

APPRAISAL OF REAL PROPERTY



LOCATED AT

11489 W Bear Creek Dr
Lakewood, CO 80227
See attached addenda.

FOR

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

OPINION OF VALUE

1,694,000

AS OF

09/28/2024

BY

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Borrower/Client	Neighbor to Neighbor Homes LLC	File No.	36005139
Property Address	11489 W Bear Creek Dr		
City	Lakewood	County	Jefferson
		State	CO
		Zip Code	80227
Lender	Wedgewood Inc		

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Exterior-Only Inspection Residential Appraisal Report

58522
File # 36005139

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

SUBJECT

Property Address 11489 W Bear Creek Dr City Lakewood State CO Zip Code 80227
 Borrower Neighbor to Neighbor Homes LLC Owner of Public Record Macquire James W County Jefferson
 Legal Description See attached addenda.
 Assessor's Parcel # 49-333-99-002 Tax Year 2023 R.E. Taxes \$ 11,946
 Neighborhood Name Bear Creek Ranchettes Map Reference 19740 Census Tract 0117.31
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Market Value
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). The subject was not listed on the MLS or marketed through broker or realtor companies in the area.

CONTRACT

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

NEIGHBORHOOD

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %			
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	69 %	
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	510	Low	0	Multi-Family	0 %
Neighborhood Boundaries	North: S Swadley St, South: Us Hwy 285, East: S Kipling Pkwy, West: Kumpfmiller Dr.						2,150	High	63	Commercial	1 %	
							897	Pred.	27	Other	30 %	

Neighborhood Description The appraiser determined the neighborhood of the property in accordance with economic, environmental, historical, social, and political factors. The subject's neighborhood consists of mostly similar properties of similar use that conform to the broader neighborhood construction trends.
 Market Conditions (including support for the above conclusions) See the Summary in the Market Conditions Addendum.

SITE

Dimensions 169x121x168x26x168x304 Area 1.34 ac Shape Irregular View N;Glfw;Res
 Specific Zoning Classification A-2 Zoning Description Agricultural - Two
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe See addendum.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map # 08059C0294F	FEMA Map Date	02/05/2014

 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 There are no known adverse easements or encroachments noted. No survey was available at the time of the appraisal.

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) Data Source for Gross Living Area Public Records

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 3	<input type="checkbox"/> None
# of Stories 1	<input checked="" type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 8
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Deck	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucc/Stn/Avg	Fuel Gas	<input checked="" type="checkbox"/> Porch Porch	<input checked="" type="checkbox"/> Garage # of Cars 5
Design (Style) Custom	Roof Surface Tile/Avg	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1961	Gutters & Downspouts Alm/Avg	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wd/Mtl/Avg	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 19	Window Type Plst/Avg	<input checked="" type="checkbox"/> Other None	<input checked="" type="checkbox"/> Other Barn	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	Other (describe)		

Finished area above grade contains: 8 Rooms 3 Bedrooms 3.0 Bath(s) 2,884 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) Standard.

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;This appraisal is being performed under the extraordinary assumption that the interior of the subject property is in at least average condition for its age, and is in condition as good or better than the sale comparables used in this appraisal if adjustments for the condition are not made. The appraiser did not inspect the interior, so if this is not the case, the value could be substantially lower than estimated, and the appraiser will be held harmless due to this disclaimer.
 Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No
 If Yes, describe.
 An exterior inspection was performed on the subject property and from the street, there were no adverse conditions or physical deficiencies noted.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.

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File # 36005139

There are **4** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **1,150,000** to \$ **1,800,000**
 There are **18** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **510,000** to \$ **2,150,000**

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	11489 W Bear Creek Dr Lakewood, CO 80227	11591 W Hampden Pl Lakewood, CO 80227			11069 W Bear Creek Dr Lakewood, CO 80227			10610 W Iliff Ave Lakewood, CO 80227		
Proximity to Subject		0.14 miles SW			0.16 miles E			1.45 miles NE		
Sale Price	\$	\$ 1,706,000			\$ 1,700,000			\$ 1,360,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 520.12 sq.ft.			\$ 437.02 sq.ft.			\$ 601.77 sq.ft.		
Data Source(s)		RecMLS# 8693597;DOM 126			RecMLS# 4351774;DOM 90			RecMLS# 9690921;DOM 73		
Verification Source(s)		RecoloradoMLS/Assessor			RecoloradoMLS/Assessor			RecoloradoMLS/Assessor		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Cash;0			ArmLth Conv;5227	-5,227		ArmLth Conv;0		
Date of Sale/Time		s05/24;c03/24			s07/23;c06/23			s02/24;c01/24		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	1.34 ac	1.17 ac		+31,110	1.08 ac		+47,580	39204 sf		+80,520
View	N;Glfrw;Res	N;Res;		0	N;Glfrw;Res			N;Res;		0
Design (Style)	DT1;Custom	DT2;Custom		0	DT2;Custom		0	DT1;Custom		
Quality of Construction	Q3	Q3			Q3			Q3		
Actual Age	63	18		0	57		0	3		0
Condition	C3	C3			C3			C3		-68,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	8 3 3.0	9 4 3.1		-5,000	9 4 3.2		-10,000	7 3 2.1		+5,000
Gross Living Area	2,884 sq.ft.	3,280 sq.ft.		-40,788	3,890 sq.ft.		-103,618	2,260 sq.ft.		+64,272
Basement & Finished Rooms Below Grade	2502sf2502sf1r2br1.1ba1o	1294sf0sf1r2br1.1ba1o		+21,744	1246sf1246sfwo1r1br1.0ba0o		+22,608	2265sf1700sfwo1r2br1.0ba1o		+4,266
Functional Utility	Adequate	Adequate			Adequate			Adequate		
Heating/Cooling	FWA/Evap	FWA/CAC		0	FWA/Evap			RAD/None		0
Energy Efficient Items	None	None			None			None		
Garage/Carport	5ga8dw	3ga9dw		+20,000	4gbi4dw		+10,000	2ga4dw		+30,000
Porch/Patio/Deck	Porch/Deck	Prch/Patio/Deck		0	Porch/Deck			Deck/Patio		0
Fireplace	3 Fireplaces	2 Fireplaces		0	2 Fireplaces		0	2 Fireplace		0
Other	Barn	Barn			None		0	Barn		
SP/LP%	N/A	N/A			N/A			N/A		
Net Adjustment (Total)		☒ + ☐ -		\$ 122,142	☒ + ☐ -		\$ 9,071	☒ + ☐ -		\$ 146,534
Adjusted Sale Price of Comparables		Net Adj. 7.2 % Gross Adj. 12.5 %		\$ 1,828,142	Net Adj. 0.5 % Gross Adj. 14.5 %		\$ 1,709,071	Net Adj. 10.8 % Gross Adj. 20.8 %		\$ 1,506,534

SALES COMPARISON APPROACH

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

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

Data Source(s) **RecoloradoMLS/Assessor**

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

Data Source(s) **RecoloradoMLS/Assessor**

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

ITEM	SUBJECT	COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	RecoloradoMLS/Assessor	RecoloradoMLS/Assessor			RecoloradoMLS/Assessor			RecoloradoMLS/Assessor		
Effective Date of Data Source(s)	09/28/2024	09/28/2024			09/28/2024			09/28/2024		

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has not been sold within 3 years prior to the effective date of this appraisal. As of the date of this report, the appraiser discovered no verifiable evidence that the comparables have been sold 1 year prior to the date of sale of the comparable sale.

Summary of Sales Comparison Approach See addendum.

Indicated Value by Sales Comparison Approach \$ **1,694,000**

Indicated Value by: Sales Comparison Approach \$ 1,694,000 Cost Approach (if developed) \$ 1,657,871 Income Approach (if developed) \$

See addendum.

RECONCILIATION

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. See addendum.

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **1,694,000**, as of **09/28/2024**, which is the date of inspection and the effective date of this appraisal.

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	FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
	Address	11489 W Bear Creek Dr Lakewood, CO 80227	3255 S Newcombe St Lakewood, CO 80227			3371 S Owens Ct Lakewood, CO 80227			3299 S Newcombe St Lakewood, CO 80227		
	Proximity to Subject		0.46 miles E			0.28 miles E			0.48 miles E		
	Sale Price	\$	\$ 2,150,000			\$ 1,375,000			\$ 1,600,000		
	Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 490.87 sq.ft.			\$ 492.30 sq.ft.			\$ 464.17 sq.ft.		
	Data Source(s)		RecMLS# 5040143;DOM 23			RecMLS# 9943907;DOM 40			RecMLS# 5804523;DOM 328		
	Verification Source(s)		RecoloradoMLS/Assessor			RecoloradoMLS/Assessor			RecoloradoMLS/Assessor		
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
	Sales or Financing		ArmLth			Listing			Listing		
	Concessions		Conv;2500	-2,500							
	Date of Sale/Time		s01/24;c01/24			c08/24			c08/24		
	Location	N;Res;	N;Res;			N;Res;			N;Res;		
	Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
	Site	1.34 ac	2.29 ac	-173,850		1.15 ac	+34,770		30015 sf	+119,124	
	View	N;Glfvw;Res	N;Res;	0		N;Res;	0		N;Res;	0	
	Design (Style)	DT1;Custom	DT1;Custom			DT1;Ranch	0		DT1;Custom		
	Quality of Construction	Q3	Q3			Q3			Q3		
	Actual Age	63	23	0		61	0		18	0	
	Condition	C3	C3			C3			C3		
	Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
	Room Count	8 3 3.0	8 3 3.1	-5,000		8 3 2.1	+5,000		8 3 2.1	+5,000	
	Gross Living Area	2,884 sq.ft.	4,380 sq.ft.	-154,088		2,793 sq.ft.	0		3,447 sq.ft.	-57,989	
	Basement & Finished Rooms Below Grade	2502sf2502sfin 1rr2br1.1ba1o	4380sf4380sfwo 3rr2br1.1ba1o	-33,804 -71,364		992sf744sfin 1rr0br0.1ba3o	+27,180 +66,804		2736sf2736sfin 1rr2br1.0ba1o	-4,212 -8,892	
	Functional Utility	Adequate	Adequate			Adequate			Adequate		
	Heating/Cooling	FWA/Evap	FWA/CAC	0		FWA/None	0		FWA/CAC	0	
	Energy Efficient Items	None	None			SP Owned	0		None		
	Garage/Carport	5ga8dw	5ga5dw	0		3gd3dw	+20,000		2ga10dw	+30,000	
	Porch/Patio/Deck	Porch/Deck	Prch/Patio/Deck	0		Patio	0		Prch/Patio/Deck	0	
	Fireplace	3 Fireplaces	3 Fireplaces			1 Fireplace			0 3 Fireplaces		
	Other	Barn	None	0		Horse Stable	0		Barn		
	SP/LP%	N/A	N/A			N/A			N/A		
	Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -440,606		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 153,754		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 83,031	
	Adjusted Sale Price of Comparables		Net Adj. 20.5 % Gross Adj. 20.5 %	\$ 1,709,394		Net Adj. 11.2 % Gross Adj. 11.2 %	\$ 1,528,754		Net Adj. 5.2 % Gross Adj. 14.1 %	\$ 1,683,031	
	Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
	ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6						
	Date of Prior Sale/Transfer										
	Price of Prior Sale/Transfer										
	Data Source(s)	RecoloradoMLS/Assessor	RecoloradoMLS/Assessor	RecoloradoMLS/Assessor	RecoloradoMLS/Assessor						
	Effective Date of Data Source(s)	09/28/2024	09/28/2024	09/28/2024	09/28/2024						
	Analysis of prior sale or transfer history of the subject property and comparable sales See page# 2.										
	Analysis/Comments Pending comparable listings have been added to show current market activity. The sale price to list price ratio for the subject's neighborhood is 99.02%.										

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See additional comments

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The land value was determined through the application of the Allocation Method. The land value in excess of 30% is considered common and does not have an adverse effect.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	800,000
Source of cost data Solomon Adjustment Calculator	DWELLING 2,884 Sq.Ft. @ \$ 326.77	=\$	942,405
Quality rating from cost service 4 Effective date of cost data 09/30/2024	Basement 2,502 Sq.Ft. @ \$ 72.84	=\$	182,246
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		=\$	
See attached addenda.	Garage/Carport 1,599 Sq.Ft. @ \$ 24.42	=\$	39,048
	Total Estimate of Cost-New	=\$	1,163,699
	Less Physical Functional External		
	Depreciation 315,828	= \$(315,828)
	Depreciated Cost of Improvements	=\$	847,871
	"As-is" Value of Site Improvements	=\$	10,000
Estimated Remaining Economic Life (HUD and VA only) 51 Years	INDICATED VALUE BY COST APPROACH	=\$	1,657,871

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ **X** Gross Rent Multiplier = \$ Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion

Does the project contain any multi-dwelling units? Yes No Data Source(s)

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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

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

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

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

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

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

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

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

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

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

Exterior-Only Inspection Residential Appraisal Report

58522
File # 36005139

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Exterior-Only Inspection Residential Appraisal Report

58522
File # 36005139

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

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

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

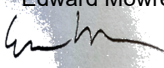
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one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

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER Edward Mowrer
Signature 
Name Edward Mowrer
Company Name Edgewater Appraisal LLC
Company Address 1640 Grant St, Suite 200
Denver, CO 80206
Telephone Number +1(720)-509-9231
Email Address mag.emowrer@gmail.com
Date of Signature and Report 09/30/2024
Effective Date of Appraisal 09/28/2024
State Certification # CR200003691
or State License # _____
or Other (describe) _____ State # _____
State CO
Expiration Date of Certification or License 12/31/2024

ADDRESS OF PROPERTY APPRAISED
11489 W Bear Creek Dr
Lakewood, CO 80227
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,694,000

LENDER/CLIENT
Name Clear Capital
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd Suite 100,
Redondo Beach, CA 90278
Email Address None

SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

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

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

Market Conditions Addendum to the Appraisal Report

58522
File No. 36005139

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

Property Address **11489 W Bear Creek Dr** City **Lakewood** State **CO** ZIP Code **80227**

Borrower **Neighbor to Neighbor Homes LLC**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	8	4	6	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.33	1.33	2.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	1	3	4	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.8	2.3	2.0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$1,037,500	\$692,500	\$1,012,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	6	10	21	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	\$1,600,000	\$1,600,000	\$1,487,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	328	116	43	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	112.16%	100.00%	99.02%	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **Seller concessions are typical for the market area and they range between 1-5%. The concessions are generally used for closing costs, and/or credits for repairs. The concessions appear to be normal and have remained relatively stable over time.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Based on available information, foreclosures do not appear prevalent in the subjects market area.

Cite data sources for above information. **MLS listings, public records, web resources, and real estate professionals.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The analysis of sales over the past twelve months, 1004MC form, current listing, and pending sales has revealed a stable market trend.

Absorption rate is consistent with the current market trends and housing supply as reflected in the 1004MC.

If the subject is a unit in a condominium or cooperative project, complete the following:

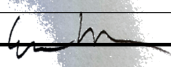
Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature



Signature

Appraiser Name **Edward Mowrer**

Supervisory Appraiser Name

Company Name **Edgewater Appraisal LLC**

Company Name

Company Address **1640 Grant St, Suite 200, Denver, CO 80206**

Company Address

State License/Certification # **CR200003691** State **CO**

State License/Certification # State

Email Address **mag.emowrer@gmail.com**

Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Market Description

File No. 36005139

Borrower/Client	Neighbor to Neighbor Homes LLC				
Property Address	11489 W Bear Creek Dr				
City	Lakewood	County	Jefferson	State	CO Zip Code 80227
Lender	Wedgewood Inc				

Colorado Real Estate Market Trends & Analysis

The **Colorado real estate market** is in rare company. Few state-wide markets (if any) have demonstrated a larger propensity for success than real estate in Colorado. If for nothing else, the entire state has remained at the forefront of the national housing market for the better part of a decade. That said, the Colorado housing market isn't without its own flaws. Not unlike everywhere else, inventory is in short supply. While increasing ever so slightly over the course of 2021, inventory is losing out to the speed at which homes are selling. As a result, prices have increased at an exponential pace over the last 12 months.

Therein lies the foundation of the Colorado real estate market: supply and demand. There aren't enough homes in the Colorado housing market to keep up with demand. In response to the competition, homeowners have increased their asking prices accordingly. As a result, real estate investors in Colorado have been forced to reevaluate their own exit strategies. Where flipping was once the area's preferred investment strategy, long-term strategies have become more prevalent. Due, in large part, to the new marketplace created in the wake of the pandemic, rental properties appear to be a more viable exit strategy, and investors are starting to take notice.

The Top Colorado Real Estate Markets

While the best real estate market in Colorado is up for debate, here's a list of the cities investors may want to pay special considerations to:

- **Aspen**
- **Aurora**
- **Boulder**
- **Colorado Springs**
- **Denver**
- **Fort Collins**
- **Pueblo**

Colorado Housing Market Overview

- **Median Home Value:** \$501,345
- **1-Year Appreciation Rate:** +19.1%
- **Median Home Value (1-Year Forecast):** +12.1%
- **Median Sales Price:** \$526,000 (+18.8% year over year)
- **New Listings:** 11,440 (-1.0% year over year)
- **Days On Market:** 22 (-46.3% year over year)
- **Inventory Of Active Listings:** 8,679 (-44.5% year over year)
- **Months Of Supply:** 1 (-54.5% year over year)
- **Median Rent:** \$1,612 (+14.2% year over year)
- **Price-To-Rent Ratio:** 25.91
- **Unemployment Rate:** 6.1% (latest estimate by the Bureau Of Labor Statistics)
- **Population:** 5,758,736 (latest estimate by the U.S. Census Bureau)
- **Median Household Income:** \$72,331 (latest estimate by the U.S. Census Bureau)

Market Description

File No. 36005139

Borrower/Client	Neighbor to Neighbor Homes LLC						
Property Address	11489 W Bear Creek Dr						
City	Lakewood	County	Jefferson	State	CO	Zip Code	80227
Lender	Wedgewood Inc						

Colorado Median Home Prices

The median home value in the Colorado real estate market is \$501,345. At its current price point, the state's median home value is higher than it's ever been. In fact, home values in Colorado have tested new highs each month in 2021, which begs the question: Is it a good time to buy real estate in Colorado? To formulate an answer, let's first look at how the local market got to where it is and where it's going.

On its path to historic highs, the Colorado real estate market has drafted off of tailwinds created by the pandemic. It's true: real estate in Colorado was already strong and appreciating quickly before the global emergency. However, the new marketplace created by COVID-19 has expedited the pace of appreciation.

For starters, Colorado's active listings are 44.5% lower than they were at this time last year. Not surprisingly, the pandemic has simultaneously forced many homeowners to take their listings off the market for fear of the virus and having to become buyers themselves. Today, Colorado only has about a month of inventory (down 54.5% from 2020), which has increased competition dramatically. In turn, the competition has enabled homeowners to increase their prices accordingly, to the tune of 19.1% over the last year.

It is worth pointing out that competition isn't merely the result of inventory shortages. In addition to there being fewer homes on the market, more people appear inclined to buy than in years past. At the very least, the Fed's decision to lower interest rates below three percent encouraged more people to participate in the market. More people with increased savings and the promise of lower borrowing costs catalyzed the market, and prices increased accordingly.

The latest price increases pose an important question: Is Colorado good for real estate investing? Simply put, the Colorado real estate market is a great place to invest, as long as you listen to what the market is saying. While prices are high, the lack of inventory suggests they still have room to run. In fact, home prices could rise as much as 12.1% in the next 12 months because of the previously discussed indicators. Prices may be high, but today could be a great time to invest, especially with interest rates as low as they are.

Colorado Median Rent Prices

Colorado's home prices impact the entire housing sector, and rental rates are subject to drastic changes in valuation. The last 12 months of home value increases have enabled landlords to increase their asking prices as well. If for nothing else, higher home values and a lack of listings prevent a large population of prospective buyers from participating in the market. As a result, a large contingent of people want to buy but can't, which lends itself to another issue: the same supply and demand crisis facing would-be buyers is impacting renters.

Since more people are priced out of the buying market, we see more renters than average competing over fewer available properties. Landlords have found themselves in a position of power in Colorado, and their asking prices reflect as much.

According to the latest data released by Apartment List, the median rent in Colorado has increased 14.2% in the last year and now sits around \$1,612. The latest increase in rents is almost in line with home values, albeit slightly lower. It may only be a matter of time until rents actually catch up to their value counterparts. Here's a better idea of what renters can expect to pay in the Colorado real estate market:

- **Studio:** \$1,213
- **1 Bedroom** \$1,345
- **2 Bedroom** \$1,595
- **3 Bedroom** \$1,916

Market Description

File No. 36005139

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- **4 Bedroom \$2,304**

Comparatively, the national average rent price is about \$1,219, or 32.2% lower than Colorado's. The difference is noticeable, and appreciation forecasts suggest the discrepancy will only grow for the foreseeable future. Therefore, now looks as good of a time as any for the Colorado real estate investing community to consider long-term investing strategies.

Colorado Foreclosure Trends & Statistics

According to ATTOM Data Solutions' Midyear 2021 U.S. Foreclosure Market Report, a total of 65,082 U.S. properties received a foreclosure filing (default notices, scheduled auctions, or bank repossessions) in the first six months of the year. "That figure is down 61 percent from the same time period a year ago and down 78 percent from the same time period two years ago," according to the report.

For what it's worth, the decline in foreclosures is the direct result of government intervention. Forbearance programs and government aid prevented many landlords from following through with evictions, and lenders weren't allowed to initiate foreclosure filings. Foreclosures in Colorado are no exception, as filings are down about 76.7% over the first six months of 2021 from the same point in the previous year. In all, Colorado saw a total of 334 properties file for foreclosure from January to June. At that rate, only 0.01% of the state's housing units are considered distressed. Consequently, Colorado has one of the lowest foreclosure rates in the country.

While the Colorado real estate market is expected to retain one of the lowest foreclosure rates in the country, it's safe to assume the number of distressed homeowners will increase soon. It is too early to tell just how many distressed homeowners will file for foreclosure once government aid expires, but investors should prepare for an influx. Real estate investors in Colorado should position themselves well now to aid distressed homeowners soon; doing so may simultaneously help those at risk of foreclosure and help investors land their next deal.

Tax Lien Investing

- **Tax Lien or Deed:** Tax Lien State
- **Interest Rate:** 9% (Plus Fed Rate) (rate is established by adding nine percentage points to the federal discount rate as of September 1, 2007, and rounding to the nearest full percent).
- **Redemption Period:** 3 years until foreclosure can be initiated (non-judicial); plus 120 days after foreclosure initiation. = 3 years, 4 months.3

Colorado Real Estate Investing

As discussed, the new market created by the Coronavirus has increased home values across the entire state of Colorado. As a result, real estate investors in Colorado have had to change the way they invest. That's not to say there aren't opportunities to flip homes, but rather that profit margins are growing thinner on a national level.

According to ATTOM Data Solutions' second-quarter 2021 U.S. Home Sales Report, "the typical single-family home and condo sale across the United States during the second quarter of 2021 generated a profit of \$94,500. That was up from \$90,000 in the first quarter of 2021 and \$60,572 in the second quarter of 2020."

There's no doubt that home prices are becoming more prohibitive to rehabbers with each passing month. That's why, in addition to rehabbing, many investors in Colorado are looking for long-term investments like rental properties.

Thanks to historically low interest rates, investors may help offset today's high acquisition costs. As recently as August, the average commitment rate on a 30-year fixed-rate loan was 2.84%.

Market Description

File No. 36005139

Borrower/Client	Neighbor to Neighbor Homes LLC						
Property Address	11489 W Bear Creek Dr						
City	Lakewood	County	Jefferson	State	CO	Zip Code	80227
Lender	Wedgewood Inc						

While up slightly year to date, today's rate is historically low and represents a great opportunity for Colorado investors to simultaneously increase cash flow and offset higher acquisition prices. At the very least, the less money rental property owners have to pay towards their mortgage each month, the more they can pocket from incoming rent.

In addition to lower borrowing costs, Colorado's price-to-rent ratio is 25.91. At that level, it's more affordable to rent in Colorado than to own real estate. At that level, the state's price-to-rent ratio will actually drive more people to become renters; houses are too expensive for many to even consider buying. The lack of affordability driving people to rent will increase demand, and landlords will be able to increase asking rates and mitigate the risk of vacancy.

Profit margins remain for real estate investors in Colorado, but they are growing harder to find. Instead, most investors are turning to long-term strategies to use the current tailwinds that are being offered.

Colorado Housing Market Predictions

Regardless of an investor's experience, it's nearly impossible to predict the direction the real estate market will head without any degree of error. Regardless of how likely something is to happen, too many variables are at play to guarantee anything. That said, Colorado's real estate market trends may provide a glimpse into what may happen shortly.

Using what we already know about the market, it is possible to make well-informed, educated guesses. The secret is to understand that they are just that: guesses. Nonetheless, predictions founded on data and facts may provide enough insight for investors to gain at least a slight edge. At the very least, keeping a finger on the market's pulse is the simplest way to keep pace with today's fast-paced market cycles. With that in mind, here's what investors may see transpire sooner rather than later:

- **Long-term exit strategies look the most promising:** Median home values in the Colorado real estate market have escalated almost exponentially in as little as a decade. As a result, deals with attractive profit margins are growing harder and harder to come by. However, passive income investors can navigate around today's higher prices by renting the property out for an extended period of time. Several years of renting may prove more than enough to offset the extra money it took to secure the deal. Colorado's current rental rates should generate enough cash flow to justify acquiring higher-priced assets.
- **Home values will continue to increase:** The Colorado real estate market only has about one month of inventory; that's five months less than the typical, balanced market. As a result, demand will continue driving prices higher, just as it has for the last nine years. In fact, some forecasts are calling for an increase as high as 12.1% over the next year.
- **Inventory will remain tight:** The Colorado real estate market is in dire need of housing inventory; it's part of the reason prices have risen so high. The state only has about 20% of the available housing it would prefer. New construction projects are in the works, but the state needs far more inventory than what is expected to come to the market in the next year. More homes are expected to hit the market, but not enough to satiate current demand.

Summary

The *Colorado real estate market* continues to fire on all cylinders, mainly because of a strong economy and an even stronger desire to live in The Centennial State. The resulting housing industry is, therefore, extremely conducive to savvy investors. While prices are high, strong economic fundamentals allow more people to actively participate in the market, which bodes well for everyone: buyers, sellers, and investors.

Sources:

<https://www.zillow.com/co/home-values/>

Market Description

File No. 36005139

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Property Address	11489 W Bear Creek Dr						
City	Lakewood	County	Jefferson	State	CO	Zip Code	80227
Lender	Wedgewood Inc						

<https://www.zillow.com/research/data/>

<https://www.bls.gov/eag/eag.co.htm>

<https://www.census.gov/quickfacts/CO>

<http://www.freddiemac.com/pmms/pmms30.html><https://car-co.stats.showingtime.com/docs/mmi/x/Statewide?src=page>

<https://www.apartmentlist.com/research/category/data-rent-estimates>

<https://www.attomdata.com/news/most-recent/attom-mid-year-2021-u-s-foreclosure-market-report/>

<https://www.fortunebuilders.com/colorado-real-estate-market/>

*The information contained herein was pulled from third party sites. Although this information was found from sources believed to be reliable, FortuneBuilders Inc. makes no representations, warranties, or guarantees, either expressed or implied, as to whether the information presented is accurate, reliable, or current. Any reliance on this information is at your own risk. All information presented should be independently verified. FortuneBuilders Inc. assumes no liability for any damages whatsoever, including any direct, indirect, punitive, exemplary, incidental, special, or consequential damages arising out of or in any way connected with your use of the information presented.

Sales Comparison Approach

File No. 36005139

Borrower/Client	Neighbor to Neighbor Homes LLC						
Property Address	11489 W Bear Creek Dr						
City	Lakewood	County	Jefferson	State	CO	Zip Code	80227
Lender	Wedgewood Inc						

Sales Comparison Approach

Subject Description

The subject property is a custom building located on 1.34 AC of land in Lakewood, CO. The appraisers search began with a search for all single family sales in the subjects neighborhood that sold within the past 90 days that are similar to the subject in style, condition, utility, site size and overall appeal. Due to the relatively low # of sales that met this criteria, made it necessary to expand the search parameters to the past 18 months. It should be noted that all sales in the subjects neighborhood were reviewed to ensure that the most comparable sales were included and that all individual attributes were bracketed.

Comp 1 was selected primarily due to the following factors: design, condition, and location.

Comp 2 was selected primarily due to the following factors: condition, age, and location.

Comp 3 was selected primarily due to the following factors: location, and the bathroom count.

Comp 4 was selected primarily due to the following factors: location and bedroom count, but primarily for the purpose of bracketing the lot size and basement.

Comp 5 was selected primarily due to the following factors: appeal, age, GLA, location, and the bedroom count.

Comp 6 was selected primarily due to the following factors: appeal, location, and the bedroom count.

Condition and Quality Adjustments

Condition and quality adjustments were applied to compensate for any disparity between the subject and comparables as represented in MLS listings. These adjustments were extracted from the matched pair analysis and/or regression analysis of previous sales in the market area and are considered to be typical in the subject's market area. UAD requires the subject's condition and quality ratings to be bracketed. A comparable may be within the same condition rating, yet variances within the same rating may still require adjustments to compensate for various differences in craftsmanship, upkeep, and improvement. Hence, clear adjustment per rating could be not feasible. Refer to the description below for more detailed interpretation of the quality and condition adjustments.

Comp 3 Condition Adjustment: Superior flooring, kitchen, bathrooms.

Paired Data Analysis

Paired data analysis is based on the premise that when two properties are equivalent in all respects but one, the value of the single difference can be measured by the difference in price between the two properties. The adjustment below has been estimated the match paired data analysis:

1. Lot size adjustment

The adjustment has been derived after comparing available comp# 2 MLS# 4351774 and comp# 4 MLS# 5040143. The appraiser compared the adjusted price of comps and estimated the lot size adjustment:

Comp# 4 (adjusted value) - Comp# 2 (adjusted value) = \$1,883,244 - \$1,661,491 = \$221,753.

Comp# 4 (lot size) - Comp# 2 (lot size) = 2.29 ac - 1.08 ac = 1.21 ac.

\$221,753 / 1.21 ac = \$183,267 per ac.

Adjustment for lot size rounded to \$183,000 per ac.

Not Adjusted

The following particular parameters have minimal or no impact on the fair market value of the subject or the appraiser was not able to find sufficient data that would warrant an adjustment:

- Age
- Bedroom count

Sales Comparison Approach

File No. 36005139

Borrower/Client	Neighbor to Neighbor Homes LLC						
Property Address	11489 W Bear Creek Dr						
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- Design
- View
- Heating/Cooling
- Porch/Patio/Deck
- SP Owned
- Barn
- Horse Stable.

Line-Item Adjustments

The line-item adjustments have been derived using the Solomon Adjustment Calculator and have been rounded to the nearest hundred. If some adjustments were not applied, then the following particular parameters have minimal or no impact on the fair market value of the subject, or the appraiser was not able to find sufficient data that would warrant an adjustment. See attached document for more details.

The following adjustments have been derived from the online tool Solomon Adjustment Calculator (<https://calculator.solomonappraisal.com/>). This service used the Replacement Cost Method to determine the value of adjustments.

GLA \$103/sf.

Basement Size \$18/sf.

Basement Finish \$38/sf.

Full Bath was rounded to \$10,000.

Half Bath was rounded to \$5,000.

Additional Garage Stall was rounded to \$10,0000.

Bracket

Even though comp 2 is slightly younger in terms of age, when compared to the subject, the comp is still considered comparable to the subject with no adjustment warranted. This sale demonstrates the commonality and marketability of homes with similar ages.

Additional Commentary and Description

File No. 36005139

Borrower/Client	Neighbor to Neighbor Homes LLC				
Property Address	11489 W Bear Creek Dr				
City	Lakewood	County	Jefferson	State	CO Zip Code 80227
Lender	Wedgewood Inc				

Additional Commentary and Description

Zoning Description

The Agricultural Zone Districts are intended to provide for limited farming, ranching and agriculturally related uses while protecting the surrounding land from any harmful effects.

Permitted Uses:

- 1) Single Family Dwelling, Barn, Stable, Silo, Corral, Pens, and Runs.
- 2) General Farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses.
- 3) Greenhouse and nursery, including both wholesale and retail, provided products sold are raised on the premises.
- 4) Forestry farming, including the raising of trees for any purpose.
- 5) Fur farm and raising of rabbits, chinchillas and other similar animals.
- 6) Public Park, Class I public recreation facilities, Class II public recreation facilities are permitted only if the site is in compliance with the current minimum lot size requirement.
- 7) Veterinary hospital.
- 8) Cemetery, mausoleum, mortuary and related uses.
- 9) Beekeeping operations.
- 10) Water supply reservoir and irrigation canal.

Planning and Zoning shall only permit the use of any unplatted Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned tract or parcel that is less than 5 acres, 10 acres, or 35 acres respectively, provided that all of the following provisions are met.

- a. The parcel, tract or lot existed in its current configuration prior to March 6, 1972.
- b. The property is 1 acre in size or greater.
- c. Use of the property shall conform with current use regulations in effect for the respective AgriculturalOne, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts.
- d. Any new construction or structural alteration shall conform with current setback and height regulations in effect for the respective Agricultural-One, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts.
- e. Requirements of Public Health for water and sanitation shall be complied with prior to the Building Permit being issued.

FNMA Deviations

The age and size variations may exceed typical standards in some cases due to the lack of available sales in the subject's market area with similar amenities and appeal. Due to the necessary GLA, condition, lot size, and other adjustments, the inclusion of sales with excessive net adjustments were unavoidable. It should be noted that included sales are considered the best available value indicators and once adjusted, they reflect a fair market value for the subject.

Present Land Use

Other represents vacant land.

Predominant Value

The predominant neighborhood value does not have an impact to marketability and the subject is not under built for the area. Please see comparable sales market value for support.

Highest and Best Use

The subject as improved is a legal use based on its current zoning. The lot size, shape, physical condition and land to building ratio allow the present structure and indicate proper utilization of the improvements. Based upon the current market conditions, the present use as a single-family residence is its financially feasible and maximally productive use. The highest and best use is its present use.

Septic

The subject has a private septic system. This is typical for the subject's market area and has minimal or no impact on the subject's value. Comps 1, 2, 3, and 5 also have private septic.

Additional Commentary and Description

File No. 36005139

Borrower/Client	Neighbor to Neighbor Homes LLC				
Property Address	11489 W Bear Creek Dr				
City	Lakewood	County	Jefferson	State	CO Zip Code 80227
Lender	Wedgewood Inc				

• Exterior-Only: Legal Description

SECTION 33 TOWNSHIP 04 RANGE 69 QTR SW SUBDIVISIONCD 066600
SUBDIVISIONNAME BEAR CREEK RANCHETTES FLG 1 BLOCK 001 LOT 0006 SIZE: 53232
TRACT VALUE: 1.222 SECTION 33 TOWNSHIP 04 RANGE 69 QTR SW SIZE: 5227 VALUE:
.120 KEY=047

• Exterior-Only: Cost Approach Comments

The appraiser did attempt to utilize the Marshall and Swift cost data but it was considered unreliable. The appraiser used an alternative Solomon Adjustment Calculator for the Cost Approach. To determine the average cost per sq ft, the appraiser analyzed the cost of constructing a new construction home 3377 S Newcombe Street, Lakewood, CO 80227 MLS# 8345734 via the online service Solomon Adjustment Calculator (<https://calculator.solomonappraisalllc.com/>) and local MLS. See attached docs.

Standard Economic Life Ratings:

Q1-Q3: 70 years;

Q4-Q5: 60 years;

Q6: 55 years.

Final Reconciliation

File No. 36005139

Borrower/Client	Neighbor to Neighbor Homes LLC				
Property Address	11489 W Bear Creek Dr				
City	Lakewood	County	Jefferson	State	CO Zip Code 80227
Lender	Wedgewood Inc				

Final Reconciliation

The final estimate of value is the appraiser's opinion resulting from the application of market research of comparable properties to the subject. Per standard appraisal practice, the appraiser is obligated to consider the following valuation techniques if they were developed in the appraisal report: Cost Approach, Income Approach, and Sales Comparison Approach.

The Cost Approach was considered in this assignment. The cost data was derived from the Craftsman Book. The Cost Approach supports the Sales Comparison Approach results. Minimum weight was given to the Cost Approach since the appraiser was able to find more credible results through Sales Comparison Approach.

The Income Approach was considered in this assignment. However, the scope of work of the assignment does not require the appraiser to include the Income Approach in the report. Therefore, the Income Approach was not developed for this specific assignment.

The Sales Comparison Approach was considered the most reliable and accurate approach to value as it represents activity between buyers and sellers in an open market.

Comparables Summary and Final Value Estimate

Comps	Sale Price\$ (Adjusted)	Weight %	Estimated Value\$	Final Value \$ (Rounded)
Comp 1	1,828,142	30	548,442.60	
Comp 2	1,709,071	25	427,267.75	
Comp 3	1,506,534	25	376,633.50	
Comp 4	1,709,394	20	341,878.80	
Comp 5	1,528,754	0	0	
Comp 6	1,683,031	0	0	
			\$1,694,222.65	\$1,694,000

Per appraisal standard practice, the final estimate of value is rounded to the nearest thousand. Therefore, the final value estimate is different from the estimated value.

Weighting

All comparables were considered in reconciling the sales comparison data into the opinion of the subjects market value, the appraiser has given the most weight to comp 1 because it shares the most similarities in location, design, condition, appeal.

Appraiser Fee Disclosure: \$315
AMC License # AMC.200000232

Subject Photo Page

Borrower/Client	Neighbor to Neighbor Homes LLC				
Property Address	11489 W Bear Creek Dr				
City	Lakewood	County	Jefferson	State	CO Zip Code 80227
Lender	Wedgewood Inc				



Subject Front

11489 W Bear Creek Dr

Sales Price

Gross Living Area 2,884

Total Rooms 8

Total Bedrooms 3

Total Bathrooms 3.0

Location N;Res;

View N;Glfw;Res

Site 1.34 ac

Quality Q3

Age 63



Subject side/rear



Subject Street

Subject Photo Page

Borrower/Client	Neighbor to Neighbor Homes LLC				
Property Address	11489 W Bear Creek Dr				
City	Lakewood	County	Jefferson	State	CO Zip Code 80227
Lender	Wedgewood Inc				



Subject Side

11489 W Bear Creek Dr

Sales Price

Gross Living Area 2,884

Total Rooms 8

Total Bedrooms 3

Total Bathrooms 3.0

Location N;Res;

View N;GlFW;Res

Site 1.34 ac

Quality Q3

Age 63



Subject Side



Subject Street

Subject Photo Page

Borrower/Client	Neighbor to Neighbor Homes LLC				
Property Address	11489 W Bear Creek Dr				
City	Lakewood	County	Jefferson	State	CO Zip Code 80227
Lender	Wedgewood Inc				



Across Street

11489 W Bear Creek Dr

Sales Price

Gross Living Area 2,884

Total Rooms 8

Total Bedrooms 3

Total Bathrooms 3.0

Location N;Res;

View N;Glfw;Res

Site 1.34 ac

Quality Q3

Age 63



Subject Address



Barn

Comparable Photo Page

Borrower/Client	Neighbor to Neighbor Homes LLC				
Property Address	11489 W Bear Creek Dr				
City	Lakewood	County	Jefferson	State	CO
Lender	Wedgewood Inc			Zip Code	80227



Comparable 1

11591 W Hampden Pl
 Prox. to Subject 0.14 miles SW
 Sale Price 1,706,000
 Gross Living Area 3,280
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;
 Site 1.17 ac
 Quality Q3
 Age 18



Comparable 2

11069 W Bear Creek Dr
 Prox. to Subject 0.16 miles E
 Sale Price 1,700,000
 Gross Living Area 3,890
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 3.2
 Location N;Res;
 View N;Glfrw;Res
 Site 1.08 ac
 Quality Q3
 Age 57



Comparable 3

10610 W Iliff Ave
 Prox. to Subject 1.45 miles NE
 Sale Price 1,360,000
 Gross Living Area 2,260
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 39204 sf
 Quality Q3
 Age 3

Comparable Photo Page

Borrower/Client	Neighbor to Neighbor Homes LLC				
Property Address	11489 W Bear Creek Dr				
City	Lakewood	County	Jefferson	State	CO
Lender	Wedgewood Inc			Zip Code	80227



Comparable 4

3255 S Newcombe St	
Prox. to Subject	0.46 miles E
Sale Price	2,150,000
Gross Living Area	4,380
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	3.1
Location	N;Res;
View	N;Res;
Site	2.29 ac
Quality	Q3
Age	23



Comparable 5

3371 S Owens Ct	
Prox. to Subject	0.28 miles E
Sale Price	1,375,000
Gross Living Area	2,793
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	1.15 ac
Quality	Q3
Age	61



Comparable 6

3299 S Newcombe St	
Prox. to Subject	0.48 miles E
Sale Price	1,600,000
Gross Living Area	3,447
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	30015 sf
Quality	Q3
Age	18

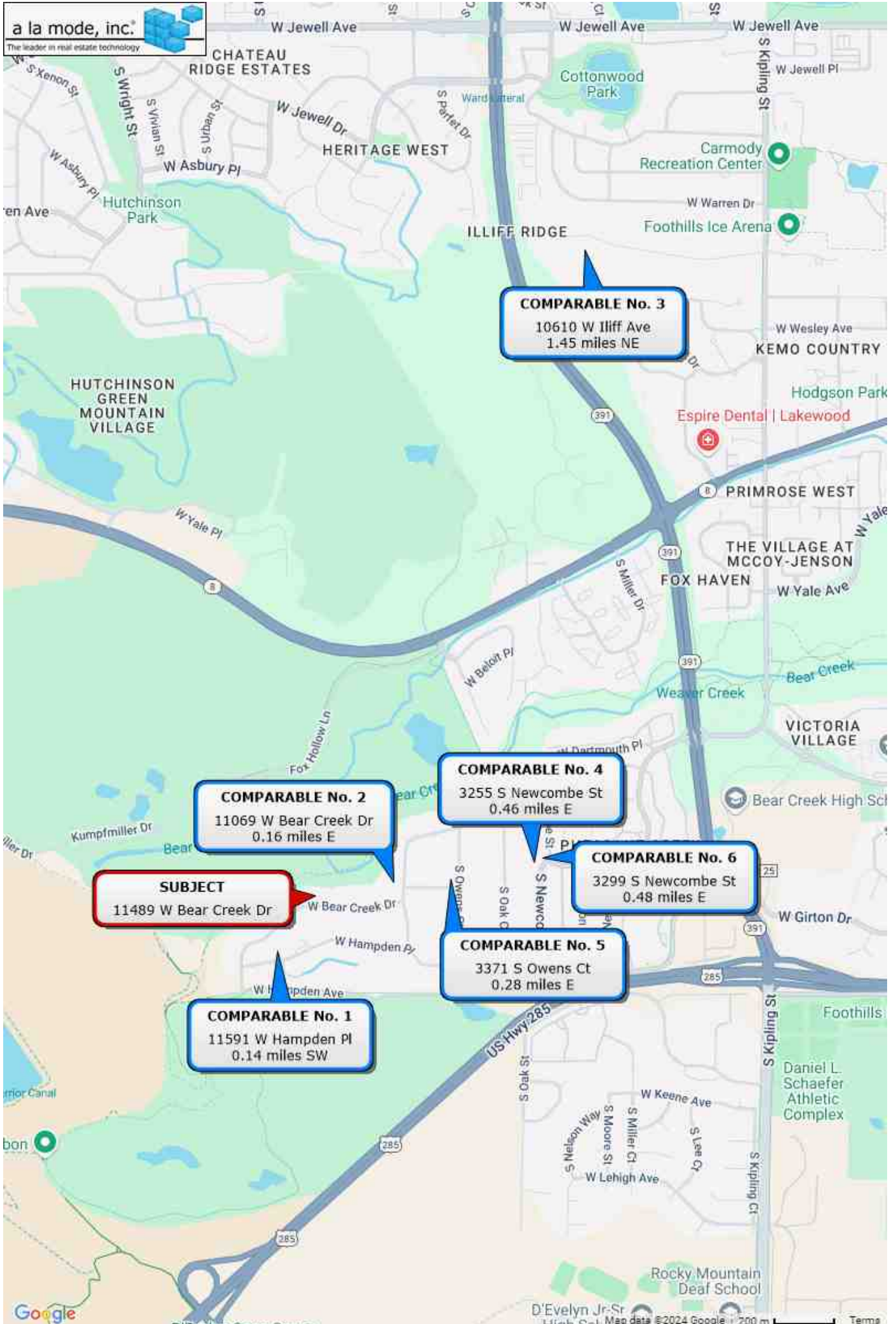
Aerial Map

Borrower/Client	Neighbor to Neighbor Homes LLC				
Property Address	11489 W Bear Creek Dr				
City	Lakewood	County	Jefferson	State	CO Zip Code 80227
Lender	Wedgewood Inc				



Location Map

Borrower/Client	Neighbor to Neighbor Homes LLC				
Property Address	11489 W Bear Creek Dr				
City	Lakewood	County Jefferson	State CO	Zip Code 80227	
Lender	Wedgewood Inc				



Acknowledgements and Additional Considerations

File No. 36005139

Borrower/Client	Neighbor to Neighbor Homes LLC				
Property Address	11489 W Bear Creek Dr				
City	Lakewood	County	Jefferson	State	CO Zip Code 80227
Lender	Wedgewood Inc				

Acknowledgements and Additional Considerations

I. Purpose and Function of the Appraisal Report and Intended User

The purpose of this appraisal is to estimate the market value of the subject property as defined by the Federal National Mortgage Association (Fannie Mae), The Federal Home Loan Mortgage Corporation (Freddie Mac), and the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA). The function of the appraisal is to assist the identified lender or assignee in the underwriting of the risk associated with a residential mortgage loan. The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. The appraisal cannot be used for any other purpose.

II. The Scope of the Appraisal Process

The appraisal report is based on a physical inspection of the neighborhood, inspection of the subject property, and the analysis of information gathered from public or private records that may have an influence on the value of the property. All the information contained in this appraisal is based upon an exterior inspection of the property, previous appraisal file, MLS information, and data obtained through the local tax office and through discussions with the homeowner/borrower.

III. Environmental Disclaimer

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of any hazardous substances and/or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which could affect the subject property negatively, unless otherwise stated in the report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert could reveal the existence of hazardous materials or detrimental environmental conditions on or around the property that would negatively affect its value.


IV. Wood Boring Insect Conditions

The appraiser did not observe any wood boring insect activity during the normal course of the appraisal inspection. The appraiser did not perform an inspection for the purpose of uncovering active insect infestation and assumes no responsibility if such infestation does exist. It is recommended that an inspection be made by a licensed professional.

V. Additional Certifications

Appraiser Competency: In accordance with the competency provision in the Uniform Standards of Professional Appraisal Practice (USPAP), the appraiser certifies that his/her education, experience and knowledge is sufficient to appraise the type of property appraised.

Appraiser Independence Rule (AIR): The appraiser certifies that (1) the appraisal assignment was not based upon a requested minimum valuation, specific valuation, or the approval of a loan; (2) employment, or future employment was not conditioned upon the appraisal producing a specific value or value within a given range; (3) employment, compensation and future employment are not based upon whether a loan application is approved; (4) neither the appraiser nor any person with an ownership interest in the company employing the appraiser, or

Signature 
Name Edward Mowrer
Date Signed 09/30/2024
State Certification # CR200003691 State CO
Or State License # _____ State _____

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

Acknowledgements and Additional Considerations

File No. 36005139

Borrower/Client	Neighbor to Neighbor Homes LLC				
Property Address	11489 W Bear Creek Dr				
City	Lakewood	County	Jefferson	State	CO Zip Code 80227
Lender	Wedgewood Inc				

related to, or has any ownership or other financial interest in, either the builder/developer, seller, buyer, mortgage broker or real estate broker/salesperson (or any person related to any of them) involved in the transaction for which this appraisal has been requested, or with the most recent sale or refinancing of any property used as a comparable property in this appraisal; and (5) the appraiser is not aware of any facts which would disqualify him/her from being deemed an independent appraiser.

VI. HUD Lending Conditions


The appraisal is prepared within the guidelines set by HUD. The appraiser is not a home inspector, engineer, plumber, electrician, or HVAC contractor. The appraiser does have the knowledge required by HUD to do an appraisal on the property, and include a limited review of the physical condition of the home to reveal obvious and significant defects as mandated by HUD in HUD letter #99-99 on 6/10/99. An inspection by licensed contractor is recommended.

VII. Personal Property

The appraiser did not include any personal property in the appraisal report.

VIII. Present Land Use %

The present land use percentage has been established by a combination of a visual inspection, public data, and aerial maps.

Signature 
Name Edward Mowrer
Date Signed 09/30/2024
State Certification # CR200003691 State CO
Or State License # _____ State _____

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

USPAP ADDENDUM

58522
File No. 36005139

Borrower	Neighbor to Neighbor Homes LLC		
Property Address	11489 W Bear Creek Dr		
City	Lakewood	County	Jefferson
		State	CO
		Zip Code	80227
Lender	Wedgewood Inc		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-3 Months

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 property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that 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 parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development 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 occurrence 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 prepared, in conformity with the Uniform 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 assistance 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 this report).

Additional Comments

APPRAISER:

Signature: 

Name: Edward Mowrer

Date Signed: 09/30/2024

State Certification #: CR200003691

or State License #: _____

State: CO

Expiration Date of Certification or License: 12/31/2024

Effective Date of Appraisal: 09/28/2024

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

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)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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


Example:

3.2 indicates three full baths and two half baths.

Public Records - Page 1

11489 W Bear Creek Dr, Denver, CO 80227-4207, Jefferson County Auction

APN: 200130 CLIP: 7177495164

	Beds 5	Full Baths 4	Half Baths 1	Sale Price \$265,000	Sale Date 09/12/1996
	Bldg Sq Ft 2,884	Lot Sq Ft 58,459	Yr Built 1961	Type SFR	

OWNER INFORMATION			
Owner Name	Macguire James W	Mailing ZIP 4	4207
Mailing Address	11489 W Bear Creek Dr	Mailing Carrier Route	C023
Mailing City & State	Denver, CO	Owner Occupied	Yes
Mailing Zip	80227		

COMMUNITY INSIGHTS			
Median Home Value	\$615,108	School District	JEFFERSON COUNTY SCHOOL DI STRICT NO. R-1
Median Home Value Rating	8 / 10	Family Friendly Score	30 / 100
Total Crime Risk Score (for the neig hborhood, relative to the nation)	30 / 100	Walkable Score	23 / 100
Total Incidents (1 yr)	127	Q1 Home Price Forecast	\$633,067
Standardized Test Rank	71 / 100	Last 2 Yr Home Appreciation	12%

LOCATION INFORMATION			
Property Zip	80227	Census Tract	117.31
Property Zip4	4207	Neighborhood Code	Larger Tracts/Avg To-4046
Property Carrier Route	C023	Township	04
School District	Jefferson County R-1	Range	69
Elementary School	Bear Creek	Section	33
Middle School	Carmody	Quarter	SW
High School	Bear Creek	Block	1
Subdivision	Bear Creek Ranchettes Flg 1	Lot	6
Zoning	A-2	Within 250 Feet of Multiple Flood Z one	Yes (X, Ae)

TAX INFORMATION			
PIN	200130	% Improved	54%
Alternate PIN	49-333-99-002	Tax District	4425
Schedule Number	200130		
Legal Description	SECTION 33 TOWNSHIP 04 RANG E 69 QTR SW SUBDIVISIONCD 066 600 SUBDIVISIONNAME BEAR CR EEK RANCHETTES FLG 1 BLOCK 001 LOT 0006 SIZE: 53232 TRACT VALUE: 1,222 SECTION 33 TOWNSHIP 04 RANGE 69 QTR SW SIZE: 5227 VALUE: .120 KEY=047		

ASSESSMENT & TAX				
Assessment Year	2024 - Preliminary	2023	2022	2021
Market Value - Land	\$798,482	\$798,482	\$668,444	\$668,444
Market Value - Improved	\$955,005	\$955,005	\$808,333	\$808,333
Market Value - Total	\$1,753,487	\$1,753,487	\$1,476,777	\$1,476,777
Assessed Value - Land	\$53,498	\$53,498	\$46,457	\$47,794
Assessed Value - Improved	\$63,985	\$63,985	\$56,179	\$57,796
Assessed Value - Total	\$117,483	\$117,483	\$102,636	\$105,590
YOY Assessed Change (%)	0%	14.47%	-2.8%	
YOY Assessed Change (\$)	\$0	\$14,847	-\$2,954	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$10,773		
2022	\$10,659	-\$114	-1.06%
2023	\$11,946	\$1,287	12.07%

CHARACTERISTICS			
Lot Acres	1.342	Baths - Total	5
Lot Sq Ft	58,459	Baths - Full	4
Land Use - CoreLogic	SFR	Baths - Half	1

Public Records - Page 2

Building Type	Single Family	Stories	1
Style	Ranch	Fireplace	Y
Year Built	1961	Fireplaces	3
Bldg Sq Ft - Above Ground	2,884	Cooling Type	Evap Cooler
Bldg Sq Ft - Basement	2,502	Heat Type	Hot Water
Bldg Sq Ft - Finished Basement	2,502	Patio Type	Deck
Bldg Sq Ft - Total	5,386	Garage Type	Attached Garage
Bldg Sq Ft - Finished	2,884	Garage Sq Ft	1,330
Bldg Sq Ft - 1st Floor	2,884	Construction	Masonry
Basement Type	Finished	Water	Type Unknown
# Buildings	1	Sewer	Type Unknown
Bedrooms	5	Quality	Good

FEATURES

Feature Type	Size/Qty
Barn	1,296
Residential Use	498
Wood Deck	1,330
Attached Garage	269
Attached Garage	275
Covered Porch	1,296
Out Barn	2,884
First Floor	2,502
Basement Total	

SELL SCORE

Rating	High	Value As Of	2024-09-22 04:33:18
Sell Score	809		

ESTIMATED VALUE

RealAVM™	\$1,883,800	Confidence Score	87
RealAVM™ Range	\$1,728,200 - \$2,039,400	Forecast Standard Deviation	8
Value As Of	09/16/2024		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	5462	Cap Rate	1.8%
Estimated Value High	7040	Forecast Standard Deviation (FSD)	0.29
Estimated Value Low	3884		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY

Sale Date	09/12/1996	Sale Type	Full
Sale Price	\$265,000	Deed Type	Warranty Deed
Price per SqFt - Finished	\$91.89	Owner Name	Macguire James W
Document Number	F0306103	Seller	Marcellino Kenny J & Janice A
Sale Date	01/04/2002	07/10/2001	10/21/1998
Sale Price			07/30/1998
Nominal		Y	Y
Buyer	Macguire James W	Macguire James W	Macguire James W & Jennifer
Buyer			Macguire Jim & Jennifer
Seller	Owner Record	Macguire Jennifer M	Macguire Jennifer
Document Number	F1394676	F1288221	F0727893
Document Type	Quit Claim Deed	Quit Claim Deed	Quit Claim Deed
Title Company		Land Title Guarantee	

Property Details Courtesy of Max Mykhailiyn, REcolorado

Generated on: 09/30/24

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

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Public Records - Page 3

Sale Date	01/30/1992	07/10/1986	
Sale Price	\$147,000	\$182,000	
Nominal			Y
Buyer	Marcellino Kenney J	Kratz Timothy J	Whatley Walter F
Buyer			
Seller	World Savings & Loan Assoc	Whatley Walter F	Whatley Walter F
Document Number	92011251	86078495	85045156
Document Type	Special Warranty Deed	Warranty Deed	Quit Claim Deed
Title Company			

MORTGAGE HISTORY					
Mortgage Date	05/12/2022	04/11/2022	09/18/2019	08/04/2017	04/25/2014
Mortgage Amount	\$503,000		\$503,000	\$363,000	\$417,001
Mortgage Lender	Vectra Bk Co	No Lender On Document	Vectra Bk Co	Peoples Nat'l Bk	Wells Fargo Bk Na
Borrower	Macguire James W	Owner Record	Macguire James W	Macguire James W	Macguire James W
Mortgage Type	Conventional		Conventional	Conventional	Conventional
Mortgage Purpose	Refi	Refi	Refi	Refi	Refi
Mortgage Int Rate					3
Mortgage Int Rate Type			Adjustable Int Rate Loan	Adjustable Int Rate Loan	Adjustable Int Rate Loan
Mortgage Term			30		30
Mortgage Term			Years		Years
Title Company					Capital Title

Mortgage Date	06/25/2007	05/03/2007	07/07/2005
Mortgage Amount	\$210,000	\$770,000	\$250,000
Mortgage Lender	Wells Fargo Bk Na	Colorado Professionals Mtg LLC	Countrywide Hm Lns Inc
Borrower	Macguire James W	Macguire James W	Macguire James W
Mortgage Type	Conventional	Conventional	Conventional
Mortgage Purpose	Refi	Refi	Refi
Mortgage Int Rate		5.875	
Mortgage Int Rate Type		Adjustable Int Rate Loan	Fixed Rate Loan
Mortgage Term	40	30	
Mortgage Term	Years	Years	
Title Company		Land Title Guarantee	Metro Denver Title

FORECLOSURE HISTORY					
Document Type	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Trustee's Sale	Notice Of Sale
Foreclosure Filing Date				04/03/2024	
Recording Date	08/27/2024	07/25/2024	06/13/2024	04/11/2024	04/11/2024
Document Number				19671	
Final Judgment Amount	\$416,991	\$416,991	\$502,131	\$416,991	\$416,991
Original Doc Date	04/18/2014	04/18/2014	08/09/2019	04/25/2014	04/18/2014
Original Document Number	31367	31367	85918	31367	31367
Original Book Page	31367	31367	85918		31367

Document Type	Notice Of Trustee's Sale	Notice Of Sale	Release Of Lis Pends/ Notice	Notice Of Trustee's Sale	Notice Of Sale
Foreclosure Filing Date	03/26/2024			05/02/2022	
Recording Date	04/04/2024	04/04/2024	07/12/2022	05/12/2022	04/20/2022
Document Number	18270		66100	33570	
Final Judgment Amount	\$502,131	\$502,131		\$501,981	\$416,991
Original Doc Date	09/18/2019	08/09/2019	03/01/2022	09/18/2019	04/18/2014
Original Document Number	85918	85918	21374	85918	31367
Original Book Page		85918			31367

Document Type	Notice Of Sale	Notice Of Trustee's Sale
Foreclosure Filing Date		02/18/2022

Appraiser License



COLORADO
Department of
Regulatory Agencies
Division of Real Estate

1560 Broadway, Suite 925
Denver, CO 80202-5111

Dear Edward G Mowrer

Congratulations! Below are your electronic wallet cards and a larger wall license to use as proof of your licensure. You may also print your license any time through your Online E-Services account by visiting our homepage at dora.colorado.gov/dre and selecting "Online E-Services" from our "Quick Links".

If you have any questions about your credential, or if you require any additional assistance, please contact our Customer Support Team at (303) 894-2166 or by email at dora_realestate_website@state.co.us.

Edward G Mowrer 10242 LIMESTONE CT PARKER, CO 80134-9521	State of Colorado Department of Regulatory Agencies Division of Real Estate Board of Real Estate Appraisers Edward G Mowrer Certified Residential Appraiser	 License #: CR200003691 Status: Active Expires: 12/31/2024
 Director: Marcia Waters		
For the most up to date information regarding this credential, visit http://dora.colorado.gov/dre		

Colorado Department of Regulatory Agencies Division of Real Estate Edward G Mowrer Certified Residential Appraiser	
CR200003691	12/12/2023
License Number	Issue Date
Active	12/31/2024
License Status	Expiration
Verify this license at http://dora.colorado.gov/dre	
 Director: Marcia Waters	Licensee Signature

1560 Broadway, Suite 925 Denver, CO 80202-5111 P 303.894.2166 F 303.894.2683 www.dora.colorado.gov/dre



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: NAX40PL106702-00

Renewal of: New

1. Named Insured: Eddie Mowrer

2. Address: 10242 Limestone Ct
Parker, CO 80134

3. Policy Period: From: December 1, 2023 To: December 1, 2024
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. \$ 1,000,000	4C. \$ 1,000,000
Claim Expenses Limit of Liability	4B. \$ 1,000,000	4D. \$ 1,000,000

5. Deductible (Inclusive of Claims Expenses):	Each Claim	Aggregate
	5A. \$500	5B. \$1,000

6. Policy Premium: \$ 606

7. Retroactive Date: December 1, 2023

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

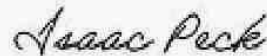
9. Program Administrator: OREP Insurance Services, LLC – appraisers@orep.org

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: November 30, 2023

By:



Authorized Representative

Air Cert

By submitting this report, I confirm that these services were completed in compliance of all AIR, FIRREA, USPAP, and Dodd-Frank regulations.

I make the following statements:

Appraisers USPAP/A.I.R

I have no current or prospective interest in the subject property or the parties involved; and no services were performed by the appraiser within the 3 year period immediately preceding acceptance of this assignment, as an appraiser or in any capacity.

If any of this information is to the contrary, I have appropriately commented and remarked in my report.

XI FIRREA

Title XI FIRREA compliance statement: Appraiser certifies that the appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended (12 U.S.C. 3331 et seq), and any implementing regulations.

Land List

Land

Distance	Listing ID	St	Sub Type	Address	City	County	Lot Size	Square Ft	Acres	Price	Zoning	Water Inc.	Close Date
0.5 mi	4830063	C	Improved Land	3363 S Newcombe Street	Lakewood	Jefferson	12,981	0.30		\$341,000	Residential	Yes	04/05/2023
0.5 mi	1673653	C	Improved Land	3295 S Newcombe Street	Lakewood	Jefferson	22,982	0.53		\$405,000	A-1, Residential	Yes	12/15/2022
0.5 mi	5686395	A	Unimproved Land	3275 S Newcombe Street	Lakewood	Jefferson	22,982	0.53		\$468,000	A-1	No	

Solomon Cost New

Solomon New Construction Calculator Report

Subject Characteristic	National Building Cost	Local Builder Costs	Replacement Cost Adjustments				
Site Value	400000	Opinion of Site Value	400,000.00	Opinion of Site Value	400,000.00	GLA sf	193.00
Site Improvements		Dwelling	465,988.96	Dwelling	883,253.12	Basement sf	25.00
Zip Code	80227	Dwelling sf	172.40	Dwelling sf	326.77	Basement Finish sf	52.00
Quality Level	3.5	Basement	196,878.08	Basement	196,878.08	Full Bath	13,618.00
GLA sf	2703	Basement sf	72.84	Basement sf	72.84	Half Bath	6,553.00
Heated sf	2703	Fireplace Deck Porch	5,219.20	Fireplace Deck Porch	5,219.20	Fireplace	5219
Central Air sf	2703	Garage	14,649.60	Garage	14,649.60	Deck sf	39.00
Basement sf	2703	Garage sf	24.42	Garage sf	24.42	Covered Porch sf	70.00
Basement Finish sf	2000	Total Estimate of Cost New	682,735.84	Total Estimate of Cost New	1,100,000.0	Screen Porch sf	93.00
Full Bath Count	2	Zero Depreciation	0.00	Zero Depreciation	0.00	Enclosed Porch sf	105.00
Half Bath Count	0	Replacement Cost of Improvements	682,735.84	Replacement Cost of Improvements	1,100,000.0	First Garage Stall	21,868.00
Fireplace Count	1	As Is Value of Site Improvements	0.00	As Is Value of Site Improvements		Additional Garage Stall	13,592.00
Deck sf		Indicated Value by Cost Approach	1,082,735.84	Indicated Value by Cost Approach	1,500,000.0		
Covered Porch sf							
Screen Porch sf							
Enclosed Porch sf							
Garage sf							
Builder's Sale Price	1,500,000						
Builder vs Cost Data	1.39						

Above are cost values calculated from the appraiser's building sketch and third party published cost data. Cost data is the average cost based on a large sample of projects of equal quality. These values are used in the cost section of the report to compare builder cost to industry norms.

Above are cost values calculated from the appraiser's sketch data and third party published cost data. The Dwelling value is equalized to result in zero depreciation on this specific project. These values are used to calculate replacement cost adjustments for this project.

Above are replacement cost adjustments calculated by extracting variable cost from published third party cost data. Variable costs are those costs that vary directly with unit quantity, i.e. the adjustment value. Example: if 1,000sf of GLA costs \$120,000 and 1,100sf of GLA costs \$128,000, then the additional 100sf costs \$8,000. \$8000/100=\$80sf

Solomon Adjustment Calculator - Report

Solomon Adjustment Calculator - Report

<u>Criteria</u>	<u>Adjustments</u>
Zip Code 80227	GLA 103
Quality Level 3	Basement Size 18
Remaining Economic Life 52	Basement Finish 38
	Full Bath 10077
	Half Bath 4849
	Fireplace 3862
Factor (see user manual)	First Garage Stall 16182
	Additional Garage Stall 10058
	First Carport Stall 4335
	Additional Carport Stall 2890

The market based adjustment is calculated by dividing Remaining Economic Life by Economic Life. With an accurate value for REL, we know the 'cents on the dollar' that the market is paying for the building. This ratio is then applied to the marginal cost of GLA.

National Building Cost reports GLA costs as Average Total Cost. Solomon has calculated Marginal Cost by charting Total Cost at appropriate quantities, and applying single variable regression to solve for Marginal Cost. In the $Y = aX + B$ equation, Marginal Cost is the 'a' variable. Finally, Solomon factors in the variables that affect local building costs such as labor, material and equipment. Because REL / EL reveals the percentage of cost new that the market is paying, the result of the Solomon calculation infers how the market is reacting to changes in GLA, Basement Size, Basement Finish, Full Bath, Half Bath, Garage and Fireplace