APPRAISAL OF REAL PROPERTY LOCATED AT 14261 Gager St Arleta, CA 91331 TR=18084 LOT 220 **FOR** Wedgewood Inc 2015 Manhattan Beach Blvd, Suite 100 Redondo Beach, CA 90278 AS OF 09/21/2024 BY Robert P Gharibeh West Coast Appraisals (310) 560-2170 8400 Alverstone Ave Los Angeles, CA 90045 (310) 560-2170 rgharibeh@msn.com

Exterior-Only Inspection Residential Appraisal Report

Loan#58488 File # 2409025C

	e of this s	umman	/ appraisal repo	rt is to pro	ovide the lend	der/client with a	n accurate,	and adequat	telv suc	pported,	opinion	of the	mark	et value	of the	subject	property.
Property Add							City		,,				State		Zip Code		
			Sager St	- 110	Own	er of Public Record		Arleta					County	0, 1		9133	I
Legal Descrip			ighbor Home 184 LOT 220		Own	or or rubile ricoord	All	man Mkrtch	iyan				oounty	LUS	ANGE	EO	
Assessor's Pa							Tax	/ear 0000				-	R.E. Tax	00 \$ 00	0.047		
Neighborhood			-016-014					2020	F00 A				Census 7		9,647		
_		ARLE	enant Vac	ant	Snor	cial Assessments \$		neiciciice	502 A	\b	PUD	HOA\$		nace 1	192.01		or month
Occupant Property Righ	Owner Owner			Leaseholi		er (describe)	0			L		пин ф	0		per year	p	er month
Assignment 1			Fee Simple ase Transaction		ance Transaction		r (doooribo)										
				neillia			r (describe)	Servicin									
Lender/Client	v v Cu ș		od Inc	an affarad for an				ttan Beach	Blvd,	Suit	e 100, R	edono	do Be				
		-		eri ollered for sai		onths prior to the effe	ctive date of t	nis appraisai?							Yes 🔀	No	
Report data s	source(s) used, of	tering p	rice(s), and date(s).		THEML	S											
		-1 H				Franklin Mariana Maria	f the combinate	-6.11		. de Me .							
l did performed.	did not ai	ialyze tr	e contract for sale fo	or the subject purc	chase transaction.	Explain the results o	the analysis	of the contract for	sale or w	vny tne	analysis was	not					
Contract Price	e \$		Date of Contr	act	Is	the property seller th	ne owner of pu	blic record?			Yes	No Da	ita Sourc	ce(s)			
Is there any fi	inancial assistanc	e (loan	charges, sale conce	ssions, aift or dow		nce, etc.) to be paid			orrower?					.,		Yes	□ No
0			d describe the items	-											1		ш
,																	
Note: Bace a	and the racial co	nnositi	on of the neighborh	ood are not appr	raisal factors												
Hote. Hade a			Characteristics	lood are not appr	Tuloui iuotoro.	Ono	-Unit Housin	Trondo				One-Ur	nit Hous	oina	Dro	sent Land l	lee %
Lanation				7 Dural	Dranasti Valuas					a linin a			ilit Hous			Sent Lanu (
Location	Urban	<u>×</u>	Suburban	Rural	Property Values	Increasi		Stable		clining		PRICE		AGE	One-Unit		85 %
	Over 75%	_ <u></u>	25-75%	Under 25%	Demand/Supply	Shortage		In Balance		er Supp		(000)		(yrs)	2-4 Unit		5 %
Growth	Rapid	X	Stable	Slow	Marketing Time	▼ Under 3	mths	3-6 mths	0v	er 6 mt	hs 5	<u> </u>	Low	4	Multi-Fan		%
Neighborhood	d Boundaries		MISSION H	ILLS NORT	TH, HIGHW	/AY 5 EAST,	TUJUN	GA WASH	/ ROS	COE	1,4	100	High	83	Commerc	cial	10 %
		DOD	MAN AVE W	EST.							7	65 F	Pred.	71	Other		%
Neighborhood	d Description		THE SUBJE	CT IS LOC	CATED IN A	NEIGHBOR	RHOOD	OF MOSTL	Y SIN	NGLE	FAMIL'	Y DET	ACH	IED PR	OPER	TIES. T	HERE
Ë IS SHO⊩	PPING, ST	ORE	S AND PUB	LIC FACILI	ITIES LOCA	ATED WITHI	N 3 MILE	ES.									
Market Condi	itions (including s	upport f	or the above conclu	sions)	SE	E ATTACH	ED ADD	ENDUM									
Dimensions	SEE PL/	AT M	AP		A	rea 6,081 sf		Sha	pe RI	ECT	ANGULA	٩R	,	View N:	Res;		
Specific Zonir	ng Classification		LAR1		Z	oning Description	SING	E FAMILY						,	,		
Zoning Comp	oliance 🗶	Legal	Legal Nonc	onforming (Grand	dfathered Use)	No Z	oning	Illegal (describe									
Is the highest	t and best use of	subject	property as improve	d (or as proposed	per plans and spe	cifications) the pres	ent use?	•			X Yes		No I	lf No, descri	ibe	HIGHE	ST
AND BF	ST USE C	F TH	IE SUBJECT	IS AS IMF	PROVED TI	HE PRESEN	IT USE F	DUE TO TH	IE ZO	NINO		RICTIO	ONS				
Utilities	Public		lescribe)				(describe)				mprovements			•	Pub	lic Pr	ivate
Electricity	N									Street	ASPHA				Ν.	7	
Gas	X				Water	\bowtie	1		St	LIOUL	ASFIIA	ᄔ			\rightarrow	N	
⊘ Gas	<u>X</u>				Sanitary Sewer]			Alley		LI				<u> </u>	
	Al Flood Hazard Ar	ea	Yes			X] FEMA	Map # 06	A	Alley	NONE	LI	FE	MA Map Da	Ē		08
FEMA Specia	I Flood Hazard Ar		Yes nts typical for the m	No FE	Sanitary Sewer	X		Map # 06 No, describe		Alley	NONE	LI	FE	MA Map Da	Ē	9/26/20	08
FEMA Specia Are the utilitie	Il Flood Hazard Ar	roveme	nts typical for the m	No FE	Sanitary Sewer EMA Flood Zone	X X Yes [No If I	lo, describe	A	Alley	NONE				Ē	9/26/20	08
FEMA Specia Are the utilitie Are there any	Il Flood Hazard Ar es and off-site im y adverse site con	oroveme ditions o	nts typical for the m	No FE	Sanitary Sewer EMA Flood Zone chments, environn	X X Yes [nental conditions, lar	No If I	lo, describe	037C	Alley 1305	NONE F	Y	'es	X No	ate C	9/26/20 cribe	
FEMA Specia Are the utilitie Are there any	I Flood Hazard Ar es and off-site imp v adverse site con	oroveme ditions o	nts typical for the m or external factors (ex	No FE arket area? asements, encroad	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN	X Yes [nental conditions, lar N THE AREA	No If Induses, etc.)?	No, describe	037C	Alley 1305	NONE F	Y	'es	X No	ate C	9/26/20 cribe	
FEMA Specia Are the utilitie Are there any	I Flood Hazard Ar es and off-site imp v adverse site con	oroveme ditions o	nts typical for the m or external factors (ex	No FE arket area? asements, encroad	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN	X X Yes [nental conditions, lar	No If Induses, etc.)?	No, describe	037C	Alley 1305	NONE F	Y	'es	X No	ate C	9/26/20 cribe	
FEMA Specia Are the utilitie Are there any THE SU TIME OI	I Flood Hazard Ar es and off-site imp v adverse site con	oroveme ditions of OT IS FION	nts typical for the m or external factors (ex TYPICAL IN . **NO PRE	No FE arket area? asements, encroad	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN	X X Yes Inental conditions, lar N THE AREA PORT WAS	No If I nd uses, etc.)? A. THERE REVIEW	E ARE NO	A 037C APPA	1305	NONE F T ADVE	RSE ('es [No DITION	ate C	9/26/20 cribe ED AT	
FEMA Specia Are the utilitie Are there any THE SU TIME OI	IN Flood Hazard Ar es and off-site imply adverse site con JBJECT LC F INSPEC*	orovement ditions of DT IS TION	nts typical for the m or external factors (e: TYPICAL IN . **NO PRE	No FE arket area? asements, encroac SIZE TO C	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN	X X Yes Inental conditions, lar N THE AREA PORT WAS	No If I nd uses, etc.)? A. THERE REVIEW S AS	No, describe	APPA	1305 .REN	NONE F T ADVE	RSE (es [No DITION	ate O	9/26/20 cribe ED AT	
FEMA Specia Are the utilitie Are there any THE SU TIME OI	IN Flood Hazard Ar es and off-site imply adverse site con JBJECT LC F INSPEC*	OT IS TION Taracter	nts typical for the m or external factors (e: TYPICAL IN . **NO PRE sistics of Property RIOR INSPE	No FE arket area? asements, encroac SIZE TO C	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN	X X Yes [nental conditions, lar N THE AREA PORT WAS [SS ML	No If I nd uses, etc.)? A. THERE REVIEW S As	E ARE NO A	APPA	1305 .REN	NONE F T ADVE	RSE (es [No DITION	If Yes, des	9/26/20 cribe ED AT	
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d	Il Flood Hazard Ar es and off-site imp v adverse site con JBJECT LC F INSPEC eed for Physical C describe) General De	OT IS TION TION TARGET	nts typical for the m or external factors (e: TYPICAL IN . **NO PRE distinct of Property RIOR INSPE	No FE arket area? asements, encroad SIZE TO C LIMINARY	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip	X X Yes nental conditions, lar N THE AREA PORT WAS as ML	No If I nd uses, etc.)? A. THERE REVIEW S As Data So	E ARE NO A ED** sessment and Tax burce for Gross Liverting/Cooling	APPA	Alley 1305 REN	T ADVE	RSE (CONI	No DITION	If Yes, des	9/26/20 cribe ED AT	
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d	Il Flood Hazard Ar es and off-site imp v adverse site con JBJECT LC F INSPEC sed for Physical C describe) General De One One	OT IS TION TION TARGET	nts typical for the m or external factors (e: TYPICAL IN . **NO PRE sistics of Property RIOR INSPE	No FE arket area? asements, encroac SIZE TO C LIMINARY	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip Slab C	X X Yes nental conditions, lar N THE AREA PORT WAS as ML tion Tayli Space	No If I nd uses, etc.)? A. THERE REVIEW S As Data So HO FWA	E ARE NO A ED** Sessment and Tax purce for Gross Liverating/Cooling HWBB	APPA	1305	T ADVE	FRSE (ction	No DITION PST	If Yes, des	9/26/20 cribe ED AT	THE
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d	Il Flood Hazard Ar es and off-site imp v adverse site con UBJECT LC F INSPEC sed for Physical C describe) General De One One	TION TION TARGET STATE TION TARGET STATE THE STATE	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE stics of Property RIOR INSPE in	No FE arket area? asements, encroad SIZE TO (LIMINARY	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip Slab C ment	X X X Yes Inential conditions, lar N THE AREA PORT WAS Is ML tion rawl Space Finished	No If Induses, etc.)? A. THERE REVIEW S AS Data So FWA FWA Radiar	E ARE NO A ED** Sessment and Tax purce for Gross Liverating/Cooling HWBB	APPA	IREN	NONE F T ADVE PPR Ameni Fireplace(s) #	RSE (CEL Cities	ction QUES	No DITION PST None Drivew	If Yes, des S NOT Property Ow Car S	9/26/20 cribe ED AT	THE 2
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type	I Flood Hazard Ar es and off-site imp a dverse site con JBJECT LC F INSPEC ded for Physical C describe) General De One 0 Att. Att.	TION TION TABLE TO STATE TO	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE stics of Property RIOR INSPE in . sessory Unit S-Det/End Unit	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Bas	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip Slab C ment sement	X X X Yes Inential conditions, lar N THE AREA PORT WAS IS S ML tion rawl Space Finished Finished	No If Induses, etc.)? A. THERE REVIEW S AS Data St HM Radian Other	ARE NO ABOUT TO THE PROPERTY OF THE PROPERTY O	APPA	REN	NONE F T ADVE Pr PAR Ameni Fireplace(s) # Woodstove(s) Patio/Deck	FRSE (CEL Cities #	CONICTION TO	No DITION PST None Drivew Driveway St.	If Yes, des IS NOT Property Ow Car S	9/26/20 cribe ED AT where Storage # of Cars CONG	THE 2
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type Existing	I Flood Hazard Ar es and off-site imp r adverse site con JBJECT LC F INSPEC sed for Physical C describe) General De One One 1 Det. Att. Propose	TION TION TION TABLE STREET	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE stics of Property RIOR INSPE in sessory Unit Under Const.	No FE arket area? asements, encroad SIZE TO (LIMINARY ECTION Concrete Full Baser Partial Bas Exterior Walls	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip Slab C ment Ssement ST	X X X Yes Inental conditions, lar N THE AREA PORT WAS I as ML tion rawl Space Finished Finished FUCCO	No if I di uses, etc.) (s. THERE REVIEW S AS Data St FWA Radiar Green Green Radiar Fuel	E ARE NO A ED** Sessment and Tax purce for Gross Liveting/Cooling HWBB It	APPA	REN	Port FR	ior Inspective CEL (interest) # PAT	CONICTION TO	No DITION PST None Driveway St Garage	If Yes, des IS NOT Car S Vay vay urface	9/26/20 cribe ED AT where Storage # of Cars CONG # of Cars	THE 2 CRETE 2
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type Existing Design (Style	I Flood Hazard Ar ss and off-site imp a dverse site con JBJECT LC F INSPEC sed for Physical C describe) General De One One 1 Det. Att. Propose Dury Bur	TION TION TABLE TO THE TENT OF	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE stics of Property RIOR INSPE in sessory Unit Under Const.	No FE arket area? asements, encroace SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Bas Exterior Walls Roof Surface	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip Slab Coment Sement Sement Code	X X Yes Inental conditions, land N THE AREA PORT WAS It Is ML Ition It Indian Space It Indian I	No if I di uses, etc.) (s. THERE REVIEW) S AS Data St HO Radian Radian Grant	AC A	APPA	REN	T ADVE T ADVE Pr PAR Ameni Fireplace(s) # Woodstove(s Patio/Deck Porch FR Pool NC	CCEL Cities PATONT	CONI	No DITION PST None Driveway St Garage Carpor	If Yes, des IS NOT Property Ow Car S vay urface t	9/26/20 cribe ED AT storage # of Cars CONG # of Cars # of Cars	THE 2 CRETE 2 0
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type Existing Design (Style Year Built	I Flood Hazard Ar es and off-site imp adverse site con JBJECT LC F INSPEC* ed for Physical C describe) General De 0ne 0ne 1 Det Att. Propose Propose Bur 195	TION TION TABLE TO THE TENT OF	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE stics of Property RIOR INSPE in sessory Unit Under Const.	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip Slab Coment Sement Sement Someont Sement Someont Sement Someont Sement Someont So	X X X Yes nental conditions, lar N THE AREA PORT WAS SS ML tion rawl Space Finished Finished FUCCO DMP ES	No if I nd uses, etc.)1 A: THERE REVIEW S A: AS Data S(HI Radiar Other Fuel Individ	AC A	APPA	REN	T ADVE T ADVE Practical Practical Process Patio/Deck Porch FR Pool NC Fence PE	CCEL Cities PAT ONT DNE R	CONI	None None Diriveway St. Garage Carpor Attachi	If Yes, des IS NOT Property Ow Car S vay urface t t ed	9/26/20 cribe ED AT where Storage # of Cars CONG # of Cars	THE 2 CRETE 2 0
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type Existing Design (Style Year Built Effective Age	I Flood Hazard Ar es and off-site imp r adverse site con JBJECT LC F INSPEC General De General De 1 Det. Att. Propose Propose (Yrs) 30	TOVERNO TO TOVERNO TO THE TOTAL	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE sistics of Property RIOR INSPE n cessory Unit Under Const. W	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF General Descrip Slab C C ment ssement ST CC unspouts YE	X X Yes nental conditions, lar N THE AREA PORT WAS ss ML tion rawl Space Finished Finished FUCCO DMP ES NYL	No if Indicates, etc.) 13 A. THERE REVIEW S AS ASSESSED AS AS ASSESSED AS ASS	AC CAS I Air Conditioning ual	APPA x Records xing Area	REN	T ADVE T ADVE Pr PAR Ameni Fireplace(s) # Woodstove(s Patio/Deck Porch FR Pool NC Fence PE Other NC	ior Inspective (CCEL Cities # PATONE R DNE	CONI	No DITION PST None Driveway St Garage Carpor	If Yes, des IS NOT Property Ow Car S vay urface t t ed	9/26/20 cribe ED AT storage # of Cars CONG # of Cars # of Cars	THE 2 CRETE 2 0
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type Existing Design (Style Year Built	I Flood Hazard Ar es and off-site imp adverse site con JBJECT LC F INSPEC* ed for Physical C describe) General De 0ne 0ne 1 Det Att. Propose Propose Bur 195	TOVERNO TO TOVERNO TO THE SECRETARY OF T	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE stics of Property RIOR INSPE in sessory Unit Under Const.	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF General Descrip Slab C C ment ssement ST CC unspouts YE	X X X Yes [nental conditions, lar N THE AREA PORT WAS ses	No if I nd uses, etc.)1 A: THERE REVIEW S A: AS Data S(HI Radiar Other Fuel Individ	AC A	APPA x Records xing Area	REN	T ADVE T ADVE Pr Pr Ameni Fireplace(s) 9 Woodstove(s) Patio/Deck Porch FR Pool NC Fence PE Other NC	PATONTE R	QUESSIONI TIO	None None None Oriveway Su Garage Carpor Attach Built-in	If Yes, des IS NOT Property Ow Car S //ay urface ed t ed 1 CCTION	p9/26/20 cribe FED AT mer storage # of Cars CONG # of Cars Detach	THE 2 CRETE 2 0
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type Existing Design (Style Year Built Effective Age Appliances	I Flood Hazard Ar es and off-site imp r adverse site con JBJECT LC F INSPEC General De General De 1 Det. Att. Propose Propose (Yrs) 30	TION TO SECTION WITH ACT OF THE PROPERTY OF T	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE sistics of Property RIOR INSPE n cessory Unit Under Const. W	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF General Descrip Slab C C ment ssement ST CC unspouts YE	X X Yes nental conditions, lar N THE AREA PORT WAS ss ML tion rawl Space Finished Finished FUCCO DMP ES NYL	No if Indicates, etc.) 13 A. THERE REVIEW S AS ASSESSED AS AS ASSESSED AS ASS	AC CAS I Air Conditioning ual	APPA x Records xing Area	REN	T ADVE T ADVE Pr Pr Ameni Fireplace(s) 9 Woodstove(s) Patio/Deck Porch FR Pool NC Fence PE Other NC	PATONTE R	QUESSIONI TIO	None None Driveway St. Garage Carpor Attach Built-in	If Yes, des IS NOT Property Ow Car S //ay urface ed t ed 1	p9/26/20 cribe FED AT mer storage # of Cars CONG # of Cars Detach	THE 2 CRETE 2 0
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type X Existing Design (Style Year Built Effective Age Appliances Finished area	I Flood Hazard Ar es and off-site imp r adverse site con JBJECT LC F INSPEC General De General De 1 Det. Att. Proposs Proposs (Yrs) 30 Refrigera	Orovement of the control of the cont	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE stites of Property RIOR INSPE n cessory Unit S-Det,/End Unit Under Const. W	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF General Descrip Slab C C ment ssement ST CC unspouts YE	X X X Yes mental conditions, lar N THE AREA PORT WAS ses ML tion rawl Space Finished Finished FUCCO DMP ES NYL Sposal M 3 Bedrooms	No if Indicates, etc.) 13 A. THERE REVIEW S AS ASSESSED AS AS ASSESSED AS ASS	E ARE NO / ED** Sessment and Taburce for Gross Liverting/Cooling HWBB It GAS I Air Conditioning ual	APPA x Records xing Area	REN	T ADVE T ADVE PrA Ameni Fireplace(s) # Woodstove(s) Patio/Deck Porch FR Pool NC Fence PE Other NC	PATONTE R	QUESSIONI TIO	None None None Oriveway Su Garage Carpor Attach Built-in	If Yes, des IS NOT Property Ow Car S //ay urface ed t ed 1	p9/26/20 cribe FED AT mer storage # of Cars CONG # of Cars Detach	THE 2 CRETE 2 0
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type X Existing Design (Style Year Built Effective Age Appliances Finished area	I Flood Hazard Ar es and off-site imp r adverse site con JBJECT LC F INSPEC describe) General De One 1 Det. Att. Proposs e) Bur 195 e) (Yrs) 30 Refrigera a above grade cor	Orovement of the control of the cont	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE stites of Property RIOR INSPE n cessory Unit S-Det,/End Unit Under Const. W	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip Slab Comment Insernent ST CO VI Sher Di	X X X Yes mental conditions, lar N THE AREA PORT WAS ses ML tion rawl Space Finished Finished FUCCO DMP ES NYL Sposal M 3 Bedrooms	No if Indicates, etc.) 13 A. THERE REVIEW S AS ASSESSED AS AS ASSESSED AS ASS	E ARE NO / ED** Sessment and Taburce for Gross Liverting/Cooling HWBB It GAS I Air Conditioning ual	APPA x Records xing Area	REN	T ADVE T ADVE PrA Ameni Fireplace(s) # Woodstove(s) Patio/Deck Porch FR Pool NC Fence PE Other NC	PATONTE R	QUESSIONI TIO	None None None Oriveway Su Garage Carpor Attach Built-in	If Yes, des IS NOT Property Ow Car S //ay urface ed t ed 1	p9/26/20 cribe FED AT mer storage # of Cars CONG # of Cars Detach	THE 2 CRETE 2 0
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type M Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea	I Flood Hazard Ar as and off-site imply adverse site con JBJECT LC FINSPEC* ded for Physical C describe) General Det One	orovement of the control of the cont	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE stites of Property RIOR INSPE n cessory Unit S-Det/End Unit Under Const. W Range/Oven	No FE arket area? asements, encroad SIZE TO C LIMINARY CONCRETE Full Baser Partial Base Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF General Descrip Slab C C ment Sement ST CC onspouts VI sher Di NONE NO	X X X Yes mental conditions, lar N THE AREA PORT WAS ses ML tion rawl Space Finished Finished FUCCO DMP ES NYL Sposal M 3 Bedrooms	No if Individual indiv	ARE NO ASSESSMENT AND TO ASSES	APPA x Records xing Area	REN	T ADVE T ADVE PrA Ameni Fireplace(s) # Woodstove(s) Patio/Deck Porch FR Pool NC Fence PE Other NC	Y Y Y Y RRSE (Control Inspect Control Inspect	CONICTOR IN THE PROPERTY OF TH	None Dirion None Driveway St Garage Carpor Attach Built-in INSPE	If Yes, des S NOT Car S NOT Car S t t t ed 1 Car S Above I	p9/26/20 cribe FED AT mer storage # of Cars CONG # of Cars Detach	THE 2 CRETE 2 0
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type Sizeting Design (Style Year Built Effective Age Appliances Finished area Additional fea	I Flood Hazard Ar as and off-site imply adverse site con JBJECT LC FINSPEC* ded for Physical C describe) General Det One	orovement of the control of the cont	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE stics of Property RIOR INSPE n cessory Unit S-Det/End Unit Under Const. W Range/Oven Cient items, etc.)	No FE arket area? asements, encroad SIZE TO C LIMINARY CONCRETE Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF General Descrip Slab C C ment sement ST VI Sher Di NONE NO	X X X Yes Inental conditions, lai N THE AREA PORT WAS Ses ML tion rawl Space Finished Finished Finished TUCCO DMP ES NYL Sposal M 3 Bedrooms TED.	No if Induses, etc.)1 A. THERE REVIEW S A AS Data St HI REDIA RADIA RADIA Other Fuel Other Individ Other crowave	ARE NO DED** Sessment and Taburce for Gross Literating/Cooling HWBB HWBB HWBB URB GAS Air Conditioning URB Washer/Dry 2.0 Bath(s)	APPA APPA Records Records Records Records	REN	T ADVE T ADVE PAR Ameni Fireplace(s) # Woodstove(s) Patic/Deck Porch FR Pool NC Fence PE Other NC Other (describ) 1,630	PAT ONT R DNE R DNE e)	CONICTION IN THE PROPERTY OF T	None None Driveway St. Garage Carpor Attach Built-in INSPE DSS Living At	If Yes, des S NOT If Yes, des S NOT Car S Car S OT Troperty Ow	# of Cars CONC # of Cars Detach J ONLY Grade R ONLY	THE 2 CRETE 2 0 ed
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type M Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea	I Flood Hazard Ar as and off-site imply adverse site con JBJECT LC FINSPEC ded for Physical C describe) General Det	orovement of the control of the cont	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE stics of Property RIOR INSPE n cessory Unit S-Det/End Unit Under Const. W Range/Oven client items, etc.)	No FE arket area? asements, encroad SIZE TO C LIMINARY CONCRETE Full Baser Partial Base Roof Surface Gutters & Down Window Type Dishwas 8 Rooms	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF General Descrip Slab C	X X X Yes entral conditions, lar N THE AREA PORT WAS State Stat	No if Induses, etc.)1 THERE REVIEW S A AS Data St FWA REDITE Other Fuel Individ Other Corowave	ARE NO ASSESSMENT AND TO ASSES	APPA APPA Records Records Records Records Records	REN REN WAS	T ADVE T ADVE PAR Ameni Fireplace(s) # Woodstove(s) Patic/Deck Porch FR Pool NC Fence PE Other NC ther (describ)	PATONTE R R R R R R R R R R R R R R R R R R R	CONICION QUESSION OF THE NO.	None None Driveway St. Garage Carpor Attach Built-in INSPE DSS Living An	If Yes, deserting the Yes, deser	# of Cars CONC # of Cars Detach I ONLY Grade R ONLY 1/2021 A	THE 2 CRETE 2 0 ed
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type M Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea	I Flood Hazard Ar as and off-site important a	orovement of the control of the cont	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE stics of Property RIOR INSPE n cessory Unit Under Const. W Range/Oven Sient items, etc.) and data source(s) (ERIOR INSPE LED IN THE	No FE arket area? asements, encroad SIZE TO C LIMINARY COncrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal Flic General Descrip Slab C ment Sement ST CC mspouts YE VI sher Di NONE NO Theeded repairs, co F THE SUE THE APPF	X X X Yes Inential conditions, lar N THE AREA PORT WAS IS S MIL S S S MIL S S S MIL S S S MIL S S S S S S S S S S S S S S S S S S S	No if Induses, etc.)1 THERE REVIEW S As Data St HI REVIEW S FWA RADIAN Other Fuel Individed Other Crowave DESTY. L COMF	ARE NO ASSESSMENT AND TO ASSES	AAPPA AAPPA K Records K Records K Records K Records	REN REN WAS PORT	T ADVE T ADVE PAR Ameni Fireplace(s) # Woodstove(s) Patio/Deck Porch FR Pool NC Fence PE Other NC Ther (describ) 1,630 \$ LISTED	THE E	CONICION QUESS 1 CONTINUE CON	None None Driveway St. Garage Carpor Attach Built-in INSPE DSS Living Attach Acres Attach Acres Attach Acres Attach Acres	Troperty Ow Car S Car Car S Car S Car	# of Cars CONC # of Cars Detach JONLY Grade R ONLY	THE 2 CRETE 2 0 ed
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea Describe the COMPL WAS NE ASSUM	I Flood Hazard Ar as and off-site importance of the proposed o	orovement of the control of the cont	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE stics of Property RIOR INSPE n cessory Unit S-Det/End Unit Under Const. W Range/Oven and data source(s) (ERIOR INSPE LED IN THE	No FE arket area? asements, encroad SIZE TO C LIMINARY COncrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip Slab C ment Sement ST CC mspouts YE NONE NO nt needed repairs, co F THE SUE THE APPF E SUBJECT	X X X Yes Inental conditions, lar N THE AREA PORT WAS I as In THE AREA BE IN THE AREA	No if Induses, etc.)¹ THERE REVIEW S As Data St FWA Radiar Other Fuel Individed Other Crowave DERTY. L COMP	ARE NO ASSESSMENT AND TO ASSES	AAPPA K Records K Records K Records K Records K Records K Records	REN REN WAS PORT T ML	T ADVE T ADVE PAR Ameni Fireplace(s) 7 Woodstove(s) Patio/Deck Porch FR Pool NC Fence PE Other NC There (describ) 1,630 S LISTED WITH T S LISTIN	THE E	CONICION QUESS 1 CONTINUE CON	None None Driveway St. Garage Carpor Attach Built-in INSPE DSS Living Attach Acres Attach Acres Attach Acres Attach Acres	Troperty Ow Car S Car Car S Car S Car	# of Cars CONC # of Cars Detach JONLY Grade R ONLY	THE 2 CRETE 2 0 ed
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea Describe the COMPL WAS NE ASSUM	I Flood Hazard Ar as and off-site importance of the proposed o	orovement of the control of the cont	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE stics of Property RIOR INSPE n cessory Unit S-Det/End Unit Under Const. W Range/Oven and data source(s) (ERIOR INSPE LED IN THE	No FE arket area? asements, encroad SIZE TO C LIMINARY COncrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip Slab C ment Sement ST CC mspouts YE NONE NO nt needed repairs, co F THE SUE THE APPF E SUBJECT	X X X Yes Inential conditions, lar N THE AREA PORT WAS Is Is Inished Finished Finish	No if Induses, etc.)¹ THERE REVIEW S As Data St FWA Radiar Other Fuel Individed Other Crowave DERTY. L COMP	ARE NO ASSESSMENT AND TO ASSES	AAPPA K Records K Records K Records K Records K Records K Records	REN REN WAS PORT T ML	T ADVE T ADVE PAR Ameni Fireplace(s) 7 Woodstove(s) Patio/Deck Porch FR Pool NC Fence PE Other NC There (describ) 1,630 S LISTED WITH T S LISTIN	THE E	CONICION QUESS 1 CONTINUE CON	None None Driveway St. Garage Carpor Attach Built-in INSPE DSS Living Attach Acres Attach Acres Attach Acres Attach Acres	Troperty Ow Car S Car Car S Car S Car	# of Cars CONC # of Cars Detach JONLY Grade R ONLY	THE 2 CRETE 2 0 ed
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea COMPL WAS NE ASSUM DOES N	I Flood Hazard Ar es and off-site imp adverse site con JBJECT LC F INSPEC* ded for Physical C describe) General De 1 Det. Att. Propose (Yrs) 30 Refrigera a above grade cor atures (special en condition of the p ETED AN EWLY REM PTION TH NOT MATC	orovement of the control of the cont	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE sistics of Property RIOR INSPE n	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms ECTION O ELISTING. BR OF THE	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip Slab Coment Sement Sement SI NONE NO Int needed repairs, of THE SUB THE APPE SUBJECT NIT MAY A	X X X Yes Inental conditions, lar N THE AREA PORT WAS I as In THE AREA BE IN THE AREA	No if Induses, etc.) is a transfer of the Induses, etc.) is a transfer of the Industrial industrial industrial industrial individual industrial	ARE NO DED** Sessment and Taburce for Gross Liverting/Cooling HWBB attributed	AAPPA K Records K Records K Records K Records K Records K Records	REN REN WAS PORT T ML	T ADVE T ADVE PAR Ameni Fireplace(s) 7 Woodstove(s) Patio/Deck Porch FR Pool NC Fence PE Other NC There (describ) 1,630 S LISTED WITH T S LISTIN	THE E	CONICION QUESS 1 CONTINUE CON	None None Oriveway St. Attach Built-in INSPE SSS Living Ad ACRDI A ORDI	Car S NOT	# of Cars CONC # of Cars Detach JONLY Grade R ONLY	THE 2 CRETE 2 0 ed
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea COMPL WAS NE ASSUM DOES N	I Flood Hazard Ar as and off-site improvement of the improvement of th	orovement of the control of the cont	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE sistics of Property RIOR INSPE n	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms ECTION O ELISTING. BR OF THE	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip Slab Coment Sement Sement SI NONE NO Int needed repairs, of THE SUB THE APPE SUBJECT NIT MAY A	X X X Yes Inental conditions, lar N THE AREA PORT WAS ISS ML Ition rawl Space Finished Finished Finished Finished Finished FIUCCO DMP ES NYL Spoosal Mi 3 Bedrooms TED. Jeterioration, renoval BJECT PROI RAISER WIL IS SIMILAR FFECT THE	No if Induses, etc.) is a transfer of the Induses, etc.) is a transfer of the Industrial industrial industrial industrial individual industrial	ARE NO DED** Sessment and Taburce for Gross Liverting/Cooling HWBB attributed	AAPPA Records Records Records Records Records Records Records Records	REN REN WAS PORT T ML	T ADVE T ADVE PAR Ameni Fireplace(s) 7 Woodstove(s) Patio/Deck Porch FR Pool NC Fence PE Other NC There (describ) 1,630 S LISTED WITH T S LISTIN	THE E	CONICION QUESS 1 CONTINUE CON	None None Oriveway St. Attach Built-in INSPE SSS Living Ad ACRDI A ORDI	Troperty Ow Car S Car Car S Car S Car	# of Cars CONC # of Cars Detach JONLY Grade R ONLY	THE 2 CRETE 2 0 ed
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units # of Stories Type Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea WAS NE ASSUM DOES N Are there any If Yes, descril	I Flood Hazard Ar es and off-site imp adverse site con JBJECT LC F INSPEC* ded for Physical C describe) General De 1 Det. Att. Propose (Yrs) 30 Refrigera a above grade cor atures (special en condition of the p ETED AN EWLY REM PTION TH NOT MATC apparent physical be.	orovement ditions of the control of	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE Sistics of Property RIOR INSPE " Dessory Unit Under Const. W Range/Oven Range/Oven Sient items, etc.) and data source(s) (ERIOR INSPE ELED IN THE HE INTERIC IE MLS LIST ncies or adverse co	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms ECTION O ELISTING. BR OF THE TING, THEN	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip Slab Coment Insement ST CO Inspouts VI Sher Di NONE NO Int needed repairs, of THE SUBJECT N IT MAY A It the livability, soul	X X X Yes Inental conditions, lar N THE AREA PORT WAS Iss ML Ition rawl Space Finished Finished Finished Finished Finished FIUCCO DMP ES NYL spoosal Mi 3 Bedrooms TED. Jeterioration, renoval BJECT PROI RAISER WIL IS SIMILAR IFFECT THE Indness, or structural	No if Induses, etc.) in duses,	ARE NO DED** Sessment and Taburce for Gross Liverting/Cooling HWBB att GAS I Air Conditioning ual Washer/Dry 2.0 Bath(s) THE SUBJI LETE THIS MOST RE CTS APPR e property?	AAPPA ARECORD ARECO	REN REN WAS PORT T ML D VA	T ADVE T ADVE PrA Ameni Fireplace(s) # Woodstove(s) Patio/Deck Porch FR Pool NC Fence PE Other NC Other (describ 1,630 \$ LISTED WITH 1 S LISTIN LUE.	PATONT IN THE ENG. IF	CONICTION CONTRACTOR C	None None Oriveway St. Attach Built-in INSPE SSS Living Ad A ORDI SUBJE	The state of the s	# of Cars CONC # of Cars Detach JONLY Grade R ONLY	THE 2 CRETE 2 0 ed
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units M # of Stories Type M Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea WAS NE ASSUM DOES N Are there any If Yes, descril THERE	In Flood Hazard Ar as and off-site important and and a second for the important and a second	orovement of the control of the cont	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE Stitics of Property RIOR INSPE n . **SECTION OF THE PROPERTY Under Const. W Range/Oven Range/Oven Citent items, etc.) and data source(s) (ERIOR INSPE HE INTERIO IN THE HE INTERIO IE MLS ALIST Incies or adverse co	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms ECTION O ELISTING. BR OF THE ING, THEN ANY PHYS	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip Slab Comment Sement Sement ST CO INTERSIN ONE NO Interest of the Superior	X X X Yes Inental conditions, lar N THE AREA PORT WAS Iss ML Ition rawl Space Finished Finished Finished FUCCO DMP ES NYL Sposal Mi 3 Bedrooms TED. Jeterioration, renoval BJECT PROJ BJECT PROJ IS SIMILAR IS SIMILAR IFFECT THE	No if Induses, etc.) in duses,	ARE NO DED** Sessment and Taburce for Gross Liverting/Cooling HWBB att GAS I Air Conditioning ual Washer/Dry 2.0 Bath(s) THE SUBJI LETE THIS MOST RE CTS APPR e property?	AAPPA ARECORD ARECO	REN REN WAS PORT T ML D VA	T ADVE T ADVE PrA Ameni Fireplace(s) # Woodstove(s) Patio/Deck Porch FR Pool NC Fence PE Other NC Other (describ 1,630 \$ LISTED WITH 1 S LISTIN LUE.	PATONT IN THE ENG. IF	CONICTION CONTRACTOR C	None None Oriveway St. Attach Built-in INSPE SSS Living Ad A ORDI SUBJE	The state of the s	# of Cars CONC # of Cars Detach JONLY Grade R ONLY	THE 2 CRETE 2 0 ed
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d Units M # of Stories Type M Existing Design (Style Year Built Effective Age Appliances Finished area Additional fea WAS NE ASSUM DOES N Are there any If Yes, descril THERE	In Flood Hazard Ar as and off-site important and and a second for the important and a second	orovement of the control of the cont	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE Sistics of Property RIOR INSPE " Dessory Unit Under Const. W Range/Oven Range/Oven Sient items, etc.) and data source(s) (ERIOR INSPE ELED IN THE HE INTERIC IE MLS LIST ncies or adverse co	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 8 Rooms ECTION O ELISTING. BR OF THE ING, THEN ANY PHYS	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip Slab Comment Sement Sement ST CO INTERSIN ONE NO Interest of the Superior	X X X Yes Inental conditions, lar N THE AREA PORT WAS Iss ML Ition rawl Space Finished Finished Finished FUCCO DMP ES NYL Sposal Mi 3 Bedrooms TED. Jeterioration, renoval BJECT PROJ BJECT PROJ IS SIMILAR IS SIMILAR IFFECT THE	No if Induses, etc.) in duses,	ARE NO DED** Sessment and Taburce for Gross Liverting/Cooling HWBB att GAS I Air Conditioning ual Washer/Dry 2.0 Bath(s) THE SUBJI LETE THIS MOST RE CTS APPR e property?	AAPPA ARECORD ARECO	REN REN WAS PORT T ML D VA	T ADVE T ADVE PrA Ameni Fireplace(s) # Woodstove(s) Patio/Deck Porch FR Pool NC Fence PE Other NC Other (describ 1,630 \$ LISTED WITH 1 S LISTIN LUE.	PATONT IN THE ENG. IF	CONICTION CONTRACTOR C	None None Oriveway St. Attach Built-in INSPE SSS Living Ad A ORDI SUBJE	The state of the s	# of Cars CONC # of Cars Detach JONLY Grade R ONLY	THE 2 CRETE 2 0 ed
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d # of Stories Type Sisting Design (Style Year Built Effective Age Appliances Finished area Additional fea WAS NE ASSUM DOES N Are there any If Yes, descril THERE SOUND	In Flood Hazard Ar as and off-site important and off-site important and in the second	orovement ditions of the control of	nts typical for the m r external factors (e: TYPICAL IN . **NO PRE stics of Property RIOR INSPE n cessory Unit S-Det/End Unit Under Const. w Range/Oven client items, etc.) and data source(s) (ERIOR INSPELED IN THE HE INTERIC IE MLS LIST ncies or adverse co	No FE arket area? asements, encroad SIZE TO C LIMINARY COncrete Full Baser Partial Base Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms ECTION O ELISTING. BR OF THE ING, THEN dittions that affect	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF Appraisal File General Descrip Slab C ment ST CC mspouts YE VI sher Di NONE NO THE SUE THE APPE SUBJECT N IT MAY A t the livability, sour	X X X Yes Inental conditions, lar N THE AREA PORT WAS IS IS IN ML IS IS IN ML IS IS IS IS IS IS IS IS IS I	No if Individuals, etc.) individuals, etc.) individuals, etc.) individuals, etc.) individuals, etc. in	ARE NO DED** Sessment and Taburce for Gross Liverting/Cooling HWBB att GAS I Air Conditioning ual Washer/Dry 2.0 Bath(s) THE SUBJI LETE THIS MOST RE CTS APPR e property?	AAPPA ARECORD ARECO	REN REN WAS PORT T ML D VA	T ADVE T ADVE PAR Ameni Fireplace(s) # Woodstove(s) Patic/Deck Porch FR Pool NC Fence PE Other NC WITH 1 S LISTED WITH 1 S LISTIN LUE.	PATONTE RREQUESTED TO THE ENG. IF	EXT THE	None None Oriveway St Attach Built-in INSPE SSS Living An A ORDD SUBJE Ves LIVAE	The state of the s	# of Cars CONC # of Cars Detach JONLY Grade R ONLY	THE 2 CRETE 2 0 ed
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d # of Stories Type X # of Stories Type X Effective Age Appliances Finished area Additional fea Additional fea ASSUM DOES N Are there any If Yes, descriit THERE SOUND Does the proj	In Flood Hazard Ar as and off-site important and off-site important and in the floor in the floo	orovement ditions of the control of	nts typical for the m r external factors (e. TYPICAL IN . **NO PRE stics of Property RIOR INSPE n cessory Unit S-Det./End Unit Under Const. w Range/Oven client items, etc.) and data source(s) (ERIOR INSPELED IN THE HE INTERIC HE INTERIC HE MLS LIST ncies or adverse co	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms ECTION O ELISTING. PR OF THE TING, THEN ANY PHYS NTEGRITY functional utility, see	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF General Descrip Siment Sement Siment Si	X X X Yes Inential conditions, lar NTHE AREA PORT WAS IS IS IN THE AREA PORT WAS IS IS IN THE AREA PORT WAS IS IS IS IS IS IS IS IS IS	No if Individuals, stocking in the Individuals in	ARE NO DED** Sessment and Taburce for Gross Liver atting/Cooling HWBB HWBB GAS I Air Conditioning ual Washer/Dry 2.0 Bath(s) THE SUBJI HETE THIS EMOST RE CTS APPR e property?	APPA APPA ARecords ARecords ARecords ARECORD ARECOR	REN REN WAS PORT T ML D VA	T ADVE T ADVE PrA Ameni Fireplace(s) # Woodstove(s) Patio/Deck Porch FR Pool NC Fence PE Other NC Other (describ 1,630 \$ LISTED WITH 1 S LISTIN LUE.	PATONT IN THE ENG. IF	EXT THE	None None Oriveway St. Attach Built-in INSPE SSS Living Ad A ORDI SUBJE	The state of the s	# of Cars CONC # of Cars Detach JONLY Grade R ONLY	THE 2 CRETE 2 0 ed
FEMA Specia Are the utilitie Are there any THE SU TIME OI Source(s) Us Other (d # of Stories Type X # of Stories Type X Effective Age Appliances Finished area Additional fea Additional fea ASSUM DOES N Are there any If Yes, descriit THERE SOUND Does the proj	In Flood Hazard Ar as and off-site important and off-site important and in the floor in the floo	orovement ditions of the control of	nts typical for the m r external factors (e. TYPICAL IN . **NO PRE stics of Property RIOR INSPE n cessory Unit S-Det./End Unit Under Const. w Range/Oven client items, etc.) and data source(s) (ERIOR INSPELED IN THE HE INTERIC HE INTERIC HE MLS LIST ncies or adverse co	No FE arket area? asements, encroad SIZE TO C LIMINARY ECTION Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms ECTION O ELISTING. PR OF THE TING, THEN ANY PHYS NTEGRITY functional utility, see	Sanitary Sewer EMA Flood Zone chments, environn OTHERS IN TITLE REF General Descrip Siment Sement Siment Si	X X X Yes Inental conditions, lar N THE AREA PORT WAS IS IS IN ML IS IS IN ML IS IS IS IS IS IS IS IS IS I	No if Individuals, stocking in the Individuals in	ARE NO DED** Sessment and Taburce for Gross Liver atting/Cooling HWBB HWBB GAS I Air Conditioning ual Washer/Dry 2.0 Bath(s) THE SUBJI HETE THIS EMOST RE CTS APPR e property?	APPA APPA ARecords ARecords ARecords ARECORD ARECOR	REN REN WAS PORT T ML D VA	T ADVE T ADVE PAR Ameni Fireplace(s) # Woodstove(s) Patic/Deck Porch FR Pool NC Fence PE Other NC WITH 1 S LISTED WITH 1 S LISTIN LUE.	PATONTE RREQUESTED TO THE ENG. IF	EXT THE	None None Oriveway St Attach Built-in INSPE SSS Living An A ORDD SUBJE Ves LIVAE	The state of the s	# of Cars CONC # of Cars Detach JONLY Grade R ONLY	THE 2 CRETE 2 0 ed

Loan#58488 File # 2409025C

	properties currently of	offered for	sale in	the subject neighborhoo	od rang	ing in	pilou	from \$ 649,900		to \$	1,04	9,900
There are 63 comparable	sales in the subject	neighborh	ood within	the past twelve months	s rangir	ng in s	ale pri	ce from \$ 590,00	0	to \$	1,0	050,000
FEATURE	SUBJECT		COMPARA	BLE SALE # 1		COM	MPARABI	LE SALE # 2		COMP	ARABLE	SALE # 3
Address 14261 Gager St		14054	Garber S	it	1413	4 Garb	er St		1418	3 Remin	igton	St
Arleta, CA 91331		Arleta,	CA 9133	1	Arlet	a, CA 9	91331		Arleta	a, CA 91	331	
Proximity to Subject		0.33 m	niles SE		0.32	miles S	SE		0.17	miles SE	Ξ	
Sale Price	\$			\$ 880,000	_			\$ 925,000			\$	808,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 50	08.08 sq.f	t.	\$	567.48	sq.ft.		\$ (613.52	sq.ft.	
Data Source(s)		THEML	S#SR2414	2636MR;DOM 21	THEN	ILS#BB	24044	313MR;DOM 7	THEM	ILS#IV24	12288	3MR;DOM 31
Verification Source(s)				ST / D# 586051				Γ / D# 259017			EST.	/ D# 537916
VALUE ADJUSTMENTS	DESCRIPTION	DESC	CRIPTION	+ (-) \$ Adjustment	D	ESCRIPTIO	N	+(-) \$ Adjustment	DE	ESCRIPTION		+(-) \$ Adjustment
Sales or Financing		ArmLth	h		ArmL	_th			ArmL	.th		
Concessions		Conv;0)		Conv	/;0			Conv	r;0		
Date of Sale/Time		s08/24	;c08/24		s04/2	24;c03/	/24		s08/2	24;c07/2	4	
Location	N;Res;	N;Res;	;		N;Re				N;Re	s;		
Leasehold/Fee Simple	FEE SIMPLE	FEE S	IMPLE		FEE	SIMPL	.E		FEE	SIMPLE		
Site	6,081 sf	7,009 9		-7,424				-7,240				-12,328
View	N;Res;	N;Res;			N;Re				N;Re	s;		
Design (Style)	DT1;Bungalow		ungalow			Bunga	low			Bungalo	W	
Quality of Construction	Q4	Q4			Q4				Q4			
Actual Age	71	72		0	72			0	73		\perp	0
Condition	C3	C3	. 1		C3	-			C4			+55,000
Above Grade	Total Bdrms. Baths		Bdrms. Baths	20,000		Bdrms.	Baths	-25,000			Baths	
Room Count	8 3 2.0	10	4 2.0	0		4	2.0	0	7		2.0	0
Gross Living Area	1,630 sq.ft.	<u> </u>	1,732 sq.f	t7,650		1,630	sq.ft.			1,317	sq.ft.	+23,475
Basement & Finished	0sf	0sf			0sf				0sf			
Rooms Below Grade					ļ						_	
Functional Utility	AVERAGE	AVER				RAGE	_			RAGE		
Heating/Cooling	FAU/CENTRAL	WALL/		+5,000						CENTR		
Energy Efficient Items	NONE NOTED		NOTED	-	_	E NOT	ED			E NOTE	D	
Garage/Carport	2ga2dw	1ga1d\		+10,000					2gd1			0
Porch/Patio/Deck	PORCH/PATIO		H/PATIO		_	CH/PA				CH/PAT		
FIREPLACES	1 FIREPLACE		PLACE			REPLA	CE			REPLAC	E	
ADDITIONAL	NONE	NONE			POO	L		-30,000	NON	<u>E</u>		
Net Adjustment (Total)		<u> </u>			-	1	7	¢			•	
Adjusted Sale Price		Net Adj.		5 -25,074	Net Adj.		⋜ -	\$ -62,240	Net Adj.		- v	66,147
of Comparables		Gross Adj.	2.8 ⁹ 6.3 ⁹	\$ 854,926	1 '	di	6.7 [%] 6.7 [%]	\$ 862,760			.2 % .2 % \$	
*	l sale or transfer history of the				9		0.7	002,700		-,- 11.	.2 12 1	874,147
			he subject nror		n the etter	ctive date o	of this app	oraisal.				
	ot reveal any prior sales or t		no cabjeet prop	city for the three years prior to								
Data Source(s) THEMLS /	PARCEL QUEST	Γ				la af tha as						
Data Source(s) THEMLS / My research did did n	PARCEL QUEST ot reveal any prior sales or to	T ransfers of th		sales for the year prior to the		le of the co	omparabl	e sale.				
Data Source(s) THEMLS / My research Data Source(s) THEMLS / THEMLS /	PARCEL QUEST ot reveal any prior sales or to PARCEL QUEST	Γ ransfers of th	he comparable	sales for the year prior to the	date of sa							
Data Source(s) THEMLS / My research X did did did n Data Source(s) THEMLS / Report the results of the research and ana	PARCEL QUEST ot reveal any prior sales or tr PARCEL QUEST lysis of the prior sale or trans	Γ ransfers of th Γ sfer history o	he comparable	sales for the year prior to the roperty and comparable sales	date of sa			on page 3).			COMPAR	IADIE CAIE #9
Data Source(s) My research did did did n Data Source(s) Report the results of the research and ana	PARCEL QUEST of reveal any prior sales or to PARCEL QUEST lysis of the prior sale or trans	Γ ransfers of th	he comparable	sales for the year prior to the roperty and comparable sales COMPARABLE SA	date of sa					С	COMPAR	ABLE SALE #3
Data Source(s) My research did did did n Data Source(s) Report the results of the research and ana ITEM Date of Prior Sale/Transfer	PARCEL QUEST of reveal any prior sales or treveal any prior sales or treveal soft the prior sale or trans s 10/05/2021	Γ ransfers of th Γ sfer history o	he comparable	sales for the year prior to the roperty and comparable sales COMPARABLE SA 02/21/2024	date of sa			on page 3).		C	COMPAR	ABLE SALE #3
Data Source(s) My research did did did n Data Source(s) Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	PARCEL QUEST of reveal any prior sales or treveal any prior sales or treveal PARCEL QUEST tysis of the prior sale or trans \$ 10/05/2021 \$765,000	Transfers of the Transfers of the Transfer history of SUBJECT	he comparable	sales for the year prior to the roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000	date of sa (report a	dditional pri	ior sales	on page 3). COMPARABLE SALE #2	IFOT			
Data Source(s) THEMLS / My research did	PARCEL QUEST of reveal any prior sales or transport of the prior sale or transport of the pri	Transfers of the Transfers of the Transfer history of SUBJECT	he comparable	roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC	date of sa (report a	JEST	ior sales	on page 3). COMPARABLE SALE #2 //LS / PARCEL QU	JEST	THEML	_S / P	
Data Source(s) My research did did did n Data Source(s) Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	PARCEL QUEST of reveal any prior sales or transport of the prior sale or transport of the pri	Transfers of the Frankfers of the Frankf	he comparable of the subject p	sales for the year prior to the roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024	date of sa (report an ALE #1	JEST	ior sales THEN 09/10	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU/2024		THEML 09/10/2	_S / P	PARCEL QUEST
Data Source(s) THEMLS / My research did did did n Data Source(s) Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of	PARCEL QUEST of reveal any prior sales or transport of the prior sale or transport of the pri	T ransfers of th T sfer history of SUBJECT PARCEL Imparable sal	the comparable of the subject p	sales for the year prior to the roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI	(report an ALE #1	JEST (THEM	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA	NSFE	THEML 09/10/2 ERRED	_S / P 2024 WITH	PARCEL QUEST
Data Source(s) THEMLS / My research did did did n Data Source(s) Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 36 MONTHS AND ONE C	PARCEL QUEST of reveal any prior sales or transport of the prior sale or transport of the pri	T ransfers of th T sfer history of SUBJECT PARCEL Imparable sal	the comparable of the subject p	sales for the year prior to the roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI	(report an ALE #1	JEST (THEM	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA	NSFE	THEML 09/10/2 ERRED	_S / P 2024 WITH	PARCEL QUEST
Data Source(s) THEMLS / My research did did did n Data Source(s) Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 36 MONTHS AND ONE CLISTED.	PARCEL QUEST of reveal any prior sales or trans- PARCEL QUEST lysis of the prior sale or trans- 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co	Transfers of the ransfers of the ransfers of the ransfers of the ransfer history of SUBJECT PARCEL mparable sale RABLE F	he comparable of the subject p	sales for the year prior to the roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI TIES HAVE TRAN	(report an ALE #1 EL QUESFER	JEST USBJECT	THEN 09/10 PRO	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O	NSFE F THE	THEML 09/10/2 ERRED E TRAN	_S / P 2024 WITH SACT	PARCEL QUEST HIN THE LAST FION DATE
Data Source(s) My research did did did not did not did not a Source(s) Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 36 MONTHS AND ONE CLISTED. THE INCREASE IN VALUE	PARCEL QUEST of reveal any prior sales or trans- PARCEL QUEST lysis of the prior sale or trans- \$ 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co OF THE COMPAR	Transfers of the Transfers of the Transfers of the Transfers of the Transfer history of SUBJECT PARCEL Imparable sal RABLE F	ne comparable of the subject p QUEST ROPER S DUE T	sales for the year prior to the roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI TIES HAVE TRAN O THE INCREASE	date of sa (report at ALE #1 EL QU E SUE SFER	JEST :	THEM 09/10 PRO VITHI	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O	NSFE F THE HE PF	THEML 09/10/2 ERRED E TRANS	S / P 2024 WITH SACT	PARCEL QUEST HIN THE LAST FION DATE FER. THE
Data Source(s) My research did did did n Data Source(s) Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Analysis of prior sale or transfer history of 36 MONTHS AND ONE CLISTED. THE INCREASE IN VALLE PRIOR TRANSFER FOR	PARCEL QUEST of reveal any prior sales or the PARCEL QUEST lysis of the prior sale or trans 10/05/2021 \$765,000 THEMES / F 09/10/2024 the subject property and co DF THE COMPAR LE FOR THE SUE COMPARABLE N	Transfers of the Transf	of the subject properties. QUEST ROPER ROPE T	roperty and comparable sales COMPARABLE S/ 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI TIES HAVE TRAN O THE INCREASE VAS MUCH LOWE	(report at ALE #1 EL QUE E SUE SFER E IN TI ER SIN	JEST : BJECT: RED V	THEM 09/10 PRO VITHI	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O	NSFE F THE HE PF	THEML 09/10/2 ERRED E TRANS	S / P 2024 WITH SACT	PARCEL QUEST HIN THE LAST FION DATE FER. THE
Data Source(s) My research did did did not did not did not a Source(s) Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 36 MONTHS AND ONE CLISTED. THE INCREASE IN VALUE	PARCEL QUEST of reveal any prior sales or the PARCEL QUEST lysis of the prior sale or trans 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co OF THE COMPAR DE FOR THE SUB COMPARABLE N	Transfers of the ransfers of the ransfers of the ransfers of the ransfer history of the ran	of the subject purpose	roperty and comparable sales COMPARABLE S/ 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THE INCREASE VAS MUCH LOWE SO INCREASED S	(report and ALE #1 EL QUESFER EIN TIER SINCE	JEST : BJECT: RED V HE MA	THEM 09/10 PRO VITHI RKETHIS CO	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE T OMPARABLE WA R TRANSFER.	NSFE F THE HE PF AS A F	THEML 09/10/2 ERRED TRANS	S / P 2024 WITH SACT RANS	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS
Data Source(s) My research did	PARCEL QUEST of reveal any prior sales or tre PARCEL QUEST lysis of the prior sale or trans 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co OF THE COMPAR DE FOR THE SUE COMPARABLE N SING RESOLD. TI	Transfers of the ransfers of the ransfers of the ransfers of the ransfer history of the ran	of the subject purpose	roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI TIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED S E AND THOROUG	date of sa (report ar ALE #1 EL QU E SUE SFER EIN TI ER SINCE GH SE	JEST : BJECT: RED V HE MA ICE THE THE F	THEM 09/10 PRO WITHI ARKETHIS COPRIOR	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE TI OMPARABLE WA R TRANSFER. ALL AVAILABLE M	NSFE F THE HE PF AS A F	THEML 09/10/2 ERRED E TRANS RIOR TR FIXER T	S / P 2024 WITH SACT RANS HAT	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS
Data Source(s) My research did	PARCEL QUEST of reveal any prior sales or transcription of the prior sale or transcription or transcription of the prior sale or transcription or transcription of the prior sale or transcription or	T ransfers of the ransfers of	ne comparable of the subject p QUEST les PROPER S DUE T R ONE V RKET AL XTENSIV BE THE B	roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI TIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED SE E AND THOROUGEST INDICATORS	(report at a late of sa late of sa late of sa late of sa late at late	JEST : JEST :	THEM 09/10 PRO VITHI ARKETHIS COPRIOR I OF A	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE TO OMPARABLE WA R TRANSFER. ALL AVAILABLE N MUE. FIVE OF TI	MNSFE F THE HE PF AS A F MARK HE CO	THEML 09/10/2 ERRED E TRANS RIOR TR FIXER T ET DAT DMPARA	S / P 2024 WITH SACT RANS HAT	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE S HAVE
Data Source(s) My research did	PARCEL QUEST of reveal any prior sales or transcription of the prior sale or transcription or transcription or transcription of the prior sale or transcription or transcript	T ransfers of the ransfers of	ne comparable of the subject p QUEST les PROPER S DUE T R ONE V RKET AL: XTENSIV BE THE B E, AGE, A	roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI TIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED SE E AND THOROUG EST INDICATORS ND AMENITIES. A	(report as LLE #1 EL QU E SUE E IN TI ER SINCE EIN CE BINCE BINCE BINCE	JEST : JEST :	THEM 09/10 PRO VITHI RKETHIS COPRIOR I OF A	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE T OMPARABLE WA R TRANSFER. ALL AVAILABLE N LUE. FIVE OF TI AVE BEEN MADI	HE PF AS A F MARK HE CO	THEML 09/10/2 ERRED E TRANS RIOR TR FIXER T ET DAT DMPARA R DIFFE	S / P 2024 WITH SACT RANS HAT A, TH ABLE RENG	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE S HAVE CES IN
Data Source(s) My research did	PARCEL QUEST of reveal any prior sales or transcription of the prior sale or transcription or tra	T ransfers of the ransfers of	ne comparable of the subject p QUEST les PROPER S DUE T R ONE V RKET AL: XTENSIV BE THE B E, AGE, A	roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI TIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED SE E AND THOROUG EST INDICATORS ND AMENITIES. A	(report as LLE #1 EL QU E SUE E IN TI ER SINCE EIN CE BINCE BINCE BINCE	JEST : JEST :	THEM 09/10 PRO VITHI RKETHIS COPRIOR I OF A	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE T OMPARABLE WA R TRANSFER. ALL AVAILABLE N LUE. FIVE OF TI AVE BEEN MADI	HE PF AS A F MARK HE CO	THEML 09/10/2 ERRED E TRANS RIOR TR FIXER T ET DAT DMPARA R DIFFE	S / P 2024 WITH SACT RANS HAT A, TH ABLE RENG	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE S HAVE CES IN
Data Source(s) My research did did did n Data Source(s) Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 36 MONTHS AND ONE CLISTED. THE INCREASE IN VALL PRIOR TRANSFER FOR REMODELED AND IS BE Summary of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW. THE LOCATION, LOT SIZE, C UTILITY, FIREPLACE AN	PARCEL QUEST of reveal any prior sales or to PARCEL QUEST lysis of the prior sale or trans 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co OF THE COMPAR JE FOR THE SUE COMPARABLE N LING RESOLD. TI AFTER AFTER AFTER AFTER ONDITION, SQU. D ADU.	T ransfers of the ransfers of	nhe comparable of the subject p QUEST les PROPER S DUE T R ONE V RKET AL: XTENSIV BE THE B E, AGE, A DOTAGE,	sales for the year prior to the roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 199/10/2024 THIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED SE AND THOROUGEST INDICATORS ND AMENITIES. A BEDROOM COUL	(report as LLE #1 EL QU E SUE E IN TI ER SINCE EIN CE BINCE BINCE BINCE	JEST : JEST :	THEM 09/10 PRO VITHI RKETHIS COPRIOR I OF A	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE T OMPARABLE WA R TRANSFER. ALL AVAILABLE N LUE. FIVE OF TI AVE BEEN MADI	HE PF AS A F MARK HE CO	THEML 09/10/2 ERRED E TRANS RIOR TR FIXER T ET DAT DMPARA R DIFFE	S / P 2024 WITH SACT RANS HAT A, TH ABLE RENG	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE S HAVE CES IN
Data Source(s) My research did	PARCEL QUEST of reveal any prior sales or to PARCEL QUEST lysis of the prior sale or trans 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co OF THE COMPAR JE FOR THE SUE COMPARABLE N LING RESOLD. TI AFTER AFTER AFTER AFTER ONDITION, SQU. D ADU.	T ransfers of the ransfers of	nhe comparable of the subject p QUEST les PROPER S DUE T R ONE V RKET AL: XTENSIV BE THE B E, AGE, A DOTAGE,	sales for the year prior to the roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 199/10/2024 THIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED SE AND THOROUGEST INDICATORS ND AMENITIES. A BEDROOM COUL	(report as LLE #1 EL QU E SUE E IN TI ER SINCE EIN CE BINCE BINCE BINCE	JEST : JEST :	THEM 09/10 PRO VITHI RKETHIS COPRIOR I OF A	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE T OMPARABLE WA R TRANSFER. ALL AVAILABLE N ALUE. FIVE OF TI AVE BEEN MADI	HE PF AS A F MARK HE CO	THEML 09/10/2 ERRED E TRANS RIOR TR FIXER T ET DAT DMPARA R DIFFE	S / P 2024 WITH SACT RANS HAT A, TH ABLE RENG	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE S HAVE CES IN
Data Source(s) My research did did did n Data Source(s) Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 36 MONTHS AND ONE CLISTED. THE INCREASE IN VALL PRIOR TRANSFER FOR REMODELED AND IS BE Summary of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW. THE LOCATION, LOT SIZE, C UTILITY, FIREPLACE AN	PARCEL QUEST of reveal any prior sales or to PARCEL QUEST lysis of the prior sale or trans 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co OF THE COMPAR JE FOR THE SUE COMPARABLE N LING RESOLD. TI AFTER AFTER AFTER AFTER ONDITION, SQU. D ADU.	T ransfers of the ransfers of	nhe comparable of the subject p QUEST les PROPER S DUE T R ONE V RKET AL: XTENSIV BE THE B E, AGE, A DOTAGE,	sales for the year prior to the roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 199/10/2024 THIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED SE AND THOROUGEST INDICATORS ND AMENITIES. A BEDROOM COUL	(report as LLE #1 EL QU E SUE E IN TI ER SINCE EIN CE BINCE BINCE BINCE	JEST : JEST :	THEM 09/10 PRO VITHI RKETHIS COPRIOR I OF A	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE T OMPARABLE WA R TRANSFER. ALL AVAILABLE N ALUE. FIVE OF TI AVE BEEN MADI	HE PF AS A F MARK HE CO	THEML 09/10/2 ERRED E TRANS RIOR TR FIXER T ET DAT DMPARA R DIFFE	S / P 2024 WITH SACT RANS HAT A, TH ABLE RENG	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE S HAVE CES IN
Data Source(s) My research did did did n Data Source(s) Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 36 MONTHS AND ONE CLISTED. THE INCREASE IN VALL PRIOR TRANSFER FOR REMODELED AND IS BE Summary of Sales Comparison Approach COMPARABLES USED A CLOSED ESCROW. THE LOCATION, LOT SIZE, C UTILITY, FIREPLACE AN	PARCEL QUEST of reveal any prior sales or the PARCEL QUEST PARCEL QUEST lysis of the prior sale or trans \$ 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co OF THE COMPAR SE FOR THE SUB COMPARABLE N ENG RESOLD. TI AFTER ARE CONSIDERE Y ARE SIMILAR ONDITION, SQU. D ADU. DDENDUM FOR	T ransfers of the ransfers of	nhe comparable of the subject p QUEST les PROPER S DUE T R ONE V RKET AL: XTENSIV BE THE B E, AGE, A DOTAGE,	sales for the year prior to the roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 199/10/2024 THIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED SE AND THOROUGEST INDICATORS ND AMENITIES. A BEDROOM COUL	(report as LLE #1 EL QU E SUE E IN TI ER SINCE EIN CE BINCE BINCE BINCE	JEST : JEST :	THEM 09/10 PRO VITHI RKETHIS COPRIOR I OF A	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE T OMPARABLE WA R TRANSFER. ALL AVAILABLE N ALUE. FIVE OF TI AVE BEEN MADI	HE PF AS A F MARK HE CO	THEML 09/10/2 ERRED E TRANS RIOR TR FIXER T ET DAT DMPARA R DIFFE	S / P 2024 WITH SACT RANS HAT A, TH ABLE RENG	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE S HAVE CES IN
Data Source(s) THEMLS / My research did	PARCEL QUEST of reveal any prior sales or the PARCEL QUEST PARCEL QUEST lysis of the prior sale or trans 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co DF THE COMPAR DE FOR THE SUB COMPARABLE N BING RESOLD. TI AFTEI RE CONSIDERE Y ARE SIMILAR ONDITION, SQU. D ADU. DDENDUM FOR.	ransfers of the ransfers of th	ne comparable of the subject p QUEST les PROPER S DUE T R ONE V RKET AL: XTENSIV BE THE B E, AGE, A DOTAGE, ONAL CC	sales for the year prior to the roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 199/10/2024 THIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED SE AND THOROUGEST INDICATORS ND AMENITIES. A BEDROOM COUL	EL QUESTER SINCE	JEST : USA JECT VER A COMMENT OF THE FARCH FOR THE FARCH	THEM 09/10 PRO WITHI RKE HIS C PRIOF I OF A ITS H NDITI	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE TO OMPARABLE WA R TRANSFER. ALL AVAILABLE N ALUE. FIVE OF TO AVE BEEN MADIO ONING, GARAGE	MARK HE CO E FOF	THEML 09/10/2 ERRED E TRAN: FIXER T ET DAT DMPAR/R R DIFFE DL, FUN	S / P 2024 WITH SACT RANS HAT A, TH ABLE RENG	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE S HAVE CES IN
Data Source(s) THEMLS / My research did	PARCEL QUEST of reveal any prior sales or the PARCEL QUEST PARCEL QUEST lysis of the prior sale or trans 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co OF THE COMPAR SEFOR THE SUB COMPARABLE N SING RESOLD. TI AFTER RE CONSIDERE Y ARE SIMILAR ONDITION, SQU. D ADU. D ADU. DDENDUM FOR.	ransfers of the ransfers of th	DOTAGE, ONAL CO	roperty and comparable sales COMPARABLE S/ 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI TIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED S E AND THOROUC EST INDICATORS ND AMENITIES. A BEDROOM COUL DMMENTS. Cost Approach (if develope	EL QUESTER SINCE SOF! (ADJUS)	JEST : JUSTINIA STATE OF THE MARCH MARCH THE FARCH MARCH MAR	THEM 09/10 PRO WITHIN 1 PRIOR IN	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE TI OMPARABLE WA R TRANSFER. ALL AVAILABLE N ALUE. FIVE OF TI AVE BEEN MADI ONING, GARAGE	MARK HE CO	THEML 09/10/2 ERRED E TRAN; FIXER T ET DAT DMPAR/ R DIFFE DL, FUN veloped) \$	LS / P 2024 WITH SACT RANS HAT A, TH ABLE RENG	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE IS HAVE CES IN DNAL
Data Source(s) THEMLS / My research did	PARCEL QUEST of reveal any prior sales or the PARCEL QUEST PARCEL QUEST lysis of the prior sale or trans 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co DF THE COMPAR DE FOR THE SUB COMPARABLE N BING RESOLD. TI AFTER RE CONSIDERE Y ARE SIMILAR ONDITION, SQU. D ADU. DDENDUM FOR. 1000 1000 1000 1000 1000 1000 1000 1	T ransfers of the ransfers of	DO NO MOS	roperty and comparable sales COMPARABLE S/ 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI TIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED S E AND THOROUG EST INDICATORS ND AMENITIES. A BEDROOM COULD DMMENTS. Cost Approach (if develope	CEL QUEEN SEEN SEEN SEEN SEEN SEEN SEEN SEEN	JEST IN THE MARKET THE FROM THE MARKET THE FROM THE MARKET THE FROM THE FRO	THEMO9/10 PROWITHI RKETHIS C PRIOFI I OF F TYPETT VP TTS H NDITI	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE TI OMPARABLE WA R TRANSFER. ALL AVAILABLE N ALUE. FIVE OF TI AVE BEEN MADI ONING, GARAGE AL REPORT IS IN	MARK HE CO	THEML 09/10/2 ERRED E TRAN; FIXER T ET DAT DMPAR/ R DIFFE DL, FUN veloped) \$	LS / P 2024 WITH SACT RANS HAT A, TH ABLE RENG	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE IS HAVE CES IN DNAL
Data Source(s) THEMLS / My research did	PARCEL QUEST of reveal any prior sales or the PARCEL QUEST PARCEL QUEST lysis of the prior sale or trans 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co DF THE COMPAR DE FOR THE SUB COMPARABLE N BING RESOLD. TI AFTER RE CONSIDERE Y ARE SIMILAR ONDITION, SQU. D ADU. DDENDUM FOR. 1000 1000 1000 1000 1000 1000 1000 1	T ransfers of the ransfers of	DO NO MOS	roperty and comparable sales COMPARABLE S/ 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI TIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED S E AND THOROUG EST INDICATORS ND AMENITIES. A BEDROOM COULD DMMENTS. Cost Approach (if develope	CEL QUEEN SEEN SEEN SEEN SEEN SEEN SEEN SEEN	JEST IN THE MARKET THE FROM THE MARKET THE FROM THE MARKET THE FROM THE FRO	THEMO9/10 PROWITHI RKETHIS C PRIOFI I OF F TYPETT VP TTS H NDITI	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE TI OMPARABLE WA R TRANSFER. ALL AVAILABLE N ALUE. FIVE OF TI AVE BEEN MADI ONING, GARAGE AL REPORT IS IN	MARK HE CO	THEML 09/10/2 ERRED E TRAN; FIXER T ET DAT DMPAR/ R DIFFE DL, FUN veloped) \$	LS / P 2024 WITH SACT RANS HAT A, TH ABLE RENG	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE IS HAVE CES IN DNAL
Data Source(s) THEMLS / My research did	PARCEL QUEST of reveal any prior sales or to PARCEL QUEST lysis of the prior sale or trans 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co OF THE COMPAR EFOR THE SUB COMPARABLE N SING RESOLD. TI AFTER VARE SIMILAR ONDITION, SQU. D ADU. DDENDUM FOR OTHER ON THE SUB COMPARABLE N SING RESOLD. TI AFTER VARE SIMILAR ONDITION, SQU. D ADU. DDENDUM FOR OTHER ON THE SUB COMPARABLE N SIMILAR ONDITION, SQU. D ADU. DDENDUM FOR OTHER ON THE SUB COMPARABLE N SIMILAR ONDITION, SQU. D ADU. DDENDUM FOR OTHER ON THE SUB COMPARABLE N SUBPROBLEM THE SUB COMPARABLE N SUBPROBLEM THE SUB COMPARABLE N SUBPROBLEM THE SUBPROBLEM THE SUB COMPARABLE N SUBPROBLEM THE SUBPROBLEM	T ransfers of the ransfers of	L QUEST LES PROPER S DUE T R ONE V RKET AL XTENSIV BE THE B C AGE, A DOTAGE, ONAL CC OND MD MOST HIS REPO	roperty and comparable sales COMPARABLE S/ 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI TIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED S E AND THOROUG EST INDICATORS ND AMENITIES. A BEDROOM COULD DMMENTS. Cost Approach (if develope	EL QUESTER SINCE SOF INDUSTRIAL SOFT	JEST IN THE FORM AND ADDRESS SAPPIPERS AND ADDRESS APPIPERS AND ADDRESS APPIPERS APPIPERS AND ADDRESS APPIPERS ADDRESS APPIPERS A	THEM 09/10 PRO WITHI RKET HIS C PRIOF I OF F TVA ITS H NDITI	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE TI OMPARABLE W/R R TRANSFER. ALL AVAILABLE M ALUE. FIVE OF TI AVE BEEN MADI ONING, GARAGE Income Approx AL REPORT IS IN OTHER USE.	MNSFE F THE HE PF AS A F MARK HE CC E FOF E, POC	THEML 09/10/2 ERRED E TRAN; FIXER T ET DAT DMPAR/ R DIFFE DL, FUN veloped) \$	S / P 2024 WITH SACT RANS HAT A, TH ABLE RENG ICTIC	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE IS HAVE CES IN DNAL
Data Source(s) THEMLS / My research did	PARCEL QUEST of reveal any prior sales or to PARCEL QUEST lysis of the prior sale or trans 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co OF THE COMPAR EFOR THE SUE COMPARABLE N EING RESOLD. TI AFTER AFTER AFTER AFTER AFTER ONDITION, SQU. D ADU. DDENDUM FOR TOTAL SALE TOT	ransfers of the ransfers of th	DO ONAL CO	roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI TIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED SE E AND THOROUC EST INDICATORS ND AMENITIES. A BEDROOM COUL	EL QUESTER SINCE STORY AND EL ALLE #1	JEST IN THE MARKE STMEN R CON SAPPIL FOR JOSEPh Sals of basis of b	THEM 09/10 PRO WITHIN 1 PRO PRIODITION 1 PROPINTI PROP	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE TI OMPARABLE WA R TRANSFER. ALL AVAILABLE M ALUE. FIVE OF TI AVE BEEN MADI ONING, GARAGE AL REPORT IS IN OTHER USE.	HE PF AS A F MARK HE CC F FOF F, POO	THEML 09/10/2 ERRED E TRANS RIOR TR FIXER T ET DAT DMPARA R DIFFE DL, FUN veloped) \$ DED FO improveme	S / P 2024 WITH SACT RANS HAT A, TH ABLE RENG ICTIC	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE S HAVE CES IN DNAL 0 EE IN A
Data Source(s) THEMLS / My research did	PARCEL QUEST of reveal any prior sales or to PARCEL QUEST dysis of the prior sale or trans 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co OF THE COMPAR DE FOR THE SUE COMPARABLE N LING RESOLD. TI AFTER AFTER AFTER AFTER AFTER ONDITION, SQU. D ADU. DDENDUM FOR. TOTAL SALE	ransfers of the ransfers of th	DO OND MOSTHIS REPO	sales for the year prior to the roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 109/10/2024 THI TIES HAVE TRAN THE INCREASE VAS MUCH LOWE SO INCREASED SE AND THOROUG EST INDICATORS ND AMENITIES. A BEDROOM COUL DMMENTS. Cost Approach (if develope of RELIABLE DATA) DRT IS NOT INTEL S and specifications or asis of a hypothetical	EL QUESTER SINTINGE STEER SINTINGE S	JEST IN THE MARKE STMEN R CONTROL FOR A PPI	THEM 09/10 PRO WITHI RKE THIS C THIS H NDITI	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE TI OMPARABLE WA R TRANSFER. ALL AVAILABLE M ALUE. FIVE OF TI AVE BEEN MADI ONING, GARAGE AL REPORT IS IN OTHER USE.	HE PF AS A F MARK HE CC F FOF F, POO	THEML 09/10/2 ERRED E TRANS RIOR TR FIXER T ET DAT DMPARA R DIFFE DL, FUN veloped) \$ DED FO improveme	S / P 2024 WITH SACT RANS HAT A, TH ABLE RENG ICTIC	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE S HAVE CES IN DNAL 0 GE IN A
Data Source(s) THEMLS / My research did	PARCEL QUEST of reveal any prior sales or the PARCEL QUEST pysis of the prior sale or trans 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co OF THE COMPAR DE FOR THE SUB COMPARABLE N BING RESOLD. TI AFTER RE CONSIDERE Y ARE SIMILAR ONDITION, SQU. D ADU. DDENDUM FOR. TOTAL THE BE RANSACTION O ST. Subject to following repairs or do on the extraordinant	ransfers of the ransfers of th	DOTAGE, ONAL CO	roperty and comparable sales COMPARABLE S/ 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI TIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED S E AND THOROUG EST INDICATORS ND AMENITIES. A BEDROOM COUI DMMENTS. Cost Approach (if develope I RELIABLE DATA DRT IS NOT INTE! s and specifications or sais of a hypothetical ne condition or deficier	EL QUESTER SINCE STER SINCE SOF! ADJUS NT., AI the condition of the condit	JEST IN THE MARKE STMEN FOR CONTROL Basis of the basis of	THEM 09/10 PRO WITHIN RKETHIS CONTROL OF A SECOND TO THE RESERVICE OF THE	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE TI OMPARABLE WA R TRANSFER. ALL AVAILABLE N ALUE. FIVE OF TI AVE BEEN MADI ONING, GARAGE AL REPORT IS IN OTHER USE. hypothetical condition the airs or alterations have alteration or repair.	NSFE F THE PF AS A F MARK HE CO F F F OF THE CO F F OF THE CO F F OF THE CO F THE CO	THEML 09/10/2 ERRED E TRANS EIGHT TRANS EI	S / PRO24 WITH SACT RANS HAT A, TH ABLE RENG ICTIC	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE SHAVE CES IN DNAL 0 FEIN A ave been subject to the
Data Source(s) THEMLS / My research did	PARCEL QUEST of reveal any prior sales or to PARCEL QUEST dysis of the prior sale or trans 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co OF THE COMPAR DE FOR THE SUE COMPARABLE N SING RESOLD. TI AFTER URE CONSIDERE Y ARE SIMILAR ONDITION, SQU. D ADU. DDENDUM FOR TOACH \$ SENDERED THE B RANSACTION O TO the extraordinary of the exterior are	ransfers of the ransfers of th	DOOD OUD MOST In per plan on the subject p	roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THE INCREASE VAS MUCH LOWE SO INCREASED SE E AND THOROUGEST INDICATORS ND AMENITIES. A BEDROOM COUID DMMENTS. Cost Approach (if develope of RELIABLE DATA DRT IS NOT INTEL s and specifications or deficier property from at lee	(report and ALE #1 EL QU E SUE SFER EIN TI ER SINCE BOTH SER AND THIS NDDED The the condition conditi	JEST IN THE MARKE STATE OF THE FORM ARKE STAT	THEM 09/10 PRO WITHI RKET HIS C PRIOF OF A ET VA ITS H NDITI THEM NDITI THEM THEM THEM THEM THEM THEM THEM THE	on page 3). COMPARABLE SALE #2 ALS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE TI OMPARABLE WA R TRANSFER. ALL AVAILABLE N ALUE. FIVE OF TI AVE BEEN MADI ONING, GARAGE AL REPORT IS IN OTHER USE. Invypothetical condition the alteration or repair: ed scope of work,	NSFE F THE HE PF AS A F MARK HE CC F FOF THE HE CC HE	THEML 09/10/2 ERRED E TRAN: RIOR TR FIXER T ET DAT DMPAR/R DIFFE DL, FUN veloped) \$ DED FO improveme completed.	R US	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE S HAVE CES IN DNAL 0 SE IN A ave been subject to the
Data Source(s) My research Mid	PARCEL QUEST of reveal any prior sales or the PARCEL QUEST pysis of the prior sale or trans 10/05/2021 \$765,000 THEMLS / F 09/10/2024 the subject property and co OF THE COMPAR DE FOR THE SUB COMPARABLE N BING RESOLD. TI AFTER RE CONSIDERE Y ARE SIMILAR ONDITION, SQU. D ADU. DDENDUM FOR. TOTAL THE BE RANSACTION O ST. Subject to following repairs or do on the extraordinant	ransfers of the ransfers of th	DODO OND MOST HIS REPO ON THE BEIGHT OF TH	roperty and comparable sales COMPARABLE SA 02/21/2024 \$640,000 THEMLS / PARC 09/10/2024 THI TIES HAVE TRAN O THE INCREASE VAS MUCH LOWE SO INCREASED SE E AND THOROUC EST INDICATORS ND AMENITIES. A BEDROOM COULD DMMENTS. Cost Approach (if develope T RELIABLE DATA DRT IS NOT INTEL S and specifications or asis of a hypothetical are condition or deficier property from at le refet value, as definer	EL QU E SUE SFER IN TI ER SINCE EN SINCE SHOW SHOW AND THE CONDITION THE	JEST IN THE FORM A SET IN THE	THEM 09/10 PRO WITHIN THE NOTE OF A THE NOTE	on page 3). COMPARABLE SALE #2 MLS / PARCEL QU /2024 PERTY HAS TRA N 12 MONTHS O T AREA SINCE TI OMPARABLE WA R TRANSFER. ALL AVAILABLE N ALUE. FIVE OF TI AVE BEEN MADI ONING, GARAGE AL REPORT IS IN OTHER USE. hypothetical condition the airs or alterations have alteration or repair.	NSFE F THE HE PF AS A F MARK HE CC E FOF THE	THEML 09/10/2 ERRED E TRAN: RIOR TR FIXER T ET DAT DMPAR/R DIFFE DL, FUN veloped) \$ DED FO improveme completed.	R US	PARCEL QUEST HIN THE LAST FION DATE FER. THE WAS HE S HAVE CES IN DNAL 0 SE IN A ave been subject to the

Exterior-Only Inspection Residential Appraisal Report

Loan#58488 File # 2409025C

			240902		
Scope of Work: In the preparation of this appraisal, the appraiser has mad					
interviews with people considered informed regarding the region, area, sub- sales. This information was analyzed to document the various environment					
market value of the subject property. The scope of the appraisal also gave	, , ,				•
comparables. When conflicting information was provided, the source deen		<u> </u>		•	was
not included in the report nor used as a basis for the valuation conclusion.					
This appraisal report is intended for use by the private client or their assign		-			
is the property of the party ordering the report regardless of who pays the					
release from the ordering party and/or the Appraiser. Copies may be releat party participating in the transaction as deemed by the lender and provided		omeowner, auon	iey or record arr	u/or arry or	uiei
party participating in the transaction as accommod by the fortact and provided	i by idw.				
Indicated in the neighborhood section of the report, this estimate is based	on the observations o	f the market time	s for listings and	d sales with	hin the
immediate area and the ratio of listings to closed sales. Considered were to	rends in economic, so	cial, environmen	tal and governm	nental influ	iences
affecting the region, local economy, and the subject's neighborhood. Cons			nities which can	have a po	ositive
impact on market time. Market time assumes the subject was aggressively	marketed through no	ormal channels.			
Condition Addendum: No warranty of the subject is given or implied. No lie	bility is assumed for t	ho atrustural of m	achanical alam	onto of the	
Condition Addendum: No warranty of the subject is given or implied. No lia property. This appraisal has not been prepared for the purpose of certifying					
plumbing systems. Nor has the appraisal been prepared for the purpose of					
insects, that the property does not contain hazardous materials, or that the					
affect its value. Finally, this appraisal is not intended to certify the soundne	ss of the geological a	nd soil conditions	of the property.		
Cost Approach: The cost approach was considered, but not utilized to make			many variables	, due to fe	w lot
sales and builders costs to make an accurate cost approach. Therefore it is	s given no weight in tl	nis report.			
COST APPROACH TO VALUI	(not required by Fannie Mae)				
COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost figures and calculations.	E (not required by Fannie Mae)				
	E (not required by Fannie Mae)	COST ESTIMA	ATES WERE TA	AKEN FRO	OM THE
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH	I, LAND/VALUE RAT	IO IS TYPICAL F			
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)	I, LAND/VALUE RAT	IO IS TYPICAL F			
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLUSING THE ABSTRACTION METHOD.	I, LAND/VALUE RAT NOMIC LIFE - 40 YEA	IO IS TYPICAL F		AND IS D	ERIVED
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	I, LAND/VALUE RAT	IO IS TYPICAL F ARS.	OR THE AREA	AND IS D	575,000
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCHUSING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT	I, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE	IO IS TYPICAL FARS.		AND IS D	ERIVED
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT	I, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE	IO IS TYPICAL F NRS. 1,630 Sq.Ft. @ \$ 0 Sq.Ft. @ \$	OR THE AREA	AND IS D	575,000
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024	I, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE	IO IS TYPICAL FARS.	OR THE AREA	AND IS D =\$ =\$ =\$	575,000
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.)	I, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING	O IS TYPICAL F ARS. 1,630 Sq.R. @\$ 0 Sq.R. @\$	240.00 85.00	= \$ = \$ = \$ = \$ = \$ = \$ = \$	575,000 391,200
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES	I, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical	IO IS TYPICAL F ARS. 1,630 Sq.R. @ \$ 0 Sq.R. @ \$ 380 Sq.R. @ \$	240.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	575,000 391,200 32,300 423,500
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS	A, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18	IO IS TYPICAL F IRS. 1,630 Sq.R. @\$ 0 Sq.R. @\$ 380 Sq.R. @\$	240.00 85.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	575,000 391,200 32,300 423,500 181,512)
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES	A, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 183 Depreciated Cost of Improvement	1,512 Sq.R. @ \$ Functional 1,512	240.00 85.00	=\$	575,000 391,200 32,300 423,500 181,512) 241,988
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS	A, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18	1,512 Sq.R. @ \$ Functional 1,512	240.00 85.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	575,000 391,200 32,300 423,500 181,512)
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.	I, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18: Depreciated Cost of Improvemen "As-is" Value of Site Improvemen	IO IS TYPICAL F IRS. 1,630 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ Functional 1,512 Is s	240.00 85.00	=\$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.	I, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18: Depreciated Cost of Improvement "As-is" Value of Site Improvement	IO IS TYPICAL F IRS. 1,630 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ Functional 1,512 Is s	240.00 85.00	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA.	I, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18* Depreciated Cost of Improvement "As-is" Value of Site Improvement INDICATED VALUE BY COST APP	IO IS TYPICAL F IRS. 1,630 Sq.R. @ \$ 0 Sq.R. @ \$ 380 Sq.R. @ \$ Functional 1,512 IS IS	240.00 85.00	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) AQ Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0	A, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18: Depreciated Cost of Improvemen "As-is" Value of Site Improvemen INDICATED VALUE BY COST APP E (not required by Fannie Mae)	IO IS TYPICAL F IRS. 1,630 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ Functional 1,512 Is s	240.00 85.00	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000 856,988
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) AQ Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0	A, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18* Depreciated Cost of Improvement "As-is" Value of Site Improvement INDICATED VALUE BY COST APP IE (not required by Fannie Mae) 0 = \$	IO IS TYPICAL F IRS. 1,630 Sq.R. @ \$ 0 Sq.R. @ \$ 380 Sq.R. @ \$ Functional 1,512 IS IS	240.00 85.00	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000 856,988
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLOGICAL STATE OF SUPPORT OF SOURCE OF COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 40 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION	A, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18-7 Depreciated Cost of Improvement "As-is" Value of Site Improvement "INDICATED VALUE BY COST APP IE (not required by Fannie Mae) 0 = \$ REQUIRED	IO IS TYPICAL F IRS. 1,630 Sq.R. @ \$ 0 Sq.R. @ \$ 380 Sq.R. @ \$ Functional 1,512 IS IS	240.00 85.00	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000 856,988
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLOGICAL STIMATED REPRODUCTION OF REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 40 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT F	A, LAND/VALUE RAT. NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18-7 Depreciated Cost of Improvement "As-is" Value of Site Improvement INDICATED VALUE BY COST APP IE (not required by Fannie Mae) O = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s)	IO IS TYPICAL F IRS. 1,630 Sq.R. @ \$ 0 Sq.R. @ \$ 380 Sq.R. @ \$ Functional 1,512 IS IS	240.00 85.00 External	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000 856,988
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOLESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 40 Years Summary of Income Approach (including support for market rent and GRM) NOT F PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper	A, LAND/VALUE RAT. NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18-7 Depreciated Cost of Improvement "As-is" Value of Site Improvement INDICATED VALUE BY COST APP IE (not required by Fannie Mae) O = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s)	O IS TYPICAL F NRS. 1,630 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ Functional 1,512 IS BROACH 0	240.00 85.00 External	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000 856,988
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 40 Years INCOME APPROACH TO VALUE. Summary of Income Approach (including support for market rent and GRM) NOT FOR PROJECT INFORMATION IS the developer/builder is in control of the HOA and the subject proper Legal Name of Project	A, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18: Depreciated Cost of Improvement "As-is" Value of Site Improvement "As-is" Value of Site Improvement INDICATED VALUE BY COST APP IE (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s) [[O IS TYPICAL F NRS. 1,630 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ Functional 1,512 IS BROACH 0	240.00 85.00 External	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000 856,988
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 40 Years Summary of Income Approach (including support for market rent and GRM) NOT F PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of phases Total number of units	A, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18: Depreciated Cost of Improvement "As-is" Value of Site Improvement INDICATED VALUE BY COST APP IE (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s) [I is an attached dwelling unit.	O IS TYPICAL F NRS. 1,630 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 380 Sq.Ft. @ \$ Functional 1,512 IS BROACH 0	240.00 85.00 External	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000 856,988
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 40 Years INCOME APPROACH TO VALUE. Summary of Income Approach (including support for market rent and GRM) NOT FOR PROJECT INFORMATION IS the developer/builder is in control of the HOA and the subject proper Legal Name of Project	A, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18: Depreciated Cost of Improvement "As-is" Value of Site Improvement "As-is" Value of Site Improvement INDICATED VALUE BY COST APP IE (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s) [[O IS TYPICAL F IRS.	240.00 85.00 External	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000 856,988
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 40 Years NCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT F PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units for sale	A, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvement "As-is" Value of Site Improvement INDICATED VALUE BY COST APP E (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s) [] Iy is an attached dwelling unit. Total number of units sold Data source(s)	O IS TYPICAL F IRS.	240.00 85.00 External	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000 856,988
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 40 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT F PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD?	A, LAND/VALUE RAT NOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18 Depreciated Cost of Improvement "As-is" Value of Site Improvement INDICATED VALUE BY COST APP E (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s) [] Iy is an attached dwelling unit. Total number of units sold Data source(s)	O IS TYPICAL F IRS. 1,630 Sq.Rt. @ \$ 0 Sq.Rt. @ \$ 380 Sq.Rt. @ \$ Functional 1,512 Is Is Is In Company In C	240.00 85.00 External	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000 856,988
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) AQ Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT F PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units rented Was the project created by the conversion of existing building(s) into a PUD? Does the project contain any multi-dwelling units? Yes No Data Source(s)	A, LAND/VALUE RATNOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18: Depreciated Cost of Improvement "AS-is" Value of Site Improvement INDICATED VALUE BY COST APP E (not required by Fannie Mae) O = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s)	O IS TYPICAL F IRS. 1,630 Sq.Rt. @ \$ 0 Sq.Rt. @ \$ 380 Sq.Rt. @ \$ Functional 1,512 Is Is Is In Company In C	240.00 85.00 External	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000 856,988
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 40 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT F PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units control elements, and recreation facilities complete? No Data Source(s) Are the units, common elements, and recreation facilities complete?	I, LAND/VALUE RATNOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18* Depreciated Cost of Improvement "As-is" Value of Site Improvement "INDICATED VALUE BY COST APP E (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDs (if applicable) No Unit type(s) [y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversi	O IS TYPICAL F IRS.	240.00 85.00 External	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000 856,988
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK. SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 40 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT F PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units Total number of units rented Total number of units rented Total number of units rented Total number of units cented T	A, LAND/VALUE RATNOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18: Depreciated Cost of Improvement "AS-is" Value of Site Improvement INDICATED VALUE BY COST APP E (not required by Fannie Mae) O = \$ REQUIRED IFOR PUDS (if applicable) No Unit type(s)	O IS TYPICAL F IRS.	240.00 85.00 External	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000 856,988
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL AND SWIFT COST HANDBOOK, SEE ATTACHED SKETCH USING THE ABSTRACTION METHOD. ESTIMATED REMAINING ECOI ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL AND SWIFT Quality rating from cost service AVG Effective date of cost data 03/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) COST ESTIMATES WERE TAKEN FROM THE MARSHALL AND SWIFT COST HANDBOOK. LAND/VALUE RATIO IS TYPICAL FOR THE AREA AND SHOULD NOT AFFECT THE SUBJECT PROPERTIES MARKETABILITY OR VALUE. THE LAND TO VALUE RATIO IS TYPICAL FOR THE SUBJECT PROPERTIES MARKET AREA. Estimated Remaining Economic Life (HUD and VA only) 40 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) NOT F PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units for sale Was the project contain any multi-dwelling units? Yes No Does the project contain any multi-dwelling units? Yes No	I, LAND/VALUE RATNOMIC LIFE - 40 YEA OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 18* Depreciated Cost of Improvement "As-is" Value of Site Improvement "INDICATED VALUE BY COST APP E (not required by Fannie Mae) 0 = \$ REQUIRED IFOR PUDs (if applicable) No Unit type(s) [y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversi	O IS TYPICAL F IRS.	240.00 85.00 External	= \$ = \$	575,000 391,200 32,300 423,500 181,512) 241,988 40,000 856,988

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

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

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

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

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

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

DEFINITION OF MARKET VALUE:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by under 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: to the following assumptions and limiting conditions:

The appraiser's certification in this report is subject

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied. reparding 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 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 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.

Loan#58488 File # 2409025C

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees

- 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.

Loan#58488 File # 2409025C

20. I identified the lender/client in this appraisal report who is ordered and will receive this appraisal report.	the individual, organization, or agent for the organization that
	oort to: the borrower; another lender at the request of the ortgage insurers; government sponsored enterprises; other services; professional appraisal organizations; any department, the District of Columbia, or other jurisdictions; without having to consent. Such consent must be obtained before this appraisal ding, but not limited to, the public through advertising, public
22. I am aware that any disclosure or distribution of this appra laws and regulations. Further, I am also subject to the provis that pertain to disclosure or distribution by me.	
23. The borrower, another lender at the request of the borrower insurers, government sponsored enterprises, and other secondary of any mortgage finance transaction that involves any one or metabolic contents.	er, the mortgagee or its successors and assigns, mortgage market participants may rely on this appraisal report as part ore of these parties.
defined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sig	record" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this nature, the appraisal report shall be as effective, enforceable and livered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in criminal penalties including, but not limited to, fine or imprison Code, Section 1001, et seq., or similar state laws.	
SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisor	ry Appraiser certifies and agrees that:
I directly supervised the appraiser for this appraisal assignment analysis, opinions, statements, conclusions, and the appraiser	
I accept full responsibility for the contents of this appraisal statements, conclusions, and the appraiser's certification.	report including, but not limited to, the appraiser's analysis, opinions,
3. The appraiser identified in this appraisal report is either a stappraisal firm), is qualified to perform this appraisal, and is according to the control of the control	ub-contractor or an employee of the supervisory appraiser (or the eptable to perform this appraisal under the applicable state law.
 This appraisal report complies with the Uniform Standards promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal
defined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign:	cord" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this ature, the appraisal report shall be as effective, enforceable and livered containing my original hand written signature.
APPRAISER Robert P Chamben	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Robert P Gharibeh Company Name West Coast Appraisals (310) 560-2170	Name Company Name
Company Address West Coast Appraisals (310) 560-2170 8400 Alverstone Ave	Company Address
Los Angeles, CA 90045	
Telephone Number (310) 560-2170	Telephone Number
Email Address rgharibeh@msn.com Date of Signature and Report 09/22/2024	Email Address Date of Signature
Effective Date of Appraisal 09/21/2024	State Certification #
State Certification #	or State License #
or State License # AL034184	State
or Other (describe) State # State #	Expiration Date of Certification or License
State CA Expiration Date of Certification or License 05/27/2026	SUBJECT PROPERTY
ADDDESS OF DESCRIPTIVADDD MOTE	Did not inspect exterior of subject property
ADDRESS OF PROPERTY APPRAISED 14261 Gager St	— · · · · · · · · · · · · · · · · · · ·
Arleta, CA 91331	Did inspect exterior of subject property from street
APPRAISED VALUE OF SUBJECT PROPERTY \$ 855,000	Did inspect exterior of subject property from street Date of Inspection
LENDER/CLIENT	Date of Inspection
Name CLEAR CAPITAL	Date of Inspection
Company Name Wedgewood Inc	Date of Inspection COMPARABLE SALES Did not inspect exterior of comparable sales from street Did inspect exterior of comparable sales from street
	Date of Inspection COMPARABLE SALES Did not inspect exterior of comparable sales from street

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

Form 2055UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Fannie Mae Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report

Loan#58488 File # 2409025C

FEATURE		SUBJECT	ſ		CO	MPARAB	LE SALE #	4		COI	MPARABL	E SALE # 5		COI	MPARABL	E SALE #	6
				0024					0000			<u> </u>	+				<u> </u>
11201 Odgor Ot					Woo					Arleta							
Arleta, CA 91331					a, CA 		l			ta, CA							
Proximity to Subject	•			0.56	miles	NE	I e		υ.68	miles		e -				e	
Sale Price	\$						\$	825,000	•			\$ 850,00				\$	
Sale Price/Gross Liv. Area	\$		sq.ft.	\$	617.9	8 sq.ft.			\$	589.46	6 sq.ft.		\$		sq.ft.		
Data Source(s)				THEN	ILS#P\	N2415	3017MR;[ом 10	THE	MLS#SF	R241478	814MR;DOM 9					
Verification Source(s)				PAR	CELC	QUES	T / AGE	NT	PAR	CELC	UEST	T / D# 569425					
VALUE ADJUSTMENTS		DESCRIPTI	ON		ESCRIPTI			Adjustment		DESCRIPTION		+(-) \$ Adjustment	1	DESCRIPTION	ON	+(-) \$ Ac	djustment
Sales or Financing				ArmL	th				Arm	l th							
Concessions				Conv					Con								
Date of Sale/Time						104					10.4		+				
Location					24;c08	1/24				24;c08	/24	:	_				
*****	N;R			A;Bs				+35,000				+35,00)				
Leasehold/Fee Simple		SIMP	LE		SIMP	LE				SIMPL	LE		_				
Site	6,08	31 sf		5,975	5 sf		<u></u>	0	6,85	1 sf		-6,16)				
View	N;R	les;		N;Re	 s;				N;Re	es;							
Design (Style)		1;Bunga	alow		Bunga	alow				;Bunga	alow						
Quality of Construction	Q4	,_ 190		Q4	90				Q4	,90							
Actual Age	71			69				^	76								
Condition								0					J				
	C3	T	T = ::	C3		T = -			C3				+-				
Above Grade	Total	_	Baths	Total	Bdrms.	Baths		-25,000	Total	Bdrms.	Baths		Total	Bdrms.	Baths		
Room Count	8	3	2.0	8	4	2.0		0	5	3	2.0)				
Gross Living Area		1,630	o sq.ft.		1,33	5 sq.ft.		+22,125		1,442	sq.ft.	+14,10	כו		sq.ft.		
Basement & Finished	0sf	,		0sf				,	0sf			,					
Rooms Below Grade																	
Functional Utility	Δ۱/Ε	ERAGE	•	INIEE	RIOR		1	+15,000	Δ\/⊏	RACE							
Heating/Cooling								+ 10,000					1				
• •		J/CENT			CENT		-			/CENT			-				
Energy Efficient Items		NE NO	ΙED		E NO	ΙED				NE NO.	IED		_				
Garage/Carport		2dw		2ga2					1dw			+20,00	ו				
Porch/Patio/Deck	POF	RCH/P	ATIO	POR	CH/P	ATIO			POF	RCH/PA	ATIO						
FIREPLACES	1 FI	REPLA	ACE	1 FIF	REPL/	\CE			NON	NE		+3,50	0				
ADDITIONAL	100			POO				-30,000				-60,00					
		•						, , , , , ,				55,50	1				
Net Adjustment (Total)				X	+ [٦.	\$	17,125	<u> </u>	+ [٦.	\$ 6,44	1 -	7 + [٦.	\$	
Adjusted Sale Price				Net Adj.	. l	2.1 %	l'	17,125	Net Adj		_	0,44	Net Ad		<u></u> %		
· ·					di	2.1 /º	e	0.45			0.8 %	e				e	
of Comparables	ual-	Aba	da a · ·	Gross A		15.4 %		842,125			16.3 %		J ^{uluss} /	nuj.	%	\$	
Report the results of the research and anal	ysis of	ine prior sa			y of the s	ubject pri								1	0.5		
ITEM			SI	UBJECT			COI	MPARABLE SAL	± #	4		COMPARABLE SALE #	5		COMPAR	RABLE SALE #	6
Date of Prior Sale/Transfer	7	10/05/	2021			T											
Price of Prior Sale/Transfer		\$765,0															
Data Source(s)				ARCF	EL OI	IEST	THEMI	S / PARCI	EL O	UEST	THEM	ILS / PARCEL C	UEST	-			
Effective Date of Data Source(s)		09/10/			_ &0		09/10/20				09/10/						
Analysis of prior sale or transfer history of				nparable	sales		55, 10,21	V <u>-</u> -			55/10/			1			
, sie er prior eare of transfer filetory of	000	-,501 1101101	., 001		-2.00												
Analysis/Comments																	
* * * * * * * * * * * * * * * * * * * *																	
<u> </u>																	

Loan#58488 File No. 2409025C

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

03

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

Ω4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

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

UAD Version 9/2011 (Updated 1/2014)

Market Conditions Addendum to the Appraisal Report

Loan#58488 2409025C

neighborhood. This is a required addendum for all appraisal reports	=		enus anu conun	ons prevalent in the subject						
Property Address 14261 Gager St		·	y Arleta		S	tate CA	7	ZIP Code 913	31	
Borrower Neighbor to Neighbor Homes LL	_C								-	
Instructions: The appraiser must use the information required on this	s form as the basis for his/her con	nclusions, and i	must provide sup	port for those conclusions, regardi	ng					
housing trends and overall market conditions as reported in the Neig	phborhood section of the appraisal	report form. TI	he appraiser mus	t fill in all the information to the ext	ent					
it is available and reliable and must provide analysis as indicated bel	low. If any required data is unavaila	able or is consi	idered unreliable,	the appraiser must provide an						
explanation. It is recognized that not all data sources will be able to $\boldsymbol{\mu}$	provide data for the shaded areas I	below; if it is av	vailable, however	, the appraiser must include the dat	a					
in the analysis. If data sources provide the required information as a	in average instead of the median, t	he appraiser sh	nould report the a	vailable figure and identify it as an						
average. Sales and listings must be properties that compete with the					he					
subject property. The appraiser must explain any anomalies in the da										
Inventory Analysis	Prior 7–12 Months	Prior 4-	-6 Months	Current – 3 Months	_		0	verall Trend	_	
Total # of Comparable Sales (Settled)	28		19	16	<u>X</u>		Щ	Stable	Щ	Declining
Absorption Rate (Total Sales/Months)	4.67		.33	5.33	X	Increasing	L	Stable	Щ	Declining
Total # of Comparable Active Listings	7		8	7	L	Declining	X	Stable	Щ	Increasing
Months of Housing Supply (Total Listings/Ab.Rate) Median Sale & List Price, DOM, Sale/List %	1.5 Prior 7–12 Months		-6 Months	1.3 Current – 3 Months	X	Declining	Щ	Stable Iverall Trend		Increasing
Median Comparable Sale Price						Increasing	П	Stable	П	Declining
Median Comparable Sales Days on Market	735,000		5,000	785,000	+	Declining	H	Stable	H	Increasing
Median Comparable List Price	11 750,000		<u>8</u> 7,475	10 799,900	X	-	H	Stable	H	Declining
Madian Composable Listings Davis on Madrat	750,000		13	799,900 8	H	Declining	¥	Stable	ዙ	Increasing
Median Sale Price as % of List Price	107		99	103	┢	Increasing		Stable	×	Declining
Median Sale Price as % of List Price Median Sale Price as % of List Price Seller-(developer, builder, etc.)paid financial assistance prevalent? Explain in detail the seller concessions trends for the past 12 month fees, options, etc.). SELLER CONCESSION WERE RANDOM AND DID NOT APPEAR	Yes	□ No	33	100	╆	Declining	X	Stable	Ħ	Increasing
Explain in detail the seller concessions trends for the past 12 month		sed from 3% to	5%, increasing u	ise of buydowns, closing costs, co	ndo	-	<u> </u>			
fees, options, etc.). SELLER CONCESSION	ONS ARE PREVALE	NT IN TH	IF SUBJE	CT PROPERTIES MA	RKF	TARFA	HO	WEVER T	HF	Υ
WERE RANDOM AND DID NOT APPEAR										-
MAKE THE PROPERTY OF THE PROPE										
МА										
Are foreclosure sales (REO sales) a factor in the market?	Yes 🔀 No	If yes, e	xplain (including	the trends in listings and sales of fo	reclos	ed properties).				
REO/BANK SALES ARE MINIMAL IN TH	E MARKET AREA AN	ND HAVE	LITTLE T	O NO AFFECT ON T	HE I	MARKET.				
Other death and the second sec										
Cite data sources for above information. THE	MLS									
Summarize the above information as support for your conclusions in	n the Neighborhood section of the	annraical ronne	t form If you us	any additional information such	20					
Summarize the above information as support for your conclusions in	-			-	as					
an analysis of pending sales and/or expired and withdrawn listings,	to formulate your conclusions, pro	ovide both an e	xplanation and su	ipport for your conclusions.		EASEDO	\/EI	D THE I A	et.	12
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, pro	ovide both an e	xplanation and su	ipport for your conclusions.		EASED O	VEI	R THE LA	ST	12
an analysis of pending sales and/or expired and withdrawn listings,	to formulate your conclusions, pro	ovide both an e	xplanation and su	ipport for your conclusions.		EASED O	VEI	R THE LA	ST	12
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, pro	ovide both an e	xplanation and su	ipport for your conclusions.		EASED O	VEI	R THE LA	ST	12
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, pro	ovide both an e	xplanation and su	ipport for your conclusions.		EASED O	VEI	R THE LA	ST	12
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, pro	ovide both an e	xplanation and su	ipport for your conclusions.		EASED O	VEI	R THE LA	ST	12
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, pro	ovide both an e	xplanation and su	ipport for your conclusions.		EASED O	VEI	R THE LA	ST	12
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP	to formulate your conclusions, pro	ovide both an e	xplanation and su	ipport for your conclusions.		EASED O	VEI	R THE LA	ST	12
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP MONTHS HOWEVER REMAINED STABI	to formulate your conclusions, pro PETING PROPERTIE LE OVER THE LAST	ovide both an e	xplanation and su	pport for your conclusions. TS MARKET AREA II	NCR	EASED O	VEI	R THE LA	ST	12
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP MONTHS HOWEVER REMAINED STABI	to formulate your conclusions, pro PETING PROPERTIE LE OVER THE LAST	ovide both an ed ES IN THE 6 MONT	xplanation and su	pport for your conclusions. TS MARKET AREA II	NCR	EASED O			ST	12
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMP MONTHS HOWEVER REMAINED STABI If the subject is a unit in a condominium or cooperative project, comp Subject Project Data	to formulate your conclusions, pro PETING PROPERTIE LE OVER THE LAST	ovide both an ed ES IN THE 6 MONT	xplanation and su	pport for your conclusions. TS MARKET AREA II	NCR			verall Trend	ST	
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STABI If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled)	to formulate your conclusions, pro PETING PROPERTIE LE OVER THE LAST	ovide both an ed ES IN THE 6 MONT	xplanation and su	pport for your conclusions. TS MARKET AREA II	NCR	Increasing		iverall Trend Stable	ST	Declining
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	to formulate your conclusions, pro PETING PROPERTIE LE OVER THE LAST	ovide both an ed ES IN THE 6 MONT	xplanation and su	pport for your conclusions. TS MARKET AREA II	NCR	Increasing Increasing		overall Trend Stable Stable	ST	Declining Declining
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	to formulate your conclusions, pro PETING PROPERTIE LE OVER THE LAST	ovide both an ed ES IN THE 6 MONT	xplanation and su	pport for your conclusions. TS MARKET AREA II	NCR	Increasing Increasing Declining		vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	to formulate your conclusions, pro PETING PROPERTIE LE OVER THE LAST Diete the following: Prior 7–12 Months	es IN THE	xplanation and st E SUBJEC HS.	pport for your conclusions. TS MARKET AREA II Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	overall Trend Stable Stable	ST	Declining Declining
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, pro PETING PROPERTIE LE OVER THE LAST	es IN THE	xplanation and st E SUBJEC HS.	pport for your conclusions. TS MARKET AREA II	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STABI If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE LE OVER THE LAST Diete the following: Prior 7–12 Months	es IN THE	xplanation and st E SUBJEC HS.	pport for your conclusions. TS MARKET AREA II Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STABI If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE LE OVER THE LAST Diete the following: Prior 7–12 Months	es IN THE	xplanation and st E SUBJEC HS.	pport for your conclusions. TS MARKET AREA II Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STABI If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE LE OVER THE LAST Diete the following: Prior 7–12 Months	es IN THE	xplanation and st E SUBJEC HS.	pport for your conclusions. TS MARKET AREA II Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STABI If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE LE OVER THE LAST Diete the following: Prior 7–12 Months	es IN THE	xplanation and st E SUBJEC HS.	pport for your conclusions. TS MARKET AREA II Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STABI If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE LE OVER THE LAST Diete the following: Prior 7–12 Months	es IN THE	xplanation and st E SUBJEC HS.	pport for your conclusions. TS MARKET AREA II Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STABI If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pro PETING PROPERTIE LE OVER THE LAST Diete the following: Prior 7–12 Months	es IN THE	xplanation and st E SUBJEC HS.	pport for your conclusions. TS MARKET AREA II Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, properties of the properties of the properties of the properties of the prior 7–12 Months Yes No	es IN THE	xplanation and st E SUBJEC HS.	pport for your conclusions. TS MARKET AREA II Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, properties of the properties of the properties of the properties of the prior 7–12 Months Yes No	es IN THE	xplanation and st E SUBJEC HS.	pport for your conclusions. TS MARKET AREA II Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, properties of the properties of the properties of the properties of the prior 7–12 Months Yes No	es IN THE	xplanation and st E SUBJEC HS.	pport for your conclusions. TS MARKET AREA II Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, properties of the properties of the properties of the properties of the prior 7–12 Months Yes No	es IN THE	xplanation and st E SUBJEC HS.	pport for your conclusions. TS MARKET AREA II Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, properties of the properties of the properties of the properties of the prior 7–12 Months Yes No	es IN THE	xplanation and st E SUBJEC HS.	pport for your conclusions. TS MARKET AREA II Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, properties of the properties of the properties of the properties of the prior 7–12 Months Yes No	es IN THE	xplanation and st E SUBJEC HS.	pport for your conclusions. TS MARKET AREA II Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, properties of the properties of the properties of the properties of the prior 7–12 Months Yes No	es IN THE	xplanation and st E SUBJEC HS.	pport for your conclusions. TS MARKET AREA II Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject	to formulate your conclusions, properties of the properties of the properties of the properties of the prior 7–12 Months Yes No	es IN THE	splanation and state SUBJEC HS. 6 Months dicate the numb	pport for your conclusions. TS MARKET AREA II Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject Signature	to formulate your conclusions, properties of the properties of the properties of the properties of the prior 7–12 Months Yes No	es IN THE	Signature	Project Na Current – 3 Months er of REO listings and explain the tr	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject Signature Appraiser Name Robert P Charibeh	to formulate your conclusions, properties of the	es IN THE	Signature Supervisory App	Project Na Current – 3 Months er of REO listings and explain the tr	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject Signature Robert P Gharibeh Robert P Gharibeh Company Name West Coast Appraisals (3	to formulate your conclusions, properties of the properties of the properties of the properties of the prior 7–12 Months Prior 7–12 Months Yes No unit and project.	Prior 4-	Signature Supervisory Ap Company Name	Project Na Current – 3 Months er of REO listings and explain the tr	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject Signature Appraiser Name Robert P Gharibeh Company Name West Coast Appraisals (3 Company Address 8400 Alverstone Ave, L	to formulate your conclusions, properties of the	Prior 4-	Signature Supervisory Apr Company Name Company Addre	Project Na Current – 3 Months Current – 3 Months Project Na Current – 3 Months Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	verall Trend Stable Stable Stable Stable Stable	ST	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, THE MEDIAN SALES PRICE FOR COMF MONTHS HOWEVER REMAINED STAB! If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject Signature Robert P Gharibeh Robert P Gharibeh Company Name West Coast Appraisals (3	to formulate your conclusions, properties of the properties of the properties of the properties of the prior 7–12 Months Prior 7–12 Months Yes No unit and project.	Prior 4-	Signature Supervisory Ap Company Name	Project Na Current – 3 Months Current – 3 Months Project Na Current – 3 Months Project Na Current – 3 Months	NCR	Increasing Increasing Declining Declining	0	vverall Trend Stable Stable Stable	ST	Declining Declining Increasing

Freddie Mac Form 71 March 2009

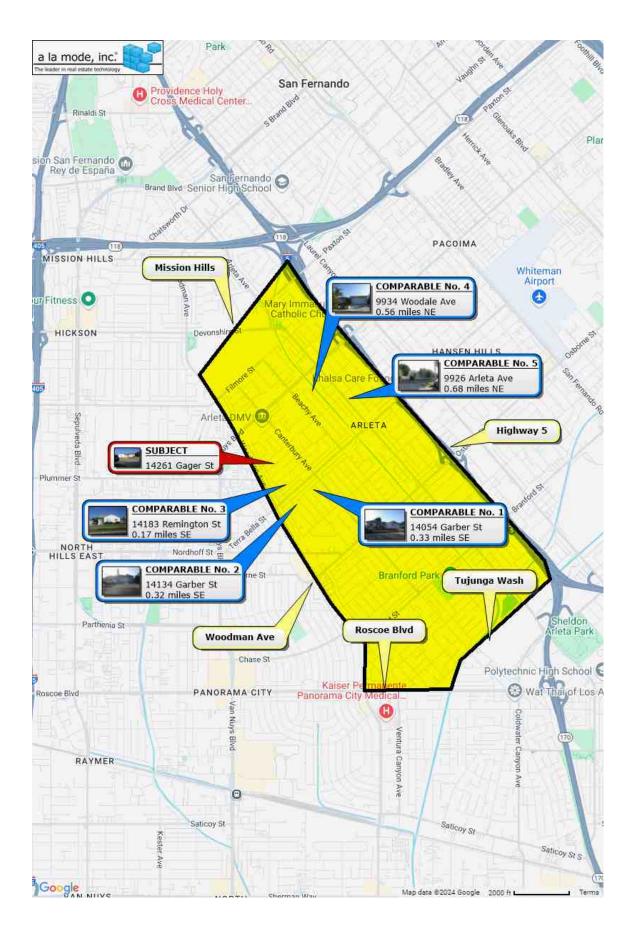
USPAP ADDENDUM

Loan#58488

_		FIIE NO. 2409025C
Borr	Neighbor to Neighbor Homes LLC	
Prop	perty Address 14261 Gager St	
City	Arleta County L	OS ANGELES State CA Zip Code 91331
Lenc		• · · · · · · · · · · · · · · · · · · ·
_	weagewood inc	
	This report was prepared under the following USPAP reporting option:	
	This work is a second to a sec	the HODAD Observationals Divide O. O.(a)
	Appraisal Report This report was prepared in accordance with	th USPAP Standards Rule 2-2(a).
	Restricted Appraisal Report This report was prepared in accordance with	th LISPAP Standards Rule 2-2(h)
	This report was prepared in accordance with	th bot At Standards fide 2-2(b).
L		
г		
	Reasonable Exposure Time	
	My opinion of a reasonable exposure time for the subject property at the market value stated in thi	s report is: 0-75
	A DEACONARI E EVROCURE TIME FOR THE CUR IFOT REORERS	
	A REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPER	I Y AT THE OPINION OF VALUE INDICATED IS ESTIMATED
	WITHIN 75 DAYS.	
_		<u> </u>
г		
	Additional Certifications	
	I certify that, to the best of my knowledge and belief:	
	I have NOT performed services, as an appraiser or in any other capacity, regarding the proper	erty that is the subject of this report within the
	three-year period immediately preceding acceptance of this assignment.	
	, , p	
	I HAVE performed services, as an appraiser or in another capacity, regarding the property that	at is the subject of this report within the three-vear
	period immediately preceding acceptance of this assignment. Those services are described	
	period infinediately preceding acceptance of this assignment. Those services are described	in the confinents below.
	- The statements of fact contained in this report are true and correct.	
	- The reported analyses, opinions, and conclusions are limited only by the reported assi	umntions and limiting conditions and are my personal impartial, and unbiased
		ampuono ana minang conductio ana are my percentar, imparatar, ana ambiacea
	professional analyses, opinions, and conclusions.	
	- Unless otherwise indicated, I have no present or prospective interest in the property th	at is the subject of this report and no personal interest with respect to the parties
	involved.	
	- I have no bias with respect to the property that is the subject of this report or the parti	ies involved with this assignment
		· · · · · · · · · · · · · · · · · · ·
	- My engagement in this assignment was not contingent upon developing or reporting p	
	 My compensation for completing this assignment is not contingent upon the development. 	nent or reporting of a predetermined value or direction in value that favors the cause of
	the client, the amount of the value opinion, the attainment of a stipulated result, or the oc	ccurrence of a subsequent event directly related to the intended use of this appraisal.
	- My analyses, opinions, and conclusions were developed, and this report has been pre	
		pareu, in comornity with the official standards of Professional Appraisal Practice that
	were in effect at the time this report was prepared.	
	- Unless otherwise indicated, I have made a personal inspection of the property that is	the subject of this report.
	- Unless otherwise indicated, no one provided significant real property appraisal assista	nce to the person(s) signing this certification (if there are exceptions, the name of each
	, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , ,
	individual providing significant real property appraisal assistance is stated elsewhere in the	nis report).
-		
	Additional Comments	
_		
,	APPRAISER:	SUPERVISORY APPRAISER: (only if required)
	N IX HA COLOR	
	K Man I V	
S	Signature:	Signature:
	Name: Robert P Gharibeh	Name:
0	Date Signed: 09/22/2024	Date Signed:
S	State Certification #:	State Certification #:
	or State License #: AL034184	or State License #:
S	State: CA	State:
Е	Expiration Date of Certification or License: 05/27/2026	Expiration Date of Certification or License:
	COLLIZED	Supervisory Appraiser Inspection of Subject Property:
-	<u>09/21/2024</u>	
		Did Not Exterior-only from Street Interior and Exterior

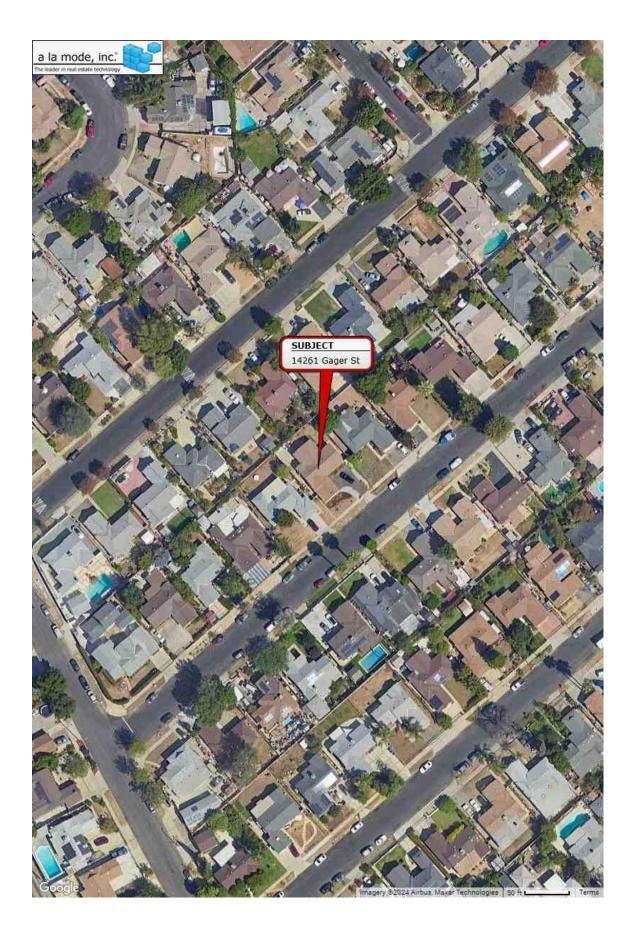
Location Map

Borrower	Neighbor to Neighbor Homes LLC								
Property Address	14261 Gager St								
City	Arleta	County	LOS ANGELES	Sta	ite	CA	Zip Code	91331	
Lender/Client	Wedgewood Inc								



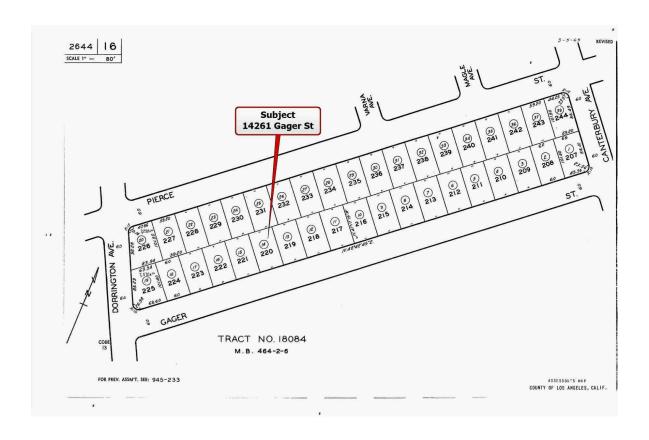
Aerial Map

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	14261 Gager St							
City	Arleta	County	LOS ANGELES	State	CA	Zip Code	91331	
Lender/Client	Wedgewood Inc							



Plat Map

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	14261 Gager St							
City	Arleta	County	LOS ANGELES	State	CA	Zip Code	91331	
Lender/Client	Wedgewood Inc							



Property Profile

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	14261 Gager St							
City	Arleta	County	LOS ANGELES	State	CA	Zip Code	91331	
Lender/Client	Wedgewood Inc							

0	PARCELQUEST
-	- 6PFR81NE

County Last Updated: 09/10/2024

Property Location

91331-Address: 14261 GAGER ST City: ARLETA 5341

Single Family County: Los Angeles APN#: 2644-016-014 Use Code: Residence Tract: 18084 Census Tract: 1192.01 Zone: LAR1

Map Page/Grid: 502/ A6 Legal Desc: TR=18084 LOT 220

Total Assessed Value: 795,905 Tax Amount: 9,646.39

Percent 0.27 Tax Year / 2023 / 2024 Assessor Year:

Current Owner Information

Current Owner: MKRTCHYAN, ARMAN Owner Address: 14261 GAGER ST

City, State, Zip: ARLETA, CA, 91331-5341 Owner Occupied: Yes

Last Transaction: 10/05/2021 Deed Type: quitclaim/deed of trust

> Amount: 765,000 Document: 0000509796

Last Sale Information

UPRIGHT REAL ESTATE Transferred From: Seller Address: INVESTING LLC

Recording / Sale Date: 10/05/2021 / 09/30/2021 Prior Recording / Sale Date: 06/02/2021 / 05/11/2021

Most Recent Sale Prior Sale Price: 611,000 765,000 Price:

Prior Document 0000871603 Document Number: 0000509796

Document Type: grant deed/deed of trust

Prior Document grant deed/deed of trust

Lender Information

Lender: ROCKET MORTGAGE LLC Full/Partial: C

Loan Amount / 2nd 722,000 / 0 Loan Type: conventional

Physical Information

Lot Size Sqft / 6,081 / Building Area: 1,630 # of Bedrooms: 3 Acreage: 0.14

Additional: 0 # of Bathrooms: 2.00 Year Built / Effective: 1953 / 0 Garage: 0 # of Stories: 1 Heating: Floor/Wall

First Floor: 0 Total Rooms: 8 Cooling: Second Floor: 0 # of Units: 0 Roof Type: Third Floor: 0 Garage/Carport: Garage Construction/Quality: / 0 Basement Finished: 0 **Building Shape:** Fireplaces: 0

Basement 0 Pool/Spa: View: Unfinished:

©2024 Copyright All Rights Reserved. ParcelQuest www.parceiquestappraise.com

Appraiser License

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	14261 Gager St							
City	Arleta	County	LOS ANGELES	State	CA	Zip Code	91331	
Lender/Client	Wedgewood Inc							



E&O Insurance

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	14261 Gager St							
City	Arleta	County	LOS ANGELES	State	CA	Zip Code	91331	
Lender/Client	Wedgewood Inc							

Accelerant National Insurance Company

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

REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

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

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL107979-00 Renewal of: New

1. Named Insured: Robert Gharibeh

 Address: 8400 Alverstone Ave Los Angeles, CA 90045

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

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

 4. Limit of Liability:
 Each Claim
 Policy Aggregate

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

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

5. Deductible (Inclusive of Claims Expenses):

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

6. Policy Premium: \$ 668

7. Retroactive Date: January 27, 2008

8. Notice to Company: Notice of a Claim or Potential Claim should be sent to:

OREP Insurance Services: info@orep.org 6353 El Cajon Blvd, Suite 124-605 San Diego, CA 92115

9. Program Administrator: OREP Insurance Services, LLC - appraisers@orep.org

10. Forms and Endorsements Attached at Policy Inception: See Schedule of Forms

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

Date: January 23, 2024 By: Authorized Representative

N DEC 40000 04 22 Page 1 of 1

Supplemental Addendum

File	No.	24	nai	025	C

						2 1000		
Borrower	Neighbor to Neighbor Homes LLC							
Property Address	14261 Gager St							
City	Arleta	County	LOS ANGELES	State	CA	Zip Code	91331	
Lender/Client	Wedgewood Inc							

SUPPLEMENTAL ADDENDUM

NEIGHBORHOOD AND SITE COMMENTS:

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

SITE COMMENTS:

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

SALES COMPARISON COMMENTS:

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

GENERAL ADJUSTMENTS HAVE BEEN MADE FOR LOCATION, LOT SIZE, CONDITION, SQUARE FOOTAGE, BEDROOM COUNT, AIR CONDITIONING, GARAGE, POOL, FUNCTIONAL UTILITY, FIREPLACE AND ADU. ALL ADJUSTMENTS ARE CONSIDERED TYPICAL FOR THE MARKET REACTION WITHIN THE SUBJECTS MARKET AREA

LOT SIZE ADJUSTMENTS WERE MADE FOR DIFFERENCES GREATER THAN 500 SQUARE FEET AT \$8.00 A SQUARE FOOT, NO ADJUSTMENT WAS MADE FOR DIFFERENCES LESS THAN 500 SQUARE FEET SINCE THE APPRAISER WAS UNABLE TO DETERMINE A MARKET REACTION FOR LESS THAN 500 SQUARE FEET. LOT SIZE ADJUSTMENTS WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

A LOCATION ADJUSTMENT (\$35,000.00) WAS MADE TO COMPARABLES NUMBER FOUR AND FIVE SINCE THESE COMPARABLES ARE LOCATED ON BUSY FEEDER STREETS AND HAVE AN INCREASE IN TRAFFIC AND NOISE. LOCATION ADJUSTMENTS WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

CONDITION ADJUSTMENTS WERE MADE BASED ON THE MLS NOTES, MLS PHOTOS AND AN EXTERIOR

INSPECTION OF THE COMPARABLES. A LARGER ADJUSTMENT (\$55,000.00) WAS MADE TO COMPARABLE NUMBER THREE SINCE THIS COMPARABLE IS MOSTLY ORIGINAL AND IN NEED OF UPDATING. CONDITION ADJUSTMENTS WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

BEDROOM ADJUSTMENTS (\$25,000.00) WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

SQUARE FOOTAGE ADJUSTMENTS WERE MADE FOR DIFFERENCES GREATER THAN 50 SQUARE FEET AT \$75.00 A SQUARE FOOT. SQUARE FOOTAGE ADJUSTMENTS WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

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

AIR CONDITION ADJUSTMENTS (\$5,000.00) WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

GARAGE ADJUSTMENTS (\$10,000.00 EACH CAR) WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

POOL ADJUSTMENTS (\$30,000) WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE

SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

FIREPLACE ADJUSTMENTS (\$3,500.00) WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

ADU ADJUSTMENTS (\$60,000.00) WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE

ADU ADJUSTIMENTS (\$00,000.00) WERE MADE BASED ON A PAIRED SALES ANALYSIS WITHIN THE
SUBJECTS MARKET AREA AND CONSIDERED TYPICAL FOR THE MARKET AREA.

A FUNCTIONAL UTILITY ADJUSTMENT (\$15,000.00) WAS MADE TO COMPARABLE NUMBER FOUR SINCE
THIS COMPARABLE HAS A BEDROOM AND BATHROOM THAT IS SEALED OFF FROM THE REST OF THE HOME AND
USED AS A BONUS ROOM. THIS COMPARABLE WOULD NEED SOME WORK TO COMBINE THE BEDROOM AND
BATHROOM THAT IS NOW SEPARATED FROM THE REST OF THE HOME.

NO MARKETING TIME ADJUSTMENT WAS MADE SINCE THE SUBJECTS MARKET AREA INCREASED

OVER THE LAST 12 MONTHS HOWEVER REMAINED STABLE OVER THE LAST 6 MONTHS. ALL OF THE COMPARABLES USED IN THIS REPORT ARE WITHIN THE LAST 6 MONTHS AND REPRESENT CURRENT MARKET CONDITIONS

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

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

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

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

Sunnlemental Addendum

Supple			ıl Addendum		Fi	ile No. 240902	25C	
Borrower	Neighbor to Neighbor Homes LLC							
Property Address	14261 Gager St							
City	Arleta	County	LOS ANGELES	State	CA	Zip Code	91331	
Lender/Client	Wedgewood Inc							

FINAL RECONCILIATION COMMENTS:

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

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

MORE WEIGHT AND CONSIDERATION WAS GIVEN TO COMPARABLES NUMBER ONE AND TWO SINCE THEY ARE THE MOST SIMILAR CLOSED COMPETING SALES WITH THE LEAST AMOUNT OF ADJUSTMENTS. SLIGHTLY LESS WEIGHT AND CONSIDERATION WAS GIVEN TO COMPARABLES NUMBER THREE, FOUR AND FIVE SINCE THEY ARE THE NEXT MOST SIMILAR CLOSED COMPETING SALES.

ADDITIONAL COMMENTS:

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

URAR: Neighborhood - Market Conditions

GENERAL MARKET CONDITIONS ARE TYPICAL WITH RECENTLY RISING RATES. SELLER FINANCING AND CONCESSIONS HAVE LITTLE OR NO EFFECT ON SALES PRICE. CURRENT LISTINGS ARE AVAILABLE IN THE IMMEDIATE AREA AND MARKETING TIME APPEARS TO BE WITHIN 3 MONTHS. THERE WERE 90 SALES IN THE SUBJECT PROPERTIES MARKET AREA OVER THE LAST 12 MONTHS. THE MEDIAN DAYS ON MARKET FOR THE 90 SALES WAS 11 DAYS.

Subject Photo Page

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	14261 Gager St							
City	Arleta	County	LOS ANGELES	State	CA	Zip Code	91331	
Lender/Client	Wedgewood Inc							



Subject Front

14261 Gager St Sales Price

Gross Living Area 1,630 Total Rooms 8 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; View N;Res; Site 6,081 sf Quality Q4 71 Age



Street Scene



Street Scene Other Direction

Comparable Photo Page

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	14261 Gager St							
City	Arleta	County	LOS ANGELES	State	CA	Zip Code	91331	
Lender/Client	Wedgewood Inc							



Comparable 1

14054 Garber St

Prox. to Subject 0.33 miles SE 880,000 Sale Price Gross Living Area 1,732 Total Rooms 10 Total Bedrooms 4 Total Bathrooms 2.0 Location N;Res; View N;Res; 7,009 sf Site Q4 Quality Age 72



Comparable 2

14134 Garber St

Prox. to Subject 0.32 miles SE Sale Price 925,000 Gross Living Area 1,630 Total Rooms 10 Total Bedrooms 4 Total Bathrooms 2.0 Location N;Res; N;Res; View Site 6,986 sf Quality Q4 Age 72



Comparable 3

14183 Remington St

Prox. to Subject 0.17 miles SE Sale Price 808,000 Gross Living Area 1,317 Total Rooms 7 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; N;Res; View Site 7,622 sf Quality Q4 Age 73

Comparable Photo Page

Borrower	Neighbor to Neighbor Homes LLC							
Property Address	14261 Gager St							
City	Arleta	County	LOS ANGELES	Stat	CA	Zip Code	91331	
Lender/Client	Wedgewood Inc							



Comparable 4

9934 Woodale Ave

Prox. to Subject 0.56 miles NE 825,000 Sale Price 1,335 Gross Living Area Total Rooms 8 Total Bedrooms 4 Total Bathrooms 2.0 Location A;BsyRd; View N;Res; 5,975 sf Site Q4 Quality Age 69



Comparable 5

9926 Arleta Ave

Prox. to Subject 0.68 miles NE Sale Price 850,000 Gross Living Area 1,442 Total Rooms 5 Total Bedrooms 3 Total Bathrooms 2.0 Location A;BsyRd; View N;Res; Site 6,851 sf Quality Q4 Age 76

Comparable 6

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