ar			0
	Heating/Cooling		/Centra	ul.	Fwa/C		al		0		" Central		0		aı Centra	1		
SALES COMPARISON APPROACH	Energy Efficient Items		le Pane		Dual F				_2 000	-	Pane P		-2,000					-3,000
Ř	Garage/Carport						VVIII5		,			Tu				VVII15		-3,000
đ	Porch/Patio/Deck	2gbi			2ga2d				0	2ga1o				2ga2				0
Z			h/Cvrdl		Porch						/Patio		+2,000					+2,000
SC	FIREPLACE		replace	S	1 Fire				+1,500				+1,500					+1,500
AR	APPLIANCES	Built			Built-I					Built-I				Built-				
МР	POOL	No I	Pool		No Po						n Pool		-12,000			_	4	
8	Net Adjustment (Total)						Χ-	\$	-19,000			_	\$ -230,700			X -	\$	-15,900
ŝ	Adjusted Sale Price				Net Adj	•	2.6 %			Net Ad		24.0 %		Net Ad	,	2.0 %		
Ξ	of Comparables				Gross A	\dj.	5.8 %	\$	711,000	Gross	Adj. 💈	24.8 %	\$ 729,300	Gross	Adj.	9.4 %	\$	779,100
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Support for the opinion of site value (summary of comparable land sales or other methods for est	mating site value) SITE VALUE IS	BASED ON EXTRACTION	
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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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

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

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

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

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

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

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

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

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

APPRAISER PASSWORD PROTECTED/DIGITALLY SECURED	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Carl Set	Signature
Name Steven D. Bates	Name
Company Name SDB REAL ESTATE APPRAISAL SERVICES	Company Name
Company Address PO Box 60723	Company Address
Sacramento, CA 95860-0723	
Telephone Number (916) 599-3040	Telephone Number
Email Address steve@sdbappraisals.com	Email Address
Date of Signature and Report 09/14/2024	Date of Signature
Effective Date of Appraisal 09/12/2024	State Certification #
State Certification # AR021488	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State <u>CA</u>	
Expiration Date of Certification or License 06/14/2025	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect exterior of subject property
	Did inspect exterior of subject property from street
939 Stern Cir Sacramento, CA 95822	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 730,000	
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital AMC#1256	Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc	 Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach Blvd, Suite 100, Redondo	Date of Inspection
Beach, CA 90278	
Email Address appraiser.socal@clearcapital.com	

Freddie Mac Form 2055 March 2005

Fannie Mae Form 2055 March 2005

2105/MV/2055 Exterior–Only Inspection Residential Appraisal Report File # 0911084F FEATURE COMPARABLE SALE # 4 COMPARABLE SALE # COMPARABLE SALE # 6 SUBJECT Address 939 Stern Cir 625 Piedmont Dr 843 Bell Air Dr 6010 Machado Wav Sacramento, CA 95822 Sacramento, CA 95822 Sacramento, CA 95822 Sacramento, CA 95822 0.07 miles NW Proximity to Subject 0.08 miles NW 0.58 miles SE Sale Price \$ \$ \$ 785,000 \$ 775,000 805,000 Sale Price/Gross Liv. Area sa.ft. \$ \$ 456.35 sq.ft. \$ 451.67 sq.ft. \$ 344.90 sq.ft. Data Source(s) SacMLS# 224013789;DOM 4 SacMLS# 224093043;DOM 4 SacMLS# 224095695;DOM 15 Verification Source(s) Corelogic Doc# 500 CoreLogic/Ext Inspection CoreLogic/Ext Inspection +(-) \$ Adjustment VALUE ADJUSTMENTS DESCRIPTION +(-) \$ Adjustment +(-) \$ Adjustment DESCRIPTION DESCRIPTION DESCRIPTION Sales or Financing ArmLth Listing Listing Concessions Conv;0 Pending;0 Active;0 Date of Sale/Time s03/24;c02/24 c08/24 Active Location N:Res: N:Res: N:Res: N:Res: Leasehold/Fee Simple Fee Simple Fee Simple Fee Simple Fee Simple Site -10,000 7841 sf 0 8712 sf 0 5227 sf 9148 sf View N;Res; N;Res; B;Res;AcrsPark -25,000 N;Res; Design (Style) DT2;Ranch DT1;Ranch 0 DT1;Ranch 0 DT2;Ranch Quality of Construction Q4 Q3 -5,000 Q3 -5,000 Q4 Actual Age 62 49 0 65 0 61 0 Condition C4 -25,000 C3 -25,000 C4 C3 Above Grade Total Bdrms. Baths Bdrms. Total Bdrms. Total Baths Total Bdrms. Baths Baths Room Count 3 2.0 -3,500 7 7 4 2.0 0 6 3 2.0 0 8 3 3.0 Gross Living Area <u>2,105</u> sq.ft. -11,600 1.764 sq.ft. +28.000 <u>1,738</u> sq.ft. +30.100 2.247 sq.ft. Basement & Finished 0sf 0sf 0sf 0sf Rooms Below Grade Functional Utility Average Similar 0 Similar 0 Similar 0 Heating/Cooling Fwa/Central Fwa/Central Fwa/Central Fwa/Central Energy Efficient Items -3,000 Dual Pane Prtl -2,000 Dual Pane Prtl Single Pane Win Dual Pane Wins -2.000 Garage/Carport 2gbi2dw 2ga2dw 0 2ga2dw 0 2ga3dw 0 Porch/Patio/Deck Porch/CvrdPatio Porch/Patio +2,000 Porch/Patio +2,000 Porch/CvrdPatio FIREPLACE 2 Fireplaces 1 Fireplace +1,500 1 Fireplace +1,500 1 Fireplace +1,500 APPLIANCES **Built-Ins Built-Ins** Built-Ins **Built-Ins** P001 No Pool Built-In Pool -15,000 No Pool No Pool **X** + Net Adjustment (Total) - + X Χ |\$ -51,500 \$ 1,600 + \$ -15,600 Adjusted Sale Price Net Adi. 6.4 % Net Adi 0.2 % Net Adi 2.0 % 2.4 % of Comparables Gross Adj. 14.2 % \$ 753,500 Gross Adj. 8.4 % \$ 786.600 Gross Adj 759 400 Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3). ITFM COMPARABLE SALE # 4 COMPARABLE SALE # 5 COMPARABLE SALE # 6 SUBJECT Date of Prior Sale/Transfer 09/10/2024 06/03/2024 Price of Prior Sale/Transfer \$578,000 \$510,000 Data Source(s) Sacramento Mls/Corelogic Sacramento Mls/Corelogic Sacramento MIs/Corelogic Sacramento Mls/Corelogic Effective Date of Data Source(s) 09/11/2024 09/12/2024 09/12/2024 09/12/2024 Analysis of prior sale or transfer history of the subject property and comparable sales COMP 5 PRIOR 06/2024 TRANSFER AS AN ARMS LENGTH SALE PROPERTY RECEIVED REMODELING, RE-LISTED AND PENDING SALE AS INDICATED ABOVE. PREVIOUS 02/20/2024 TRANSFER WITH AN AFFIDAVIT. NOT CONSIDERED A SALE TRANSACTION Analysis/Comments COMP 5 IS A PENDING SALE AND COMP 6 IS AN ACTIVE LISTING LOCATED IN THE SUBJECT AREA USED TO SHOW CURRENT MARKET ACTIVITY WITHIN THIS SEGMENT COMP 5 GLA IS INCORRECTLY STATED IN COUNTY RECORDS AS 1634 SQFT. AS PER LISTING AGENT/MLS INFORMATION/APPRAISER, THE OVERALL GLA IS SHOWN AS 1738 SQFT.

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Fannie Mae Form 2055 March 2005

Supplemental Addendum

File No. 0911084F

Borrower	WH1 LLC							
Property Address	939 Stern Cir							
City	Sacramento	County	Sacramento	State	CA	Zip Code	95822	
Lender/Client	Wedgewood Inc							

LEGAL AMC#1256

THE SUBJECT IMPROVEMENTS AND GLA SQUARE FOOTAGE WAS TAKEN FROM COUNTY RECORDS. COUNTY RECORDS INDICATES THE SUBJECT AS 2105 SQFT GLA. DUE TO EXTERIOR INSPECTION ONLY, THE APPRAISER UNABLE TO MEASURE, VERIFY AND INSPECT THE SUBJECT INTERIOR FEATURES AND OVERALL CONDITION. BASED ON APPRAISER RECORDS, NO PRIOR INVOLVEMENT WITH THE SUBJECT PROPERTY IN THE PAST 36 MONTHS. I have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. The completed appraisal assignment is intended to be in compliance with the Appraiser Independence Guidelines set fourth in 2010. No employee, director, officer, or agent of the Seller, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Seller, has influenced or attempt to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner. I have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of the services of the services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

MARKET CONDITIONS IN NEIGHBORHOOD

PROPERTY VALUES WITHIN THE SUBJECT MARKET APPEAR TO FLUCTUATE GREATLY. THIS IS PRIMARILY ATTRIBUTED TO THE PREDOMINANCE OF HOMES RANGING IN QUALITY, UPGRADES, AGE, GLA SIZE, VIEWS AND LOCATION. SPECIFIC MATERIALS AND INDIVIDUAL FEATURES HAVING AN INFLUENCE ON BUYER REACTION. SINCE SPECIFIC AMENITIES MAY APPEAL TO INDIVIDUAL BUYERS WITHOUT THE BENEFIT OF OVERALL APPEAL. THE VALUE OF THESE AMENITIES IS CONSIDERED INTRINSIC AND THEREFORE MAY NOT BE REFLECTED WITHIN THIS REPORT. THE SUBJECTS NEIGHBORHOOD CONSISTS OF A VARIETY OF 1 & 2 STORY TRACT & CUSTOM, HOMES, IN TERMS OF, AGE, GLA, LOCATION, VIEWS OFFERINGS, INTERIOR AMENITIES, INTERIOR QUALITY, APPEAL AND LEVELS OF UPGRADES. THE DETERMINATION OF VALUE WITHIN THIS SEGMENT OF THE MARKET RELIES HEAVILY UPON THE OVERALL, VIEWS, CONDITION, INTERIOR QUALITY AND APPEAL OF THE PROPERTY. THE COMPARABLES USED ARE CONSIDERED TO BE THE BEST INDICATORS OF VALUE FOR SIMILAR PROPERTIES WITHIN THE SUBJECT'S NEIGHBORHOOD.

SITE

FLOOD ZONE LOCATION IS FROM FEMA MAP INDICATED. SINCE FLOOD MAPS DO NOT INCLUDE OR IDENTIFY ALL STREET NAMES AND THE APPRAISER IS NOT A QUALIFIED SURVEYOR, VERIFICATION OF FLOOD ZONE FROM INDEPENDENT SOURCE FOR INSURANCE PURPOSES IS RECOMMENDED. ADJUSTMENTS FOR SITE SIZE GIVEN TO COMPARABLES IS BASED ON MARKET REACTION TO SITE SIZE AND IT'S CONFORMITY TO WHAT IS CONSIDERED TYPICAL FOR THE AREA. ALTHOUGH THE INFLUENCE OF EXCESS LAND ASSOCIATED WITH LARGER LOTS IS CONSIDERED TO INCREASE VALUE, MARKET REACTION INDICATES THE DOLLAR AMOUNT IS MINIMIZED DUE TO SIMILAR UTILITY AND USE AS A SINGLE FAMILY RESIDENCE, BASED ON MATCHED-SALES ANALYSIS OF SALES OF SIMILAR PROPERTIES LOCATED WITHIN THE MARKET AREA.. PRESENT USE AS STATED AS 5% OTHER, WHICH REFLECT S VACANT LAND, PUBLIC UTILITIES, PARK AND LOCAL SCHOOLS. CONSIDERED COMMON FOR THE SUBJECT OVERALL AREA

CONDITION OF IMPROVEMENTS

BASED ON AN EXTERIOR INSPECTION AND COUNTY RECORDS, THE SUBJECT APPEARS IN WELL MAINTAINED CONDITION. SUBJECT FEATURES: COVERED PORCH, YARD LANDSCAPING, AND 2 CAR GARAGE WITH METAL ROLL-UP DOOR. AN EXTERIOR INSPECTION OF THE PROPERTY WAS MADE TO DETERMINE IT'S CONDITION AS OF THE DATE OF VALUE. THE APPRAISAL IS BASED ON OBSERVED CONDITION, THE APPRAISER IS NOT A LICENSED BUILDING AND OR A HOME INSPECTOR AND IS NOT QUALIFIED TO RENDER AND OPINION ON TERMITE DAMAGE, ENVIRONMENTAL HAZARDS OR HIDDEN STRUCTURAL DEFECTS INCLUDING PLUMBING, ELECTRICAL AND OR MECHANICAL EQUIPMENT WHICH ARE NOT APPARENT OR KNOWN, ANY APPARENT OR UNUSUAL DEFICIENCIES NOTED ARE DISCUSSED.

COST APPROACH

THE QUALITY OF CONSTRUCTION, CONDITION AND TOTAL SQUARE FOOTAGE OF THE COMPARABLE HOMES WERE DETERMINED BY INFORMATION FROM HOME OWNERS, REALTORS, COUNTY RECORDS, MLS, EXTERIOR AND INTERIOR (WHEN AVAILABLE) INSPECTION OF THE APPRAISER. WHEN THE ABOVE INFORMATION OF INTERIOR FEATURES WERE NOT AVAILABLE DUE TO THE INACCESSIBILITY OF A PERSONAL INSPECTION OR THE LACK OF COMMENT BY SALES AGENTS, THE HOMES WERE CONSIDERED EQUAL TO THE SUBJECT IN KEEPING WITH THE PRINCIPLE OF CONTRIBUTION AND REFLECTED IN THE OVERALL QUALITY OF MATERIALS USED IN HOMES WITHIN THIS SEGMENT OF THE MARKET. ESTIMATED REPLACEMENT COST FROM MATERIALS/COST ESTIMATES PROVIDED TO THE APPRAISER. SUBJECT PROPERTY GROSS LIVING AREA DERIVED FROM COUNTY RECORDS. LAND VALUE TO IMPROVEMENT RATIO IS TYPICAL FOR THE AREA; EXTRACTION METHOD USED TO ESTIMATE SITE VALUE. SITE VALUE IS BASED ON EXTRAPOLATION OF PROPERTY VALUES WITHIN THE SUBJECTS MARKET AREA.. LAND VALUE TO IMPROVEMENT RATIO IS CONSIDERED TYPICAL FOR THE AREA.

COMMENTS ON SALES COMPARISON

LOCATION ADJUSTMENT IS BASED ON THE MARKET REACTION TO THE SUBJECT INTERIOR LOT LOCATION VS SUPERIOR COURT AND OR RIVER FRONT LOT LOCATION, CONSIDERED TO HAVE A POSITIVE EFFECT ON VALUE AND OVERALL MARKETABILITY. BASED ON MATCHED PAIRED ANALYSIS OF OLDER SALES OF SIMILAR HOMES WITHIN SUBJECT'S MARKET AREA.

VIEW ADJUSTMENTS ARE BASED ON MARKET REACTION TO SUBJECT LOCAL VIEW VS SUPERIOR PARK AND OR RIVER VIEW OFFERING, CONSIDERED TO HAVE A POSITIVE EFFECT ON VALUE AND OVERALL MARKETABILITY. BASED ON MATCHED PAIRED ANALYSIS OF OLDER SALES OF SIMILAR HOMES WITHIN SUBJECT'S MARKET AREA.

POOL, BATH, AND FIREPLACE ADJUSTMENTS REFLECT MARKET REACTION TO THE CONTRIBUTION OF SAID AMENITIES IN RELATION TO THE TOTAL VALUE OF THE PROPERTY, BASED ON MATCHED PAIRED ANALYSIS OF OLDER SALES OF SIMILAR HOMES WITHIN SUBJECT'S MARKET AREA.

GROSS LIVING AREA WAS ADJUSTED AT 65.00 PER SQFT FOR COMPARABLES WITH IN MORE THAN 100 SQUARE FEET OF THE SUBJECT, BASED ON MARKET REACTION TO ADDITIONAL LIVING AREA IN SQUARE FEET OF THE SUBJECT. NO ADJUSTMENT WAS GIVEN FOR BEDROOM COUNT AS THREE TO FIVE BEDROOM HOMES ARE TYPICAL FOR SIMILAR SIZED HOMES, THEREFORE CONSIDERED BUYER PREFERENCE AS TO THE DISTRIBUTION OF SQUARE FOOTAGE.

+3500 BATHROOM ADJUSTMENTS IS GIVEN FOR THE UTILITY AND USE OF AN ADDITIONAL FULL BATHROOMS. AN ADJUSTMENT OF +\$2500 FOR 1/2 BATH VS NO HALF BATH PROPERTIES. -\$1000 FOR 2.1 BATH VS 3.0 FULL BATH, AS THE DIFFERENCE IS THE 1/2BATH LACKS A SHOWER AND OR TUB, THEREFORE THE MARKET/BUYERS REACTION IS LESS. A STRONGER MARKET REACTION OBSERVED WHEN A PROPERTY HAS 2.0 BATHS VS 2.1 BATHS, THEREFORE A +\$ 2500 HIGHER ADJUSTMENT IS GIVEN, BASED ON PAIRED SALES ANALYSIS OF PAST SALES WITHIN THIS DIRECT SEGMENT.

Supplemental Addendum

WH1 LLC							
939 Stern Cir							
Sacramento	County	Sacramento	State	CA	Zip Code	95822	
Wedgewood Inc							
	939 Stern Cir Sacramento	WH1 LLC 939 Stern Cir Sacramento County	WH1 LLC 939 Stern Cir Sacramento County Sacramento	939 Stern Cir Sacramento County Sacramento State	WH1 LLC 939 Stern Cir Sacramento County Sacramento State CA	WH1 LLC 939 Stern Cir Sacramento County Sacramento State CA Zip Code	WH1 LLC 939 Stern Cir Sacramento County Sacramento State CA Zip Code 95822

COMMENTS ON SALES COMPARISON

ADJUSTMENTS FOR SITE SIZE GIVEN TO COMPARABLES IS BASED ON MARKET REACTION TO SITE SIZE AND IT'S CONFORMITY TO WHAT IS CONSIDERED TYPICAL FOR THE AREA. ALTHOUGH THE INFLUENCE OF EXCESS LAND ASSOCIATED WITH LARGER LOTS IS CONSIDERED TO INCREASE VALUE, MARKET REACTION INDICATES THE DOLLAR AMOUNT IS MINIMIZED DUE TO SIMILAR UTILITY AND USE AS A SINGLE FAMILY RESIDENCE, BASED ON MATCHED-SALES ANALYSIS OF SALES OF SIMILAR PROPERTIES LOCATED WITHIN THE MARKET AREA.

CONDITION AND OR EFFECTIVE AGE FOR COMPARABLES WAS ADJUSTED AS PER LEVELS OF REMODELING, PROPERTY UPDATING, UPGRADES AND CONDITION OF PROPERTY AT TIME OF SALE, BASED ON EXTERNAL INSPECTION AND INFORMATION FROM LISTING AGENT AND/OR MLS.

PARTIAL AND FULL DUAL PANE WINDOW ADJUSTMENTS ARE GIVEN BASED ON THE ENERGY EFFICIENT FEATURE AND OVERALL MARKET REACTION TO SAID AMENITY. BASED ON MATCHED PAIRED ANALYSIS OF OLDER SALES OF SIMILAR HOMES WITHIN SUBJECT'S MARKET AREA .

QUALITY OF CONSTRUCTION ADJUSTMENTS MADE DUE TO DIFFERENCES IN THE QUALITY OF MATERIAL USED. INCLUDING INTERIOR FINISHES, CRAFTMENSHIP AND OVERALL FIXTURES WITHIN, DOLLAR VALUE ADJUSTMENT BASED ON MARKET REACTION WITH SUPPORT FROM THE COST OF MATERIAL CONSIDERED RECOVERABLE, ESTIMATES FROM M&S HANDBOOK & LOCAL BUILDERS. INFORMATION PROVIDED BY LISTING AGENTS AND LOCAL REALTORS. ALL ADJUSTMENTS ARE BASED ON EXPECTED MARKET RESPONSE RATHER THAN THE COST OF THE ITEM ADJUSTED.

GROSS LIVING AREA WAS ADJUSTED AT 85.00 PER SQFT FOR COMPARABLES WITH IN MORE THAN 100 SQUARE FEET OF THE SUBJECT, BASED LAND TO IMPROVEMENT RATIO AND BUYER MARKET REACTION TO ADDITIONAL LIVING AREA IN SQUARE FEET OF THE SUBJECT. NO ADJUSTMENT GIVEN FOR BEDROOM COUNT AS THREE AND FOUR BEDROOM HOMES ARE TYPICAL FOR SIMILAR SIZED HOMES IN THIS AREA, CONSIDERED TO BE BUYER PREFERENCE AS TO THE DISTRIBUTION OF SQUARE FOOTAGE, AS SOME PROPERTIES MAY HAVE A THIRD BEDROOM YET LACKS A DEN/OFFICE OR DINING ROOM, THEREFORE NO BEDROOM ADJUSTMENTS IS GIVEN, BASED ON PAIRED SALES OF SIMILAR PROPERTIES WITHIN THIS DIRECT AREA.

NO DESIGN ADJUSTMENT IS GIVEN FOR 1 STORY VS 2 STORY HOMES, AS IT IS CONSIDERED TO BE BUYER PREFERENCE AS TO THE DISTRIBUTION OF SQUARE FOOTAGE AND DESIGN, THEREFORE NO DESIGN ADJUSTMENT IS GIVEN, BASED ON PAIRED SALES OF SIMILAR PROPERTIES WITHIN THIS DIRECT AREA.

DUE TO VARYING PROPERTIES WITHIN THE SUBJECT MARKET AREA, RIVER LOCATION, VIEW, PROPERTY IMPROVEMENTS AND PROPERTY UPDATING WITHIN THE SUBJECT MARKET SEGMENT AND THE LACK OF DIRECT COMPARABLE SALES TO THE SUBJECT, IT WAS NECESSARY TO EXCEED NORMAL APPRAISAL GUIDELINES IN TERMS GROSS AND NET ADJUSTMENTS. THE APPRAISER FEELS THE COMPARABLES USED AND THE INFORMATION GIVEN REPRESENTS THE BEST INDICATION OF MARKET VALUE BASED ON AVAILABLE DATA. ALTHOUGH SINGLE LINE ADJUSTMENTS, NET AND GROSS PERCENTAGE ALLOWANCES EXCEED GENERALLY ACCEPTED APPRAISAL GUIDELINES, THEY ARE NORMAL AND NECESSARY TO PROPERLY REFLECT MARKET REACTION AND ARE CONSIDERED TYPICAL WHEN APPRAISING THIS TYPE OF PROPERTY ON A FORM REPORT.

AFTER A DILIGENT SEARCH OF MLS, COUNTY RECORDS AND LOCAL REALTORS INDICATED LIMITED RECENT SALES OF SIMILAR SIZE PROPERTIES WITHIN THE SUBJECT'S IMMEDIATE AREA, IT WAS NECESSARY TO USE COMPARABLE PROPERTIES OF SIMILAR PROPERTIES LOCATED WITHIN A COMPETING NEIGHBORHOOD ACROSS I-5 WHICH BORDERS THE SUBJECT AREA. NO ADJUSTMENT FOR LOCATION WAS GIVEN AS MARKET REACTION INDICATES THE COMPETING NEIGHBORHOOD TO BE EQUAL IN APPEAL, MARKETABILITY, SCHOOL DISTRICT AND OVERALL DESIRABILITY, OFFERING HOMES OF SIMILAR SIZE, DESIGN, QUALITY OF CONSTRUCTION, AND EXHIBITING SIMILAR PHYSICAL AND SOCIO-ECONOMIC CHARACTERISTICS. NO ADVERSE EFFECT ON VALUE OR MARKETABILITY NOTED.

THE INDICATED PREDOMINANT VALUE RANGE NOTED IN THE NEIGHBORHOOD SECTION ARE CONSIDERED ACCURATE AND IS JUDGED TO REFLECT THE SUBJECT'S OVERALL MARKET AREA. HOWEVER, THE SUBJECT AND THE COMPARABLES USED ARE SLIGHTLY LARGER IN TERMS OF GLA, NOT NECESSARILY PARALLEL WITH THE CHARACTERISTICS OF THE PREDOMINANT NEIGHBORHOODS IN THE SUBJECT OVERALL AREA. THIS IS JUDGED TO HAVE NO ADVERSE REACTION ON THE MARKETABILITY OR MARKET VALUE OF THE SUBJECT AS THERE ARE MANY PROPERTIES OF EQUAL OR GREATER SIZE, QUALITY, VALUE, ETC; BUT HAVE NOT RECENTLY SOLD. THE LACK OF THIS TYPE PROPERTY IS PRIMARILY ATTRIBUTED TO THE INTENTION OF THE LONG TERM HOMEOWNERS.

THE SUBJECT GLA SIZE IS NOT UNIQUE IN TERMS OF GLA AND IS NOT CONSIDERED AN OVER IMPROVEMENT FOR ITS DIRECT MARKET AREA. PROPERTIES OF THIS SIZE ARE LOCATED THRU OUT THE AREA, THEREFORE THE SUBJECT IS CONSIDERED CONFORMING FOR THE OVERALL MARKET AREA & REGION. THE LACK OF THIS SIZE HOME AND COMPARABLE PROPERTIES, IS ATTRIBUTED TO THE INTENTION AND DESIGN OF THE LONG TERM HOMEOWNERS. HOMES OFFERING THESE TYPE OF CHARACTERISTICS IN QUALITY, SIZE AND SETTING ARE TYPICALLY PURCHASED, UPGRADED TO OWNER SPECIFICATIONS AND ARE DESIGNED FOR THEIR LONG TERM USE AND NOT FOR RESALE PURPOSES. NO ADVERSE EFFECT ON VALUE OR MARKETABILITY.

ADJUSTMENTS ARE BASED ON EXPECTED MARKET RESPONSE AND IS REFLECTIVE OF THE MARKET REACTION TO THE CONTRIBUTION AND USE OF SAID AMENITIES IN RELATION TO THE TOTAL VALUE OF THE PROPERTY. ADJUSTMENT IS BASED ON MATCHED PAIRED ANALYSIS OF PAST SALES IN THE SUBJECT MARKET AREA WITH SIMILAR SITE FEATURES AND OR PROPERTY IMPROVEMENTS.

THERE ARE OTHER CLOSED SALES THAT HAVE SOLD FOR A HIGHER & LOWER PRICES, WITHIN THE SUBJECT AREA, DUE TO THE LEVELS OF UPDATING, AGE, SITE SIZE, SITE IMPROVEMENTS AND OVERALL GLA. THESE LOWER SALE PRICE PROPERTIES WITHIN THE AREA, DO NOT REFLECT BUYERS REACTION TO THE LARGER LOT SIZE, SITE IMPROVEMENTS, SITE FEATURES, LOCATION SETTING, INTERIOR REMODELING, QUALITY AND OVERALL AMENITIES, THEREFORE NOT USED. THE SUBJECT OVERALL SIZE, OVERALL LOCATION AND IMPROVEMENTS ARE SUPPORTED WITHIN IT'S OVERALL MARKET SEGMENT, WHICH BEST REFLECTS THE ACTIONS OF INFORMED BUYERS AND SELLERS, IN THE LOCAL MARKET, GIVEN A REASONABLE MARKETING TIME WITH NO UNDUE STIMULUS AND TYPICALLY MOTIVATED BUYERS AND SELLERS.

BASED ON LOCAL MLS AND COUNTY RECORD SALES DATA, INDICATES AN INCREASE IN PROPERTY VALUES. BASED ON 4 YR CLOSED SALE DATA SURVEY INDICATES THE MEDIUM HOME FROM 09/2020 TO 09/2021 AT 410K, FROM 09/2021 TO 09/2022 INDICATES AN INCREASE TO 440K. FROM 09/2022 TO 09/2023 INDICATED THE MEDIUM HOME PRICE INCREASED TO 450K, FROM 08/2023 TO 09/2024 INDICATED THE MEDIUM HOME PRICE INCREASED TO 465K, THEREFORE STABLE IN PROPERTY VALUES WITHIN THE SUBJECT OVERALL MARKET AREA IS OBSERVED.

BASED ON 12 MONTH 1004MC FORM MARKET DATA RESEARCH, INDICATES A STABLE SALES PRICE, WITHIN THIS COMPETING MARKET SEGMENT, AS INDICATED ON PAGE ONE OF THE URAR. NO TIME ADJUSTED WAS GIVEN AS THE SALES USED ARE CONSIDERED MOST RECENT SALES WITHIN THE DIRECT AREA..

ALL COMPARABLE SALES ARE CONFIRMED CLOSED SALES LOCATED WITHIN THE SUBJECT'S MARKET AREA & ARE CONSIDERED TO BE THE BEST INDICATORS OF VALUE BASED ON SIMILAR SQFT, VIEW, QUALITY OF CONSTRUCTION AND MARKETABILITY.

Supplemental Addendum

Borrower	WH1 LLC							
Property Address	939 Stern Cir							
City	Sacramento	County	Sacramento	State	CA	Zip Code	95822	
Lender/Client	Wedgewood Inc							

CONDITIONS OF APPRAISAL

THE SUBJECT PROPERTY IS APPRAISED "AS IS" AS SINGLE FAMILY HOME: PROPERTY APPRAISAL IS COMPLETED ON A LIMITED 2055 EXTERIOR DRIVEBY APPRAISAL REPORT. THE SIGNATURE USED IN THE ELECTRONIC TRANSMISSION OF THIS REPORT IS PASSWORD PROTECTED AND DIGITALLY SECURED.

THIS APPRAISAL IS INTENDED TO COMPLY WITH THE FINANCIAL INSTITUTIONS REFORM, RECOVERY AND ENFORCEMENT ACT (FIRREA) GUIDELINES AS WELL AS THOSE SET FORTH BY FNMA AND FHLMC.FINANCING OR CONCESSION ADJUSTMENTS ARE GIVEN WHEN SALES OF EQUIVALENT FINANCING TERMS TYPICAL OF THE PREVAILING MARKET DIFFER. REPORTED BUYDOWNS OR OTHER SELLER CONCESSIONS CONSIDERED TO HAVE AN ADVERSE AFFECT ON MARKET VALUE ARE ADJUSTED.

THE DATE OF VALUE AND INSPECTION OF THE SUBJECT PROPERTY IS NOTED ON THE BACK PAGE OF THE APPRAISAL REPORT. THE DATA COLLECTION AND ANALYSIS OF INFORMATION INCLUDED WITHIN THE APPRAISAL REPORT WAS ASSIMILATED AND ADJUSTED FOR WITH THE FINAL PREPARATION AND ESTIMATE OF VALUE APPLIED ON THE DATE INDICATED BELOW THE APPRAISERS SIGNATURE. NO PREVIEW OF SUBJECT PROPERTY PROFILE AS DEED WAS NOT AVAILABLE TO APPRAISER. THEREFORE THIS APPRAISAL IS PERFORMED WITH THE ASSUMPTION THERE ARE NO ADVERSE EASEMENTS, RESTRICTIONS, MINERAL RIGHTS AND THE ESTATE IS HELD IN FEE SIMPLE IN THE NAME PROVIDED BY COUNTY RECORDS.

FINAL RECONCILIATION

AT TIMES, COMPARABLES ARE USED THAT APPEAR TO HAVE SOLD AT A BELOW MARKET PRICE; HOWEVER, DUE TO THE LACK OF PRIMARY DATA AVAILABLE TO THE APPRAISER, THE TERMS AND MOTIVATION OF THE SELLERS MAY NOT BE NOTED IN THE REPORT.THE BASIS FOR THE SELECTION OF COMPARABLES USED IN THIS ANALYSIS, AS WELL AS THE MARKET VALUE ARRIVED AT IN THE FINAL RECONCILIATION OF THIS REPORT, ARE ACCORDING TO THE PRINCIPALS DEFINED IN MARKET VALUE:

THE INDICATED VALUE BY DIRECT COMPARISON IS A FINAL ESTIMATE WHICH BEST REFLECTS THE ACTIONS OF INFORMED BUYERS AND SELLERS, IN THE LOCAL MARKET, GIVEN A REASONABLE MARKETING TIME WITH NO UNDUE STIMULUS AND TYPICALLY MOTIVATED BUYERS AND SELLERS.

Market (Conditions Add	lendum to the <i>l</i>	Appraisal Repor	t File No.	2105/MV/205 0911084F	
The purpose of this addendum is to provide the lender/cl		-				
neighborhood. This is a required addendum for all appra	isal reports with an effectiv			Stata o a	7ID Codo o co	~~
Property Address 939 Stern Cir Borrower WH1 LLC		City Sacrame	nto	State CA	ZIP Code 958	22
Instructions: The appraiser must use the information rec	uired on this form as the b	asis for his/her conclusior	ns, and must provide support	for those conclusio	ons, regarding	
housing trends and overall market conditions as reported	-					
it is available and reliable and must provide analysis as in						
explanation. It is recognized that not all data sources will	•					
in the analysis. If data sources provide the required infor average. Sales and listings must be properties that comp			•			
subject property. The appraiser must explain any anomal					buyor or the	
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months		Overall Trend	
Total # of Comparable Sales (Settled)	14	14	22	Increasing	X Stable	Declining
Absorption Rate (Total Sales/Months) Total # of Comparable Active Listings	2.33	4.67	7.33	Increasing	Stable Stable	Declining
Months of Housing Supply (Total Listings/Ab.Rate)	8	12 2.6	4 0.5	Declining Declining	Stable	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months		Overall Trend	
Median Comparable Sale Price	647,000	737,000	565,000	Increasing	X Stable	Declining
Median Comparable Sales Days on Market	8	7	12	Declining	Stable	Increasing
2 Median Comparable List Price Median Comparable Listings Days on Market	663,000	694,000	700,000	Declining	Stable Stable	Declining
Median Sale Price as % of List Price	19 100.00	36 100.00	15 100.00	Increasing	Stable Stable	Declining
Seller-(developer, builder, etc.)paid financial assistance p		No	100.00	Declining	Stable	Increasing
Explain in detail the seller concessions trends for the pas	st 12 months (e.g., seller c	ontributions increased fror	n 3% to 5%, increasing use c	of buydowns, closin	g costs, condo	
fees, options, etc.). SELLER CONCESSION						
FINANCING TERMS TYPICAL OF THE PREV						
HAVE AN ADVERSE AFFECT ON MARKET V FOR THE BUYERS CLOSING COSTS WITH						
Are foreclosure sales (REO sales) a factor in the market	? 🗌 Yes 🗙 N	o If yes, explain (inclue	ding the trends in listings and	sales of foreclosed	properties).	
BANK OWNED AND OR SHORT SALES PRO						
MARKET PLACE, WHICH TEND TO SELL H						
BANK OWNED SELLER OR DISTRESSED S AND 0 SHORT SALE PROPERTIES OBSERV		NT. PAST 12 MONT	HS INDICATES 322 CL	LOSED SALES	WITH 5 BANK	OWNED
Cite data sources for above information. LOCAL	MLS STATISTICS, LOCA	AL AGENTS, REALIST PF	ROPERTY INFORMATION	AND LOCAL COUN	NTY INFORMATI	ON. THE
MARKET SECTION ON PAGE ONE REFLECTS ALL	OF THE SUBJECT ARE	A, AS TO THE ABOVE II	NFORMATION INTENDS T	O BRACKET THE	SUBJECT OVER	ALL
COMPETING MARKET SEGMENT.						
Summarize the above information as support for your co	onclusions in the Neighbort	nood section of the apprais	al report form. If you used a	nv additional inform	ation such as	
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2105/MV/2055

SDB REAL ESTATE APPRAISAL SERVICES

2105/MV/2055 File No: 0911084F

Borrower WH1 LLC				
Property Address <u>939 Stern Cir</u>				
City <u>Sacramento</u> Lender/Client Wedgewood Inc	County	Sacramento	State <u>CA</u>	Zip Code <u>95822</u>
Purpose of the Appraisal				
THE PURPOSE OF THIS REPORT IS TO ESTIN MARKET VALUE IS TO BE USED SOLELY BY T MANAGEMENT. AS PER ASSIGNMENT REQUE	HE CLIEN	T AND/OR THEIR ASSIGN	EES AS A BASIS FOR LEN	DING DECISIONS OR PORTFOLIO
Scope of the Appraisal				
AFTER RECEIVING THE ASSIGNMENT, A PRE INFLUENCES AND OTHER SIGNIFICANT FACT PERFORMED. A MORE DETAILED REVIEW OI MARKET FACTORS WERE WEIGHTED AND T ANALYSIS WAS PERFORMED. THE APPRAIS/ APPRAISAL FOUNDATION IN THE UNIFORM S SUFFICIENT DATA AND INFORMATION NEEDE	ORS PER THE SAL HEIR INFL AL REPOR TANDARD	TINENT TO THE SUBJEC ES WERE EXAMINED AD UENCE ON THE SUBJEC T WAS THEN COMPLETE S OF PROFESSIONAL AF	F PROPERTY. A PHYSICA CONFIRMED WITH PARTI F PROPERTY WAS DETER D IN ACCORDANCE WITH PRAISAL PRACTICES (US	L INSPECTION OF THE PROPERTY WAS ES INVOLVED WITH THE TRANSACTION. MINED. A HIGHEST AND BEST USE STANDARDS DICTATED BY THE PAP). THE REPORT INCLUDED
	:			
Report of the prior year sales history for the sub				
Is the subject property currently listed? Has the property sold during the prior year?	X Yes	No List Pri	:e \$ lescribe below:	
THE SUBJECT PROPERTY TRANSFERRED TI				2024 FOR 750K WITH 132 DAYS ON THE
MARKET. AS PER AGENT THE SELLER WAS N	IOTIVATEI	D, THEREFORE SALE PR	CE WAS REDUCED FOR A	QUICK SALE.
Marketing Time				
What is your estimate of marketing time for the su	ibject prop	erty? <u>10-45</u>	Describe be	ow the basis (rationale)for your estimate:
SHOWN IN MARKET SECTION.				
Non-real property transfers				
Does the transaction involve the transfer of perso	nal property	/, fixtures, or intangibles th	at are not real property?	Yes No
If yes, provide description and valuation below:				
N/A				
Additional Comments				
THE APPRAISER HAS MADE A REASONABLE RESIDENCES ARE PURCHASED FOR OWNER HIGHEST AND BEST USE OF THE PROPERTY APPROACH TO VALUE WILL ONLY BE USED A MARKET EVIDENCE EXISTS IN A NEIGHBORH MEASURABLE AND THEIR ANALYSIS ADD TO	OCCUPAI AND IS NO AT THE RE OOD TO II	NCY AND , AS SUCH, THE DT GENERALLY A RELEV QUEST OF THE CLIENT NDICATE THAT RENTAL I	INCOME APPROACH DOB ANT INDICATOR OF MARK FOR NON-OWNER OCCUP	ES NOT GENERALLY REFLECT THE ET VALUE. THE USE OF THE INCOME
			OF THE APPRAISAL PRO	,
Additional Certification				CESS.
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2105/MV/2055 File No. <u>0911084F</u>

APPRAISER DISCLOSURE STATEMENT

Certification/Licensure State: CA Expires: 06/14/2025 Scope: This Report is within the scope of my Certification or License Service Provided By: Disinterested & Unbiased Third Party Interested & Biased Third Party Interested & Biased Third Party Interested Third Party Interested Third Party Interested Third Party<	☐ Certified Residential ☐ Licensed Residential ☐ Licensed Trainee or Assistant ☐ Temporary ☐ General ☑ Licensed Certification/Licensure Number: <u>AR021488</u> Certification/Licensure State: <u>CA</u> Expires: <u>06/14/2025</u> Scope: This Report ☐ is within the scope of my Certification or License ☐ is not within the scope of my Certification or License Service Provided By: ☐ Disinterested & Unbiased Third Party ☐ Interested & Biased Third Party ☐ Interested Third Party on Contingent Fee Basis If applicable, Appraisal Management Company Number: <u>1256</u> If applicable, select one of the following: ☑ The appraiser is employed by the appraisal management company on an employee and employer basis for the performance of this appraisal, and was not paid a fee. Signature of person preparing and reporting the Appraisal:	Name of Appraiser:	Steven D. Bates
Certification/Licensure State: CA Expires: 06/14/2025 Scope: This Report is within the scope of my Certification or License Service Provided By: Disinterested & Unbiased Third Party Interested & Biased Third Party Interested & Biased Third Party Interested Third Party	Certification/Licensure State: CA Expires: 06/14/2025 Scope: This Report is within the scope of my Certification or License Service Provided By: Disinterested & Unbiased Third Party Interested & Biased Third Party Interested & Biased Third Party Interested Third Party Interested Third Party The actual fee paid to the appraiser for this or; The actual fee paid to the appraiser for this or; The appraiser is employed by the appraisal management company on an employee and or; The appraiser is for the performance of this appraisal, and was not paid a fee. Signature of person preparing and reporting the Appraisal:	Class of Certification/Lice	Certified Residential Licensed Residential Licensed Trainee or Assistant
Scope: This Report is within the scope of my Certification or License Service Provided By: Disinterested & Unbiased Third Party Interested & Biased Third Party Interested Third Party on Contingent Fee Basis If applicable, Appraisal Management Company Number: 1256 If applicable, select one of the following: The actual fee paid to the appraiser for this appraisal assignment or specialized service was: \$ 220.00 or; The appraiser is employed by the appraisal management company on an employee and employer basis for the performance of this appraisal, and was not paid a fee. Signature of person preparing and reporting the Appraisal:	Scope: This Report is within the scope of my Certification or License Service Provided By: Disinterested & Unbiased Third Party Interested & Biased Third Party Interested Third Party on Contingent Fee Basis If applicable, Appraisal Management Company Number: 1256 If applicable, select one of the following: The actual fee paid to the appraiser for this appraisal assignment or specialized service was: \$ 220.00 or; The appraiser is employed by the appraisal management company on an employee and employer basis for the performance of this appraisal, and was not paid a fee. Signature of person preparing and reporting the Appraisal:	·	
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Subject Photo Page

Borrower	WH1 LLC				
Property Address	939 Stern Cir				
City	Sacramento	County S	Sacramento State	CA Zip Code	95822
Lender/Client	Wedgewood Inc				



	-
939 Stern Cir	
Sales Price	
Gross Living Area	2,105
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	5227 sf
Quality	Q4
Age	62

Subject Front





Subject Street

Comparable Photo Page

Borrower	WH1 LLC					
Property Address	939 Stern Cir					
City	Sacramento	County S	Sacramento State	CA	Zip Code	95822
Lender/Client	Wedgewood Inc					



Comparable 1

4797 Rex Ct	
Prox. to Subject	0.65 miles NE
Sales Price	730,000
Gross Living Area	1,983
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.1
Location	B;Res;Court
View	N;Res;
Site	14375 sf
Quality	Q4
Age	63



Comparable 2

828 Prow Ct	
Prox. to Subject	0.13 miles W
Sales Price	960,000
Gross Living Area	2,491
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.0
Location	B;Res;River
View	B;Res;BksRiver
Site	27760 sf
Quality	Q4
Age	57



Comparable 3

	-
916 Roeder Way	
Prox. to Subject	0.25 miles N
Sales Price	795,000
Gross Living Area	1,787
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	9148 sf
Quality	Q3
Age	66

Comparable Photo Page

Borrower	WH1 LLC							
Property Address	939 Stern Cir							
City	Sacramento	County	Sacramento	State	CA	Zip Code	95822	
Lender/Client	Wedgewood Inc							



Comparable 4

625 Piedmont Dr	
Prox. to Subject	0.08 miles NW
Sales Price	805,000
Gross Living Area	1,764
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	B;Res;AcrsPark
Site	9148 sf
Quality	Q3
Age	49



Comparable 5

843 Bell Air Dr	
Prox. to Subject	0.07 miles NW
Sales Price	785,000
Gross Living Area	1,738
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7841 sf
Quality	Q3
Age	65



Comparable 6

•••	parante
6010 Machado Wa	У
Prox. to Subject	0.58 miles SE
Sales Price	775,000
Gross Living Area	2,247
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	8712 sf
Quality	Q4
Age	61

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.

СЗ

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

acAcreAdjPrkAdjaAdjPwrAdjaArmLthArmATAttacBBenebaBathbrBedrBsyRdBusycContCashCashCashCorrConvCorrCrtOrdCourCtySkyCityCtyStrCityDOMDaysDTDetadwDriveeExpiEstateEstaFHAFedegGaragbiBuiltgdDetaGlfCseGolfGlfwwGolfGRGaraHRHigh	jacent to Park jacent to Power Lines ns Length Sale ached Structure neficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys Con Market tached Structure veway biration Date	Location & View Area, Site Location Location Location Sale or Financing Concessions Design (Style) Location & View Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View Garage/Carport Data Sources
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E&O 2024



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS

for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

Renewal of: RAP4112375-22

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

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

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

I Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP4112375-23

Program Administrator:

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

- **Steven Bates** Item 1. Named Insured:
- Item 2. Address: 3700 Whitney Avenue
- Sacramento, CA 95821 City, State, Zip Code:

eriod: From <u>10/30/2023</u> To <u>10/30/2024</u> (Month, Day, Year) (Month, Day, Year) (Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.) Item 3. Policy Period: From

Item 4. Limits of Liability:

- A. \$ 1,000,000 Damages Limit of Liability - Each Claim
- 1,000,000 B. \$ Claim Expenses Limit of Liability - Each Claim
- C. \$ 1,000,000 Damages Limit of Liability - Policy Aggregate

1,000,000 D. \$ Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ 500 Each Claim
- B. \$ 1,000 Aggregate
- Item 6. Premium: \$ 850.00
- Item 7. Retroactive Date (if applicable): 11/11/1992
- Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 CA (10/13) IL7324 (07/21) D42408 (05/13) D42402 (05/13) D42413 (06/17) D42412 (03/17) D42414 (08/19)

Betty a magneon

Authorized Representative

D42101 (03/15)

Page 1 of 1

E&O 2025



DECLARATIONS

for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

Renewal of: RAP4112375-23

301 E. Fourth Street, Cincinnati, OH 45202

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

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

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

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number:	RAP4112375-24
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Program Administrator:

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

Item 1. Named	Insured:	Steven H	Bates

- **3700 Whitney Avenue** Item 2. Address:
- Sacramento, CA 95821 City, State, Zip Code:

Item 3. Policy Period: From 10/30/2024 To 10/30/2025 (Month, Day, Year) (Month, Day, Year) (Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.) 10/30/2024

Item 4. Limits of Liability:

A. \$ 1,000,000 Damages Limit of Liability - Each Claim

1,000,000 B. \$ Claim Expenses Limit of Liability - Each Claim

C. \$ 1,000,000 Damages Limit of Liability - Policy Aggregate

1,000,000 D. \$ Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$__500 Each Claim
- B. \$ 1,000 Aggregate
- 850.00 Item 6. Premium: \$
- Item 7. Retroactive Date (if applicable): 11/11/1992
- Item 8. Forms, Notices and Endorsements attached: D42100 (03/15) D42300 CA (10/13) IL7324 (07/21) D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)

Betoy a magneon

Authorized Representative

D42101 (03/15)

Page 1 of 1

RECENT MLS PROFILE

Appraiser One Page Report - Residential

	9/12/2024 at 11:24AM ed 09/10/24 (\$578		030 Storn Cir	Sacramonto CA 0	5000 0007	Page:			
			939 Stern Cir, Sacramento, CA 95822-2327 vice: Full Service Cross Street: Bell Air Drive			Listing Price: 🐺 \$649,900			
WILH. 2240	30320 UILWES		e: Full Service Cro GUIDE Real Estate	CARDING A REPORT AND A REPORT OF A		Spc Lst Cond: None			
Additional Pie		LO LA: LA LA LA LA BO: BO BO BA: BA BA BA	Ph: 916-975-2700 John G Elmasian Prim Ph: 916-996 Sec Ph: ax: 916-339-661 Email: john@johne Wedgewood Homes Ph: 310-640-3040 Jessica Spellerberg Prim Ph: 424-212 Sec Ph:	-1602 9 Imasian.com s Realty -3550	DOM: 132 Listing Date: 04/10 On Market Date: 0 Original Price: \$74 Close Price: \$578, Spec List Cond: No Buyer Financing: 0 Conc: No	4/11/24 Exp Date: 9,900 Pend Date: 09/02/24 000 Multiple Offers: No one			
Beds (Possil			Area: 10822	weagewoodnome		t p 1			
Baths (FH): SqFt Pri Res SqFt 2nd Res	2 (2 0) (Apprx): 2105 s (Apprx):	Assessor Auto-Fill	Area: 10822 County: Sacramento APN: 024-0102-003-0000 Zoning: R-1 Census Tract: 39.00		Subtype: Single F Subtype Desc: Det Style:	ached # of Units: 0			
Year Built:	rice/SqFt: \$274.58 ear Built: 1962 YrBlt Src: Assessor Auto-Fill emodeled/Updtd:				Bonds/Asmts/Taxe B/A/T Desc: Association/Fee M Assn Phone:				
Acres: 0.120	0 Lot Sz Src	Assessor Auto-Fill	Builder:		Assn Name:				
Lot SqFt (Ap		A355501 Auto-1 III	Model:		Assn Fee Inc:				
Lot Size Dim			Stories: 2		710011100 1110.				
Pool: No			Prop Faces: Disc/Docs:		Assn Feat:				
Pool Feat:			DISC/DOCS.						
0 D	~				Pri Show Contact:				
Open Parking	•				Pri Show Phone: (
# Garage Spo Parking Fast		arport Spcs:	School County: Sacramento EL: Sacramento Unified		Occupant Type: Show inst: Vacant				
raiking reat	: Garage Facing F	ront			Show inst: vacant	W/LOCKDOX			
				JR: Sacramento Unified SR: Sacramento Unified					
Heat: Centra				Frontage:					
Cool: Celling Rooms:	g Fan(s),Central			Topogrphy:					
				Fencing:	s)/Gutter(s),Street Ligh	IS			
Baths: Show	er Stall(s) Double	Sinks,Tub w/Showe	r Ovor	Roof Shingle,C	Composition				
Mast Bed: C	loset	Sinks, rub w/Snowe	Over	Cnstrct: Stucco					
Mast Bath:				Exterior:					
Laundry: In (Patio/Porch:					
	g/Living Combo,F			Foundatn: Rais	sed				
Kitchen: Isla Basement:	nd,Synthetic Cour	nter		Road: Electric: 220 V	alta				
Appinces:				Water Src: Put	(7,637)				
	See Remarks			Irrig Src: Publi					
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Wndw Feat:				Utility: Public					
Floor: Carpe	t,Tile			Oth Strc:					
Accsblty		0.1.5		Restrict:					
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-quipinit.				noisereat					
MBR:	BR2:	BR3:	BR4:						

Private Remarks: Back on Market with no Fault of seller. MOTIVATED SELLER. Bring an offer. New Carpet and paint touch-ups throughout. Shows like a new listing! Vacant go and show. Lockbox on the front door. Please submit all offers to Offers@johnelmasian.com Do not request open house opportunity

Public Remarks: Major Price Improvement!! Welcome to this rare opportunity in the highly desired neighborhood of Little Pocket!The home itself is tucked into one of the most quiet streets and is surrounded by beautiful meticulously maintained foliage. The main level of the home has a wide open floor plan with a kitchen island connecting the living room and formal dining area. The second story offers a primary bedroom suite with a spacious primary bathroom and brightly lit loft area which may be utilized in numerous ways! The parlor on the first floor could easily be converted into a 4th **Directions:** Bell Air to Stern Circle

Street Address: 939 to 939 stern

All data, photos, visualizations and information regarding a property, including all measurements and calculations of area, has been obtained from various sources and has not been, and will not be verified by the listing broker, except as required by the MLS Rules, or MLS. Information on this website may be from sources other than broker, sellers and/or MLS, may include information generated using artificial intelligence; and is not guaranteed as complete, accurate or reliable. All data, photos, visualizations and information regarding a property is provided AS IS and without any warranty, express or implied, and should be independently reviewed and verified for accuracy. Copyright © 2024, MetroList Services, Inc. Copyright © 2024, Rapattoni Corporation. All rights reserved.

TAX RECORDS

939 Stern Cir, Sacramento, CA 95822-2327, Sacramento County APN: 024-0102-003-0000 CLIP: 1167186386

A	MLS Beds 3	MLS Full Baths 2	ths Half Baths MLS N/A \$64		Price	MLS List Date 04/10/2024		
	MLS Sq Ft 2,105	Lot Sq Ft	Yr Built	Туре				
	2,105	5,227	1962	SFR				
OWNER INFORMATION								
Owner Name	Milton J & Jane S I	Balian 1994 revo	Toy Dilling 7in					
.	Milton J & Jane S I cable Living Trust	Junan 13341640	Tax Billing Zip		95818			
Owner Name 2	- Planet and		Tax Billing ZIP + 4 Co	de	3422			
Tax Billing Address Tax Billing City & State	2930 Land Park Dr Sacramento, CA		Owner Occupied Mail Opt Out Flag		No			
TAX INFORMATION								
APN	024-0102-003-0000		Block ID					
Tax Area	03064		Lot #		172			
Tax Appraisal Area			% Improved		75%			
Water Tax Dist	County		Homestead Percent		15%			
Fire Dept Tax Dist			Exemption(s)					
Legal Description	RIVERSIDE ESTAT	ES 02, LOT 172	Exemption(s)					
ASSESSMENT & TAX								
ssessment Year	2024	20)23		022			
ssessed Value - Total	\$676,260		63,000					
ssessed Value - Land	\$166,464				120,760			
ssessed Value - Improved			63,200	Ş	15,682			
OY Assessed Change (\$)	\$509,796		199,800	\$	105,078			
	\$13,260	\$5	542,240					
OY Assessed Change (%)	2%	44	9.02%					
xempt Building Value								
xempt Land Value								
xempt Total Value								
ax Year	Total Tax	C	nange (\$)		(A/)			
021	\$1,513		lange (\$)	C	hange (%)			
022			12.4					
023	\$7,762		,249	4	13.06%			
	\$7,879	\$1	17	1.	.51%			
urisdiction	Tax Type	Та	x Amount	т	ax Rate			
itywide L & L Assessment Dis	Actual		5.94		annale			
afca Consolidated Capital Ass	Actual		3.10					
acramento Library Services T	Actual							
afca O & M Assessment #1			9.22					
	Actual	600 X	7.82					
icto Core Library Serv Tax	Actual	\$1	5.26					
aintenance Area 9	Actual	\$1	2.98					
	Actual	\$2	74.32					
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TAX RECORDS

FORECLOSURE HISTORY			
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Mortgage Term Mortgage Term Codo			
Mortgage Int Rate			
nterest Rate Type			
Nortgage Type	Conventional		
Mortgage Purpose	Refi	Cons	truction
Borrower Name 2		999 II O O BAL II A	100 C 10
Borrower Name	Balian M J & 1994 Livir	Anna the second s	n M J & 1994 Living Trust
Mortgage Lender	* Other Institutional Le		ender On Document
Mortgage Amount	\$100,000	\$458	
Mortgage Date	08/15/2023	10/15	3/2022
MORTGAGE HISTORY			
Title Company		- 500 (110g)	Deed (Reg)
Deed Type	Affidavit	Deed (Reg)	870106-1346
Document Number	2111301106	941031-1069	Department Of Veterans Aff
Seller Name	Balian Jane S	Balian Milton & Jane	Balian Milton & Jane
Owner Name	Balian 1994 Living Trust	Milton J & Jane S Balian 1	Police Miller 2
Multi/Split Sale Type	Multi		
Nominal	Y		
Sale Price			12/01/1986
Settle Date	11/18/2021	10/31/1994	01/06/1987
Recording Date	11/30/2021	10/31/1994	
Document Number	941031-1069	Title Company	
Multi/Split Sale		Seller Name	Balian Milton & Jane
Price Per Sq Ft		Owner Name 2	
		owner marne	Milton J & Jane S Balian 1994re cable Living Trust
Sale Price		Deed Type Owner Name	Deed (Reg)
Settle Date	1010111334	Sale Type	Devel (Devel
Recording Date	10/31/1994	Solo Tur-	
LAST MARKET SALE & SALES HIS	TORY		
Listing Cancellation Date			
Listing Expiration Date			
Selling Price			
Selling Date			
Original Listing Price			
Listing Price			
Listing Date			
Status			
Listing Number			
Listing Number		the manager and and and	
Pending Date	09/02/2024	Listing Cancellation Date	
Original Listing Price	\$749,900	Selling Agent Name	
Listing Price	\$649,900	Selling Broker Name	STATE TERE ESTATE
Listing Date	04/10/2024	Listing Office Name	GUIDE REAL ESTATE
Status Change Date	09/02/2024	Listing Agent Name	
Status	Pending	Selling Price	
Listing Number	224036326	Selling Date	
LISTING INFORMATION			
	And the state of the second state of the	# of Buildings	= 1 1
Cooling Type	Central	Universal Land Use	SFR
Sewer		County Use Code	1 Family Residential
Water	e national a state service a	Building Type	
Fireplace Count	The second secon	Building Class	
Fireplace		Condo Amenities	
Half Baths	2	Equipment	Typical
Full Baths	2	Other Rooms	Foyer, Foyer
Total Baths	3	Other Impvs	Covered Patio
Total Rooms Bedrooms	7	Effective Year Built	1962
Total Deama	· 기억 : [12] 1 12 - 13 2200 - 14 000 - 402 14	Year Built	1962

TAX RECORDS

 Document Type

 Default Date

 Foreclosure Filing Date

 Recording Date

 Document Number

 Book Number

 Page Number

 Default Amount

 Final Judgment Amount

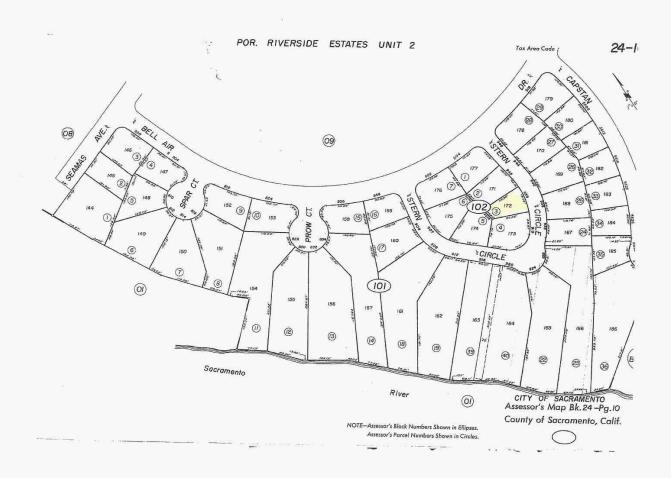
 Original Doc Date

 Original Book Page

 Lien Type

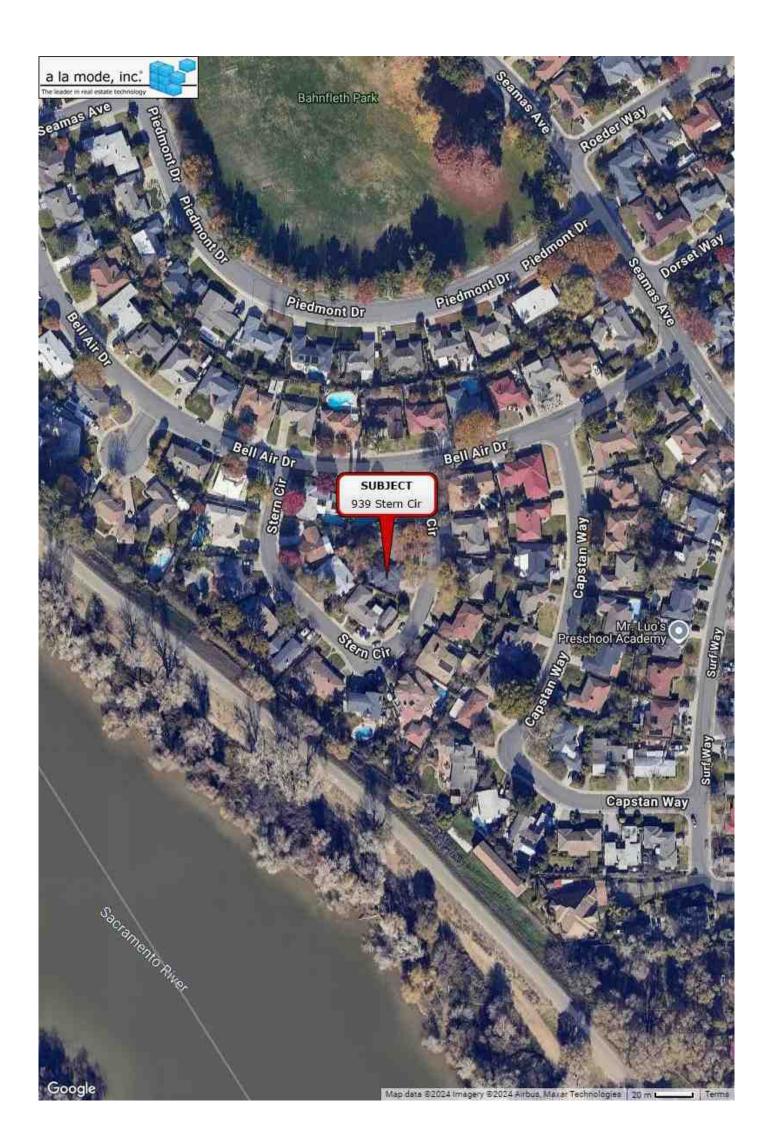
Property Details Courtesy of STEVEN BATES, MetroList Services, Inc The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this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

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Location Map

Borrower	WH1 LLC							
Property Address	939 Stern Cir							
City	Sacramento	County	Sacramento	State	CA	Zip Code	95822	
Lender/Client	Wedgewood Inc							



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Property Address	939 Stern Cir							
City	Sacramento	County s	Sacramento	State	CA	Zip Code	95822	
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