APPRAISAL OF



LOCATED AT:

5009 Harvest Hill Rd Dallas, TX 75244-6522

FOR:

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

BORROWER:

WH1 LLC

AS OF:

September 7, 2024

BY:

Straughan, Stephen Straughan Appraisal Services Clear Capital AMC #TX20000100 Wedgewood Inc 2015 Manhattan Beach Blvd Suite 100 Redondo Beach, CA, 90278

File Number: DT2409006A

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

5009 Harvest Hill Rd Dallas, TX 75244-6522

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

In my opinion, the market value of the property as of September 7, 2024

is:

\$762,000 Seven Hundred Sixty-Two Thousand Dollars

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

Straughan, Stephen

Straughan Appraisal Services

USPAP ADDENDUM

58384 File No. DT2409006A

Borrower: WH1 LLC Property Address: 5009 Harvest Hill Rd City: Dallas County: Dallas	State: <u>TX</u> Zip Code: <u>75244-6522</u>
Lender/Client: Wedgewood Inc	
Restricted Appraisal Report This report was prepared in accordance with The intended user of this report is limited to the	the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a). The requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The identified client. This is a Restricted Appraisal Report and the rationale for how the lons set forth in the report may not be understood properly without the additional
 the parties involved. I have no bias with respect to the property or the parties involved with this as: My engagement in this assignment was not contingent upon developing or re My compensation for completing this assignment is not contingent upon the course of the client, the amount of the value opinion, the attainment of a sintended use of this appraisal. 	t is the subject of this report and no (or specified) personal interest with respect to signment. porting predetermined results. development or reporting of a predetermined value or direction in value that favors tipulated result, or the occurrence of a subsequent event directly related to the prepared, in conformity with the Uniform Standards of Professional Appraisal
PRIOR SERVICES X I have NOT performed services, as an appraiser or in any other capacity, reimmediately preceding acceptance of this assignment. I HAVE performed services, as an appraiser or in another capacity, regarding immediately preceding acceptance of this assignment. Those services are of	
PROPERTY INSPECTION I have NOT made a personal inspection of the property that is the subject of this I HAVE made a personal inspection of the property that is the subject of this	
APPRAISAL ASSISTANCE Unless otherwise noted, no one provided significant real property appraisal assistance, they are hereby identified along with a summary of the extent of the	
ADDITIONAL COMMENTS Additional USPAP related issues requiring disclosure and/or any state mandated The inspection was from the street only.	requirements:
MARKETING TIME AND EXPOSURE TIME FOR THE SUBJE X A reasonable marketing time for the subject property is 45-90 day(s X A reasonable exposure time for the subject property is 45-90 day(s) utilizing market conditions pertinent to the appraisal assignment.
APPRAISER: Signature:	SUPERVISORY APPRAISER (only if required): Signature: Name: Date Signed: State Certification #: or State License #: State: Expiration Date of Certification or License:
Expiration Date of Certification or License: 01/31/2026 Effective Date of Appraisal: 09/07/2024	Supervisory Appraiser inspection of Subject Property: Did Not Exterior-only from street Interior and Exterior

58384

Market Conditions Addendum to the Appraisal Report File No. DT2409006A

The purpose of this addendum is to provide the lender/client with		understanding of the	market trends and cond	ditions prevalent in th	ne subject neighb	orhood.	. This	s is a required
addendum for all appraisal reports with an effective date on or af Property Address 5009 Harvest Hill Rd	ter April 1, 2009.	City Dalla		<u> </u>	tate TX Zip C	ode 7	524	14-6522
Borrower WH1 LLC		Oily Dalla		<u>ა</u>	LIPC	out I	J <u>L</u> -	
Instructions: The appraiser must use the information require	d on this form as the	basis for his/her concl	usions, and must provide	de support for those	conclusions, rega	rding h	ousi	ng trends and
overall market conditions as reported in the Neighborhood sectio	n of the appraisal repo	ort form. The appraise	must fill in all the infor	mation to the extent	it is available and	reliable	e and	must provide
analysis as indicated below. If any required data is unavailable	or is considered unre	eliable, the appraiser	must provide an explai	nation. It is recogniz	ed that not all da	a sour	ces	will be able to
provide data for the shaded areas below; if it is available, however			-				-	
median, the appraiser should report the available figure and ident	-	=				-		-
that would be used by a prospective buyer of the subject proper Inventory Analysis	ty. The appraiser must Prior 7-12 Months	St explain any anomal Prior 4-6 Months	Current - 3 Months	s seasonal markets,	new construction Overall Trend		osur	es, etc.
Total # of Comparable Sales (Settled)	4	2	1	Increasing	Stable		X) D	eclining
Absorption Rate (Total Sales/Months)	0.67	0.67	0.33	Increasing	Stable			eclining
Total # of Comparable Active Listings	Not Available	Not Available	1	Declining	X Stable] Ir	ncreasing
Months of Housing Supply (Total Listings/Ab.Rate)	Not Available	Not Available	3.00	Declining	X Stable		Ir	ncreasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	<u> </u>	Overall Trend	<u> </u>		
Median Comparable Sale Price	794,125 5	751,000 35	790,000 2	Increasing Declining	X Stable X Stable	- -	=	eclining
Median Comparable Sales Days on Market Median Comparable List Price	Not Available		759,000	Increasing	X Stable	-	\equiv	eclining
Median Comparable List rines Median Comparable Listings Days on Market	Not Available		12	Declining	X Stable	- -	록-	ncreasing
Median Sale Price as % of List Price	100.00%	100.00%	104.08%	Increasing	X Stable		=	eclining
Seller-(developer, builder, etc.)paid financial assistance prevalen		No		Declining	X Stable		lr	ncreasing
Explain in detail the seller concessions trends for the past 12 m	onths (e.g., seller cor	ntributions increased f	rom 3% to 5%, increas	ing use of buydown:	s, closing costs, c	ondo fe	ees,	options, etc.).
NTREIS indicates there were 7 closed sales								
of the total transactions in this market area. F								
0 with concessions; 0% of sales for this perio			ions; 0% of sale	s for this perio	d. The conc	essio	ns	ranged
between \$5,000 and \$12,000. The median co	ncession amou	ınt is \$8,500.						
Are foreclosure sales (REO sales) a factor in the market?	Yes No If	vas avnlain (including	the trends in listings or	nd sales of forcelose	d proportioe)			
The data used in the grid above does not indi			the trends in listings ar			iated	lw b	th the
reported transactions. However, this is not a								
not reported. It is beyond the scope of this as								
	-				,			
Cite data sources for above information. NTREIS was the	e data source u	sed to complete	the Market Cor	nditions Adden	dum. 9/7/20	24		
Summarize the above information as support for your conclus	_				tional information	ı, such	as a	an analysis of
pending sales and/or expired and withdrawn listings, to formulate	your conclusions, pro	ovide both an explanat	ion and support for you	r conclusions.				
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d	your conclusions, pro ays. Based or	ovide both an explanat	ion and support for you	r conclusions.				
pending sales and/or expired and withdrawn listings, to formulate	your conclusions, pro ays. Based or	ovide both an explanat	ion and support for you	r conclusions.				
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d	your conclusions, pro ays. Based or	ovide both an explanat	ion and support for you	r conclusions.				
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d	your conclusions, pro ays. Based or	ovide both an explanat	ion and support for you	r conclusions.				-
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d	your conclusions, pro ays. Based or	ovide both an explanat	ion and support for you	r conclusions.				-
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d	your conclusions, pro ays. Based or	ovide both an explanat	ion and support for you	r conclusions.				
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mar	e your conclusions, pro ays. Based or ket is stable.	ovide both an explana In the above data	ion and support for you	r conclusions. sis in the repor	rt, as well as			
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mar	e your conclusions, pro ays. Based or ket is stable.	ovide both an explanan the above data	ion and support for you a, and the analys	r conclusions.	rt, as well as	, this		
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare	e your conclusions, pro ays. Based or ket is stable.	ovide both an explana In the above data	ion and support for you	r conclusions. sis in the repor	rt, as well as Name: Overall Treno	, this	for	mat, this
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare lift the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled)	e your conclusions, pro ays. Based or ket is stable.	ovide both an explanan the above data te the following:	ion and support for you a, and the analys	Project	Name: Overall Trenc	, this	for	mat, this
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare lift the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	e your conclusions, pro ays. Based or ket is stable.	ovide both an explanan the above data te the following:	ion and support for you a, and the analys	Project Increasing Increasing	Name: Overall Trend Stable Stable	, this	for	mat, this
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare subject has a unit in a condominium or cooperative subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	e your conclusions, pro ays. Based or ket is stable.	ovide both an explanan the above data te the following:	ion and support for you a, and the analys	Project Increasing Increasing Declining	Name: Overall Trend Stable Stable Stable	, this	D	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare subject is a unit in a condominium or cooperative 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)	e your conclusions, pro ays. Based or ket is stable.	te the following: Prior 4-6 Months	Current - 3 Months	Project Increasing Increasing Declining Declining	Name: Overall Trend Stable Stable Stable Stable	, this	for	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare lift the subject is a unit in a condominium or cooperative 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)	e your conclusions, pro ays. Based or ket is stable.	te the following: Prior 4-6 Months	ion and support for you a, and the analys	Project Increasing Increasing Declining Declining	Name: Overall Trend Stable Stable Stable Stable	, this	for	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare lift the subject is a unit in a condominium or cooperative 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)	e your conclusions, pro ays. Based or ket is stable.	te the following: Prior 4-6 Months	Current - 3 Months	Project Increasing Increasing Declining Declining	Name: Overall Trend Stable Stable Stable Stable	, this	for	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare lift the subject is a unit in a condominium or cooperative 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)	e your conclusions, pro ays. Based or ket is stable.	te the following: Prior 4-6 Months	Current - 3 Months	Project Increasing Increasing Declining Declining	Name: Overall Trend Stable Stable Stable Stable	, this	for	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare lift the subject is a unit in a condominium or cooperative 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)	e your conclusions, pro ays. Based or ket is stable.	te the following: Prior 4-6 Months	Current - 3 Months	Project Increasing Increasing Declining Declining	Name: Overall Trend Stable Stable Stable Stable	, this	for	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare lift the subject is a unit in a condominium or cooperative 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)	e your conclusions, pro ays. Based or ket is stable.	te the following: Prior 4-6 Months	Current - 3 Months	Project Increasing Increasing Declining Declining	Name: Overall Trend Stable Stable Stable Stable	, this	for	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare lift the subject is a unit in a condominium or cooperative 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)	e your conclusions, pro ays. Based or ket is stable.	te the following: Prior 4-6 Months	Current - 3 Months	Project Increasing Increasing Declining Declining	Name: Overall Trend Stable Stable Stable Stable	, this	for	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare 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?	e your conclusions, pro ays. Based or ket is stable. e project, comple Prior 7-12 Months Yes No If	te the following: Prior 4-6 Months	Current - 3 Months	Project Increasing Increasing Declining Declining	Name: Overall Trend Stable Stable Stable Stable	, this	for	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare lift the subject is a unit in a condominium or cooperative 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)	e your conclusions, pro ays. Based or ket is stable. e project, comple Prior 7-12 Months Yes No If	te the following: Prior 4-6 Months	Current - 3 Months	Project Increasing Increasing Declining Declining	Name: Overall Trend Stable Stable Stable Stable	, this	for	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare 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?	e your conclusions, pro ays. Based or ket is stable. e project, comple Prior 7-12 Months Yes No If	te the following: Prior 4-6 Months	Current - 3 Months	Project Increasing Increasing Declining Declining	Name: Overall Trend Stable Stable Stable Stable	, this	for	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare 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?	e your conclusions, pro ays. Based or ket is stable. e project, comple Prior 7-12 Months Yes No If	te the following: Prior 4-6 Months	Current - 3 Months	Project Increasing Increasing Declining Declining	Name: Overall Trend Stable Stable Stable Stable	, this	for	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare 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?	e your conclusions, pro ays. Based or ket is stable. e project, comple Prior 7-12 Months Yes No If	te the following: Prior 4-6 Months	Current - 3 Months	Project Increasing Increasing Declining Declining	Name: Overall Trend Stable Stable Stable Stable	, this	for	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare 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?	e your conclusions, pro ays. Based or ket is stable. e project, comple Prior 7-12 Months Yes No If	te the following: Prior 4-6 Months	Current - 3 Months	Project Increasing Increasing Declining Declining	Name: Overall Trend Stable Stable Stable Stable	, this	for	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare subject is a unit in a condominium or cooperative. 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?	e your conclusions, pro ays. Based or ket is stable. e project, comple Prior 7-12 Months Yes No If	te the following: Prior 4-6 Months	Current - 3 Months	Project Increasing Increasing Declining Declining	Name: Overall Trend Stable Stable Stable Stable	, this	for	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare subject is a unit in a condominium or cooperative. 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?	e your conclusions, pro ays. Based or ket is stable. e project, comple Prior 7-12 Months Yes No If	te the following: Prior 4-6 Months yes, indicate the numb	Current - 3 Months	Project Project Increasing Increasing Declining Declining explain the trends in	Name: Overall Trend Stable Stable Stable Istings and sales	, this	DDDDIII	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare subject is a unit in a condominium or cooperative. 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? Summarize the above trends and address the impact on the subject is a supplementary of the subject in the project in the subject is a supplementary of the subject in the project in the subject is a supplementary of the subject in the subject is a supplementary of the subject in the subject is a supplementary of the subject in the subject is a supplementary of the subject in the subject is a supplementary of the subject in the subject is a supplementary of the subject in the subject is a supplementary of the subject in the subject is a subject in the subject is a supplementary of the subject in the subject is a subject in the subject in the subject is a subject in the subject in the subject in the subject is a subject in the subject in the subject in the subject in the subject is a subject in the sub	e your conclusions, pro ays. Based or ket is stable. e project, comple Prior 7-12 Months Yes No If	te the following: Prior 4-6 Months yes, indicate the numb	Current - 3 Months er of REO listings and	Project Project Increasing Increasing Declining Declining explain the trends in	Name: Overall Trend Stable Stable Stable Istings and sales	, this	DDDDIII	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare 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? Summarize the above trends and address the impact on the subject Appraisance and Appraisa	e your conclusions, pro ays. Based or ket is stable. e project, comple Prior 7-12 Months Yes No If	te the following: Prior 4-6 Months yes, indicate the numb	Current - 3 Months er of REO listings and of	Project Project Increasing Increasing Declining Declining explain the trends in	Name: Overall Trend Stable Stable Stable Istings and sales	this C	DDDDIII	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the mare appraiser has formed an opinion that the mare 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? Summarize the above trends and address the impact on the subject of the subject	e your conclusions, pro ays. Based or ket is stable. e project, comple Prior 7-12 Months Yes No If	te the following: Prior 4-6 Months yes, indicate the numb SUPI	Current - 3 Months Current - 3 Months er of REO listings and of the the theorem is a contract to the contract to the theorem is a contract to the co	Project Project Increasing Increasing Declining Declining explain the trends in	Name: Overall Trend Stable Stable Stable Istings and sales	this C	DDDDIII	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the man approach has formed an opinion that the man approach has formed an opinion that the man approach has formed an opinion that the man a	e your conclusions, pro ays. Based or ket is stable. e project, comple Prior 7-12 Months Yes No If	te the following: Prior 4-6 Months yes, indicate the numb SUP Signa Nam	Current - 3 Months Current - 3 Months er of REO listings and of the the theorem is a contract to the contract to the theorem is a contract to the co	Project Project Increasing Increasing Declining Declining Explain the trends in	Name: Overall Trend Stable Stable Stable istings and sales	, this	DDDDIII	mat, this eclining eclining eclining acceasing
pending sales and/or expired and withdrawn listings, to formulate The reporting period is for the previous 365 d appraiser has formed an opinion that the man 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? Summarize the above trends and address the impact on the subject Summarize the above trends and saddress the impact on the subject Summarize the above trends and saddress the impact on the subject Summarize the above trends and saddress the impact on the subject Summarize the above trends and saddress the impact on the subject Summarize the above trends and saddress the impact on the subject Summarize the above trends and saddress the impact on the subject Summarize the above trends and saddress the impact on the subject Summarize the above trends and saddress the impact on the subject Summarize the above trends and saddress the impact on the subject Summarize the above trends and saddress the impact on the subject Summarize the above trends and saddress the impact on the subject Summarize the above trends and saddress the impact on the subject Summarize the above trends and saddress the impact on the subject Summarize the above trends and saddress the impact on the subject Summarize the above trends and saddress the impact on the subject Summarize the summarize th	e your conclusions, pro ays. Based or ket is stable. e project, comple Prior 7-12 Months Yes No If	te the following: Prior 4-6 Months Prior 4-6 Months SUP Sup Sup Nam Com	Current - 3 Months Current - 3 Months er of REO listings and of ERVISORY APP ature e pany Name	Project Project Increasing Increasing Declining Declining explain the trends in	Name: Overall Trend Stable Stable Stable istings and sales	, this	DDDDIII	mat, this eclining eclining eclining acceasing
If the subject is a unit in a condominium or cooperative 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? Summarize the above trends and address the impact on the subject Project Data APPRAISER Signature APPRAISER Signature Signature Signature Company Name Straughan, Stephen Company Name Straughan Apprasial Serv Company Address PO Box 2314	e your conclusions, pro ays. Based or ket is stable. e project, comple Prior 7-12 Months Yes No If	te the following: Prior 4-6 Months Prior 4-6 Months SUP Sup Sup Nam Com	Current - 3 Months Current - 3 Months er of REO listings and of the the theorem is a contract to the contract to the theorem is a contract to the co	Project Project Increasing Increasing Declining Declining explain the trends in	Name: Overall Trend Stable Stable Stable istings and sales	, this	DDDDIII	mat, this eclining eclining eclining acceasing
If the subject is a unit in a condominium or cooperative 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? Summarize the above trends and address the impact on the subject of the subject Project Data Apprasial Service Signature Name Straughan, Stephen Company Name Straughan Apprasial Service Appraisal Service Apprai	e your conclusions, pro ays. Based or ket is stable. e project, comple Prior 7-12 Months Yes No If	te the following: Prior 4-6 Months Prior 4-6 Months SUPI Signa Nam Com Com	Current - 3 Months Current - 3 Months er of REO listings and of ERVISORY APP ature e pany Name	Project Project Increasing Declining Declining explain the trends in	Name: Overall Trend Stable Stable Stable istings and sales	, this	DDDIIIr	mat, this eclining eclining eclining acceasing

12 MONTH SUMMARY OF MARKET CONDITIONS DATA Borrower: WH1 LLC File No.: DT2409006A Property Address: 5009 Harvest Hill Rd City: Dallas Case No.: 58384 State: TX Zip: 75244-6522 Lender: Wedgewood Inc Review a summary of your market conditions data Sale Price Per Square Foot 510 sin 310 210 160 \$995,000 \$1,024,500 13809 53 \$750,000 \$749,000 1970 5620 16988 \$3,260,000 66 67 5386 14331 \$3,360,000 \$240,000 2150 \$340,000 1957 4312 \$3,600,000 7536

Exterior-Only Inspection Residential Appraisal Report

58384 File No. DT2409006A

Th	ne purpose of this summary appraisal report is	to provide t	ne render/crier			atery supporte				
	Property Address 5009 Harvest Hill Rd				City Dallas				_	75244-6522
	Borrower WH1 LLC	Wood N.			Xpc Investment L	LC	Со	unty Dall	as	
	Legal Description Lot 23, Block 6/8398, In		rın Estates		F V 2000			T	2 205	
	Assessor's Parcel # 00-00081-012-100-00				Tax Year 2023	111/		E. Taxes \$)
ပူ	Neighborhood Name Inwood North Estates Occupant X Owner Tenant Vacant		Choolal Ac	ssessments \$ (Map Reference DA		Ce PUD HOA \$ 0	ıısus Tract	0096.03	
SUBJEC	Property Rights Appraised X Fee Simple	Leasehold			J		PUD HUA \$ U		per ye	eaipei illo
S	Assignment Type Purchase Transaction	=		_	ibe) Servicing					
	Lender/Client Wedgewood Inc				attan Beach B	lvd Suite 10	n Redondo F	Reach (.Δ 90278	R
	Is the subject property currently offered for sale or ha	as it heen offe						res XN		<u> </u>
	Report data source(s) used, offering price(s), and da									een listed fo
	sale in the past 12 months.	(s). <u></u>	orallig to re		<u> </u>		,	<u>,</u>		
	I did did not analyze the contract for sale	for the subject	ct purchase trans	saction. Explair	the results of the an	alysis of the con	tract for sale or why	the analys	is was not p	erformed.
		ŕ	•			•	-	-	·	
5										
CONTRAC	Contract Price \$ Date of Cont	tract	ls	the property se	eller the owner of pub	lic record?	Yes No	Data Sour	ce(s)	
	Is there any financial assistance (loan charges, sale $% \left(1\right) =\left(1\right) \left(1\right)$	concessions,	gift or downpayr	ment assistanc	e, etc.) to be paid by	any party on bel	alf of the borrower?	· [Yes 🔲 N	No
ၓ	If Yes, report the total dollar amount and describe the	e items to be	paid.							
	Note: Race and the racial composition of the nei	ghborhood a	are not appraisa							
	Neighborhood Characteristics				using Trends	<u> </u>	One-Unit Hou	-		nt Land Use %
	Location X Urban Suburban Rural		perty Values	Increasing	X Stable	Declining	PRICE	AGE	One-Unit	88
Δ			nand/Supply	J Shortage	X In Balance	Over Supply	\$(000)	(yrs)	2-4 Unit	1
8	Growth Rapid X Stable Slow		keting Time X			Over 6 mths	240 Low		Multi-Famil	
BORHOOD	Neighborhood Boundaries <u>I-635 - north, Da</u>				east, Forest L	n - south,	3,600 High		Commercia	
8	Midway Rd - west See Attached Neig	-					750 Pred.	53	Other Va	c 5
5	Neighborhood Description See Attached Ne	eighborho	od Commer	nts						
			Maul	alitica a la la	ula a sudata ada a s		-:			-4.45:- 4:
	Market Conditions (including support for the above of									
	All types of financing are common in								cai seile	rs in the
	area are paying from 0 to 2 points to									
	Dimensions Apprx 84 x 126 x 4 x 72 x 13	26	Area 10184			Rectangula	r	View N;	Res;	
	Specific Zoning Classification R-10(A)				Family Reside					
			Grandfathered Us			(describe)				
	Is the highest and best use of the subject property as	s improvad (o	r ac propocod po				, C			
	5	3 improved (o	i as proposeu pe	er plans and sp	ecifications) the pres	ent use?	X Yes □No	If No, des	cribe	
		3 improved (o	as proposed pe			ent use?				
	Utilities Public Other (describe)			Public	Other (describe)	ent use?	Off-site Improv	ements—		Public Priva
HE	Utilities Public Other (describe) Electricity X		Water	Public		ent use?	Off-site Improv	ements—		X
SITE	Utilities Public Other (describe) Electricity X Gas X		Water Sanitary Sewer	Public	Other (describe)		Off-site Improv Street Aspha Alley Concre	ements— It ete	Туре	X
SITE	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X	No FEMA	Water Sanitary Sewer Flood Zone X	Public X	Other (describe) FEMA Map #	ent use? 2	Off-site Improv Street Aspha Alley Concre	ements— It ete		X
SITE	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for	No FEMA the market ar	Water Sanitary Sewer Flood Zone X rea? X Ye	Public X X No	Other (describe) FEMA Map # If No, describe.	48113C01	Off-site Improv Street Aspha Alley Concre 90K FEM	ements— It ete //A Map Da	Type ite 07/07 /	X
SITE	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X	No FEMA the market ar	Water Sanitary Sewer Flood Zone X rea? X Ye	Public X X No	Other (describe) FEMA Map # If No, describe.	48113C01	Off-site Improv Street Aspha Alley Concre	ements— It ete //A Map Da	Туре	X
SITE	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for	No FEMA the market ar	Water Sanitary Sewer Flood Zone X rea? X Ye	Public X X No	Other (describe) FEMA Map # If No, describe.	48113C01	Off-site Improv Street Aspha Alley Concre 90K FEM	ements— It ete //A Map Da	Type ite 07/07 /	X
SITE	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for	No FEMA the market ar	Water Sanitary Sewer Flood Zone X rea? X Ye	Public X X No	Other (describe) FEMA Map # If No, describe.	48113C01	Off-site Improv Street Aspha Alley Concre 90K FEM	ements— It ete //A Map Da	Type ite 07/07 /	X
SITE	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external fac	No FEMA the market ar tors (easeme	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme	Public X X S No	Other (describe) FEMA Map # If No, describe. Intal conditions, land	48113C01 uses, etc.)?	Off-site Improvement Aspha Alley Concresion FEM Yes X No	ements— It ete MA Map Da	Type ite 07/07 /	X
SITE	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external fac	No FEMA the market ar tors (easeme	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme	Public X X S No es No ents, environme	Other (describe) FEMA Map # If No, describe. Intal conditions, land	48113C01 uses, etc.)?	Off-site Improvement of Street Aspha Alley Concression Yes X No	ements— It ete MA Map Da	Type Ite 07/07/ describe.	X
SITE	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external fac	No FEMA the market ar tors (easeme	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme	Public X X S No es No ents, environme X MLS X 27811	Other (describe) FEMA Map # If No, describe. ntal conditions, land Assessment and Ta Data Source(s) for	48113C01 uses, etc.)? ax Records Gross Living Are	Off-site Improvement of Street Aspha Alley Concression Yes X No	ements— It ete MA Map Da	Type Ite 07/07/ describe	X X 2014
SITE	Utilities Public Other (describe) Electricity X	No FEMA the market ar tors (easement	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files eisMLS #1072	Public X X S No ents, environme X MLS X 27811 PTION	Other (describe) FEMA Map # If No, describe. Intal conditions, land	48113C01 uses, etc.)? ax Records Gross Living Are	Off-site Improvement Aspha Alley Concression FEM Yes X No Prior Inspection a Dalals CAD Amenities	ements— It ete MA Map Da	Type Ite 07/07/ Idescribe Perty Owner Car S	X
SITE	Utilities Public Other (describe) Electricity X	No FEMA the market ar tors (easement erty A sI CAD/Ntro GEN	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files eisMLS #1072 IERAL DESCRIP rte Slab C	Public X X SS No	Other (describe) FEMA Map # If No, describe. ntal conditions, land Assessment and Ta Data Source(s) for Heating / Coolir	48113C01 uses, etc.)? ax Records Gross Living Are	Off-site Improvement Street Aspha Alley Concrusion Services (Services Aspha Alley Concrusion Services (Services Aspha Alley Concrusion Services (Services Aspha As	ements— It ete MA Map Da If Yes, o	Type Ite 07/07/ Idescribe Perty Owner Car Sine	X X 2014
SILE	Utilities Public Other (describe) Electricity X	No FEMA the market ar tors (easeme	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files eisMLS #1072 IERAL DESCRIP te Slab C sement F	Public X X S No ents, environme X MLS X 27811 PTION	Other (describe) FEMA Map # If No, describe. Intal conditions, land Assessment and Ta Data Source(s) for Heating / Coolin X FWA HWB	48113C01 uses, etc.)? ax Records Gross Living Are	Off-site Improvement Aspha Alley Concression FEM Yes X No Prior Inspection a Dalals CAD Amenities	ements— It ete //A Map Da If Yes, (Type Ite 07/07/ Idescribe erty Owner Car S ne Veway #	X X 2014
SITE	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external factors of the conditions of external factors of Property Other (describe) Exterior Inspection, Dallated General Description Units X One One with Accessory Unit # of Stories 1	No FEMA the market ar tors (easeme erty A SI CAD/Ntre GEN X Concre Full Ba t Partial	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files BeisMLS #1072 BERAL DESCRIP Ite Slab C Sement F	Public X X S No Ints, environme X MLS X Z Z Z Z Z Z Z Z Z Z Z Z	Other (describe) FEMA Map # If No, describe. Intal conditions, land Assessment and Ta Data Source(s) for Heating / Coolin X FWA HWB Radiant	48113C01 uses, etc.)? ax Records Gross Living Are g B X Fir	Off-site Improvement of the street of the st	ements— It ete //A Map Da If Yes, (tte 07/07/ describe erty Owner Car S ne veway # ay Surface C	X X 2014 torage
SITE	Utilities Public Other (describe) Electricity X	No FEMA the market ar tors (easeme erty A SI CAD/Ntre X Concre Full Ba t Partial Exterior Wa	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files reisMLS #1072 IERAL DESCRIP tte Slab C sement F Basement F	Public X X SS No Ints, environme X MLS X 27811 PTION Crawl Space (Finished (Fi	Other (describe) FEMA Map # If No, describe. Intal conditions, land Assessment and Ta Data Source(s) for the ating / Coolin X FWA HWB Radiant Other	48113C01 uses, etc.)? ax Records Gross Living Are g B X Fir W X Pa	Off-site Improvement of the street of the st	ements— It ete MA Map Da If Yes, o Prope No X Driv Drivewa X Gau	tte 07/07/ describe erty Owner Car S ne veway # ay Surface C rage #	X X 2014
SITE	Utilities Public Other (describe) Electricity X	No FEMA the market ar tors (easeme erty A sl CAD/Ntr GEN X Concre Full Ba t Partial Exterior Wa Roof Surface	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files reisMLS #1072 RERAL DESCRIP tte Slab C sement F Basement F Basement F	Public X X S No Ints, environme X MLS Z Z Z Z Z Z Z Z Z Z Z Z Z	Other (describe) FEMA Map # If No, describe. Intal conditions, land Assessment and Ta Data Source(s) for the the thick of the thic	48113C01 uses, etc.)? ax Records Gross Living Are y X Pa X Po tioning X Po	Off-site Improv Street Aspha Alley Concre 90K FEN Yes X No Prior Inspection a Dalals CAD Amenities eplace(s) # 1 podStove(s) # 0 tio/Deck Patio rch Covered	ements— It ete MA Map Da If Yes, o Prope No X Driv Drivewa X Gau	tte 07/07/ describe erty Owner Car S ne veway # ay Surface C rage # rport #	torage # of Cars 2 Concrete # of Cars 2
SITE	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external factors of the conditions of external factors of Properation of Pr	No FEMA the market ar tors (easeme erty A sl CAD/Ntr GEN X Concre Full Ba t Partial Exterior Wa Roof Surfac	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files eisMLS #1072 IERAL DESCRIP tete Slab Cosement F Basement F alls BrkVnr ce Composit	Public X X S No Ints, environme X MLS Z Z Z Z Z Z Z Z Z Z Z Z Z	Other (describe) FEMA Map # If No, describe. Intal conditions, land of the	48113C01 uses, etc.)? ax Records Gross Living Are W X Pa X Po tioning X Po	Off-site Improvements of the street of the s	ements— It ete MA Map Da If Yes, (Prope No X Drivewa X Gar Car X Atta	tte 07/07/ describe erty Owner Car S ne veway # ay Surface C rage # rport #	torage for Cars 2 Concrete for Cars 2 for Cars 2 for Cars 2
SITE	Utilities Public Other (describe) Electricity X	No FEMA the market ar tors (easeme erty A sl CAD/Ntr GEN X Concre Full Ba t Partial Exterior Wa Roof Surfac	Water Sanitary Sewer Flood Zone X rea? X Yents, encroachme Appraisal Files reisMLS #1072 RERAL DESCRIP rete Slab Composit Sement F Basement F Balls BrkVnr ce Composit Downspouts Ga pe Single Hi	Public X X X SS No SIND SIND SIND SIND SIND SIND SIND SIND	Other (describe) FEMA Map # If No, describe. It No, describe. It al conditions, land Assessment and Ta Data Source(s) for Heating / Coolin X FWA HWB Radiant Other Gas Central Air Condi Individual Other	48113C01 uses, etc.)? ax Records Gross Living Are y X Pa X Po tioning X Po Oti	Off-site Improvements of the control	ements— It ete MA Map Da If Yes, (Prope No X Drivewa X Gai Cai X Atta Bui	te 07/07/ describe erty Owner Car Sine veway # ay Surface C rage # port # ached [It-in	torage torage f of Cars 2 Concrete f of Cars 2 f of Cars 0 Detached
SITE	Utilities Public Other (describe) Electricity X	No FEMA the market ar tors (easeme erty A sl CAD/Ntr GEN X Concre Full Ba t Partial Exterior Wa Roof Surfac Gutters & E Window Ty	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files reisMLS #1072 RERAL DESCRIP rete Slab Composit Sement F Basement F Basement F Composit Cownspouts Ga pe Single H isher Disp	Public X X X SS No SIND SIND SIND SIND SIND SIND SIND SIND	Other (describe) FEMA Map # If No, describe. It No, describe. It al conditions, land Assessment and Ta Data Source(s) for Heating / Coolin X FWA HWB Radiant Other Fuel Gas X Central Air Condi Individual Other Crowave Wast	48113C01 uses, etc.)? ax Records Gross Living Are W X Pa X Po tioning X Po X Fe	Off-site Improvement of Street Asphaley Concrusion of Street Aspha	ements— It ete //A Map Da If Yes, o Prope No X Driv Drivew X Gan X Atta Bui Inknown	te 07/07/ describe. erty Owner Car Sine veway # ay Surface C rage # rport # ached [It-in n/Exterio	torage torage f of Cars 2 Concrete f of Cars 2 f of Cars 0 Detached
S	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external face Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection, Dallacteristics of Prope X GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 1 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) MidCentury Year Built 1965 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven	No FEMA the market ar tors (easeme erty A sl CAD/Ntra GEN X Concre Full Ba t Partial Exterior Wa Roof Surfac Gutters & E Window Ty Dishwa 8 Roo	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files eisMLS #1072 IERAL DESCRIP res Slab Cosement Floownspouts Ga pe Single H usher Disp	Public X X SS No	Other (describe) FEMA Map # If No, describe. It No, describe. It al conditions, land Assessment and Ta Data Source(s) for Heating / Coolin X FWA HWB Radiant Other Fuel Gas X Central Air Condi Individual Other Crowave Wast	48113C01 uses, etc.)? ax Records Gross Living Are y X Pa X Po tioning X Po X Fe Other/Dryer	Off-site Improvement of Street Asphaley Concrusion of Street Aspha	ements— It ete //A Map Da If Yes, o Prope No X Driv Drivew X Gan X Atta Bui Inknown	te 07/07/ describe. erty Owner Car Sine veway # ay Surface C rage # rport # ached [It-in n/Exterio	torage torage
S	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external face Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection, Dallacteristics of Prope X Other (describe) Exterior Ins	No FEMA the market ar tors (easeme erty A sl CAD/Ntra GEN X Concre Full Ba t Partial Exterior Wa Roof Surfac Gutters & E Window Ty Dishwa 8 Roo	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files eisMLS #1072 IERAL DESCRIP res Slab Cosement Floownspouts Ga pe Single H usher Disp	Public X X SS No	Other (describe) FEMA Map # If No, describe. It No, describe. It No, describe. It al conditions, land Assessment and Ta Data Source(s) for Heating / Coolin X FWA HWB Radiant Other Fuel Gas X Central Air Condi Individual Other Crowave Wast Other Crowave Wast	48113C01 uses, etc.)? ax Records Gross Living Are y X Pa X Po tioning X Po X Fe Other/Dryer	Off-site Improvement of Street Asphaley Concrusion of Street Aspha	ements— It ete //A Map Da If Yes, o Prope No X Driv Drivew X Gan X Atta Bui Inknown	te 07/07/ describe. erty Owner Car Sine veway # ay Surface C rage # rport # ached [It-in n/Exterio	torage torage
S	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external face Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection, Dallacteristics of Prope X Other (describe) Exterior Ins	No FEMA the market ar tors (easeme erty A sI CAD/Ntro GEN X Concre Full Ba t Partial Exterior Wa Roof Surfar Gutters & D Window Ty Dishwa 8 Roo c.) Exter	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files eisMLS #1072 IERAL DESCRIP te Slab C sement F Basement F Basement F alls BrkVnr ree Composit bownspouts Ga pe Single He sisher Disp ms rior inspection	Public X X S No Ints, environme X MLS Z27811 PTION Crawl Space (Finished (Fin	Other (describe) FEMA Map # If No, describe. Intal conditions, land Assessment and Ta Data Source(s) for Heating / Coolin X FWA HWB Radiant Other Fuel Gas X Central Air Condi Individual Other Crowave Wash om the street.	48113C01 uses, etc.)? ax Records Gross Living Are g B X Fin X Po ttioning X Fe Ott ner/Dryer 3.1 Bath(s)	Off-site Improvement of Street Asphala Alley Concrusion of Street Asphala Capacita of Street On Capacita of Street Asphala Capacita of Street On Capacita of	ements— It ete //A Map Da If Yes, of Nor Nor Drivewa X Gar X Atta Buillnknowr e Feet of C	te 07/07/ describe erty Owner Car S ne veway # ay Surface C rage # port # ached [It-in n/Exterio Gross Living	torage torage
S	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external face Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection, Dallacteristics of Prope X Other (describe) Exterior Ins	No FEMA the market ar tors (easemen erty A sI CAD/Ntro GEN X Concre Full Ba t Partial Exterior Wa Roof Surfar Gutters & E Window Ty Dishwa 8 Roo c.) Exter	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files eisMLS #1072 IERAL DESCRIP te Slab C sement F Basement F Basement F Basement F ce Composite Downspouts Ga pe Single He sher Disp ms rior inspection	Public X X S No Ints, environme X MLS Z27811 PTION Crawl Space Inished In	Other (describe) FEMA Map # If No, describe. Intal conditions, land Assessment and Ta Data Source(s) for the eating / Coolin X FWA HWB Radiant Other Fuel Gas X Central Air Condition Individual Other Crowave Wast om the street.	48113C01 uses, etc.)? ax Records Gross Living Are g B X Fir X Pa tioning X Fe Ott ner/Dryer 3.1 Bath(s)	Off-site Improvement Street Asphala Alley Concrusion Amerities Explace(s) # 1 DodStove(s) # 0 Ditio/Deck Pation and Concrusion Covered Color Gunite Covered Color Gunite Covered Color C	ements— It ete MA Map Da If Yes, o Prope Noi X Driv Drivewa X Gai X Atta Bui Inknowr e Feet of C	te 07/07/ describe erty Owner Car S ne veway # ay SurfaceC rage # port # ached [t-in n/Exterio Gross Living	torage torage f of Cars 2 Concrete f of Cars 0 Detached r Inspection Area Above Gra
IMPROVEMENTS SITE	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external face Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection, Dallacteristics of Prope X Other (describe) Exterior Ins	No FEMA the market ar tors (easeme erty A sI CAD/Ntre	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files reisMLS #1072 RERAL DESCRIP rite Slab Cosement Flood Basement Composite Composi	Public X X S No Ints, environme X MLS Z27811 PTION Crawl Space (inished (in	Other (describe) FEMA Map # If No, describe. Intal conditions, land Assessment and Ta Data Source(s) for Heating / Coolin X FWA HWB Radiant Other Fuel Gas X Central Air Condi Individual Other Crowave Wast om the street. Interioration, renovation nce, and for pu	48113C01 uses, etc.)? ax Records Gross Living Are y X Pa X Po tioning X Po iner/Dryer 3.1 Bath(s)	Off-site Improvement of Street Asphala Alley Concreted September 1 Alley Concreted September 1 Amerities September 2 Adordon September 1 Amerities September 2 Adordon September	ements— It ete MA Map Da If Yes, of Prope Noi X Driv Drivewa X Gai X Atta Bui Inknowr ee Feet of Co	te 07/07/ describe erty Owner Car S ne veway # ay Surface C rage # port # ached [It-in n/Exterio Gross Living ser's drive is cons	torage for Cars 2 Concrete for Cars 2 For Cars 0 Detached r Inspection Area Above Gra
S	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external face Source(s) Used for Physical Characteristics of Propex Other (describe) Exterior Inspection, Dallacteristics of Propex Other (describe) Exterior Inspection Indicates the home to have	No FEMA the market ar tors (easeme erty A SI CAD/Ntre XX Concre Full Ba t Partial Exterior Wa Roof Surfac Gutters & D Window Ty Dishwa 8 Roo c.) Exter ce(s) (includir re receive the mate	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files reisMLS #1072 RERAL DESCRIP rite Slab C sement F Basement F Basement F alls BrkVnr ree Composite rownspouts Ga pe Single H risher Disp rior inspection rg apparent need d good past rials utilized	Public X X Es No Ints, environme X MLS X 27811 PTION Crawl Space (Finished (Fi	Other (describe) FEMA Map # If No, describe. Intal conditions, land interpretation of the street. The street of the street of the street. Other crowave Wastoms 3 from the street.	48113C01 uses, etc.)? ax Records Gross Living Are y B X Fir X Pa X Pa tioning X Pe ioner/Dryer a.1 Bath(s)	Off-site Improv Street Aspha Alley Concre 90K FEM Yes X No Prior Inspection a Dalals CAD Amenities eplace(s) # 1 podStove(s) # 0 tio/Deck Patio rch Covered of Gunite rnce Wood rer None Other (describe) U 2,467 Squar etc.). C3;The the analysis, the	ements— It ete If Yes, of Prope No No No Drivewa X Gai X Atta Bui Inknown e Feet of Co appraise	te 07/07/ describe. erty Owner Car S ne eveway # ay Surface C rage # port # ached [Ilt-in n/Exterio Gross Living seer's drive e is consinealth ha	torage torage f of Cars 2 Concrete f of Cars 2 f of Cars 0 Detached r Inspection Area Above Gra re-by exterior sidered to b uzard. This
S	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external fac Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection, Dallar GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 1 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) MidCentury Year Built 1965 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, et in good condition. It is assumed that	No FEMA the market ar tors (easeme erty A sl CAD/Ntr GEN X Concre Full Ba t Partial Exterior Wa Roof Surfac Gutters & D Window Ty Dishwa 8 Roo c.) Exter ce(s) (including re receive the mate o Interior	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files reisMLS #1072 RERAL DESCRIP rite Slab Sement Flats BrkVnr rice Composite Compos	Public X X S S No Ints, environme X MLS Z Z Z Z Z Z Z Z Z Z Z Z Z	Other (describe) FEMA Map # If No, describe. Ital conditions, land to the land source(s) for the Heating / Cooling X FWA HWB Radiant Other Fuel Gas X Central Air Conditions Individual Other Crowave Wastoms 3 From the street. Iterioration, renovation nce, and for purpoperty do not purpoperty do not purpoper individed exterioration ince a limited exterioration.	48113C01 uses, etc.)? ax Records Gross Living Are IN Pa IX Pa IX Pa IX Po Itioning X Po IX Fe IX	Off-site Improv Street Aspha Alley Concre 90K FEM Yes X No Prior Inspection a Dalals CAD Amenities eplace(s) # 1 podStove(s) # 0 tio/Deck Patio rch Covered of Gunite nce Wood ner None Other (describe) U 2,467 Squar etc.). C3;The the analysis, the ected or a potential savailable for	ements— It ete MA Map Da If Yes, o Prope Non X Driv Drivew X Gan X Atta Bui Inknowr e Feet of C apprais ne home ential h to the A	tte 07/07/ describe. erty Owner Car S ne yeway # ay Surface C rage # rport # ached [It-in n/Exterio Gross Living ser's driv er is cons nealth ha ppraiser	torage torage for Cars 2 Concrete for Cars 2 for Cars 0 Detached r Inspection Area Above Gra re-by exterior sidered to b tzard. This
S	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external face Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection, Dallar GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 1 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) MidCentury Year Built 1965 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, et in good condition. It is assumed that is a limited scope assignment with near the condition of the property and data sour in good condition. It is assumed that is a limited scope assignment with near the condition of the property and data sour in good condition. It is assumed that is a limited scope assignment with near the condition of the property and the condition of the prope	No FEMA the market ar tors (easeme erty A sl CAD/Ntr GEN X Concre Full Ba t Partial Exterior Wa Roof Surfac Gutters & D Window Ty Dishwa 8 Roo c.) Exter ce(s) (including re receive the mate o Interior	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files reisMLS #1072 RERAL DESCRIP rite Slab Sement Flats BrkVnr rice Composite Compos	Public X X S S No Ints, environme X MLS Z Z Z Z Z Z Z Z Z Z Z Z Z	Other (describe) FEMA Map # If No, describe. Ital conditions, land to the land source(s) for the Heating / Cooling X FWA HWB Radiant Other Fuel Gas X Central Air Conditions Individual Other Crowave Wastoms 3 From the street. Iterioration, renovation nce, and for purpoperty do not purpoperty do not purpoper individed exterioration ince a limited exterioration.	48113C01 uses, etc.)? ax Records Gross Living Are IN Pa IX Pa IX Pa IX Po Itioning X Po IX Fe IX	Off-site Improvement of Street Asphala Alley Concression of Street Asphala Alley Concrete Office Pation of Street Office Pation of Gunite Ince Wood Incerted Office Pation of Street Office (describe) U 2,467 Square office Office (describe) U 2,467 Square office Offi	ements— It ete ### MA Map Da If Yes, of Prope Non X Driv Drivew X Gan X Atta Bui Inknown The Feet of Contains The home ential home ential home ential home ential home ential home ential contains ential home ential home ential contains ential home ential h	tte 07/07/ describe. erty Owner Car S ne yeway # ay Surface C rage # rport # ached [It-in n/Exterio Gross Living ser's driv er is cons nealth ha ppraiser	torage torage for Cars 2 Concrete for Cars 2 for Cars 0 Detached r Inspection Area Above Gra re-by exterior sidered to b tzard. This
S	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external fac Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection, Dalla: GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 1 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) MidCentury Year Built 1965 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, et in good condition. It is assumed that is a limited scope assignment with no appraiser has assumed that the interestical in the state of the property and state our inspection indicates the home to have in good condition. It is assumed that the interestical in	No FEMA the market ar tors (easeme erty A sl CAD/Ntro GEN X Concre Full Ba t Partial Exterior Wa Roof Surfac Gutters & D Window Ty Dishwa 8 Roo c.) Exter ce(s) (including the mate of Interior of the	Water Sanitary Sewer Flood Zone X rea? X Ye rea? X Ye rea? X Ye rea? Negraisal Files reisMLS #1072 r	Public X X A A A A A A A B A A B A B A B A B B	Other (describe) FEMA Map # If No, describe. Intal conditions, land Assessment and Ta Data Source(s) for the entire of the	48113C01 uses, etc.)? ax Records Gross Living Are g B X Fin W X Pa X Po tioning X Fe Ott ner/Dryer 3.1 Bath(s) as, remodeling, urposes of tose a suspection inspection in lar condit	Off-site Improvement Street Asphala Alley Concression of Prior Inspection a Dalals CAD Amenities eplace(s) # 1 and Stove(s) # 0 tio/Deck Pation of Covered of Gunite Ince Wood Incer None Other (describe) U 2,467 Square etc.). C3;The incer analysis, the ected or a potential savailable from to the observation of the ob	ements— It ete MA Map Da If Yes, o Prope Non X Driv Drivew X Gan X Atta Bui Inknowr e Feet of C apprais ne home ential h to the A	tte 07/07/ describe. erty Owner Car S ne yeway # ay Surface C rage # rport # ached [It-in n/Exterio Gross Living ser's driv er is cons nealth ha ppraiser	torage torage tof Cars 2 Concrete tof Cars 0 Detached r Inspection Area Above Gra re-by exterior sidered to b uzard. This The of the
S	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external face Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection, Dallacteristics of Prope X Other (describe) Exterior Inspection Unit X One One with Accessory Unit # of Stories 1 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) MidCentury Year Built 1965 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, et inspection indicates the home to have in good condition. It is assumed that is a limited scope assignment with not appraiser has assumed that the interexterior.	No FEMA the market ar tors (easeme erty A sl CAD/Ntro GEN X Concre Full Ba t Partial Exterior Wa Roof Surfac Gutters & D Window Ty Dishwa 8 Roo c.) Exter ce(s) (including the mate of Interior of the ereceive or of the ereceive or of the erece conditions or the ereceive or the mate or of the ereceive or of the erec	Water Sanitary Sewer Flood Zone X rea? X Ye rea? X Ye rea? X Ye rea? Negraisal Files reisMLS #1072 r	Public X X A A A A A A A B A A B A B A B A B B	Other (describe) FEMA Map # If No, describe. Intal conditions, land Assessment and Ta Data Source(s) for the entire of the	48113C01 uses, etc.)? ax Records Gross Living Are g B X Fin W X Pa X Po tioning X Fe Ott ner/Dryer 3.1 Bath(s) as, remodeling, urposes of tose a suspection inspection in lar condit	Off-site Improvement Street Asphala Alley Concression of Prior Inspection a Dalals CAD Amenities eplace(s) # 1 and Stove(s) # 0 tio/Deck Pation of Covered of Gunite Ince Wood Incer None Other (describe) U 2,467 Square etc.). C3;The incer analysis, the ected or a potential savailable from to the observation of the ob	ements— It ete ### MA Map Da If Yes, of Prope Non X Driv Drivew X Gan X Atta Bui Inknown The Feet of Contains The home ential home ential home ential home ential home ential home ential contains ential home ential home ential contains ential home ential h	te 07/07/ describe. erty Owner Car S ne /eway # ay Surface C rage # rport # ached [It-in n/Exterio Gross Living seer's driv e is cons nealth ha ppraiser ondition	torage torage tof Cars 2 Concrete tof Cars 0 Detached r Inspection Area Above Gra re-by exterior sidered to b uzard. This The of the
2	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external face Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection, Dallacteristics of Prope X Other (describe) Exterior Inspection Unit X One One with Accessory Unit # of Stories 1 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) MidCentury Year Built 1965 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, et inspection indicates the home to have in good condition. It is assumed that is a limited scope assignment with no appraiser has assumed that the interexterior. Are there any apparent physical deficiencies or advertigation.	No FEMA the market ar tors (easeme erty A sl CAD/Ntro GEN X Concre Full Ba t Partial Exterior Wa Roof Surfac Gutters & D Window Ty Dishwa 8 Roo c.) Exter ce(s) (including the mate of Interior of the ereceive or of the ereceive or of the erece conditions or the ereceive or the mate or of the ereceive or of the erec	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files ReisMLS #1072 RERAL DESCRIP Rete Slab Control Sement Floomspouts Ga pe Single Heisher Disp ms rior inspection rig apparent need d good past rials utilized Inspection, e improvement	Public X X A A A A A A A B A A B A B A B A B B	Other (describe) FEMA Map # If No, describe. Intal conditions, land Assessment and Ta Data Source(s) for the entire of the	48113C01 uses, etc.)? ax Records Gross Living Are g B X Fin W X Pa X Po tioning X Fe Ott ner/Dryer 3.1 Bath(s) as, remodeling, urposes of tose a suspection inspection in lar condit	Off-site Improvement Street Asphala Alley Concression of Prior Inspection a Dalals CAD Amenities eplace(s) # 1 and Stove(s) # 0 tio/Deck Pation of Covered of Gunite Ince Wood Incer None Other (describe) U 2,467 Square etc.). C3;The incer analysis, the ected or a potential savailable from to the observation of the ob	ements— It ete ### MA Map Da If Yes, of Prope Non X Driv Drivew X Gan X Atta Bui Inknown The Feet of Contains The home ential home ential home ential home ential home ential home ential contains ential home ential home ential contains ential home ential h	te 07/07/ describe. erty Owner Car S ne /eway # ay Surface C rage # rport # ached [It-in n/Exterio Gross Living seer's driv e is cons nealth ha ppraiser ondition	torage torage tof Cars 2 Concrete tof Cars 0 Detached r Inspection Area Above Gra re-by exterior sidered to b uzard. This The of the
S	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external face Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection, Dallacteristics of Prope X Other (describe) Exterior Inspection Unit X One One with Accessory Unit # of Stories 1 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) MidCentury Year Built 1965 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, et inspection indicates the home to have in good condition. It is assumed that is a limited scope assignment with no appraiser has assumed that the interexterior. Are there any apparent physical deficiencies or advertigation.	No FEMA the market ar tors (easeme erty A sl CAD/Ntro GEN X Concre Full Ba t Partial Exterior Wa Roof Surfac Gutters & D Window Ty Dishwa 8 Roo c.) Exter ce(s) (including the mate of Interior of the ereceive or of the ereceive or of the erece conditions or the ereceive or the mate or of the ereceive or of the erec	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files ReisMLS #1072 RERAL DESCRIP Rete Slab Control Sement Floomspouts Ga pe Single Heisher Disp ms rior inspection rig apparent need d good past rials utilized Inspection, e improvement	Public X X A A A A A A A B A A B A B A B A B B	Other (describe) FEMA Map # If No, describe. Intal conditions, land Assessment and Ta Data Source(s) for the entire of the	48113C01 uses, etc.)? ax Records Gross Living Are g B X Fin W X Pa X Po tioning X Fe Ott ner/Dryer 3.1 Bath(s) as, remodeling, urposes of tose a suspection inspection in lar condit	Off-site Improvement Street Asphala Alley Concression of Prior Inspection a Dalals CAD Amenities eplace(s) # 1 and Stove(s) # 0 tio/Deck Pation of Covered of Gunite Ince Wood Incer None Other (describe) U 2,467 Square etc.). C3;The incer analysis, the ected or a potential savailable from to the observation of the ob	ements— It ete ### MA Map Da If Yes, of Prope Non X Driv Drivew X Gan X Atta Bui Inknown The Feet of Contains The home ential home ential home ential home ential home ential home ential contains ential home ential home ential contains ential home ential h	te 07/07/ describe. erty Owner Car S ne /eway # ay Surface C rage # rport # ached [It-in n/Exterio Gross Living seer's driv e is cons nealth ha ppraiser ondition	torage torage tof Cars 2 Concrete tof Cars 0 Detached r Inspection Area Above Gra re-by exterior sidered to b uzard. This The of the
S	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external face Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection, Dallacteristics of Prope X Other (describe) Exterior Inspection Unit X One One with Accessory Unit # of Stories 1 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) MidCentury Year Built 1965 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, et inspection indicates the home to have in good condition. It is assumed that is a limited scope assignment with no appraiser has assumed that the interexterior. Are there any apparent physical deficiencies or advertigation.	No FEMA the market ar tors (easeme erty A sl CAD/Ntro GEN X Concre Full Ba t Partial Exterior Wa Roof Surfac Gutters & D Window Ty Dishwa 8 Roo c.) Exter ce(s) (including the mate of Interior of the ereceive or of the ereceive or of the erece conditions or the ereceive or the mate or of the ereceive or of the erec	Water Sanitary Sewer Flood Zone X rea? X Ye nts, encroachme Appraisal Files ReisMLS #1072 RERAL DESCRIP Rete Slab Control Sement Floomspouts Ga pe Single Heisher Disp ms rior inspection rig apparent need d good past rials utilized Inspection, e improvement	Public X X A A A A A A A B A A B A B A B A B B	Other (describe) FEMA Map # If No, describe. Intal conditions, land Assessment and Ta Data Source(s) for the entire of the	48113C01 uses, etc.)? ax Records Gross Living Are g B X Fin W X Pa X Po tioning X Fe Ott ner/Dryer 3.1 Bath(s) as, remodeling, urposes of tose a suspection inspection in lar condit	Off-site Improvement Street Asphala Alley Concression of Prior Inspection a Dalals CAD Amenities eplace(s) # 1 and Stove(s) # 0 tio/Deck Pation of Covered of Gunite Ince Wood Incer None Other (describe) U 2,467 Square etc.). C3;The incer analysis, the ected or a potential savailable from to the observation of the ob	ements— It ete ### MA Map Da If Yes, of Prope Non X Driv Drivew X Gan X Atta Bui Inknown The Feet of Contains The home ential home ential home ential home ential home ential home ential contains ential home ential home ential contains ential home ential h	te 07/07/ describe. erty Owner Car S ne /eway # ay Surface C rage # rport # ached [It-in n/Exterio Gross Living seer's driv e is cons nealth ha ppraiser ondition	torage torage tof Cars 2 Concrete tof Cars 0 Detached r Inspection Area Above Gra re-by exterior sidered to b uzard. This The of the
2	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external face Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection, Dallacteristics of Prope X Other (describe) Exterior Inspection Unit X One One with Accessory Unit # of Stories 1 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) MidCentury Year Built 1965 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, et inspection indicates the home to have in good condition. It is assumed that is a limited scope assignment with no appraiser has assumed that the interexterior. Are there any apparent physical deficiencies or advertigation.	No FEMA the market ar tors (easeme erty A SI CAD/Ntre SI CAD/Ntre A SI	Water Sanitary Sewer Flood Zone X ea? X Ye nts, encroachme Appraisal Files eisMLS #1072 IERAL DESCRIP the Slab Cosement F Basement F Basement F alls BrkVnr ce Composite Downspouts Ga pe Single Hu ssher Disp ms rior inspection ng apparent need d good past rials utilized Inspection, e improvement	Public X X X S No Ints, environme X MLS X Z7811 PTION Crawl Space Crinished Intinished Intinished Intinished A Bedroo on made fit ded repairs, dee t maintena d in this pro and only a ents to be ivability, sound	Other (describe) FEMA Map # If No, describe. Intal conditions, land interpretation of the street. The street of the street o	48113C01 uses, etc.)? ax Records Gross Living Are g B X Fin W X Pa X Po tioning X Fe Ott ner/Dryer 3.1 Bath(s) as, remodeling, urposes of tose a suspection inspection in lar condit	Off-site Improvement Street Asphala Alley Concression of Prior Inspection a Dalals CAD Amenities eplace(s) # 1 and Stove(s) # 0 tio/Deck Pation of Covered of Gunite Ince Wood Incer None Other (describe) U 2,467 Square etc.). C3;The incer analysis, the ected or a potential savailable from to the observation of the ob	ements— It ete MA Map Da If Yes, of Prope Non X Drivewa X Gal X Atta Bui Inknowr e Feet of Co appraise he home ential r to the A erved co	te 07/07/ describe. erty Owner Car S ne /eway # ay Surface C rage # rport # ached [It-in n/Exterio Gross Living seer's driv e is cons nealth ha ppraiser ondition	torage torage tof Cars 2 Concrete tof Cars 0 Detached r Inspection Area Above Gra re-by exterior sidered to b uzard. This The of the
	Utilities Public Other (describe) Electricity X Gas X FEMA Special Flood Hazard Area Yes X Are the utilities and off-site improvements typical for Are there any adverse site conditions or external face Source(s) Used for Physical Characteristics of Prope X Other (describe) Exterior Inspection, Dallar GENERAL DESCRIPTION Units X One One with Accessory Unit # of Stories 1 Type X Det. Att. S-Det./End Unit X Existing Proposed Under Const. Design (Style) MidCentury Year Built 1965 Effective Age (Yrs) 25 Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient items, et of the property and data sour inspection indicates the home to have in good condition. It is assumed that is a limited scope assignment with no appraiser has assumed that the interexterior. Are there any apparent physical deficiencies or advee Exterior Inspection made from the s	No FEMA the market ar tors (easeme erty A SI CAD/Ntre SI CAD/Ntre A SI	Water Sanitary Sewer Flood Zone X ea? X Ye nts, encroachme Appraisal Files eisMLS #1072 IERAL DESCRIP the Slab Cosement F Basement F Basement F alls BrkVnr ce Composite Downspouts Ga pe Single Hu ssher Disp ms rior inspection ng apparent need d good past rials utilized Inspection, e improvement	Public X X X S No Ints, environme X MLS X Z7811 PTION Crawl Space Crinished Intinished Intinished Intinished A Bedroo on made fit ded repairs, dee t maintena d in this pro and only a ents to be ivability, sound	Other (describe) FEMA Map # If No, describe. Intal conditions, land interpretation of the street. The street of the street o	48113C01 uses, etc.)? ax Records Gross Living Are g B X Fir We X Pa tioning X Fe Ott ner/Dryer 3.1 Bath(s) as, remodeling, urposes of tose a susper or inspection milar condit egrity of the pro	Off-site Improvement Street Asphala Alley Concreted Sylves X No Prior Inspection a Dalals CAD Amenities eplace(s) # 1 toodStove(s) # 0 tio/Deck Pation of Covered of Gunite for None Other (describe) U 2,467 Square the analysis, the cated or a potential savailable from the observer of the observer of the control of the observer of th	ements— It ete MA Map Da If Yes, of Prope Non X Drivewa X Gal X Atta Bui Inknowr e Feet of Co appraise he home ential r to the A erved co	te 07/07/ describe. erty Owner Car S ne /eway # ay Surface C rage # rport # ached [It-in n/Exterio Gross Living seer's driv e is cons nealth ha ppraiser ondition	torage torage tof Cars 2 Concrete tof Cars 0 Detached r Inspection Area Above Gra re-by exterior sidered to b uzard. This The of the

58384

Exterior-Only Inspection Residential Appraisal Report File No. DT2409006A

		ffered for sale in the subject					759,		
			ging in sale price from \$ 705,000 to \$ 842,500 .						
FEATURE FOOD LIGHT OF THE PROPERTY OF THE PROP	SUBJECT COMPARABLE SALE NO. 1 12515 Planters Glen Dr			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3 4944 Forest Bend Rd		
5009 Harvest Hill R				4815 Sugar Mill Rd			4944 Forest Bend Rd Dallas, TX 75244-6511		
Address Dallas, TX 752	244-6522	Dallas, TX 75244	-6925	Dallas, TX 75		6933			-6511
Proximity to Subject		0.20 miles SE	700.000	0.22 miles S\		700.050	0.06 1	miles NW	740.000
Sale Price	\$	\$	790,000	. 040.05	\$	768,250		\$	740,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 324.84 sq. ft.		\$ 318.25 sq.				'4.18 sq. ft.	
Data Source(s)		NTREIS#20676275		NTREIS#20511				IS#20556200;	
Verification Source(s)		Doc#167742 8/16		Doc#38509 2				65049 3/29/2	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	N	+(-) \$ Adjustment		SCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth		ArmLth			ArmL		
Concessions		Conv;0		Conv;12000			Conv	<i>,</i>	
Date of Sale/Time	N.D.	s08/24;c07/24	0	s02/24;c01/2	:4			4;c03/24	
Location	N;Res;	N;Res;		N;Res;			N;Res		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple				Simple	
Site	10184 sf	13756 sf	0	11469 sf		U	1038		0
View	N;Res;	N;Res;		N;Res;			N;Res	,	
Design (Style)	DT1;MidCentury	DT1;MidCentury		DT1;MidCentur	ry			lidCentury	
Quality of Construction	Q3	Q3		Q3			Q3		
Actual Age	59	57	0	59			61		0
Condition	C3	C3		C3			C3		
Above Grade	Total Bdrms. Baths 8 4 3.1	Total Bdrms. Baths 8 4 3.0	1	Total Bdrms. Bat 9 4 2.		22.000		ms. Baths 3.0	
Room Count			0			22,000	9 4		11 600
Gross Living Area 50	2,467 sq. ft.	2,432 sq. ft.	0	2,414	sq. It.	0	Oct	2,699 sq. ft.	-11,600
Basement & Finished	0sf	0sf		0sf			0sf		
Rooms Below Grade	Averess	Averess	+	Avorage			Λ.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	200	
Functional Utility	Average	Average Control/Control	+	Average Control/Contr	ral		Avera	-	
Heating/Cooling	Central/Central None	Central/Central None	+	Central/Central/None	ıdl		None	al/Central	
Energy Efficient Items									
Garage/Carport	2ga2dw Porch, Patio	2ga2dw Porch, Patio		2ga2dw Porch, Patio			2ga2	n, Patio	
Porch/Patio/Deck	·		22.000	·		22 000			
Fence, Pool	Fence, Pool	Fence	23,000	rence		23,000	rence	e, P00i	
Not Adjustment (Total)		X+ - \$	23,000	X + -	\$	45,000		X- \$	11,600
Net Adjustment (Total) Adjusted Sale Price			23,000			45,000			11,000
of Comparables		Net Adj. 2.9% Gross Adj. 2.9% \$	813,000		% \$	813,250	Net Adj Gross A		728,400
	search the sale or transfer h				70 \$	013,230	G1055 A	uj. 1.0% \$	720,400
	did not reveal any prior sa		ect property for the th	ree years prior to the		ive date of this appra	aisal.		
Data source(s) NTREIS	did not reveal any prior sa S MLS and Apprais	les or transfers of the com sal District						2)	
My research X did Data source(s) NTREIS Report the results of the res	did not reveal any prior sa S MLS and Apprais search and analysis of the p	les or transfers of the come al District or transfer history	of the subject prope	ty and comparable :	sales (r	eport additional prio	r sales o		IT CALE NO 2
My research X did Data source(s) NTREIS Report the results of the res	did not reveal any prior sa S MLS and Apprais search and analysis of the p	les or transfers of the com sal District prior sale or transfer history BJECT	of the subject prope COMPARABLE SA	ty and comparable :	sales (r		r sales o		LE SALE NO. 3
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer	did not reveal any prior sa S MLS and Apprais search and analysis of the p	les or transfers of the comesal District prior sale or transfer history IBJECT 08	of the subject proper COMPARABLE SA /03/2024	ty and comparable :	sales (r	eport additional prio	r sales o		LE SALE NO. 3
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	did not reveal any prior sa S MLS and Apprais search and analysis of the p	les or transfers of the comesal District prior sale or transfer history IBJECT 08	r of the subject proper COMPARABLE SA V03/2024	ty and comparable s LE NO. 1	sales (ro	eport additional prio ARABLE SALE NO.	r sales o	COMPARAB	LE SALE NO. 3
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	did not reveal any prior sa S MLS and Apprais search and analysis of the p SL Appraisal D	les or transfers of the comesal District prior sale or transfer history BJECT 08 \$0 ist Do	of the subject proper COMPARABLE SA /03/2024 oc #162397	ty and comparable : LE NO. 1	sales (re	eport additional prio ARABLE SALE NO.	r sales o	COMPARAB CoreLogic	LE SALE NO. 3
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	Appraisal D	les or transfers of the come sal District orior sale or transfer history IBJECT 08 \$0 ist 09	comparable sa comparable sa co	ty and comparable s LE NO. 1	sales (reCOMP)	eport additional prio ARABLE SALE NO. gic 024	r sales or	COMPARAB CoreLogic 09/07/2024	
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transfer	Appraisal D Oge(s) Og/07/2024	les or transfers of the come sal District orior sale or transfer history IBJECT 08 \$0 ist 09 oroperty and comparable s	comparable sa comparable sa co	ty and comparable s LE NO. 1 Con 09/ lect is not liste	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic 024 sale, nor has	r sales or . 2	CoreLogic 09/07/2024 in the past 3	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	Appraisal D Oge(s) Og/07/2024	les or transfers of the come sal District orior sale or transfer history IBJECT 08 \$0 ist 09 oroperty and comparable s	comparable sa comparable sa co	ty and comparable s LE NO. 1 Con 09/ lect is not liste	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic 024 sale, nor has	r sales or . 2	CoreLogic 09/07/2024 in the past 3	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transfer	Appraisal D Oge(s) Og/07/2024	les or transfers of the come sal District orior sale or transfer history IBJECT 08 \$0 ist 09 oroperty and comparable s	comparable sa comparable sa co	ty and comparable s LE NO. 1 Con 09/ lect is not liste	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic 024 sale, nor has	r sales or . 2	CoreLogic 09/07/2024 in the past 3	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transfer	Appraisal D Oge(s) Og/07/2024	les or transfers of the come sal District orior sale or transfer history IBJECT 08 \$0 ist 09 oroperty and comparable s	comparable sa comparable sa co	ty and comparable s LE NO. 1 Con 09/ lect is not liste	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic 024 sale, nor has	r sales or . 2	CoreLogic 09/07/2024 in the past 3	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transfer	Appraisal D Oge(s) Og/07/2024	les or transfers of the come sal District orior sale or transfer history IBJECT 08 \$0 ist 09 oroperty and comparable s	comparable sa comparable sa co	ty and comparable s LE NO. 1 Con 09/ lect is not liste	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic 024 sale, nor has	r sales or . 2	CoreLogic 09/07/2024 in the past 3	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar Ownership of Comp	Appraisal Dece(s) 09/07/2024	les or transfers of the comesal District sal District prior sale or transfer history (BJECT 08 \$0 sist 09 property and comparable section 08/13/2024 visual com	of the subject proper COMPARABLE SA /03/2024 oc #162397 /07/2024 ales The subjace Affidavit. Cor	ty and comparable s LE NO. 1 Con 09/ lect is not liste	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic 024 sale, nor has	r sales or . 2	CoreLogic 09/07/2024 in the past 3	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transfer	Appraisal Dece(s) 09/07/2024	les or transfers of the come sal District orior sale or transfer history IBJECT 08 \$0 ist 09 oroperty and comparable s	of the subject proper COMPARABLE SA /03/2024 oc #162397 /07/2024 ales The subjace Affidavit. Cor	ty and comparable s LE NO. 1 Con 09/ lect is not liste	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic 024 sale, nor has	r sales or . 2	CoreLogic 09/07/2024 in the past 3	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar Ownership of Comp	Appraisal Dece(s) 09/07/2024	les or transfers of the comesal District sal District prior sale or transfer history (BJECT 08 \$0 sist 09 property and comparable section 08/13/2024 visual com	of the subject proper COMPARABLE SA /03/2024 oc #162397 /07/2024 ales The subjace Affidavit. Cor	ty and comparable s LE NO. 1 Con 09/ lect is not liste	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic 024 sale, nor has	r sales or . 2	CoreLogic 09/07/2024 in the past 3	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar Ownership of Comp	Appraisal Dece(s) 09/07/2024	les or transfers of the comesal District sal District prior sale or transfer history (BJECT 08 \$0 sist 09 property and comparable section 08/13/2024 visual com	of the subject proper COMPARABLE SA /03/2024 oc #162397 /07/2024 ales The subjace Affidavit. Cor	ty and comparable s LE NO. 1 Con 09/ lect is not liste	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic 024 sale, nor has	r sales or . 2	CoreLogic 09/07/2024 in the past 3	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar Ownership of Comp	Appraisal Dece(s) 09/07/2024	les or transfers of the comesal District sal District prior sale or transfer history (BJECT 08 \$0 sist 09 property and comparable section 08/13/2024 visual com	of the subject proper COMPARABLE SA /03/2024 oc #162397 /07/2024 ales The subjace Affidavit. Cor	ty and comparable s LE NO. 1 Con 09/ lect is not liste	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic 024 sale, nor has	r sales or . 2	CoreLogic 09/07/2024 in the past 3	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar Ownership of Comp	Appraisal Dece(s) 09/07/2024	les or transfers of the comesal District sal District prior sale or transfer history (BJECT 08 \$0 sist 09 property and comparable section 08/13/2024 visual com	of the subject proper COMPARABLE SA /03/2024 oc #162397 /07/2024 ales The subjace Affidavit. Cor	ty and comparable s LE NO. 1 Con 09/ lect is not liste	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic 024 sale, nor has	r sales or . 2	CoreLogic 09/07/2024 in the past 3	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar Ownership of Comp	Appraisal Dece(s) 09/07/2024	les or transfers of the comesal District sal District prior sale or transfer history (BJECT 08 \$0 sist 09 property and comparable section 08/13/2024 visual com	of the subject proper COMPARABLE SA /03/2024 oc #162397 /07/2024 ales The subjace Affidavit. Cor	ty and comparable s LE NO. 1 Con 09/ lect is not liste	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic 024 sale, nor has	r sales or . 2	CoreLogic 09/07/2024 in the past 3	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar Ownership of Comp	Appraisal Dece(s) 09/07/2024	les or transfers of the comesal District sal District prior sale or transfer history (BJECT 08 \$0 sist 09 property and comparable section 08/13/2024 visual com	of the subject proper COMPARABLE SA /03/2024 oc #162397 /07/2024 ales The subjace Affidavit. Cor	ty and comparable s LE NO. 1 Con 09/ lect is not liste	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic 024 sale, nor has	r sales or . 2	CoreLogic 09/07/2024 in the past 3	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar Ownership of Comp	Appraisal Description of the parable #1 changed son Approach. See Adams and Apprais See Adams and Appraisal Description of the subject parable #1 changed son Approach. See Adams and Appraisal Description of the Subject parable #1 changed son Approach. See Adams and Approach. See Adams and Approach. See Adams and Approach.	les or transfers of the comesal District sal District prior sale or transfer history (BJECT 08 \$0 sist 09 property and comparable sed on 08/13/2024 visitached Market Date	of the subject proper COMPARABLE SA /03/2024 oc #162397 /07/2024 ales The subjace Affidavit. Cor	ty and comparable s LE NO. 1 Con 09/ lect is not liste	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic 024 sale, nor has	r sales or . 2	CoreLogic 09/07/2024 in the past 3	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar Ownership of Comp	Appraisal Coe(s) 09/07/2024 Son Approach. See Address	les or transfers of the comesal District sal District prior sale or transfer history (BJECT 08 \$0 sist 09 property and comparable set on 08/13/2024 viriate the district of the comparable set on 08/13/2024 viriate the district of the comparable set on 08/13/2024 viriate the comparabl	of the subject proper COMPARABLE SA /03/2024 oc #162397 /07/2024 ales The subjace Affidavit. Cor	Column (Column) (Colu	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic D24 sale, nor has nd #4 have no	r sales or	CoreLogic 09/07/2024 in the past 3	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar Ownership of Comp	Appraisal C Appraisal C Search and analysis of the p Appraisal C See(s) 09/07/2024 Inster history of the subject p Darable #1 changed Somparison Approach \$ 76 S Comparison Approach \$ 76 S Comparison Approach	les or transfers of the comesal District sal District prior sale or transfer history (BJECT 08 \$0 iist 09 property and comparable set on 08/13/2024 virtached Market Date stached Market Date (12000) \$762000 c	comparable sa comparable sa co	Column (Column) (Colu	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic D24 sale, nor has nd #4 have no	r sales or	CoreLogic 09/07/2024 in the past 3 in the prior 1	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar Ownership of Comp	Appraisal C Appraisal C Search and analysis of the p Appraisal C See(s) 09/07/2024 Inster history of the subject p Darable #1 changed Somparison Approach \$ 76 S Comparison Approach \$ 76 S Comparison Approach	les or transfers of the comesal District sal District prior sale or transfer history (BJECT 08 \$0 iist 09 property and comparable set on 08/13/2024 virtached Market Date stached Market Date (12000) \$762000 c	comparable sa comparable sa co	Column (Column) (Colu	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic D24 sale, nor has nd #4 have no	r sales or	CoreLogic 09/07/2024 in the past 3 in the prior 1	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar Ownership of Comp	Appraisal C Appraisal C Search and analysis of the p Appraisal C See(s) 09/07/2024 Inster history of the subject p Darable #1 changed Somparison Approach \$ 76 S Comparison Approach \$ 76 S Comparison Approach	les or transfers of the comesal District sal District prior sale or transfer history (BJECT 08 \$0 iist 09 property and comparable set on 08/13/2024 virtached Market Date stached Market Date (12000) \$762000 c	comparable sa comparable sa co	Column (Column) (Colu	sales (r COMP reLog /07/20	eport additional prio ARABLE SALE NO. gic D24 sale, nor has nd #4 have no	r sales or	CoreLogic 09/07/2024 in the past 3 in the prior 1	36 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or trar Ownership of Comp Summary of Sales Compari	Appraisal D Apprai	les or transfers of the comesal District sal District prior sale or transfer history IBJECT 08 \$0 iist 09 oroperty and comparable sed on 08/13/2024 viriate that the comparable sed on 08/13/2024 viriate th	of the subject proper COMPARABLE SA //03/2024 pc #162397 pc #16239	cty and comparable state in the property and comparable state in the property is not listen in parables #2, see the property is not listen in parables #2, see the property is not listen in parables #2, see the property is not listen in the proper	reLog /07/20 ed for #3 ar	eport additional prio ARABLE SALE NO. jic)24 sale, nor has nd #4 have no	r sales or 2 (in the solid of t	COMPARAB CoreLogic 09/07/2024 in the past 3 in the prior 1	36 months. 12 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or tran Ownership of Comp Summary of Sales Comparia Indicated Value by Sales Comparia Indicated Value by: Sale See Attached Final This appraisal is made	Appraisal C Appraisal C Search and analysis of the p SL Appraisal C See (s) 09/07/2024 Inster history of the subject p Darable #1 changer Search Approach. See All Search Approach \$ 76 Sec Comparison Approach Reconciliation Cor	les or transfers of the comesal District sal District prior sale or transfer history IBJECT 08 \$0 sist 09 property and comparable sed on 08/13/2024 viriate the comparable sed on 08/13/2024 viriate th	of the subject proper COMPARABLE SA //03/2024 oc #162397 //07/2024 ales The subject Affidavit. Constant Comments ost Approach (if devise specifications on the	ty and comparable state NO. 1 Con O9/iect is not listen parables #2, veloped) \$ 0	reLog /07/20 ed for #3 ar	eport additional prio ARABLE SALE NO. gic D24 sale, nor has nd #4 have no Income Apple dition that the improvements	r sales or 2 ((it sold of so	COMPARAB CoreLogic 09/07/2024 in the past 3 in the prior 1	36 months. 2 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or tran Ownership of Comp Summary of Sales Comparia Indicated Value by Sales Comparia Indicated Value by: Sale See Attached Final This appraisal is made	Appraisal D Appraisal D Ce(s) 09/07/2024 Instance of the subject of the subjec	les or transfers of the comes al District prior sale or transfer history (BJECT	control of the subject proper COMPARABLE SA (703/2024 and 162397 (707/2024 and 162397 an	ty and comparable state NO. 1 Con O9/iect is not listen parables #2, veloped) \$ 0	reLog/07/20ed for #3 ar	eport additional prio ARABLE SALE NO. gic D24 sale, nor has nd #4 have no Income Apple dition that the improvements	r sales or .2 (it sold of sold	COMPARAB CoreLogic 09/07/2024 in the past 3 in the prior 1	a6 months. 2 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or tran Ownership of Comp Summary of Sales Compari Indicated Value by Sales Compari Indicated Value by: Sale See Attached Final This appraisal is made Support Sales Comparisation of the sales of the sales Comparisation of	Appraisal Description of the parameter o	les or transfers of the comesal District prior sale or transfer history (BJECT	of the subject proper COMPARABLE SA /03/2024 oc #162397 /07/2024 ales The subject Affidavit. Cor a Comments ost Approach (if developments) ost Approach (if developments) of the indition that the repair does not require alter the specifications on the the specifications of the specifications on the specifications on the specifications of t	ty and comparable : LE NO. 1 Col 09/ iect is not liste nparables #2, veloped) \$ 0 basis of a hypothetics or alterations have eration or repair:	reLog /07/20 ed for #3 ar	eport additional prio ARABLE SALE NO. jic 024 sale, nor has nd #4 have no lincome Ap	r sales or .2 (it sold of sold	COMPARAB CoreLogic 09/07/2024 in the past 3 in the prior 1	a6 months. 2 months.
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or tran Ownership of Comp Summary of Sales Comparia Indicated Value by Sales Comparia Indicated Value by: Sale See Attached Final This appraisal is made Sumparia is made Indicated Value by: Sale See Attached Final	Appraisal Cate Son Approach Son	les or transfers of the comesal District prior sale or transfer history (BJECT	of the subject proper COMPARABLE SA /03/2024 oc #162397 /07/2024 ales The subject Affidavit. Corresponding to the specifications on the notition that the repair of does not require alte \$315.00 Clea	ty and comparable state NO. 1 Color	reLog /07/20 ed for #3 ar	eport additional prio ARABLE SALE NO. jic 024 sale, nor has nd #4 have no lincome Api dition that the improcompleted, or Attached App 20000100	r sales or 2 (in the sales of t	CoreLogic 09/07/2024 in the past in the prior 1	eted, g required n and
My research X did Data source(s) NTREIS Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or trar Ownership of Comp Summary of Sales Comparia Indicated Value by Sales Comparia Indicated Value by: Sale See Attached Final This appraisal is made Sumparia subject to the following inspection based on the ext Statement of Limitin	Appraisal Cate(s) 09/07/2024 Son Approach. See Additional Approach Search and analysis of the parallel Appraisal Cate(s) 09/07/2024 Son Approach. See Additional Approach Secondarison Approach Secondarison Approach Reconciliation Contact Contact Secondarian Secondaria Second	les or transfers of the comes al District prior sale or transfer history (BJECT	comparable saluration of the subject proper COMPARABLE SAluration (1982) and the subject proper saluration of the subject proper saluration of the specifications on the subject proper saluration of the specification of the specification of the subject proper saluration of the subject proper salur	ty and comparable state NO. 1 Color	reLog /07/20 ed for #3 ar cal conce been of See #TX:	eport additional prio ARABLE SALE NO. gic 024 sale, nor has nd #4 have no Income App dition that the improvement of the completed, or Attached App 20000100 e of work, statement	r sales or 2 (in the sales of t	COMPARAB CoreLogic 09/07/2024 in the past 3 in the prior 1 if developed) \$ have been completed to the followings Certifications sumptions and	a6 months. 12 months. eted, g required n and

Exterior-Only Inspection Residential Appraisal Report 58384

File No. DT2409006A

•			
COST APPROACH TO VAL	JE (not required by Fannie Mae)		
Provide adequate information for the lender/client to replicate the below cost figures and calculate and calculate the below cost figures and calculate and	tions.	ole vacant site sales were a	available
Provide adequate information for the lender/client to replicate the below cost figures and calculus Support for the opinion of site value (summary of comparable land sales or other methods for experiments).	tions. stimating site value) <u>cNo comparab</u>	ole vacant site sales were and to value ratio range is 6	
Provide adequate information for the lender/client to replicate the below cost figures and calculus Support for the opinion of site value (summary of comparable land sales or other methods for therefore the site value was estimated based on allocation with a	tions. stimating site value) <u>cNo comparab</u>		
Provide adequate information for the lender/client to replicate the below cost figures and calculus Support for the opinion of site value (summary of comparable land sales or other methods for experiments).	tions. stimating site value) <u>cNo comparab</u>		
Provide adequate information for the lender/client to replicate the below cost figures and calculus Support for the opinion of site value (summary of comparable land sales or other methods for therefore the site value was estimated based on allocation with a 68.49%	tions. stimating site value) <u>cNo comparab</u> and value ratio of 61%. The lan	nd to value ratio range is 6	0.83% to
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for the therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW	tions. stimating site value) cNo comparable and value ratio of 61%. The lan	nd to value ratio range is 6	
Provide adequate information for the lender/client to replicate the below cost figures and calculus Support for the opinion of site value (summary of comparable land sales or other methods for therefore the site value was estimated based on allocation with a 68.49%	tions. stimating site value) <u>cNo comparab</u> and value ratio of 61%. The lan	nd to value ratio range is 6	0.83% to
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for the therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW	tions. stimating site value) cNo comparable and value ratio of 61%. The lan	nd to value ratio range is 6	0.83% to 464,000
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	tions. stimating site value) cNo comparable and value ratio of 61%. The land of the land	nd to value ratio range is 6	0.83% to 464,000
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data	tions. stimating site value) <u>cNo comparab</u> and value ratio of 61%. The lan OPINION OF SITE VALUE Dwelling 2,467 Sq. Ft. @ Sq. Ft. @	and to value ratio range is 6	0.83% to 464,000 0
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	tions. stimating site value) cNo comparable and value ratio of 61%. The land of 61% and value ratio of 61% and value ratio of 61%. The land of 61% and value ratio of 61% and value ratio of 61% and value ratio of 61%. The land of 61% and value ratio of	and to value ratio range is 6	0.83% to 464,000 0
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	tions. stimating site value) cNo comparable and value ratio of 61%. The land of 61% and value ratio of 61%. The land of 61% and value ratio of 61%. The land of 61% and value ratio of 61%. The land of 61% and value ratio of 61% and value ratio of 61%. The land of 61% and value ratio of 61% and value ratio of 61% and value ratio of 61%. The land of 61% and value ratio of 61% and value ratio of 61% and value ratio of 61%. The land of 61% and value ratio of 61% and value ratio of 61%. The land of 61% and value ratio of 61% and value ratio of 61%. The land of 61% and value ratio of 61% and value ratio of 61%. The land of 61% and value ratio of 61% and value ratio of 61% and value ratio of 61%. The land of 61% and value ratio of 61%. The land of 61% and value ratio of 61% and	and to value ratio range is 6	0.83% to 464,000 0
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	tions. stimating site value) cNo comparable and value ratio of 61%. The land of 61% and value ratio of 61%. The land of 61% are considered as a constant of 61% and value ratio of 61%. The land of 61% are constant of 61% and value ratio of 61%. The land of 61% are constant of 61%. The land of 61% are constant of 61% are constant of 61% are constant of 61%. The land of 61% are constant of 61%. The land of 61% are constant o	s	0.83% to 464,000 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	tions. stimating site value) cNo comparable and value ratio of 61%. The land comparable and value ratio of 61% comparable and value ratio of 61%. The land comparable and value ratio of 61% comparable and value ratio of	s	0.83% to 464,000 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	tions. stimating site value) cNo comparable and value ratio of 61%. The land of 61% and value ratio of 61%. The land of 61% are considered as a constant of 61% and value ratio of 61%. The land of 61% are constant of 61% and value ratio of 61%. The land of 61% are constant of 61%. The land of 61% are constant of 61% are constant of 61% are constant of 61%. The land of 61% are constant of 61%. The land of 61% are constant o	s	0.83% to 464,000 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	tions. stimating site value) cNo comparable and value ratio of 61%. The land comparable and value ratio of 61% comparable and value ratio of 61%. The land comparable and value ratio of 61% comparable and value ratio of	Second to value ratio range is 6 Second to value ratio	0.83% to 464,000 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	tions. stimating site value) cNo comparable and value ratio of 61%. The land value ratio of 61% square ratio of 61%. The land value ratio of 61% square ratio of 61% square ratio of 61%. The land value ratio of 61% square ratio o	Second to value ratio range is 6 Second to value ratio	0.83% to 464,000 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	tions. stimating site value)	Second to value ratio range is 6 Second to value ratio	0.83% to 464,000 0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Year	tions. stimating site value)	Second to value ratio range is 6 Second to value ratio	0.83% to 464,000 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for the therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA	tions. stimating site value) cNo comparable and value ratio of 61%. The land comparable and value in a comparable and value a	Second to value ratio range is 6 Second to value ratio	0.83% to 464,000 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for the refore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Source of Cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	tions. stimating site value)	Second to value ratio range is 6 Second to value ratio	0.83% to 464,000 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for the therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA	tions. stimating site value)	Second to value ratio range is 6 Second to value ratio	0.83% to 464,000 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for the therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approach	tions. stimating site value) cNo comparable and value ratio of 61%. The land value line stimate of 2,467 Sq. Ft. @ Sq. F	Second to value ratio range is 6 Second to value ratio	0.83% to 464,000 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for the therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approach	tions. stimating site value)	Second to value ratio range is 6 Second to value ratio	0.83% to 464,000 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for the therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approach	tions. stimating site value) cNo comparable and value ratio of 61%. The land value line stimate of 2,467 Sq. Ft. @ Sq. F	Second to value ratio range is 6 Second to value ratio	0.83% to 464,000 0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calculus Support for the opinion of site value (summary of comparable land sales or other methods for the therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approach Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	tions. stimating site value)	State Stat	0.83% to 464,000 0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calculous Support for the opinion of site value (summary of comparable land sales or other methods for the refore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approach Income Approvide the following information for PUDs ONLY if the developer/builder is in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Homeowners'	tions. stimating site value)	State Stat	0.83% to 464,000 0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calculus Support for the opinion of site value (summary of comparable land sales or other methods for a therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approach Income Approvide the following information for PUDs ONLY if the developer/builder is in control of the Holegal name of project	tions. stimating site value)		0.83% to 464,000 0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calculation of the opinion of site value (summary of comparable land sales or other methods for a therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approach income Approach income Approach (including support for market rent and GRM) Yes PROJECT INFORMATI 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 HC Legal name of project Total number of phases Total number of units	tions. stimating site value)	Section Sect	0.83% to 464,000 0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for a therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approach 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 Holegal name of project Total number of units for sale Total number of units for sale	tions. stimating site value)	Section Sect	0.83% to 464,000 0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for of therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approach 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 Holegal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes	tions. stimating site value)	Section Sect	0.83% to 464,000 0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for a therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approach Income Approach (including support for market rent and GRM) Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Holegal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s)	tions. stimating site value)	Section Sect	0.83% to 464,000 0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for of therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approach 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 Holegal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes	tions. stimating site value)	S	0.83% to 464,000 0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for a therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approach Income Approach (including support for market rent and GRM) Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Holegal name of project Total number of units rented Total number of units for sale Was the project contain any multi-dwelling units? Yes No Data source(s)	tions. stimating site value)	S	0.83% to 464,000 0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for a therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approach 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 Holegal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s)	tions. stimating site value)	S	0.83% to 464,000 0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calculary Support for the opinion of site value (summary of comparable land sales or other methods for a therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approach 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 Holegal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s) Are the units, common elements, and recreation facilities complete?	tions. stimating site value)	Section Sect	0.83% to 464,000 0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for a therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approved the following information for PUDs ONLY if the developer/builder is in control of the Holegal name of project Total number of phases Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s) Are the units, common elements, and recreation facilities complete? Yes No	tions. stimating site value)	Section Sect	0.83% to 464,000 0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcul Support for the opinion of site value (summary of comparable land sales or other methods for a therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approach (including support for market rent and GRM) Income Approach to the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Homeowners of project Total number of phases Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s) Are the units, common elements, and recreation facilities complete? Yes No Are the common elements leased to or by the Homeowners' Association? Yes Sociation?	tions. stimating site value)	Section Sect	0.83% to 464,000 0 0 0 0 0
Provide adequate information for the lender/client to replicate the below cost figures and calcular Support for the opinion of site value (summary of comparable land sales or other methods for a therefore the site value was estimated based on allocation with a 68.49% ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 35 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) Income Approvide the following information for PUDs ONLY if the developer/builder is in control of the Holegal name of project Total number of phases Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s) Are the units, common elements, and recreation facilities complete? Yes No	tions. stimating site value)	Section Sect	0.83% to 464,000 0 0 0 0 0

Exterior-Only Inspection Residential Appraisal Report

58384 File No. DT2409006A

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

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

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

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

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

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

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

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

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

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

Exterior-Only Inspection Residential Appraisal Report

58384 File No. DT2409006A

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

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Exterior-Only Inspection Residential Appraisal Report

58384 File No. DT2409006A

- 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	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
III AI-A	
Signature Achen Manyler	Signature
Name Straughan, Stephen	Name
Company Name Straughan Apprasial Services	Company Name
Company Address PO Box 2314	Company Address
Rockwall, TX 75087	
Telephone Number 214 676-9635	Telephone Number
Email Address stephen@straughanappraisals.com	Email Address
Date of Signature and Report 09/09/2024	Date of Signature
Effective Date of Appraisal 09/07/2024	State Certification #
State Certification # 1322115	or State License #
or State License #	State
or State License # or Other (describe) State #	StateExpiration Date of Certification or License
State TX	
Expiration Date of Certification or License 01/31/2026	
ADDDESS OF DESCRIPTIVADDDAISED	CUR IFOT PROPERTY
ADDRESS OF PROPERTY APPRAISED	SUBJECT PROPERTY
5009 Harvest Hill Rd	Did not inspect exterior subject property
Dallas, TX 75244-6522	Did inspect exterior of subject property from street
	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 762000	
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital AMC #TX20000100	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	Date of Inspection
Redondo Beach, CA 90278	
Email Address	
Liliali Addiess	

Exterior-Only Inspection Residential Appraisal Report File No. DT2409006A

58384

FEATURE		SUBJECT				ALE NO. 4	CO	MPARABLE S	SALE NO. 5		COMPARABLE S	ALE NO. 6
5009 Harvest Hill R	łd		4945 Mil	ll Run	Rd							
Address Dallas, TX 752	244-652	<u>'</u> 2	Dallas, T	ΓX 752	<u> 2</u> 44-	6530						
Proximity to Subject			0.15 mile									
Sale Price	\$		0.10 11111	30 1111	\$	705,000		\$			\$	
					_	705,000						
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 294.3				\$	sq. ft.		\$	sq. ft.	
Data Source(s)						8;DOM 54						
Verification Source(s)			Doc#190)481 9)/15/	/2023						
VALUE ADJUSTMENTS	DF	SCRIPTION	DESCE	RIPTION		+(-) \$ Adjustment	DESCE	RIPTION	+(-) \$ Adjustment	D	ESCRIPTION	+(-) \$ Adjustment
Sale or Financing			ArmLth		\neg	. () + 1			() () ()	_		. () +
•												
Concessions			Conv;50		\rightarrow							
Date of Sale/Time			s09/23;c	:08/23								
Location	N;Res	,	N;Res;									
Leasehold/Fee Simple		Simple	Fee Sim	ple								
Site	10184		10406 sf	•	\neg	0						
•				1	\dashv	<u> </u>						
View	N;Res		N;Res;									
Design (Style)	DT1;M	lidCentury	DT1;MidC	entury								
Quality of Construction	Q3		Q3									
Actual Age	59		59		\neg							
	C3		C3		\dashv							
Condition					\rightarrow					-		
Above Grade	Total Bdi		Total Bdrms.	Baths			Total Bdrms.	Baths		Total	Bdrms. Baths	
Room Count	8 4	4 3.1	8 4	3.0		0						
Gross Living Area 50		2,467 sq. ft.		2, 395 so		0		sq. ft.			sq. ft.	
Basement & Finished	0sf		0sf	,000 30	-1	<u> </u>		5 4 . 16.			3q. it.	
	USI		USI									
Rooms Below Grade	 		 									
Functional Utility	Avera		Average									
Heating/Cooling	Centr	al/Central	Central/0	Centra	ıl T							
Energy Efficient Items	None		None		\dashv							
Garage/Carport	2ga2d		2ga2dw		\dashv							
					\dashv							
Porch/Patio/Deck		n, Patio	Porch, P	<u>'atıo</u>								
Fence, Pool	Fence	e, Pool	Fence			23,000						
			1		\neg							
				$\overline{}$	ᆛ	00.000		$\overline{}$		\vdash		
Net Adjustment (Total)			X +	<u> </u>	\$	23,000	+	<u></u> - \$		-	+	
Adjusted Sale Price			Net Adj.	3.3%			Net Adj.	%		Net A	dj. %	
of Comparables			Gross Adj.	3.3%	\$	728,000	Gross Adj.	% \$		Gross	Adj. % \$	
ITEM		SU	IBJECT			COMPARABLE SA	F NO 4	COMP	ARABLE SALE NO.	5	COMPARABI	E SALE NO. 6
Date of Prior Sale/Transfer			50201	-		001111711111111111111111111111111111111			7.1.0.1022 07.122 110		00111171110100	2 0/122 110/0
				\longrightarrow								
D: (D: O: T (
Price of Prior Sale/Transfer		<u> </u>										
Data Source(s)		Appraisal D				reLogic						
Data Source(s)		Appraisal D 09/07/2024				reLogic 07/2024						
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s)	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										
Data Source(s) Effective Date of Data Sour	ce(s)	09/07/2024										

Uniform Appraisal Dataset Definitions

58384 File No. DT2409006A

Condition Ratings and Definitions

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

"Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

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

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

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

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

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

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

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

Quality Ratings and Definitions

- Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.
- Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.
- Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.
- Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.
- Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.
- Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

58384 File No. DT2409006A

Uniform Appraisal Dataset Definitions

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

Borrower: WH1 LLC		File No.: DT2409006A			
Property Address: 5009 Harvest Hill Rd		Case No.: 58384			
City: Dallas	State: TX	Zip: 75244-6522			
Lender: Wednewood Inc					

NEIGHBORHOOD COMMENTS

The subject property is located in the Inwood North addition of the city of Dallas, Dallas County.

The subject neighborhood is approximately defined by

I-635 - north, Dallas North Tollway/Inwood Rd - east, Forest Ln - south, Midway Rd - west

The defined neighborhood has been provided in the exhibits.

FACTORS THAT AFFECT MARKETABILITY

The surrounding area consists of similar, inferior and superior residences, supporting commercial, schools and parks.

The neighborhood has access to Dallas employment centers via I-635 and Dallas North Tollway. No unfavorable or adverse conditions were observed at the time of inspection

Due to the mixture of residences, there is a larger market range of one unit housing including age range.

HIGHEST and BEST USE

Highest and Best Use is an analysis that concludes the maximum productivity of a site as it is improved. It requires testing the site as vacant and as improved for its physical characteristics that are legally allowed and have economic feasibility. The conclusion as reported on the 2055 form was based on the analysis of the relevant physical characteristics (note site and improvement section) which had legal conformity with the zoning and deed restrictions (limiting the use to detached single-family residential improvement with specific minimum and maximum improvement requirements). Further, it is evidenced through a qualified analysis the subject's effective age is less than its actual age furthering the economic support for the current improvement. Therefore, as noted on the form in the site section, the conclusion of the Highest and Best Use Analysis as improved was a consistent use, i.e. the subject as it is currently improved, is in its Highest and Best Use.

COMMENTS ON PREDOMINATE PRICE

The Predominate Price indicated on page one of this report is based on NtreisMLS data regarding all sales that occurred within the past year from within the subject's defined market area and reflects the mode (that which occurs most often).

Mode: \$ 750,000 (Predominate Price)

Average: \$1,264,020 Median: \$ 995,000

My opinion of value of the subject property exceeds the predominate price of the subject's market area (extremes omitted). The subject property is not considered as an over improvement for the area and does not effect the use or marketability of the subject property.

COMMENTS ON POLICE AND FIRE PROTECTION

The police protection is provided by the Dallas Police Department and fire protection by the Dallas Fire Department.

FEE SIMPLE DEFEASIBLE INTEREST

"The appraiser makes it known the FEE SIMPLE interest is a defeasible interest with known encumbrances. None of the encumbrances (i.e. existing and proposed mortgage, utility easements) were found to have any negative impact on the marketability or value of the subject. All transactions researched had similar encumbrances therefore such limitations were deemed to have consistency and provide uniformity in the

Borrower: WH1 LLC		File No.: DT2409006A			
Property Address: 5009 Harvest Hill Rd		Case No.: 58384			
City: Dallas	State: TX	Zip: 75244-6522			
Lender: Wednewood Inc					

improvements, their use and their utility now and in the near foreseeable future. The appraiser's research did not constitute a title investigation but in the normal course of business did include a review of the recorded deed restrictions the current ownership that was found to hold a mortgage."

LAND TO VALUE RATIO COMMENTS

High Land to Value ratios for sites within the Subject's Market area are common and not considered adverse, due to the lack of available vacant sites and the demand for the market area.

SITE COMMENTS

The subject site is approximately 10,184 square feet. It is considered to be adequate for the improvements. No adverse easements or encroachments were noted. It is recommended that site dimensions, flood plain information, and the presence of easements and encroachments be determined by survey.

The dimensions shown were taken from the appraisal district property map and not from a survey. The information provided and used to form the opinion of the site analyses, highest and best use analyses and the land value as based on researched data from the FEMA website, Tax Assessor Office, Planning and Zoning as well as the physical observation on the effective date of the appraisal. No survey was provided or found to be publicly available during the normal course of business. If a survey provides a significant difference or an encroachment, the information assumed and reported, as well as, the analyses and value conclusion can be significantly impacted.

COMMENTS ON PLAT

A plat was not available. A property map from the appraisal district has been provided.

COMMENTS ON THE SUBJECT'S PROXIMITY TO I-635 AND DALLAS NORTH TOLLWAY

I-635 and Dallas North Tollway have a similar influence on the defined neighborhood. No external obsolescence was noted.

SUMMARY OF SALES COMPARISON APPROACH

All Comparables are from the subject's market area and are considered to be good indicators of market value.

Seller paid concessions up to 3% of the sales price is acceptable and typical for the general market area. The seller paid concession paid on Comparables #2 and #4 are within the acceptable 3% with no adjustment deemed necessary.

Comparables #2, #3 and #4 are older sales that exceed 90 days. Based on a paired sales analysis between Comparables #1 and #2, the 1004MC and the provided 12 Month Summary of the Market Conditions Data of the defined neighborhood, no market condition adjustments were deemed necessary.

I was not possible to bracket the site size due to the lack of Comparables with a smaller site size. However, their utility is considered to be similar to the subject's and the additional site area is considered surplus and does not add additional utility. No adjustment was deemed necessary.

No Comparables were available with a similar bath count. Comparables #1, #3 and #4 are considered to be similar to the subject's bath count with no adjustments deemed necessary.

Comparable #2 is adjusted \$22,000 for its full bath count difference. The adjustment was based on a paired sales analysis between Comparables #1 and #2.

Adjustments of \$50 per square foot were made for appreciable differences in gross living area and amenities. These adjustments reflect contributory value rather than actual costs. The gross living adjustment is based upon a paired sales analysis between Comparables #1 and #2.

Comparables #1, #2 and #4 are adjusted \$23,000 for the subject's inground pool. The adjustment was based on a paired sales analysis between Comparables #3 and #4.

WEIGHTED SYSTEM - SALES COMPARISON ANALYSIS

Borrower: WH1 LLC	File No	File No.: DT2409006A			
Property Address: 5009 Harvest Hill Rd	Case I	No.: 58384			
City: Dallas	State: TX	Zip: 75244-6522			
Lender: Wedgewood Inc					

I utilized a weighted system whereas sales are given consideration with most given to the sale that is most comparable to the subject property. Comparable #3 was given extra weight due to it proximity to the subject and its pool.

Sale #1 \$813,000 @ 20% weight = \$162,600 Sale #2 \$813,250 @ 20% weight = \$162,650 Sale #3 \$728,400 @ 40% weight = \$291,360 Sale #4 \$728,000 @ 20% weight = \$145,600

Weighted value by Percentage: \$762,210

Opinion of value \$762,000

COMMENTS ON DIGITAL PICTURES

The Pictures provided are Digital Photos and have not been altered or enhanced.

COMMENTS ON ELECTRONIC SIGNATURE

This report was sent electronically and the signature is considered as an original signature and is password protected.

COMMENTS ON LIMITED SCOPE

It is assumed that the materials utilized in this property do not pose a suspected or a potential health hazard. This a limited scope assignment in that no Interior Inspection, and only a limited exterior inspection is available to the Appraiser. The appraiser has assumed that the interior of the improvements to be in generally similar condition to the observed condition of the exterior. It is assumed that the floor plan arrangement is functional and typical of other homes in the immediate area, and the there are no unusual elements of physical depreciation. The square footage figure for the subject property has be obtained from a previous appraisal that was provided with this request. It is assumed to be approximately accurate.

It is further assumed that the subject property features a 4 bedroom and 3.1 baths. The appraiser's drive-by exterior inspection indicates the home to have received good past maintenance and for purposes of this report, the home is considered to be in good condition.

FINAL RECONCILIATION COMMENTS

The Income Approach was not utilized due to insufficient rental/sales data in the subject neighborhood. Primary emphasis was placed on the Market Approach. Due to the age of the improvements, the Cost Approach is not considered to be a good indicator of value.

This appraisal report is intended for use by the lender/client. This report is not intended for any other use.

See Attached Appraiser's Certification and Statement of Limiting Conditions.

ENVIRONMENTAL DISCLAIMER

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect its value.

No personal property was included in the valuation of the subject property

ASSUMPTIONS

Borrower: WH1 LLC	File No.	File No.: DT2409006A		
Property Address: 5009 Harvest Hill Rd	Case N	o.: 58384		
City: Dallas	State: TX	Zip: 75244-6522		
Lender: Wedgewood Inc				

This appraisal is subject to the following conditions and/or assumptions (others may be included in the report). This information is being provided in an effort to provide full disclosure of the conditions under which this appraisal was completed.

Extraordinary assumption is defined by USPAP as "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions."

The standard scope of appraisal practice does not require an appraiser to investigate the legality of the construction of the original subject structures. I did not investigate the legality of the original construction of the improvements and I presume that the improvements were built with any and all required building permits. Concerned parties regarding legal matters such as this should contact the owner, an attorney, and/or title company.

I did not notice any posting of code violations at the subject property,nor was I informed by any third party of any such violations. I did not conduct an investigation to determine if a notice of pendence of action relative to a code violation has been recorded against the subject property by the local code enforcement agency relative to violations of Health and Safety Codes and/or applicable sections of the Code of Civil Procedure. They type of investigation is beyond the scope of appraisal practice. I am not a building contractor or a quailed home inspector. My expertise is in determining value only. I am not a qualified to observe or report on physical items that are not easily visible. Any parties to this transaction having concerns regarding structural, mechanical, infestation, contamination or other issues abut the subject property are urged to consult an expert in the appropriate field. While others "may rely" on the report, they should not rely on it to disclose condition and defect. An extraordinary assumption is utilized that the subject property is similar and conducive to other properties within the subject's market area with regard to the items listed above.

It is assumed is utilized that the wall and roof/ceiling insulation of the subject's is typical of the residences in the market area. An extraordinary assumption is utilized in that all data obtained from real estate agents and Realtors regarding the comparable sales submitted herein is accurate.

SUBJECT PROPERTY PHOTO ADDENDUM

 Borrower: WH1 LLC
 File No.:
 DT2409006A

 Property Address: 5009 Harvest Hill Rd
 Case No.: 58384

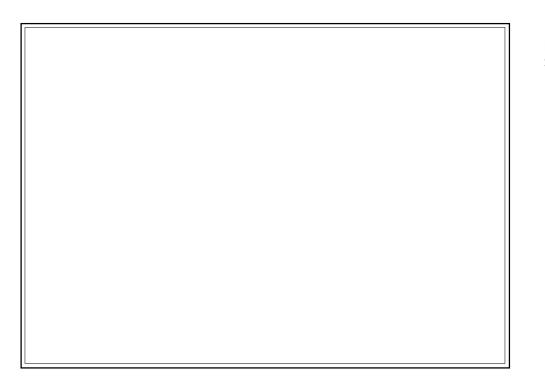
 City: Dallas
 State: TX
 Zip: 75244-6522

 Lender: Wedgewood Inc
 Table: TX
 Table: TX



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: September 7, 2024 Appraised Value: \$ 762,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

Borrower: WH1 LLC	File N	o.: DT2409006A
Property Address: 5009 Harvest Hill Rd	Case No.: 58384	
City: Dallas	State: TX	Zip: 75244-6522
Lender: Wedgewood Inc		



ADDRESS



SECOND STREET VIEW

COMPARABLE PROPERTY PHOTO ADDENDUM

 Borrower: WH1 LLC
 File No.:
 DT2409006A

 Property Address: 5009 Harvest Hill Rd
 Case No.: 58384

 City: Dallas
 State: TX
 Zip: 75244-6522

 Lender: Wedgewood Inc
 State: TX
 Tip: 75244-6522



COMPARABLE SALE #1

12515 Planters Glen Dr Dallas, TX 75244-6925 Sale Date: s08/24;c07/24 Sale Price: \$ 790,000



COMPARABLE SALE #2

4815 Sugar Mill Rd Dallas, TX 75244-6933 Sale Date: s02/24;c01/24 Sale Price: \$ 768,250



COMPARABLE SALE #3

4944 Forest Bend Rd Dallas, TX 75244-6511 Sale Date: s03/24;c03/24 Sale Price: \$ 740,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: WH1 LLC	File N	File No.: DT2409006A	
Property Address: 5009 Harvest Hill Rd	Case	Case No.: 58384	
City: Dallas	State: TX	Zip: 75244-6522	
Lender: Wedgewood Inc			



COMPARABLE SALE #4

4945 Mill Run Rd Dallas, TX 75244-6530 Sale Date: s09/23;c08/23 Sale Price: \$ 705,000

	1

COMPARABLE SALE #5

Sale Date: Sale Price: \$

COMPARABLE SALE #6

Sale Date: Sale Price: \$

FLOOD MAP

 Borrower: WH1 LLC
 File No.:
 DT2409006A

 Property Address: 5009 Harvest Hill Rd
 Case No.: 58384

 City: Dallas
 State: TX
 Zip: 75244-6522

 Lender: Wedgewood Inc
 Case No.: 58384



FLOOD INFORMATION

Community: Dallas, City of

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 48113C0190K

Panel: 48113C0190

Zone: X

Map Date: 07-07-2014

FIP5: 48113

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area - High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest

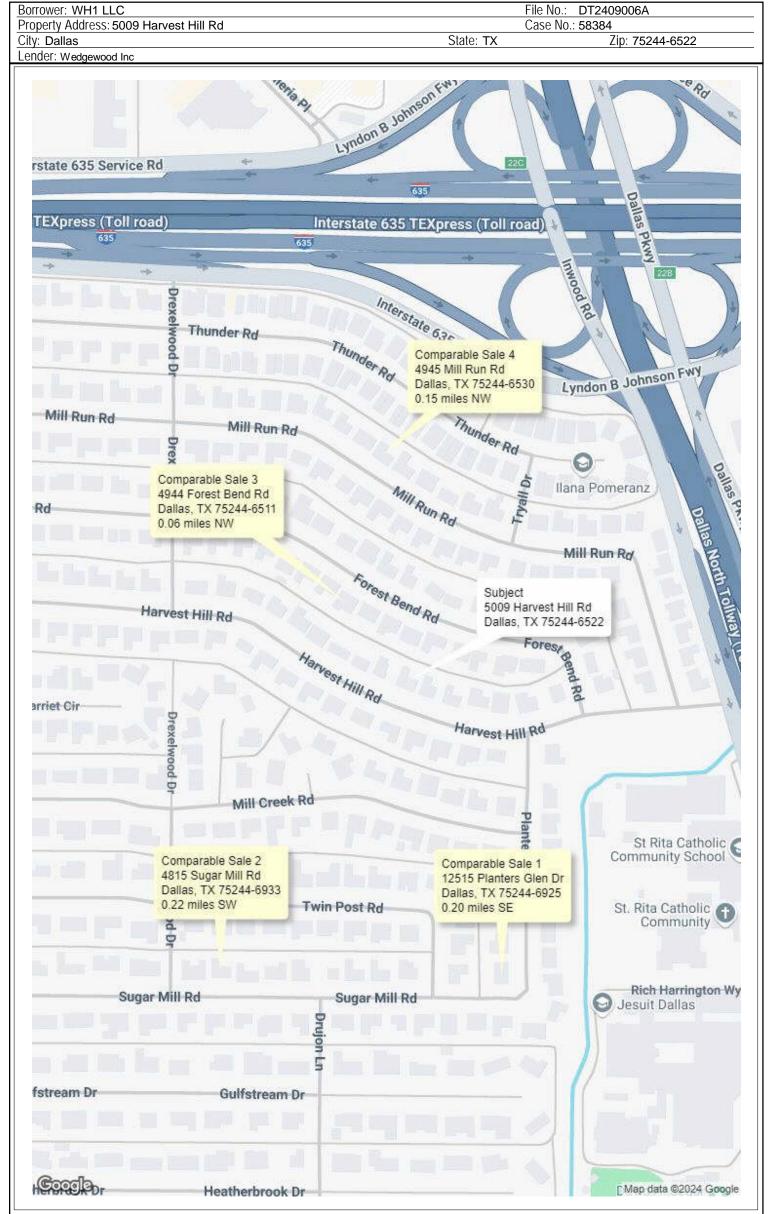


= Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

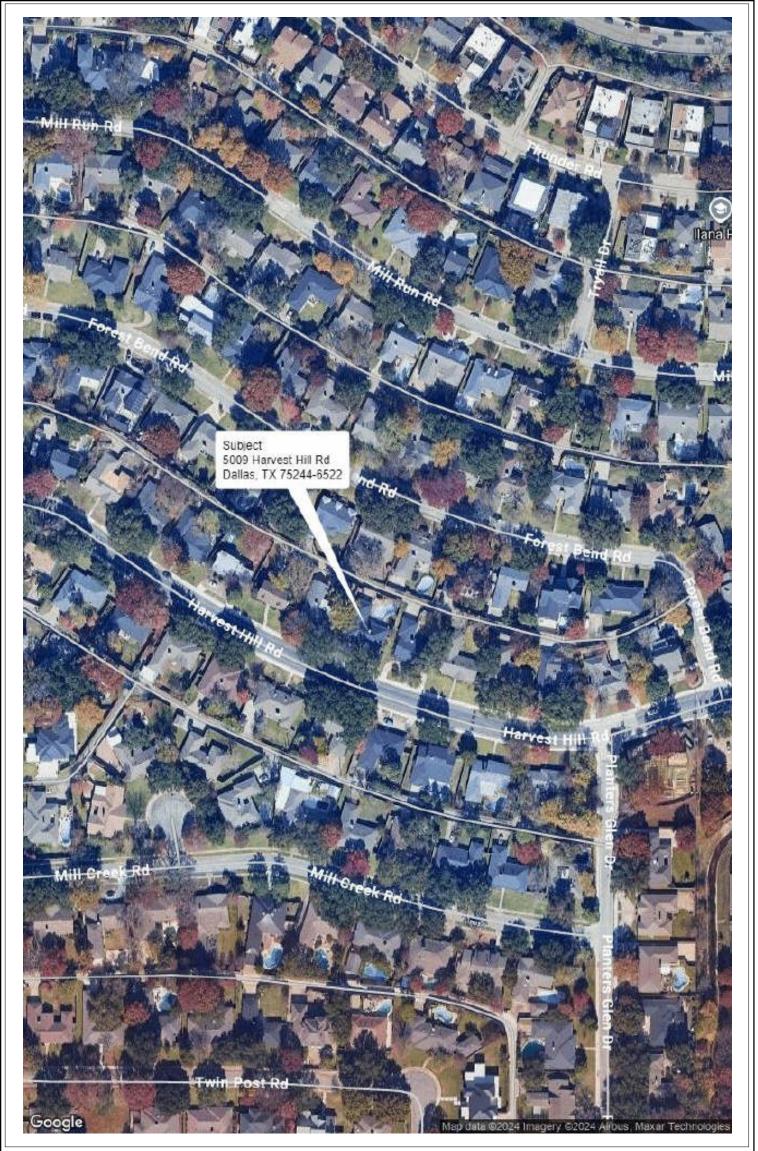
LOCATION MAP



AERIAL MAP

Borrower: WH1 LLC
Property Address: 5009 Harvest Hill Rd
City: Dallas
Lender: Wedgewood Inc File No.: DT2409006A Case No.: 58384

Zip: 75244-6522 State: TX



DEFINED NEIGHBORHOOD

Borrower: WH1 LLC File No.: DT2409006A Property Address: 5009 Harvest Hill Rd Case No.: 58384 City: Dallas Zip: 75244-6522 State: TX Lender: Wedgewood Inc Galleria Dr McEwen Rd Dr Blue Lake Cir. Interstate 635 Service Rd ate 635 TEXpress (Toll road) 635 NORTH BRANCH View Ln Thunder Rd Montfort Mill Run Rd Forest Bend Rd 0 Harvest Hill Ro Harvest Hill Rd Harvest Hill Harvest Hill Rd Mc Shann R Wozencraft Flintridge Di Mill Creek Rd Sugar Mill Rd Sugar Mill Rd Rickover Dr. Calculus Dr Gulfstream Dr Charlestown I Shady Bend Dr Heatherbrook Dr Meletio Ln Boca Bay Dr Ellensburg Dr Echo Gien Dr Williamstown Ridgeside Dr. Ridgeside Dr. MELSHIRE Willow Ln ESTATES Willow Ridge Dr Willow Ln Willow Ln Myerwood Ln Myerwood Ln Deep Valley Dr Nashwood Ln Ridgetown Cir. crest Ln Affencrest Ln Allencrest Ln Brookstov Goodfellow Dr Northmoor Dr Cedarbrush Dr Caladium Dr

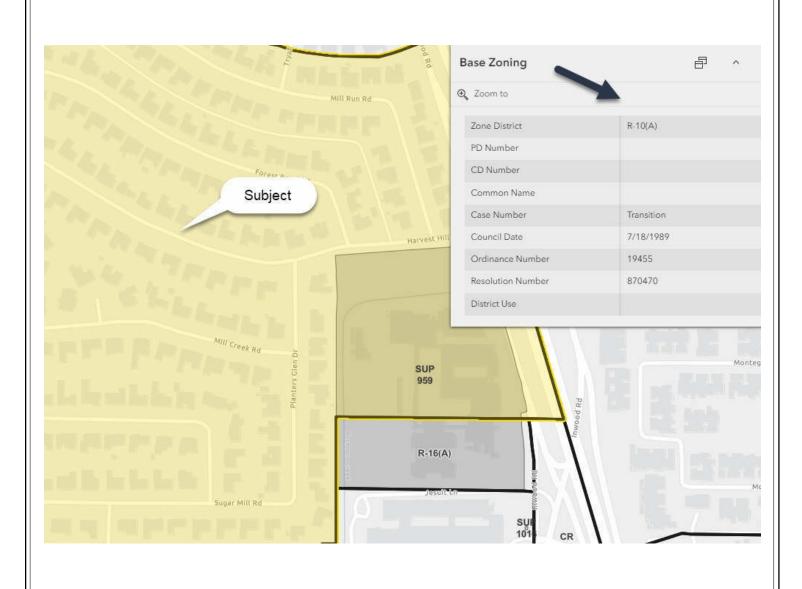
ZONING MAP

 Borrower: WH1 LLC
 File No.:
 DT2409006A

 Property Address: 5009 Harvest Hill Rd
 Case No.: 58384

 City: Dallas
 State: TX
 Zip: 75244-6522

 Lender: Wedgewood Inc
 Table No.:
 Tip: 75244-6522



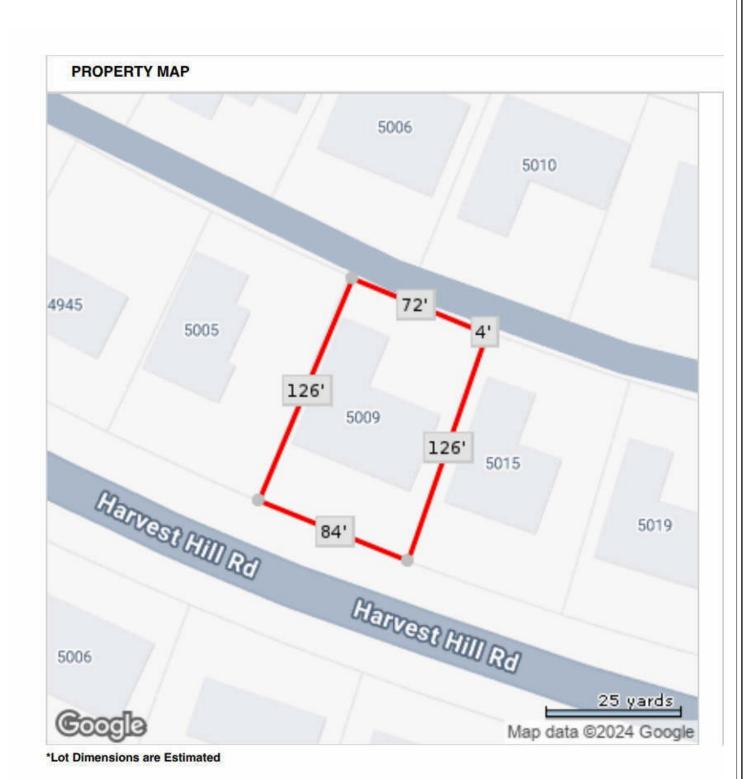
PROPERTY MAP FROM APPRAISAL DISTRICT

Borrower: WH1 LLC
Property Address: 5009 Harvest Hill Rd
City: Dallas
Lender: Wedgewood Inc

File No.: DT2409006A
Case No.: 58384

Zip: 75244-6522

Lender: Wedgewood Inc



Borrower: WH1 LLC File No.: DT2409006A Property Address: 5009 Harvest Hill Rd Case No.: 58384 City: Dallas State: TX Zip: 75244-6522

Lender: Wedgewood Inc



DECLARATIONS

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

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: RAP4116629-24 Renewal of: RAP4116629-23

Herbert H. Landy Insurance Agency Inc. Program Administrator:

100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: Stephen Andrew Straughan

342 Harker Trail Item 2. Address:

Rockwall, TX 75087 City, State, Zip Code:

03/26/2024 03/26/2025 Item 3. Policy Period: From

eriod: From 03/26/2024 To 03/26/2025 (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.)

Item 4. Limits of Liability:

A. S 500,000 Damages Limit of Liability - Each Claim

B. S 500,000 Claim Expenses Limit of Liability - Each Claim

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

1,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

A. S 0.00 Each Claim

B. S 0.00 Aggregate

Item 6. Premium: S 856.00

Item 7. Retroactive Date (if applicable): 03/26/2009

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 TX (05/13) IL7324 (07/21) D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)

D42414 (08/19)

Kiercy a magniori Authorized Representative

D42101 (03/15) Page I of 1

QUALIFICATIONS

Borrower: WH1 LLC		File No.: DT2409006A	
Property Address: 5009 Harvest Hill Rd		Case No.: 58384	
City: Dallas	State: TX	Zip: 75244-6522	
Landar: Wadaawaad Ina			

Stephen A. Straughan (214)676-9635

PROFESSIONAL APPRAISAL\ REAL ESTATE EXPERIENCE:

Straughan Appraisal services, PO Box 2314, Rockwall TX. 75087. Residential Appraisals (February 1993- present) Appraisal of real estate in Dallas Fort Worth Metroplex area. Actively engaged in the performance of appraisals for mortgage lending departments of local and residential financial institutions. Appraisal experience includes the valuation of all forms of residential properties.

Biskamp & Associates, Inc.(February 1992-January 1993)Corinthian Mortgage (September 1991-January 1992) Maple Leaf Appraisal Services(December 1989-August 1991)

Texas Real Estate Broker (1975-Present)

PROFESSIONAL APPRAISAL CERTIFICATIONS:

State Certified Residential Appraiser TX 1322115 R Texas Real Estate Broker License 0199904

PROFESSIONAL APPRAISAL COURSES COMPLETED:

SREA COURSE 101: Appraising Real Property-1990

SREA COURSE 102: Applied Residential Property Valuation-1990 SREA COURSE 210: Principals of Income Property Appraising-1990 SREA COURSE R-3: Standards of Professional Practice-1991

Fannie Mae Seminar: Review of Underwriting/Appraisal Guidelines

RE CAREER COLLEGE: Uniform Standards of Professional Appraisals-1995

RE CAREER COLLEGE: Real Estate Investment-1997

Texas A&M University, Commerce: Appraisal Residences and Income Properties-2001 Texas A&M University Commerce: Keeping Current with Texas Real Estate-2012

Columbia Institute: Mold Insights, #016-2003

Columbia Institute: New Fannie Mae Guide-#111-2001 Columbia Institute: USPAP updates#101-2003 Columbia Institute: Appraisal Insights #118-2003

National Association of Realtors National Conference & Expo: 2003

Columbia Institute: USPAP Updates #101-2005 CCIM Institute CI 101, CI 102, CI 103, CI 104, 2007 The Columbia Institute: USPAP Update #101 – 2009

The Columbia Institute FHA SFR Appraising – Handbook 4001.01 No 154 – 2015 The Columbia Institute 2014-2015 7 Hour National USPAP Update No 101 – 2015 The Columbia Institute 2016-2017 7 Hour National USPAP Update No 101-2017

McKissock: 2018-2019 USPAP Update No 33326-2019

Columbia Institute 2020-2021 7 Hour National USPAP Update No 101-TX McKisock: 2022-2023 7 Hour National USPAP USPAP Update Course

CERTIFICATION

Borrower: WH1 LLC		File No.: DT2409006A	
Property Address: 5009 Harvest Hill Rd		Case No.: 58384	
City: Dallas	State: TX	Zip: 75244-6522	
Lender: Wedgewood Inc			



Certified Residential Real Estate Appraiser

Appraiser: Stephen Andrew Straughan

License #: TX 1322115 R License Expires: 01/31/2026

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz Commissioner

Chelsza Be