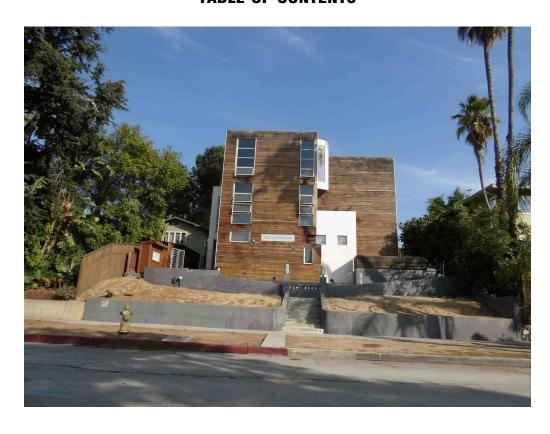
Borrower	NA			File No.	2410-05	
Property Address	3345 1/2 Rowena Ave					
City	Los Angeles	County Los Angeles	State	CA	Zip Code	90027-2913
Lender/Client	WENGEWOOD INC					

TABLE OF CONTENTS



Services Invoice	1
USPAP Compliance Addendum	
Exterior-Only	3
Additional Comparables 4-6	9
Market Conditions Addendum to the Appraisal Report	10
Appraiser Independence Certification	11
General Text Addendum	
Subject Photos	13
Photograph Addendum	14
Comparable Photos 1-3	
Comparable Photos 4-6	16
UAD Definitions Addendum	17
HOMES IN SUBJECT COMPLEX - Page 1	20
HOMES IN SUBJECT COMPLEX - Page 2	
PUBLIC RECORDS	
PLAT MAP	23
HOMES IN SUBJECT COMPLEX - Page 1	24
HOMES IN SUBJECT COMPLEX - Page 2	25
CMA - Page 1	
CMA - Page 2	27
Location Map	28
AERIAL PHOTO	29

USPAP Compliance Addendum

Loan # 58550 File # 2410-05

		<u>va</u> 3345 1/2 Rov	wena Ave					
City		os Angeles	velia Ave		County LOS A	NGFI FS	State CA	Zip Code 90027-2913
-		NEDGEWOOD) INC		LOS A	NULLLS	UA UA	
AP	PRAISAL AND	REPORT ID	DENTIFICATION					
This	Appraisal Report i	is one of the fo	ollowing types:					
	Appraisal Report Restricted Apprai		This report was prepare intended only for the use	ed in accordance with e of the client and any	the requirements on the requirements of the re	of the Appraisal Report option of the Restricted Appraisal Re nded user(s). Users of this rep ons set forth in the report.	eport option of USPAP Standa	ards Rule 2-2(b), and is
AD	DITIONAL CER	TIFICATION	VS					
	rtify that, to the bes							
•	The statements of	f fact containe	ed in this report are true ar	nd correct.				
•	The report analys opinions, and cor		and conclusions are limite	ed only by the reporte	ed assumptions and	d are my personal, impartial, a	and unbiased professional ar	nalyses,
•	I have no (or the sparties involved.	specified) pres	sent or prospective interes	st in the property that	is the subject of th	is report and no (or specified)) personal interest with respe	ct to the
	I have no bias wit	th respect to th	he property that is the sub	ject of this report or th	he parties involved	with this assignment.		
	My engagement i	in this assignn	ment was not contingent u	upon developing or rep	porting predetermi	ned results.		
	My compensation	n for completi	ng this assignment is not	contingent upon the c	development or rec	oorting of a predetermined valu	ue or direction in value that fa	avors the cause
			•			nce of a subsequent event dir		
	My analyses, opi	nions, and cor	nclusions were developed	d and this report has b	peen prepared, in c	onformity with the Uniform St	tandards of Professional App	raisal Practice.
	This appraisal rep	port was prepa	ared in accordance with th	ne requirements of Tit	tle XI of FIRREA and	d any implementing regulation	ns.	
				•				
PR	IOR SERVICES							
			s, as an appraiser or in any	y other capacity, regai	irding the property	that is the subject of this repo	ort within the three-year period	d
			ance of this assignment.					
X						the subject of this report with	hin the three-year period imm	lediately
DD	preceding accept OPERTY INSPE		ssignment. Those service	es are described in the	e comments below			
			spection of the property th	hat is the subject of th	nis renort			
X			ction of the property that is					
	PRAISAL ASSI			,				
Unle	ss otherwise note	d, no one prov	vided significant real prop	erty appraisal assista	ince to the person :	signing this certification. If an	yone did provide significant a	assistance, they
are	hereby identified al	long with a su	ımmary of the extent of the	e assistance provided	I in the report.			
AD	DITIONAL COM	MENTS						
Add	itional USPAP rela	ted issues req	quiring disclosure and/or a	any state mandated re	equirements:	I PERFORMED A DRIVE-	BY APPRAISAL ON THE S	UBJECT 8/24/2024 I HAVE
PER	FORMED NO OT	HER APPRAI	SAL IN THE PAST 36 N	MONTHS				
		= 4415 = 1/5	00,105 71,45 500 71					
IVIA			OSURE TIME FOR THE for the subject propert			izing market conditions pe	ortinent to the appraisal a	accianment
X			for the subject propert	· —		zing market conditions pe	stillont to the appraisal a	SSIGIIIIOIII.
	PRAISER		, , ,	1 4		SUPERVISORY APPRA	AISER (ONLY IF REQUI	RED)
		\int_{0}^{∞}	1 PBa	(tite				
S	ignature	VYU	<u>UV 1, 130</u>			Signature		
	-	PH P BALDII				Name		
	ate of Signature	10/07/20				Date of Signature		
	tate Certification # r State License #	AR0019	57			State Certification # or State License #		·
_	tate CA					State		
	xpiration Date of Co	ertification or	License <u>02/12/2025</u>	5		Expiration Date of Certificati	ion or License	
						Supervisory Appraiser Inspe		
I E∜	ffective Date of Ani	nraical	· /OT /OOO 4			Did Not Exteri	ior-only from Street	Interior and Exterior

Exterior-Only Inspection Residential Appraisal Report

58550 File # 2410.05

	The purpose of this s	ummary appraisal rep	ort is to prov	vide the lend	der/client wit	th an accurate	e, and adequa	itely support	tea, op	inion of th	e market value	of the subjec	t proporty.
	Property Address 334	15 1/2 Rowena Ave				Cit	Los Angele	es			State CA	Zip Code 900	27-2913
	Borrower NA			0w	vner of Public	Record w	ELLS SKYLAR	& SCHIAM	BERG I	DAVID & N	County Los A	NGELES	
	Legal Description TR	=63131 LOT 1											
	Assessor's Parcel #	5434-005-010				Ta	Year 2023				R.E. Taxes \$		
ï	Neighborhood Name	LOS FELIZ				Ma	p Reference	594-B-3			Census Tract	1882.01	
SUBJECT	Occupant X Owner	Tenant Va	cant	Spe	ecial Assessı	ments \$ o			X PU	JD HOA	340	per year	per month
Ŕ	Property Rights Appraise	d X Fee Simple	Leaseho	old 🔲 Ot	ther (describe	e)							
S	Assignment Type	Purchase Transaction	Refin	ance Transact	tion	Other (describ	e) SERVICIN	IG					
	Lender/Client webg	EWOOD INC			Address	2015 MANHA	TTAN BEACH	BL, SUITE	100, RI	EDONDO BI	EACH, CA 9027	76	
	Is the subject property c	urrently offered for sale	or has it been	offered for sal								Yes No	
	Report data source(s) us						BEEN LISTED						
	I did did not	analyze the contract fo	r sale for the su	ubject purchas	se transaction	n. Explain the re	sults of the ana	alysis of the o	contract	t for sale or	why the analysis	was not	
	performed.			.,				,			, ,		
ĭ	-												
₹	Contract Price \$	Date of Co	ntract	Is	s the property	seller the owr	er of public red	ord?	Yes	No D	Data Source(s)		
CONTRACT	Is there any financial ass	istance (loan charges.	sale concession				<u> </u>		behalf o			Ye	s No
ခ ဂ	If Yes, report the total do				ļ.,	,	,	, , , , .					
				p									
	Note: Race and the rac	ial composition of the	neighborhog	nd are not and	nraisal facto	nre							
		hood Characteristics		a are not app		ne-Unit Housi	na Tronde			One-I	Init Housing	Present La	and Hea %
				Dranart / Val				Doolini	ina				
	Location Urban	Suburban	Rural	Property Valu			Stable Stable	Declini		PRICE	AGE	One-Unit	97 %
Q	Built-Up Over 75%		Under 25%	Demand/Sup			In Balance	Over S		\$ (000)	(yrs)	2-4 Unit	1 %
NEIGHBORHOOD	Growth Rapid	X Stable	Slow	Marketing Ti	me 🗶 Ur	nder 3 mths	3-6 mths	Over 6	mths	600	Low o	Multi-Family	1 %
RH	Neighborhood Boundarie	S THE SUBJECT	IS LOCATED	SOUTH OF L	.OS FELIX, I	NORTH OF SU	NSET BL, EAS	T OF HILLH	IURST	10,000	High 120	Commercial	1 %
ВО	& WEST OF RIVERSID	E DR								1,600	Pred. 70	Other	%
된	Neighborhood Description	n The subject is	located in a	URBAN area	a. It is in g	ood proximity	to many dive	rsified fina	ncial,	industrial,	service & mov	ie industry cer	nters.
Ĭ	Neighborhood shows	average to good mai	ntenance. Al	II convenienc	ces & supp	orting servic	es(markets,	gas station	s, etc)	are within	2 miles & are	along the traf	ffic
_	arteries of Los Feliz	& Vermont.											
	Market Conditions (inclu		ove conclusions	s) co	ONVENTIONAL	L FINANCING IS	PREDOMINAN	T IN THE AR	REA. D	EMAND IS	BEGINNING TO S	TABILIZE THE RA	ATE OF
	INFLATION HAS BEEN DI	CREASING. BUT VALU	ES ARE STILL I										
		G TO BE MORE WILLIN											
	Dimensions 59.5 x 51				Area 2465			ape IRREG		ILOUIN TIN	View N ;	Rec	
	Specific Zoning Classific		A 30.3				E FAMILY RES		ULAN		7.011 N	ncs,	
	Zoning Compliance		nconforming (G			No Zoning	Illegal (desc						
			- ,				_ • •			Z Voo	No. If No. do.	noriho	
	Is the highest and best u	se of subject property a	as improved (or	r as proposed	per pians an	a specifications	s) the present u	se?	X	Yes	No If No, de	scribe	
		A 11 (1 11)				A (1					_		
		Other (describe)				Other (describ	e)			ovements -	Туре	Public	Private
SITE	Electricity			Water	X				ASPI			<u> </u>	
S	Gas			Sanitary Sewe				Alley	NON	E			
	FEMA Special Flood Haz			EMA Flood Zon			-	037C1610I	F		FEMA Map	Date 09/26/2	2008
	Are the utilities and off-s				5 4	No It							
					X Yes		No, describe						
	Are there any adverse si						-,	ses, etc.)?			Yes 🗶 No	If Yes, describe)
	Are there any adverse sit	e conditions or externa	I factors (easen	nents, encroad	chments, env	vironmental cor	ditions, land us		LUENC		Yes 📉 No	If Yes, describe	}
	THE SUBJECT IS AB	e conditions or externa	l factors (easen	nents, encroad HAS NOT B	chments, env	vironmental cor	ditions, land us	VERSE INF		CES		If Yes, describe	
	THE SUBJECT IS AB	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA	I factors (easen ITLE REPORT IP THE SUBJ	nents, encroad has not b ject lot is	chments, env BEEN REVIE LARGER B	vironmental cor WED. THERI ECAUSE IT C	ditions, land us ARE NO AD ONTAINS THE	VERSE INF	ALK W	CES		If Yes, describe)
	THE SUBJECT IS AB LOT SIZE TO Source(s) Used for Physics	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA	I factors (easen ITLE REPORT IP THE SUBJ	nents, encroad HAS NOT B	chments, env BEEN REVIE LARGER B	vironmental cor WED. THERI ECAUSE IT C MLS X /	ditions, land use ARE NO AD ONTAINS THE	VERSE INF FRONT W	ALK W	CES	PS .	If Yes, describe)
	THE SUBJECT IS AB LOT SIZE T. Source(s) Used for Phys Other (describe)	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of R	I factors (easen ITLE REPORT IP THE SUBJ Property	ments, encroad HAS NOT B JECT LOT IS Appraisal	chments, envie	vironmental cor WED. THERI ECAUSE IT C MLS X / Data	ditions, land us ARE NO ADV ONTAINS THE Assessment and Source for Gro	VERSE INF FRONT W Tax Record ss Living Are	ALK W Is [ea [CES IAY & STEE Prior Ins	PS .	Property Owner	
	THE SUBJECT IS AB LOT SIZE TO Source(s) Used for Physics	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of R	I factors (easen ITLE REPORT IP THE SUBJ Property	nents, encroad has not b ject lot is	chments, envie	vironmental cor WED. THERI ECAUSE IT C MLS X / Data	ditions, land use ARE NO AD ONTAINS THE	VERSE INF FRONT W Tax Record ss Living Are	ALK W Is [ea [CES VAY & STEF	Pection		
_	THE SUBJECT IS AB LOT SIZE TO Source(s) Used for Phys Other (describe) General Description	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of R	I factors (easen ITLE REPORT IP THE SUBJ Property	ments, encroad HAS NOT B JECT LOT IS Appraisal General Descr	chments, envie	vironmental cor WED. THERI ECAUSE IT C MLS X / Data	ditions, land use ARE NO AD' ONTAINS THE Assessment and Source for Groening/Cooling	VERSE INF FRONT W Tax Record ss Living Are	ALK W	CES IAY & STEE Prior Ins	Pection	Property Owner Car Storage	
	Source(s) Used for Phys Other (describe) General Di Units One One	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription	I factors (easen ITLE REPORT IP THE SUBJ Property G	nents, encroad HAS NOT B JECT LOT IS Appraisal Seneral Descr	chments, envie	vironmental con WED. THERI ECAUSE IT C MLS X / Data	ditions, land us E ARE NO AD ONTAINS THE Assessment and Source for Gro eating/Cooling HWBB	VERSE INF FRONT W Tax Record ss Living Are	ds [ea F	Prior Ins PARCEL QU Amenities ace(s) #	pection J	Property Owner Car Storage	9
	Source(s) Used for Phys Other (describe) General Do Units One One # of Stories 3	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription e with Accessory Unit	I factors (easen ITLE REPORT IP THE SUBJ Property G Concret Full Bas	nents, encroad HAS NOT B HECT LOT IS Appraisal Heneral Descr e Slab (Cement)	chments, enviered Review Larger B Files Files Crawl Space Finished	vironmental cor WED. THERI ECAUSE IT C MLS A Data He A FWA	ditions, land us are no add contains the assessment and source for Gro ating/Cooling TWBB ant	VERSE INF E FRONT W d Tax Record ss Living Are	ds [ea p	Prior Ins PARCEL QUAMENITIES ace(s) # dstove(s) #	pection JEST CRMLS O None O Drive	Property Owner Car Storage eway # of C	e ars o
	Source(s) Used for Phys Other (describe) General Di Units One One # of Stories Det. Att.	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription e with Accessory Unit	I factors (easen ITLE REPORT IP THE SUBJ Property G Concrete Full Bas Partial B	HAS NOT B HAS NOT B JECT LOT IS Appraisal General Descr e Slab (comment comment commen	chments, envie	WED. THERI ECAUSE IT C MLS A Data He FWA Rad	ditions, land use ARE NO ADONTAINS THE ASSESSMENT and Source for Groening HWBB ant	VERSE INF E FRONT W d Tax Record ss Living Are	ds [ea Firepla Wood	Prior Ins PARCEL QUAMENITIES ace(s) # dstove(s) # //Deck OPI	pection JEST CRMLS O None O Drive EN Driveway	Property Owner Car Storage eway # of C Surface c	e ars o oncrete
	THE SUBJECT IS AB LOT SIZE T. Source(s) Used for Phys Other (describe) General Do Units One One # of Stories 3 Type Det. Att. Existing Propo	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of I escription e with Accessory Unit S-Det./End Unit sed Under Const	I factors (easen ITLE REPORT IP THE SUBJ Property G Concrete Full Bas Partial B Exterior Wall	HAS NOT B HAS NOT B HECT LOT IS Appraisal HECT LOT IS	chments, envie	ironmental cor WED. THERI ECAUSE IT C MLS A Data He FWA Grad Other	ditions, land use ARE NO AD'ONTAINS THE ASSESSMENT and Source for Groening HWBB and	VERSE INF E FRONT W d Tax Record ss Living Are	ds [ea particle A A A A A A A A A	Prior Ins PARCEL QU Amenities ace(s) # dstove(s) # //Deck OPI	pection JEST CRMLS O None O Drive EN Driveway Gara	Car Storage Beway # of C Surface c ge # of C	ars o Oncrete ars 2
	THE SUBJECT IS AB LOT SIZE T. Source(s) Used for Phys Other (describe) General De Units One One # of Stories 3 Type Det. Att. Existing Propo Design (Style) Mol	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of I escription e with Accessory Unit S-Det./End Unit sed Under Const DERN	I factors (easen ITLE REPORT IP THE SUBJ Property G Concrete Full Bas Partial B Exterior Wall Roof Surface	ments, encroad HAS NOT B HECT LOT IS Appraisal General Descr e Slab (cement (casement) S ST e Co	chments, envie	ironmental cor WED. THERI ECAUSE IT C MLS A Data He Rad Othe Fuel Cen	ditions, land use ARE NO ADONTAINS THE ASSESSMENT AND SOURCE for Groen atting/Cooling AMEDIAN HWBB ant GAS TO GAS	VERSE INF E FRONT W d Tax Record ss Living Are ining	ds [ea Firepl: Wood Patio/] Porch	Prior Ins PARCEL QU Amenities ace(s) # dstove(s) # //Deck OPI	pection JEST CRMLS O None O Drive N Driveway Gara Carp	Car Storage eway # of C Surface c ge # of C ort # of C	e ars o oncrete ars 2 ars o
	Source(s) Used for Phys Other (describe) General Do Units One One # of Stories 3 Type Det. Att. Existing Propo Design (Style) Year Built 201	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of I escription e with Accessory Unit S-Det./End Unit sed Under Const DERN	I factors (easen ITLE REPORT IP THE SUBJ Property G Concret Full Bas Partial B Exterior Wall Roof Surface Gutters & Do	HAS NOT B HAS NOT B HECT LOT IS Appraisal	chments, envie	ironmental cor WED. THERI ECAUSE IT C MILS A Data He FUE Rad Othe Fuel Indiv	ditions, land us ARE NO AD ONTAINS THE Assessment and Source for Gro eating/Cooling HWBB ant GAS tral Air Condition ridual	VERSE INF E FRONT W d Tax Record ss Living Are ining	ds [ea Firepla Wood Patio/ Pool Fence	Prior Ins PARCEL QU Amenities Jace(s) # Jistove(s) # JOHN OPE NONE WOOD	pection JEST CRMLS O None O Drive Sen Driveway Gara Carp Attac	Car Storage Beway # of C Surface c ge # of C ort # of C Ched De	ars o Oncrete ars 2
	Source(s) Used for Phys Other (describe) General Describes We of Stories Type Det. Att. Existing Propo Design (Style) Mo Effective Age (Yrs) LOT SIZE T. Source(s) Used for Phys General De General De General De Att. Mo Propo Design (Style) Mo Strick Age (Yrs) LOT SIZE T. Att. Att.	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of I escription e with Accessory Unit S-Det./End Unit sed Under Const DERN 1	I factors (easen ITLE REPORT IP THE SUBJ Property G Concrete Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ	HAS NOT B HAS NOT B HECT LOT IS Appraisal Elemenal Descr e Slab (ement (sasement (sase	chments, envie	web. THERI ECAUSE IT C MILS A Data He Rad Othe Fuel Indiv	ditions, land us ARE NO AD ONTAINS THE Assessment and Source for Gro eating/Cooling HWBB ant GAS tral Air Condition ridual	Tax Record ss Living Are	ALK W ds [ea	Prior Ins PARCEL QU Amenities Jace(s) # Jistove(s) # Jistove(s) # NONE NONE WOOD	pection JEST CRMLS O None O Drive N Driveway Gara Carp	Car Storage Beway # of C Surface c ge # of C ort # of C Ched De	e ars o oncrete ars 2 ars o
	Source(s) Used for Phys Other (describe) General Di Units One One # of Stories 3 Type Det. Att. Existing Propo Design (Style) Year Built 201 Effective Age (Yrs) 15 Appliances Refrige	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription e with Accessory Unit S-Det./End Unit sed Under Const DERN 1 Range/Over	I factors (easen ITLE REPORT IP THE SUBJ Property G Concret Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ Dishwa	HAS NOT B HAS NOT B HECT LOT IS Appraisal General Descr e Slab Cement Basement Sasement Cownspouts M HECT LOT IS	chments, envie	ironmental cor WED. THERI ECAUSE IT C MLS A Data He Rad Othe Fuel Indiv	ditions, land us ARE NO AD ONTAINS THE Assessment and Source for Gro Pating/Cooling HWBB ant GAS aral Air Condition ridual or Washer/	Tax Record Ss Living Are	s [sea Fireplate A A A A A A A A A	Prior Ins PARCEL QUAMENITIES ace(s) # dstove(s) # //Deck OPI NONE NONE WOOD NONE (describe)	pection	Car Storage Eway # of C Surface c ge # of C ort # of C ched De	ars o ONCRETE ars 2 ars o otached
TS I	Source(s) Used for Phys Other (describe) General Di Units One One # of Stories 3 Type Det. Att. Existing Propo Design (Style) Year Built 201 Effective Age (Yrs) 15 Appliances Refrige Finished area above grad	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription e with Accessory Unit S-Det./End Unit S-Det./End Unit Range/Over tator Range/Over de contains:	I factors (easen ITLE REPORT IP THE SUBJ Property G Concret Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ Dishwa Rooms	HAS NOT B HAS NOT B HECT LOT IS Appraisal General Descr e Slab Cement Basement Sasement Cownspouts M HECT LOT IS	chments, envie	ironmental cor WED. THERI ECAUSE IT C MLS A Data He Rad Othe Fuel Indiv	ditions, land us ARE NO AD ONTAINS THE Assessment and Source for Gro eating/Cooling HWBB ant GAS tral Air Condition ridual	Tax Record Ss Living Are	s [sea Fireplate A A A A A A A A A	Prior Ins PARCEL QUAMENITIES ace(s) # dstove(s) # //Deck OPI NONE NONE WOOD NONE (describe)	pection	Car Storage Beway # of C Surface c ge # of C ort # of C Ched De	ars o ONCRETE ars 2 ars o otached
ENTS	Source(s) Used for Phys Other (describe) General Di Units One One # of Stories 3 Type Det. Att. Existing Propo Design (Style) Year Built 201 Effective Age (Yrs) 15 Appliances Refrige	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription e with Accessory Unit S-Det./End Unit S-Det./End Unit Range/Over tator Range/Over de contains:	I factors (easen ITLE REPORT IP THE SUBJ Property G Concrete Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ Modern Concrete Rooms Rooms	HAS NOT B JECT LOT IS Appraisal General Descr e Slab (General Sasement (Sasement (Sa	chments, envie	ironmental cor WED. THERI ECAUSE IT C MLS A Data He Rad Othe Fuel Indiv	ditions, land us ARE NO AD ONTAINS THE ASSESSMENT AND SOURCE for Gro Pating/Cooling A HWBB HWBB AND AND HWBB AND AND HWBB HWBB AND HWBB AND HWBB HWBB AND HWBB AND HWBB HWBB AND HWBB HWBB AND HWBB HWB HWBB HWBB HWBB HWBB HWBB HWBB HWBB HWB	Tax Record Ss Living Are	s [sea Fireplate A A A A A A A A A	Prior Ins PARCEL QUAMENITIES ace(s) # dstove(s) # //Deck OPI NONE NONE WOOD NONE (describe)	pection	Car Storage Eway # of C Surface c ge # of C ort # of C ched De	ars o ONCRETE ars 2 ars o otached
EMENTS	Source(s) Used for Phys Other (describe) General Do Units One One # of Stories 3 Type Det. Att. Existing Propo Design (Style) MO Year Built 201 Effective Age (Yrs) 15 Appliances Refrige Finished area above gran Additional features (spec	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription e with Accessory Unit S-Det./End Unit sed Under Const DERN 1 rator Range/Over de contains: ial energy efficient item	I factors (easen ITLE REPORT IP THE SUBJ Property G Concrete Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ Dishwa 6 Rooms s, etc.)	HAS NOT B HAS NOT B HECT LOT IS Appraisal HECT LOT IS Appraisal HECT LOT IS BENERAL COMMISSION HECT LOT IS BENERAL COMMISS	chments, envie	ironmental cor WED. THERI ECAUSE IT C MLS A Data He Rad Othe Fuel Indiv	ditions, land use ARE NO AD'ONTAINS THE ASSESSMENT and Source for Groenting/Cooling A HWBB ant er GAS tral Air Condition/dual er Washer/ 2.1 Bath(s	Tax Record SS Living Are Ining Dryer Dryer	sea Firepla Wood Patio/ Poor Pool Other (1,54	Prior Ins PARCEL QUAMENITIES ace(s) # dstove(s) # //Deck OPI NONE NONE WOOD NONE (describe)	pection	Car Storage Eway # of C Surface c ge # of C ort # of C ched De	ars o ONCRETE ars 2 ars o otached
OVEMENTS	Source(s) Used for Phys Other (describe) General Di Units One One # of Stories 3 Type Det. Att. Existing Propo Design (Style) Year Built 201 Effective Age (Yrs) 15 Appliances Refrige Finished area above grad	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription e with Accessory Unit S-Det./End Unit sed Under Const DERN 1 rator Range/Over de contains: ial energy efficient item	I factors (easen ITLE REPORT IP THE SUBJ Property G Concrete Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ Dishwa 6 Rooms s, etc.)	HAS NOT B HAS NOT B HECT LOT IS Appraisal HECT LOT IS Appraisal HECT LOT IS BENERAL COMMISSION HECT LOT IS BENERAL COMMISS	chments, envie	ironmental cor WED. THERI ECAUSE IT C MLS A Data He Rad Othe Fuel Indiv	ditions, land use ARE NO AD'ONTAINS THE ASSESSMENT and Source for Groenting/Cooling A HWBB ant er GAS tral Air Condition/dual er Washer/ 2.1 Bath(s	Tax Record SS Living Are Ining Dryer Dryer	sea Firepla Wood Patio/ Poor Pool Other (1,54	Prior Ins PARCEL QU Amenities ace(s) # dstove(s) # //Deck OPI NONE NONE WOOD NONE (describe) 48 Square	pection Spectron Spec	Car Storage Eway # of C Surface c ge # of C ort # of C ched De	ONCRETE ars 0 cars 2 ars 0 etached Grade
IPROVEMENTS	Source(s) Used for Phys Other (describe) General Do Units One One # of Stories 3 Type Det. Att. Existing Propo Design (Style) MO Year Built 201 Effective Age (Yrs) 15 Appliances Refrige Finished area above gran Additional features (spec	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription e with Accessory Unit S-Det./End Unit sed Under Const DERN 1 rator Range/Over de contains: ial energy efficient item	I factors (easen ITLE REPORT IP THE SUBJ Property G Concrete Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ Dishwa 6 Rooms s, etc.)	HAS NOT B HAS NOT B HECT LOT IS Appraisal HECT LOT IS Appraisal HECT LOT IS BENERAL COMMISSION HE WI HE WI HE SAME THE	chments, envie	ironmental cor WED. THERI ECAUSE IT C MLS A Data He Rad Othe Fuel Indiv	ditions, land use ARE NO AD'ONTAINS THE ASSESSMENT and Source for Groenting/Cooling A HWBB ant er GAS tral Air Condition/dual er Washer/ 2.1 Bath(s	Tax Record SS Living Are Ining Dryer Dryer	sea Firepla Wood Patio/ Poor Pool Other (1,54	Prior Ins PARCEL QU Amenities ace(s) # dstove(s) # //Deck OPI NONE NONE WOOD NONE (describe) 48 Square	pection Spectron Spec	Car Storage Beway # of C Surface C ge # of C ort # of C ched De ving Area Above	ONCRETE ars 0 cars 2 ars 0 etached Grade
IMPROVEMENTS	Source(s) Used for Phys Other (describe) General Describe Selection of Stories Type Det. Att. Existing Propo Design (Style) Year Built Effective Age (Yrs) Appliances Refrige Finished area above gran Additional features (spec	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription e with Accessory Unit S-Det./End Unit sed Under Const DERN 1 rator Range/Over de contains: ial energy efficient item	I factors (easen ITLE REPORT IP THE SUBJ Property G Concrete Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ Dishwa 6 Rooms s, etc.)	HAS NOT B HAS NOT B HECT LOT IS Appraisal HECT LOT IS Appraisal HECT LOT IS BENERAL COMMISSION HE WI HE WI HE SAME THE	chments, envie	ironmental cor WED. THERI ECAUSE IT C MLS A Data He Rad Othe Fuel Indiv	ditions, land use ARE NO AD'ONTAINS THE ASSESSMENT and Source for Groenting/Cooling A HWBB ant er GAS tral Air Condition/dual er Washer/ 2.1 Bath(s	Tax Record SS Living Are Ining Dryer Dryer	sea Firepla Wood Patio/ Poor Pool Other (1,54	Prior Ins PARCEL QU Amenities ace(s) # dstove(s) # //Deck OPI NONE NONE WOOD NONE (describe) 48 Square	pection Spectron Spec	Car Storage Beway # of C Surface C ge # of C ort # of C ched De ving Area Above	ONCRETE ars 0 cars 2 ars 0 etached Grade
IMPROVEMENTS	Source(s) Used for Phys Other (describe) General Describe Selection of Stories Type Det. Att. Existing Propo Design (Style) Year Built Effective Age (Yrs) Appliances Refrige Finished area above gran Additional features (spec	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription e with Accessory Unit S-Det./End Unit sed Under Const DERN 1 rator Range/Over de contains: ial energy efficient item	I factors (easen ITLE REPORT IP THE SUBJ Property G Concrete Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ Dishwa 6 Rooms s, etc.)	HAS NOT B HAS NOT B HECT LOT IS Appraisal HECT LOT IS Appraisal HECT LOT IS BENERAL COMMISSION HE WI HE WI HE SAME THE	chments, envie	ironmental cor WED. THERI ECAUSE IT C MLS A Data He Rad Othe Fuel Indiv	ditions, land use ARE NO AD'ONTAINS THE ASSESSMENT and Source for Groenting/Cooling A HWBB ant er GAS tral Air Condition/dual er Washer/ 2.1 Bath(s	Tax Record SS Living Are Ining Dryer Dryer	sea Firepla Wood Patio/ Poor Pool Other (1,54	Prior Ins PARCEL QU Amenities ace(s) # dstove(s) # //Deck OPI NONE NONE WOOD NONE (describe) 48 Square	pection Spectron Spec	Car Storage Beway # of C Surface C ge # of C ort # of C ched De ving Area Above	ONCRETE ars 0 cars 2 ars 0 etached Grade
IMPROVEMENTS	Source(s) Used for Phys Other (describe) General Describe Selection of Stories Type Det. Att. Existing Propo Design (Style) Year Built Effective Age (Yrs) Appliances Refrige Finished area above gran Additional features (spec	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription e with Accessory Unit S-Det./End Unit sed Under Const DERN 1 rator Range/Over de contains: ial energy efficient item	I factors (easen ITLE REPORT IP THE SUBJ Property G Concrete Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ Dishwa 6 Rooms s, etc.)	HAS NOT B HAS NOT B HECT LOT IS Appraisal HECT LOT IS Appraisal HECT LOT IS BENERAL COMMISSION HE WI HE WI HE SAME THE	chments, envie	ironmental cor WED. THERI ECAUSE IT C MLS A Data He Rad Othe Fuel Indiv	ditions, land use ARE NO AD'ONTAINS THE ASSESSMENT and Source for Groenting/Cooling A HWBB ant er GAS tral Air Condition/dual er Washer/ 2.1 Bath(s	Tax Record SS Living Are Ining Dryer Dryer	sea Firepla Wood Patio/ Poor Pool Other (1,54	Prior Ins PARCEL QU Amenities ace(s) # dstove(s) # //Deck OPI NONE NONE WOOD NONE (describe) 48 Square	pection Spectron Spec	Car Storage Beway # of C Surface C ge # of C ort # of C ched De ving Area Above	ONCRETE ars 0 cars 2 ars 0 etached Grade
IMPROVEMENTS	Source(s) Used for Phys Other (describe) General Describe Selection of Stories Type Det. Att. Existing Propo Design (Style) Year Built Effective Age (Yrs) Appliances Refrige Finished area above gran Additional features (spec	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription e with Accessory Unit S-Det./End Unit sed Under Const DERN 1 rator Range/Over de contains: ial energy efficient item	I factors (easen ITLE REPORT IP THE SUBJ Property G Concrete Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ Dishwa 6 Rooms s, etc.)	HAS NOT B HAS NOT B HECT LOT IS Appraisal HECT LOT IS Appraisal HECT LOT IS BENERAL COMMISSION HE WI HE WI HE SAME THE	chments, envie	ironmental cor WED. THERI ECAUSE IT C MLS A Data He Rad Othe Fuel Indiv	ditions, land use ARE NO AD'ONTAINS THE ASSESSMENT and Source for Groenting/Cooling A HWBB ant er GAS tral Air Condition/dual er Washer/ 2.1 Bath(s	Tax Record SS Living Are Ining Dryer Dryer	sea Firepla Wood Patio/ Poor Pool Other (1,54	Prior Ins PARCEL QU Amenities ace(s) # dstove(s) # //Deck OPI NONE NONE WOOD NONE (describe) 48 Square	pection Spectron Spec	Car Storage Beway # of C Surface C ge # of C ort # of C ched De ving Area Above	ONCRETE ars 0 cars 2 ars 0 etached Grade
IMPROVEMENTS	THE SUBJECT IS AB LOT SIZE T. Source(s) Used for Phys Other (describe) General Di Units	e conditions or externa OVE GRADE. THE TAKE FROM PLAT MA ical Characteristics of Factorian ical Characteri	I factors (easen ITLE REPORT IP THE SUBJ Property G Concret Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ No Rooms S, etc.)	ments, encroad HAS NOT B HECT LOT IS Appraisal General Descr e Slab	Files Files Files Files Files Finished Finished Finished Finished Fucco OMP ETAL Disposal EMLS SAYS	wed. Theri ecause it c MLS A Data He Rad Othe Fuel Indiv	ditions, land us ARE NO AD ONTAINS THE Assessment and Source for Gro Pating/Cooling HWBB ant GAS Erral Air Condition ridual Br 2.1 Bath(s ROOF DECK	Tax Record Say Living Are Ining Dryer Temodeling,	s [ea Firepland Porch Pool Pence Other (Prior Ins PARCEL QI Amenities ace(s) # dstove(s) # //Deck OPI NONE NONE (describe) 48 Square	pection	Car Storage Eway # of C Surface c ge # of C ort # of C ched De -in WELL MAINT	ONCRETE ars 0 cars 2 ars 0 etached Grade
IMPROVEMENTS	Source(s) Used for Phys Other (describe) General Di Units One One # of Stories 3 Type Det. Att. Existing Propo Design (Style) Mo Year Built 201 Effective Age (Yrs) 15 Appliances Refrige Finished area above grad Additional features (spec	e conditions or externa OVE GRADE. THE TAKE FROM PLAT MA ical Characteristics of Factorian ical Characteri	I factors (easen ITLE REPORT IP THE SUBJ Property G Concret Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ No Rooms S, etc.)	ments, encroad HAS NOT B HECT LOT IS Appraisal General Descr e Slab	Files Files Files Files Files Finished Finished Finished Finished Fucco OMP ETAL Disposal EMLS SAYS	wed. Theri ecause it c MLS A Data He Rad Othe Fuel Indiv	ditions, land us ARE NO AD ONTAINS THE Assessment and Source for Gro Pating/Cooling HWBB ant GAS Erral Air Condition ridual Br 2.1 Bath(s ROOF DECK	Tax Record Say Living Are Ining Dryer Temodeling,	s [ea Firepland Porch Pool Pence Other (Prior Ins PARCEL QI Amenities ace(s) # dstove(s) # //Deck OPI NONE NONE (describe) 48 Square	pection Spectron Spec	Car Storage Eway # of C Surface c ge # of C ort # of C ched De -in WELL MAINT	ONCRETE ars 0 cars 2 ars 0 etached Grade
IMPROVEMENTS	THE SUBJECT IS AB LOT SIZE T. Source(s) Used for Phys Other (describe) General Di Units	e conditions or externa OVE GRADE. THE TAKE FROM PLAT MA ical Characteristics of Factorian ical Characteri	I factors (easen ITLE REPORT IP THE SUBJ Property G Concret Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ No Rooms S, etc.)	ments, encroad HAS NOT B HECT LOT IS Appraisal General Descr e Slab	Files Files Files Files Files Finished Finished Finished Finished Fucco OMP ETAL Disposal EMLS SAYS	wed. Theri ecause it c MLS A Data He Rad Othe Fuel Indiv	ditions, land us ARE NO AD ONTAINS THE Assessment and Source for Gro Pating/Cooling HWBB ant GAS Erral Air Condition ridual Br 2.1 Bath(s ROOF DECK	Tax Record Say Living Are Ining Dryer Temodeling,	s [ea Firepland Porch Pool Pence Other (Prior Ins PARCEL QI Amenities ace(s) # dstove(s) # //Deck OPI NONE NONE (describe) 48 Square	pection	Car Storage Eway # of C Surface c ge # of C ort # of C ched De -in WELL MAINT	ONCRETE ars 0 cars 2 ars 0 etached Grade
IMPROVEMENTS	Source(s) Used for Phys Other (describe) General Di Units One One # of Stories 3 Type Det. Att. Existing Propo Design (Style) Mo Year Built 201 Effective Age (Yrs) 15 Appliances Refrige Finished area above grad Additional features (spec	e conditions or externa OVE GRADE. THE TAKE FROM PLAT MA ical Characteristics of Factorian ical Characteri	I factors (easen ITLE REPORT IP THE SUBJ Property G Concret Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ No Rooms S, etc.)	ments, encroad HAS NOT B HECT LOT IS Appraisal General Descr e Slab	Files Files Files Files Files Finished Finished Finished Finished Fucco OMP ETAL Disposal EMLS SAYS	wed. Theri ecause it c MLS A Data He Rad Othe Fuel Indiv	ditions, land us ARE NO AD ONTAINS THE Assessment and Source for Gro Pating/Cooling HWBB ant GAS Erral Air Condition ridual Br 2.1 Bath(s ROOF DECK	Tax Record Say Living Are Ining Dryer Temodeling,	s [ea Firepland Porch Pool Pence Other (Prior Ins PARCEL QI Amenities ace(s) # dstove(s) # //Deck OPI NONE NONE (describe) 48 Square	pection	Car Storage Eway # of C Surface c ge # of C ort # of C ched De -in WELL MAINT	ONCRETE ars 0 cars 2 ars 0 etached Grade
IMPROVEMENTS	Source(s) Used for Phys Other (describe) General Di Units One One # of Stories 3 Type Det. Att. Existing Propo Design (Style) Mo Year Built 201 Effective Age (Yrs) 15 Appliances Refrige Finished area above grad Additional features (spec	e conditions or externa OVE GRADE. THE TAKE FROM PLAT MA ical Characteristics of Factorian ical Characteri	I factors (easen ITLE REPORT IP THE SUBJ Property G Concret Full Bas Partial B Exterior Wall Roof Surface Gutters & Do Window Typ No Rooms S, etc.)	ments, encroad HAS NOT B HECT LOT IS Appraisal General Descr e Slab	Files Files Files Files Files Finished Finished Finished Finished Fucco OMP ETAL Disposal EMLS SAYS	wed. Theri ecause it c MLS A Data He Rad Othe Fuel Indiv	ditions, land us ARE NO AD ONTAINS THE Assessment and Source for Gro Pating/Cooling HWBB ant GAS Erral Air Condition ridual Br 2.1 Bath(s ROOF DECK	Tax Record Say Living Are Ining Dryer Temodeling,	s [ea Firepland Porch Pool Pence Other (Prior Ins PARCEL QI Amenities ace(s) # dstove(s) # //Deck OPI NONE NONE (describe) 48 Square	pection	Car Storage Eway # of C Surface c ge # of C ort # of C ched De -in WELL MAINT	ONCRETE ars 0 cars 2 ars 0 etached Grade
IMPROVEMENTS	Source(s) Used for Phys Other (describe) General Di Units One One # of Stories 3 Type Det. Att. Existing Propo Design (Style) MO Year Built 201 Effective Age (Yrs) 15 Appliances Refrige Finished area above gran Additional features (spec	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription e with Accessory Unit S-Det./End Unit S-Det./End Unit Sed Under Const DERN 1 rator Range/Over de contains: ial energy efficient item if the property and data	I factors (easen ITLE REPORT IP THE SUBJ Property G Concrete Full Bas Partial B Roof Surface Gutters & Do Window Typ Dishwa Rooms S, etc.) Source(s) (included)	ments, encroad HAS NOT B JECT LOT IS Appraisal General Descr e Slab (ement (Basement (Basem	chments, envie	ironmental cor WED. THERI ECAUSE IT C MLS A Data He Rad Othe Fuel Indi Othe Indi Othe Airs, deterioration	ditions, land us E ARE NO AD ONTAINS THE Assessment and Source for Gro Pating/Cooling A HWBB Bant Bar GAS Baral Air Condition Fridual Bar Condition Fridual Fr	Tax Record Say Living Are Ining Dryer Temodeling,	sea Firepla Wood Patio/ Poor Pool Other (1,54), etc.).	Prior Ins Prior Ins PARCEL QUAMENITIES ace(s) # dstove(s) # //Deck OPI NONE NONE (describe) 18 Square	pection JEST CRMLS O None O Drive N Driveway Gara Carp Attac Built Feet of Gross Li	Property Owner Car Storage eway # of C Surface c ge # of C ort # of C ched De -in WELL MAINTA	ONCRETE ars 0 cars 2 ars 0 etached Grade
IMPROVEMENTS	Source(s) Used for Phys Other (describe) General Di Units One One # of Stories 3 Type Det. Att. Existing Propo Design (Style) Mo Year Built 201 Effective Age (Yrs) 15 Appliances Refrige Finished area above grad Additional features (spec	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription e with Accessory Unit S-Det./End Unit S-Det./End Unit Sed Under Const DERN 1 rator Range/Over de contains: ial energy efficient item if the property and data	I factors (easen ITLE REPORT IP THE SUBJ Property G Concrete Full Bas Partial B Roof Surface Gutters & Do Window Typ Dishwa Rooms S, etc.) Source(s) (included)	ments, encroad HAS NOT B JECT LOT IS Appraisal General Descr e Slab (ement (Basement (Basem	chments, envie	ironmental cor WED. THERI ECAUSE IT C MLS A Data He Rad Othe Fuel Indi Othe Indi Othe Airs, deterioration	ditions, land us E ARE NO AD ONTAINS THE Assessment and Source for Gro Pating/Cooling A HWBB Bant Bar GAS Baral Air Condition Fridual Bar Condition Fridual Fr	Tax Record Say Living Are Ining Dryer Temodeling,	sea Firepla Wood Patio/ Poor Pool Other (1,54), etc.).	Prior Ins Prior Ins PARCEL QUAMENTIES ace(s) # dstove(s) # //Deck OPI NONE NONE (describe) 18 Square	pection	Property Owner Car Storage eway # of C Surface c ge # of C ort # of C ched De -in WELL MAINTA	ONCRETE ars 0 cars 2 ars 0 etached Grade
IMPROVEMENTS	Source(s) Used for Phys Other (describe) General Di Units One One # of Stories 3 Type Det. Att. Existing Propo Design (Style) MO Year Built 201 Effective Age (Yrs) 15 Appliances Refrige Finished area above gran Additional features (spec	e conditions or externa OVE GRADE. THE T AKE FROM PLAT MA ical Characteristics of F escription e with Accessory Unit S-Det./End Unit S-Det./End Unit Sed Under Const DERN 1 rator Range/Over de contains: ial energy efficient item if the property and data	I factors (easen ITLE REPORT IP THE SUBJ Property G Concrete Full Bas Partial B Roof Surface Gutters & Do Window Typ Dishwa Rooms S, etc.) Source(s) (included)	ments, encroad HAS NOT B JECT LOT IS Appraisal General Descr e Slab (ement (Basement (Basem	chments, envie	ironmental cor WED. THERI ECAUSE IT C MLS A Data He Rad Othe Fuel Indi Othe Indi Othe Airs, deterioration	ditions, land us E ARE NO AD ONTAINS THE Assessment and Source for Gro Pating/Cooling A HWBB Bant Bar GAS Baral Air Condition Fridual Bar Condition Fridual Fr	Tax Record Say Living Are Ining Dryer Temodeling,	sea Firepla Wood Patio/ Poor Pool Other (1,54), etc.).	Prior Ins Prior Ins PARCEL QUAMENITIES ace(s) # dstove(s) # //Deck OPI NONE NONE (describe) 18 Square	pection JEST CRMLS O None O Drive N Driveway Gara Carp Attac Built Feet of Gross Li	Property Owner Car Storage eway # of C Surface c ge # of C ort # of C ched De -in WELL MAINTA	ONCRETE ars 0 cars 2 ars 0 etached Grade

Exterior-Only Inspection Residential Appraisal Report 58550 2410-05

58550

						to ©	
Thoro are compared	a aalaa in tha auhiaa		the subject neighborho				9,999 .
			the past twelve mont				,560,000 .
FEATURE	SUBJECT	COMPARAB	BLE SALE # 1	COMPARAB	LE SALE # 2	COMPARABL	E SALE # 3
Address 3345 1/2 Rowena A	ve	1843 1/2 N Alexand	dria Ave	2168 Lyric Ave		1927 Griffith Park B	lvd
Los Angeles, CA 90	027-2913	Los Angeles, CA 90	1027-4002	Los Angeles, CA 90	027-4754	Los Angeles, CA 900	139-3518
Proximity to Subject		1.25 miles SW	027 1002	0.71 miles S		0.97 miles \$	
Sale Price	\$	1.25 IIIIes SW	\$ 1.740.000		\$ 2,000,000	U.97 IIIIIES 3	\$ 1,550,000
		•	- 1,1 10,000		\$ 2,000,000	Α	\$ 1,550,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 882.35 Sq.ft.		\$ 1092.90 sq.ft.		\$ 792.84 Sq.ft.	
Data Source(s)		CRMLSMLS#23309	195;DOM 22	CRMLSMLS#23339	887;DOM 61	CRMLSMLS#24353	383;DOM 37
Verification Source(s)		PARCEL Q#807001	593-J-4	PARCEL Q#392696	594-C-4	PARCEL Q#247875	594-C-3
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth	(/,,	ArmLth	(7, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3,	ArmLth	() 1 2) 2 2 2 2
Concessions							
		Conv;0		Conv;0		Conv;0	
Date of Sale/Time		s11/23;c10/23		s06/24;c04/24		s04/24;c03/24	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	FEE	0	FEE	0	FEE	0
Site	2465 sf	2970 sf	0	3329 sf	n	1321 sf	0
View							
	N;Res;	N;Res;		B;CtySky;	-200,000		
Design (Style)	DT3;MODERN	DT3;MODERN		DT3;MODERN		DT3;MODERN	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	13	9	0	8	0	5	0
Condition	C4	C3	-100,000	C3	-100,000	C3	-100,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	,	Total Bdrms. Baths	700,000	Total Bdrms. Baths	
Room Count							
	6 2 2.1	7 3 3.1	-20,000	8 4 3.0	-10,000	6 3 4.0	-30,000
Gross Living Area	1,548 \$q.ft.	1,972 sq.ft.	-63,600	1,830 Sq.ft.	-42,300	1,955 \$q.ft.	-61,100
Basement & Finished	Osf	0sf		Osf		0sf	
Rooms Below Grade							
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling							
<u> </u>	FAU/CENT	FAU/CENT		FAU/CENT		FAU/CENT	
Energy Efficient Items	NONE	NONE		NONE		NONE	
Garage/Carport	2gbi	2ga	-10,000	2ga2dw	-10,000	2ga	-10,000
Porch/Patio/Deck	PATIO-DECK	DECK	+5,000	PATIO	+5.000	PATIO-DECK	
					,		
Net Adjustment (Total)		_ + 🗶 -	\$ -188,600		\$ -357,300		\$ -201,100
Adjusted Sale Price		Net Adj. 10.8 %		Net Adj. 17.9 %		Net Adj. 13.0 %	
of Comparables		Gross Adj. 11.4 %	\$ 1,551,400		\$ 1,642,700	Gross Adj. 13.0 %	\$ 1,348,900
	the sale or transfer hist		erty and comparable sale		N/A	10.0	1,040,000
dia mot rescaron	ino dalo di trandici indi	ny or the subject prope	nty and comparable said	33. II IIOt, Oxpidiii	N/A		
My research did X did	not reveal any prior sale	es or transfers of the su	ibject property for the th	ree years prior to the ef	fective date of this appr	aisal.	
Data Source(s) PARCEL QUE	ST						
My research did X did	not reveal any prior sale	es or transfers of the co	omparable sales for the	vear prior to the date of	sale of the comparable	sale.	
Data Source(s) PARCEL QUE			p	, . ,		-	
TAILOLE QUE	_	r cale or transfer histor	v of the cubicot property	and comparable calca	(report additional prior	valee on nago 2)	
Report the results of the research		-					ADIE OALE #2
ITEM	SI	UBJECT	COMPARABLE S	ALE #1 (COMPARABLE SALE #2	COMPA	RABLE SALE #3
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer Price of Prior Sale/Transfer		I					
Price of Prior Sale/Transfer	DARCEI OUTC	г	PARCEI DIIEST	DAROF	I UILEGE	DARCEI OUT	ST
Price of Prior Sale/Transfer Data Source(s)	PARCEL QUES		PARCEL QUEST		L QUEST	PARCEL QUE	ST
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	10/07/2024		10/07/2024	10/07/	2024	10/07/2024	
Price of Prior Sale/Transfer Data Source(s)	10/07/2024		10/07/2024		2024	10/07/2024	
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	10/07/2024 story of the subject pro	perty and comparable s	10/07/2024	10/07/	2024	10/07/2024	
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi	10/07/2024 story of the subject pro	perty and comparable s	10/07/2024	10/07/	2024	10/07/2024	
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi	10/07/2024 story of the subject pro	perty and comparable s	10/07/2024	10/07/	2024	10/07/2024	
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi	10/07/2024 story of the subject pro	perty and comparable s	10/07/2024	10/07/	2024	10/07/2024	
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi	10/07/2024 story of the subject pro	perty and comparable s	10/07/2024	10/07/	2024	10/07/2024	
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSF	10/07/2024 story of the subject pro ERRED AS STATED A	perty and comparable s	10/07/2024	10/07/	2024	10/07/2024	
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi	10/07/2024 story of the subject pro	operty and comparable s	10/07/2024	10/07/ SUBJECT HAS NOT	2024 Fransferred in th	10/07/2024 E PAST 36 MONTHS.	THE
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSF	10/07/2024 story of the subject pro ERRED AS STATED A proach THERE	operty and comparable s Bove Is only 1 sale that	10/07/2024 Sales THE AT IS LIKE THE SUBJ	10/07/ SUBJECT HAS NOT T	2024 Iransferred in Th The state of the stat	10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME	THE BUILDER. IT IS
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFE Summary of Sales Comparison Ap	10/07/2024 story of the subject pro ERRED AS STATED A proach THERE AWAY SALE#2 IS C	pperty and comparable s Bove Is only 1 sale the Closest but is jus	10/07/2024 Sales THE AT IS LIKE THE SUBJ	10/07/ SUBJECT HAS NOT 1 JECT IN THE AREA. S	2024 IRANSFERRED IN TH SALE#1 IT APPEAR ITH A CITY VIEW. SA	10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME LLE#LARGER THAN	THE BUILDER. IT IS THE SUBJECT
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFE Summary of Sales Comparison Ap LARGER IT IS OVER A MILE A BETTER CONDITION, MORE B	tory of the subject proestered as stated as stated as stated as proach there away sale#2 is cather in the subject proach there away sale#2 is cather (it supposed	IS ONLY 1 SALE THA CLOSEST BUT IS JUS DLY HAS A ROOF DEC	10/07/2024 Sales THE AT IS LIKE THE SUBJ ST A NEW HOUSE ON CK LIKE THE SUBJEC	10/07/ SUBJECT HAS NOT T JECT IN THE AREA. S A SMALLER LOT W CT & THERE IS A GR	2024 IRANSFERRED IN TH SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH	10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME ALE#LARGER THAN	THE BUILDER. IT IS THE SUBJECT USTMENTS WERE
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFE Summary of Sales Comparison Ap LARGER IT IS OVER A MILE BETTER CONDITION, MORE B DERIVED FROM THE MARKET	10/07/2024 story of the subject pro erred as stated a proach there away sale#2 is c aths (it supposed with paired sale	IS ONLY 1 SALE THA CLOSEST BUT IS JUS DLY HAS A ROOF DEC ES ANALYSIS \$150	AT IS LIKE THE SUBJECT A NEW HOUSE ON CK LIKE THE SUBJECT OF PER SQ FT FOR LIVER SQ FT	JECT IN THE AREA. SIA SMALLER LOT WOTH AREA STATEMENT OF THE REAL	2024 TRANSFERRED IN TH SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH DOO PER BATH \$10	10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME ALE#LARGER THAN E DECK) THE ADJ 0,000 PER 1/2 BATH	THE BUILDER. IT IS THE SUBJECT USTMENTS WERE
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFE Summary of Sales Comparison Ap LARGER IT IS OVER A MILE A BETTER CONDITION, MORE B	10/07/2024 story of the subject pro erred as stated a proach there away sale#2 is c aths (it supposed with paired sale	IS ONLY 1 SALE THA CLOSEST BUT IS JUS DLY HAS A ROOF DEC ES ANALYSIS \$150	AT IS LIKE THE SUBJECT A NEW HOUSE ON CK LIKE THE SUBJECT OF PER SQ FT FOR LIVER SQ FT	JECT IN THE AREA. SIA SMALLER LOT WOTH AREA STATEMENT OF THE REAL	2024 TRANSFERRED IN TH SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH DOO PER BATH \$10	10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME ALE#LARGER THAN E DECK) THE ADJ 0,000 PER 1/2 BATH	THE BUILDER. IT IS THE SUBJECT USTMENTS WERE
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFE Summary of Sales Comparison Ap LARGER IT IS OVER A MILE BETTER CONDITION, MORE B DERIVED FROM THE MARKET	10/07/2024 story of the subject pro erred as stated a proach there away sale#2 is c aths (it supposed with paired sale	IS ONLY 1 SALE THA CLOSEST BUT IS JUS DLY HAS A ROOF DEC ES ANALYSIS \$150	AT IS LIKE THE SUBJECT A NEW HOUSE ON CK LIKE THE SUBJECT OF PER SQ FT FOR LIVER SQ FT	JECT IN THE AREA. SIA SMALLER LOT WOTH AREA STATEMENT OF THE REAL	2024 TRANSFERRED IN TH SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH DOO PER BATH \$10	10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME ALE#LARGER THAN E DECK) THE ADJ 0,000 PER 1/2 BATH	THE BUILDER. IT IS THE SUBJECT USTMENTS WERE
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFE Summary of Sales Comparison Ap LARGER IT IS OVER A MILE BETTER CONDITION, MORE B DERIVED FROM THE MARKET	proach THERE AWAY SALE#2 IS C ATHS (IT SUPPOSED WITH PAIRED SALE S ALL HAVE A PRIV	DISTRICT OF THE STATE OF THE ST	10/07/2024 SaleS THE AT IS LIKE THE SUBJECT A NEW HOUSE ON CK LIKE THE SUBJECT OF THE SUBJECT IS IN A LA	10/07/ SUBJECT HAS NOT TO THE AREA. SECT IN THE AREA. SECTION THE	2024 IRANSFERRED IN TH SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH DOO PER BATH \$10 RAGE FOR ALL 6 UN	10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME ALE#LARGER THAN E DECK) THE ADJ 0,000 PER 1/2 BATH	THE BUILDER. IT IS THE SUBJECT USTMENTS WERE , \$10000 FOR
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFE Summary of Sales Comparison Ap LARGER IT IS OVER A MILE BETTER CONDITION, MORE B DERIVED FROM THE MARKET GARAGE BECAUSE THE SALE	proach THERE AWAY SALE#2 IS C ATHS (IT SUPPOSED WITH PAIRED SALE S ALL HAVE A PRIV	DISTRICT OF THE STATE OF THE ST	10/07/2024 SaleS THE AT IS LIKE THE SUBJECT A NEW HOUSE ON CK LIKE THE SUBJECT OF THE SUBJECT IS IN A LA	10/07/ SUBJECT HAS NOT TO THE AREA. SECT IN THE AREA. SECTION THE	2024 IRANSFERRED IN TH SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH DOO PER BATH \$10 RAGE FOR ALL 6 UN	10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME ALE#LARGER THAN E DECK) THE ADJ 0,000 PER 1/2 BATH	THE BUILDER. IT IS THE SUBJECT USTMENTS WERE , \$10000 FOR
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFE Summary of Sales Comparison Ap LARGER IT IS OVER A MILE BETTER CONDITION, MORE B DERIVED FROM THE MARKET GARAGE BECAUSE THE SALE SALE#1 MOST SIMILAR IN D	proach THERE AWAY SALE#2 IS C ATHS (IT SUPPOSED WITH PAIRED SALE S ALL HAVE A PRIV	DESCRIPTION OF THE SALE THAT SALE TH	10/07/2024 SaleS THE AT IS LIKE THE SUBJECT A NEW HOUSE ON CK LIKE THE SUBJECT OF THE SUBJECT IS IN A LA	10/07/ SUBJECT HAS NOT TO THE AREA. SECT IN THE AREA. SECTION THE	2024 IRANSFERRED IN TH SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH DOO PER BATH \$10 RAGE FOR ALL 6 UN	10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME ALE#LARGER THAN E DECK) THE ADJ 0,000 PER 1/2 BATH	THE BUILDER. IT IS THE SUBJECT USTMENTS WERE , \$10000 FOR
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFE Summary of Sales Comparison Ap LARGER IT IS OVER A MILE BETTER CONDITION, MORE B DERIVED FROM THE MARKET GARAGE BECAUSE THE SALE SALE#1 MOST SIMILAR IN D Indicated Value by Sales Comparis	proach THERE AWAY SALE#2 IS C ATHS (IT SUPPOSED WITH PAIRED SALE S ALL HAVE A PRIV ESIGN & IS LARGER	DESCRIPTION OF THE SALE THE SALE SALE SALE SALE SALE SALE SALE SAL	10/07/2024 SaleS THE AT IS LIKE THE SUBJECT A NEW HOUSE ON CK LIKE THE SUBJECT OF PER SQ FT FOR LIVE SUBJECT IS IN A LARRECENT BUT IS A CO	JOOT/ SUBJECT HAS NOT TO THE AREA. STATEMENT OF THE STATE	2024 TRANSFERRED IN THE SALE#1 IT APPEAR ITH A CITY VIEW. SALE SAT VIEW FROM THE SAT VIEW FROM THE SALE FOR ALL 6 UN	10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME ALE#LARGER THAN E DECK) THE ADJ D,000 PER 1/2 BATH ITS RE GIVEN THE MOST	THE BUILDER. IT IS THE SUBJECT USTMENTS WERE , \$10000 FOR
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFI Summary of Sales Comparison Ap LARGER IT IS OVER A MILE A BETTER CONDITION, MORE B DERIVED FROM THE MARKET GARAGE BECAUSE THE SALE SALE#1 MOST SIMILAR IN D Indicated Value by Sales Comparis Indicated Value by: Sales Comp	proach THERE AWAY SALE#2 IS C WITH PAIRED SALE S ALL HAVE A PRIV ESIGN & IS LARGER On Approach \$ 1 arison Approach \$ 1	IS ONLY 1 SALE THA CLOSEST BUT IS JUS DLY HAS A ROOF DEC ES ANALYSIS \$150 ATE GARAGE & THE SALE#5 IS MOST	AT IS LIKE THE SUBJECT A NEW HOUSE ON CK LIKE THE SUBJECT IS IN A LARCECENT BUT IS A CC	JOOT/ SUBJECT HAS NOT TO THE AREA. STATE TO THE AREA. STATE THERE IS A GREWING AREA \$20, ARGE BASEMENT GARDONDO IN A LARGER DONDO IN A LARGER	2024 IRANSFERRED IN TH SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH DOO PER BATH \$10 RAGE FOR ALL 6 UN COMPLEX THEY AI	10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME LLE#LARGER THAN E DECK) THE ADJ D,000 PER 1/2 BATH ITS RE GIVEN THE MOST	THE BUILDER. IT IS THE SUBJECT USTMENTS WERE , \$10000 FOR WEIGHT
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFE Summary of Sales Comparison Ap LARGER IT IS OVER A MILE BETTER CONDITION, MORE B DERIVED FROM THE MARKET GARAGE BECAUSE THE SALE SALE#1 MOST SIMILAR IN D Indicated Value by Sales Comparis	proach THERE AWAY SALE#2 IS C WITH PAIRED SALE S ALL HAVE A PRIV ESIGN & IS LARGER On Approach \$ 1 arison Approach \$ 1	IS ONLY 1 SALE THA CLOSEST BUT IS JUS DLY HAS A ROOF DEC ES ANALYSIS \$150 ATE GARAGE & THE SALE#5 IS MOST	AT IS LIKE THE SUBJECT A NEW HOUSE ON CK LIKE THE SUBJECT IS IN A LARCECENT BUT IS A CC	JOOT/ SUBJECT HAS NOT TO THE AREA. STATE TO THE AREA. STATE THERE IS A GREWING AREA \$20, ARGE BASEMENT GARDONDO IN A LARGER DONDO IN A LARGER	2024 IRANSFERRED IN TH SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH DOO PER BATH \$10 RAGE FOR ALL 6 UN COMPLEX THEY AI	10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME LLE#LARGER THAN E DECK) THE ADJ D,000 PER 1/2 BATH ITS RE GIVEN THE MOST	THE BUILDER. IT IS THE SUBJECT USTMENTS WERE , \$10000 FOR WEIGHT
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFE Summary of Sales Comparison Ap LARGER IT IS OVER A MILE A BETTER CONDITION, MORE B DERIVED FROM THE MARKET GARAGE BECAUSE THE SALE SALE#1 MOST SIMILAR IN D Indicated Value by Sales Comparis Indicated Value by: Sales Comp	proach THERE AWAY SALE#2 IS CATHS (IT SUPPOSED WITH PAIRED SALE S ALL HAVE A PRIV ESIGN & IS LARGER On Approach \$ 1 arison Approach \$ 1 arison Approach \$ 1	IS ONLY 1 SALE THA CLOSEST BUT IS JUS DLY HAS A ROOF DEC ES ANALYSIS \$150 ATE GARAGE & THE SALE#5 IS MOST	AT IS LIKE THE SUBJECT A NEW HOUSE ON CK LIKE THE SUBJECT IS IN A LARCECENT BUT IS A CC	JOOT/ SUBJECT HAS NOT TO THE AREA. STATEMENT OF THE STATEMENT OF THE BEASEMENT OF THE BEASE	2024 IRANSFERRED IN TH SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH DOO PER BATH \$10 RAGE FOR ALL 6 UN COMPLEX THEY AI	10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME LLE#LARGER THAN E DECK) THE ADJ D,000 PER 1/2 BATH ITS RE GIVEN THE MOST	THE BUILDER. IT IS THE SUBJECT USTMENTS WERE , \$10000 FOR WEIGHT
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFE Summary of Sales Comparison Ap LARGER IT IS OVER A MILE A BETTER CONDITION, MORE B DERIVED FROM THE MARKET GARAGE BECAUSE THE SALE SALE#1 MOST SIMILAR IN D Indicated Value by Sales Comparis Indicated Value by: Sales Comp THE MARKET APPROACH BEST	proach THERE AWAY SALE#2 IS CATHS (IT SUPPOSED WITH PAIRED SALE S ALL HAVE A PRIV ESIGN & IS LARGER On Approach \$ 1 arison Approach \$ 1 arison Approach \$ 1	IS ONLY 1 SALE THA CLOSEST BUT IS JUS DLY HAS A ROOF DEC ES ANALYSIS \$150 ATE GARAGE & THE SALE#5 IS MOST	AT IS LIKE THE SUBJECT A NEW HOUSE ON CK LIKE THE SUBJECT IS IN A LARCECENT BUT IS A CC	JOOT/ SUBJECT HAS NOT TO THE AREA. STATEMENT OF THE STATEMENT OF THE BEASEMENT OF THE BEASE	2024 IRANSFERRED IN TH SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH DOO PER BATH \$10 RAGE FOR ALL 6 UN COMPLEX THEY AI	10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME LLE#LARGER THAN E DECK) THE ADJ D,000 PER 1/2 BATH ITS RE GIVEN THE MOST	THE BUILDER. IT IS THE SUBJECT USTMENTS WERE , \$10000 FOR WEIGHT
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFE Summary of Sales Comparison Ap LARGER IT IS OVER A MILE A BETTER CONDITION, MORE B DERIVED FROM THE MARKET GARAGE BECAUSE THE SALE SALE#1 MOST SIMILAR IN D Indicated Value by Sales Comparis Indicated Value by: Sales Comp THE MARKET APPROACH BEST LACK OF RENTAL DATA ON HO	proach THERE AWAY SALE#2 IS C ATHS (IT SUPPOSED WITH PAIRED SALE S ALL HAVE A PRIV ESIGN & IS LARGER on Approach \$ arison Approach \$ TREFLECTS THE VAL MES IN THE AREA.	IS ONLY 1 SALE THAT CLOSEST BUT IS JUSTICE SANALYSIS \$150 ATE GARAGE & THE SALE#5 IS MOST 400,000 1,400,000 UE OF THIS TYPE OF	AT IS LIKE THE SUBJECT IS IN A LARECENT BUT IS A CO	JOOT/ SUBJECT HAS NOT TO SUBJECT HAS NOT TO SUBJECT IN THE AREA. S I A SMALLER LOT W CT & THERE IS A GR /ING AREA \$20, RRGE BASEMENT GA DNDO IN A LARGER eloped) \$ 1,440,0 ST APPROACH IS DE	IRANSFERRED IN THE SALE#1 IT APPEAR ITH A CITY VIEW. SALE FOR ALL 6 UNCOMPLEX THEY ALL OO INCOMPLEX THE INCOMP	E PAST 36 MONTHS. S TO BE THE SAME ALE#LARGER THAN E DECK) THE ADJ D,000 PER 1/2 BATH ITS RE GIVEN THE MOST FOACH (if developed) \$ ME APPROACH IS N/	BUILDER. IT IS THE SUBJECT USTMENTS WERE , \$10000 FOR WEIGHT
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFI Summary of Sales Comparison Ap LARGER IT IS OVER A MILE A BETTER CONDITION, MORE B DERIVED FROM THE MARKET GARAGE BECAUSE THE SALE SALE#1 MOST SIMILAR IN D Indicated Value by Sales Comparis Indicated Value by: Sales Comp THE MARKET APPROACH BEST LACK OF RENTAL DATA ON HO This appraisal is made "as	proach THERE AWAY SALE#2 IS CATHS (IT SUPPOSED WITH PAIRED SALE S ALL HAVE A PRIV ESIGN & IS LARGER On Approach \$ 1 arison App	IS ONLY 1 SALE THAT CLOSEST BUT IS JUSTICE SANALYSIS \$150 ATE GARAGE & THE SALE#5 IS MOST 400,000 1,400,000 UE OF THIS TYPE OF	AT IS LIKE THE SUBJECT IS IN A LARECENT BUT IS A CO	JOOT/ SUBJECT HAS NOT TO SUBJECT HAS NOT TO SUBJECT IN THE AREA. S A SMALLER LOT W CT & THERE IS A GR /ING AREA \$20, ARGE BASEMENT GA DNDO IN A LARGER CHOPED \$ 1,440,0 ST APPROACH IS DE	ERANSFERRED IN THE SALE#1 IT APPEAR ITH A CITY VIEW. SALE FROM THE COMPLEX THEY ALL OO INCOME APPOWELOPED THE INCOMPLETATION OF THE	I 10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME ALE#LARGER THAN E DECK) THE ADJ D,000 PER 1/2 BATH ITS RE GIVEN THE MOST TOACH (if developed) \$ ME APPROACH IS N/	BUILDER. IT IS THE SUBJECT USTMENTS WERE , \$10000 FOR WEIGHT A DUE TO THE
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFI Summary of Sales Comparison Ap LARGER IT IS OVER A MILE A BETTER CONDITION, MORE B DERIVED FROM THE MARKET GARAGE BECAUSE THE SALE SALE#1 MOST SIMILAR IN D Indicated Value by Sales Comparis Indicated Value by: Sales Comparis Indicated Value by: Sales Comparis LACK OF RENTAL DATA ON HO This appraisal is made "as completed, subject to the	proach THERE AWAY SALE#2 IS CATHS (IT SUPPOSED WITH PAIRED SALE S ALL HAVE A PRIV ESIGN & IS LARGER On Approach \$ 1. arison Approach \$ REFLECTS THE VAL MES IN THE AREA.	IS ONLY 1 SALE THAT CLOSEST BUT IS JUSTICE SANALYSIS \$150 ATE GARAGE & THE SALE#5 IS MOST 400,000 1,400,000 1,400,000 Completion per plans alterations on the bas	AT IS LIKE THE SUBJECT IS IN A LA RECENT BUT IS A CO COST Approach (if developments) COST Approach (if developments) COST Approach (if developments)	JECT IN THE AREA. SI A SMALLER LOT WORTH AREA SOUTH AND IN A LARGER DINDO IN A LARGER BASEMENT GAST APPROACH IS DESTRUCTED IN THE BASIS OF A hypondition that the reparation of the basis of a hypondition that the reparation of the basis of a hypondition that the reparation of the basis of a hypondition that the reparation is not the basis of a hypondition is not the basis of a hypondition is not the basis of a hypondition t	SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH DOO PER BATH \$10 RAGE FOR ALL 6 UN COMPLEX THEY ALL OO INCOME APP VELOPED THE INCOME POSTUMENT OF STREET	I 10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME ALE#LARGER THAN E DECK) THE ADJ D,000 PER 1/2 BATH ITS RE GIVEN THE MOST TOACH (if developed) \$ ME APPROACH IS N/	BUILDER. IT IS THE SUBJECT USTMENTS WERE , \$10000 FOR WEIGHT A DUE TO THE
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFI Summary of Sales Comparison Ap LARGER IT IS OVER A MILE A BETTER CONDITION, MORE B DERIVED FROM THE MARKET GARAGE BECAUSE THE SALE SALE#1 MOST SIMILAR IN D Indicated Value by Sales Comparis Indicated Value by: Sales Comp THE MARKET APPROACH BEST LACK OF RENTAL DATA ON HO This appraisal is made "as	proach THERE AWAY SALE#2 IS CATHS (IT SUPPOSED WITH PAIRED SALE S ALL HAVE A PRIV ESIGN & IS LARGER On Approach \$ 1. arison Approach \$ REFLECTS THE VAL MES IN THE AREA.	IS ONLY 1 SALE THAT CLOSEST BUT IS JUSTICE SANALYSIS \$150 ATE GARAGE & THE SALE#5 IS MOST 400,000 1,400,000 1,400,000 Completion per plans alterations on the bas	AT IS LIKE THE SUBJECT IS IN A LA RECENT BUT IS A CO COST Approach (if developments) COST Approach (if developments) COST Approach (if developments)	JECT IN THE AREA. SI A SMALLER LOT WORTH AREA SOUTH AND IN A LARGER DINDO IN A LARGER BASEMENT GAST APPROACH IS DESTRUCTED IN THE BASIS OF A hypondition that the reparation of the basis of a hypondition that the reparation of the basis of a hypondition that the reparation of the basis of a hypondition that the reparation is not the basis of a hypondition is not the basis of a hypondition is not the basis of a hypondition t	SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH DOO PER BATH \$10 RAGE FOR ALL 6 UN COMPLEX THEY ALL OO INCOME APP VELOPED THE INCOME POSTUMENT OF STREET	I 10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME ALE#LARGER THAN E DECK) THE ADJ D,000 PER 1/2 BATH ITS RE GIVEN THE MOST TOACH (if developed) \$ ME APPROACH IS N/	BUILDER. IT IS THE SUBJECT USTMENTS WERE , \$10000 FOR WEIGHT A DUE TO THE
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFI Summary of Sales Comparison Ap LARGER IT IS OVER A MILE A BETTER CONDITION, MORE B DERIVED FROM THE MARKET GARAGE BECAUSE THE SALE SALE#1 MOST SIMILAR IN D Indicated Value by Sales Comparis Indicated Value by: Sales Comparis Indicated Value by: Sales Comparis LACK OF RENTAL DATA ON HO This appraisal is made "as completed, subject to the following required inspection bas	proach THERE AWAY SALE#2 IS CATHS (IT SUPPOSED WITH PAIRED SALE S ALL HAVE A PRIV ESIGN & IS LARGER On Approach \$ arison Approach \$ reflects the val mes in the Area. Is", Subject to following repairs or seed on the extraording	IS ONLY 1 SALE THAT IS ONLY 1 SALE THAT IS ONLY 1 SALE THAT IS JUST IS JUST IS JUST IS JUST IS ANALYSIS \$150 ATE GARAGE & THE SALE#5 IS MOST 1,400,000 1,400,000 CUE OF THIS TYPE OF Completion per plans alterations on the bas ary assumption that the	AT IS LIKE THE SUBJECT A NEW HOUSE ON CK LIKE THE SUBJECT IS IN A LARECENT BUT IS A CO. COST APPROACH (if developments of a hypothetical che condition or deficie	JECT IN THE AREA. SI A SMALLER LOT WORTH AREA \$20, ARGE BASEMENT GADONDO IN A LARGER BEIOPED \$ 1,440,0 ST APPROACH IS DESTRUCTED IN THE BASIS OF A hypondition that the repart of the basis of a hypondition that the repart of the basis of t	SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH DOO PER BATH \$10 RAGE FOR ALL 6 UN COMPLEX THEY AI OO Income App VELOPED THE INCO	I 10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME ALE#LARGER THAN E DECK) THE ADJ 0,000 PER 1/2 BATH ITS RE GIVEN THE MOST TOACH (if developed) \$ ME APPROACH IS N/	BUILDER. IT IS THE SUBJECT USTMENTS WERE , \$10000 FOR WEIGHT A DUE TO THE
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFI Summary of Sales Comparison Ap LARGER IT IS OVER A MILE A BETTER CONDITION, MORE B DERIVED FROM THE MARKET GARAGE BECAUSE THE SALE SALE#1 MOST SIMILAR IN D Indicated Value by Sales Comparison Indicated Value by: Sales Comparison THE MARKET APPROACH BEST LACK OF RENTAL DATA ON HO This appraisal is made "as completed, subject to the following required inspection bas Based on a visual inspection	proach THERE AWAY SALE#2 IS CATHS (IT SUPPOSED WITH PAIRED SALE S ALL HAVE A PRIV ESIGN & IS LARGER On Approach \$ TREFLECTS THE VAL MES IN THE AREA. IS SUBJECT TO SEED OF THE PAIRED SALE SET OF SUBJECT TO SEED OF THE PAIRED SALE TO SUBJECT THE VAL MES IN THE AREA. TO SUBJECT TO SEED OF THE PAIRED SALE TO SUBJECT THE VAL TO SUBJECT TO SEED OF THE PAIRED SALE TO SUBJECT TO SUBJECT TO SEED OF THE PAIRED SALE TO SUBJECT TO SUBJECT TO SEED OF THE PAIRED SALE TO SUBJECT TO SUB	DISCORDER OF THIS TYPE OF COMPletion per plans alterations on the bas ary assumption that the species of the subject of the su	AT IS LIKE THE SUBJECT A NEW HOUSE ON CK LIKE THE SUBJECT IS IN A LARECENT BUT IS A CO. COST APPROPERTY. THE CO. S and specifications of the condition or deficie	I 10/07/ SUBJECT HAS NOT TO SUBJECT HAS MALLER LOT WE STAPPROACH IS DESCRIPTION OF THE PROMETRICAL STAPPROACH STAPPROACH IS DESCRIPTION OF THE PROMETRICAL STAPPROACH STAP	SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH DOO PER BATH \$10 RAGE FOR ALL 6 UN COMPLEX THEY ALL OO Income App VELOPED THE INCO	E PAST 36 MONTHS. S TO BE THE SAME ALE#LARGER THAN E DECK) THE ADJ D,000 PER 1/2 BATH ITS RE GIVEN THE MOST TOACH (if developed) \$ ME APPROACH IS N/ t the improvements it been completed, or	BUILDER. IT IS THE SUBJECT USTMENTS WERE , \$10000 FOR WEIGHT A DUE TO THE ave been subject to the
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi COMPARABLES HAVE TRANSFI Summary of Sales Comparison Ap LARGER IT IS OVER A MILE A BETTER CONDITION, MORE B DERIVED FROM THE MARKET GARAGE BECAUSE THE SALE SALE#1 MOST SIMILAR IN D Indicated Value by Sales Comparis Indicated Value by: Sales Comparis Indicated Value by: Sales Comparis LACK OF RENTAL DATA ON HO This appraisal is made "as completed, subject to the following required inspection bas	proach THERE AWAY SALE#2 IS CATHS (IT SUPPOSED WITH PAIRED SALE S ALL HAVE A PRIV ESIGN & IS LARGER On Approach \$ TREFLECTS THE VAL MES IN THE AREA. IS", Subject to following repairs or seed on the extraording of the exterior are ertification, my (our	DISCORDER OF THIS TYPE OF COMPletion per plans alterations on the bas ary assumption of the merce of the subject per popinion of the merce of the subject per	AT IS LIKE THE SUBJECT A NEW HOUSE ON CK LIKE THE SUBJECT IS IN A LARECENT BUT IS A CO. COST APPROPERTY. THE CO. S and specifications of the condition or deficie	I 10/07/ SUBJECT HAS NOT TO SUBJECT HAS MALLER LOT WE CONTINUE TO SUBJECT HAS NOT THE PROPORT HAS DESCRIBED TO SUBJECT HAS NOT THE PROPORT HAS NOT THE	SALE#1 IT APPEAR ITH A CITY VIEW. SA EAT VIEW FROM TH DOO PER BATH \$10 RAGE FOR ALL 6 UN COMPLEX THEY AI OO Income App VELOPED THE INCO DOTHER OF A STATE OF THE INCO DOTHER OTHER OTHER OTHER OTHER OTHER DOTHER OTHER OTHER OTHER OTHER OTHER OTHER OTHER DOTHER OTHER	I 10/07/2024 E PAST 36 MONTHS. S TO BE THE SAME LE#LARGER THAN E DECK) THE ADJ D,000 PER 1/2 BATH ITS RE GIVEN THE MOST TOACH (if developed) \$ ME APPROACH IS N/ t the improvements to been completed, or atement of assumptivibject of this reportation.	BUILDER. IT IS THE SUBJECT USTMENTS WERE , \$10000 FOR WEIGHT A DUE TO THE ave been subject to the

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Exterior-Only Inspection Residential Appraisal Report

58550 File# 2410-05

THE INTENDED USER OF THIS APPRAISAL IS THE LENDER/CLIENT. THE INTENDED USE	R IS TO EVALUATE THE PROPER	TY THAT IS TH	E SUBJECT OF	THIS APPRAIS	SAL FOR A
MORTGAGE FINANCE TRANSACTION SUBJECT TO THE STATED SCOPE OF WORK, PURP	OSE OF THE APPRAISAL , REPO	RTING REQUIR	EMENTS OF TH	IS APPRAISAL	REPORT
FORM & DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDEN	TIFIED BY THE APPRAISER.				
THE EFFECTIVE AGE IS LOWER THAN THE ACTUAL AGE DUE TO ROUTINE MAINTENANC	E & UPKEEP PROLONGING THE	ESTIMATED R	EMAINING ECON	IOMIC LIFE.	
The address reported on the appraisal form is according to US Postal Service records	as required by UAD format. T	he title compa	ny reports the c	ity or county	address
and the title report may or may not match to USPS records?.					
I have performed no services, as an appraiser or in any other capacity, regarding the preceding acceptance of this assignment.	property that is the subject of	this report wi	thin the three-y	ear period im	mediately
preceding acceptance of this assignment.					
COST APPROACH TO VALUE	(not required by Fannie Mae)				
COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost figures and calculation	(not required by Fannie Mae)				
	ns.	E RATIO OF LA	ND TO IMPROVE	MENTS IS TY	PICAL FOR
Provide adequate information for the lender/client to replicate the below cost figures and calculation	ns.	E RATIO OF LA	ND TO IMPROVE	MENTS IS TY	PICAL FOR
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for estimate the provided in the comparable land sales or other methods for estimate the comparable land sales or other methods.	ns.	E RATIO OF LA	ND TO IMPROVE	MENTS IS TY	PICAL FOR
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for estimate area.	ns. mating site value) THE	E RATIO OF LA	ND TO IMPROVE		
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for estimate AREA. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	ns. mating site value) THE			=\$	1,100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for estimer area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	ns. mating site value) OPINION OF SITE VALUE DWELLING 1,54	E RATIO OF LA 8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$	ND TO IMPROVE 250.00	=\$	
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for estimate area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT	OPINION OF SITE VALUE DWELLING PATIO-DECK	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$		-\$ =\$	1,100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for estinate and the opinion of site value (summary of comparable land sales or other methods for estinate and the opinion of site value (summary of comparable land sales or other methods for estinate and the opinion of site value (summary of comparable land sales or other methods for estinate and the opinion of cost and sales or other methods for estinate and sales or oth	OPINION OF SITE VALUE DWELLING PATIO-DECK Garage/Carport 30	8 Sq.Ft. @\$		=\$ =\$ =\$ =\$ =\$	1,100,000 387,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting the AREA. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVERAGE Effective date of cost data 5/1/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using)	OPINION OF SITE VALUE DWELLING PATIO-DECK Garage/Carport Total Estimate of Cost-New	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$	250.00	=\$ =\$ =\$ =\$	1,100,000 387,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of sales or other methods for estimated the opi	OPINION OF SITE VALUE DWELLING PATIO-DECK Garage/Carport Total Estimate of Cost-New Less Physical	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Functional		=\$ =\$ =\$ =\$ =\$ =\$	1,100,000 387,000 10,000 397,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting the AREA. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVERAGE Effective date of cost data 5/1/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using)	OPINION OF SITE VALUE DWELLING PATIO-DECK Garage/Carport Total Estimate of Cost-New Less Depreciation 157,000	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Functional	250.00	=\$ =\$ =\$ =\$ =\$ =\$	1,100,000 387,000 10,000 397,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of sales or other methods for estimated the opi	OPINION OF SITE VALUE DWELLING PATIO-DECK Garage/Carport Total Estimate of Cost-New Less Physical	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Functional	250.00	=\$ =\$ =\$ =\$ =\$ =\$	1,100,000 387,000 10,000 397,000 157,000) 240,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of sales or other methods for estimated the opi	PATIO-DECK Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Functional	250.00	=\$ =\$ =\$ =\$ =\$ =\$(1,100,000 387,000 10,000 397,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated to sales or other	DEPRECIATION OF SITE VALUE PATIO-DECK Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 157,000 Depreciated Cost of Improvements "As-is" Value of Site Improvements	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Tunctional	250.00	=\$ =\$ =\$ =\$ =\$ =\$(1,100,000 387,000 10,000 397,000 157,000) 240,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting the AREA. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVERAGE Effective date of cost data 5/1/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used TRAFFIC EXTERNAL OR FUNCTIONAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) 45 Years	OPINION OF SITE VALUE DWELLING 1,54 PATIO-DECK Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPI E (not required by Fannie Mae)	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Tunctional	250.00 External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	1,100,000 387,000 10,000 397,000 157,000) 240,000 100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated to sale	OPINION OF SITE VALUE DWELLING Total Estimate of Cost-New Less Physical Depreciation Total Estimate of Inprovements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPI E (not required by Fannie Mae) = \$	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Use Sq.Ft. @ \$ Functional SS SS ROACH	External Indicate	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ d Value by Inco	1,100,000 387,000 10,000 397,000 157,000) 240,000 100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for estinated Remaining Economic Life (HUD and VA only) Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for market rent and GRM) Provide adequate information for the lender/client to replicate the below cost figures and calculation sales or other methods for estinated Support for market rent and GRM) Provide adequate information for the lender/client to replicate the below cost figures and calculation sales or other methods for estinated sales or other	OPINION OF SITE VALUE DWELLING 1,54 PATIO-DECK Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPI E (not required by Fannie Mae)	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Use Sq.Ft. @ \$ Functional SS SS ROACH	External Indicate	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ d Value by Inco	1,100,000 387,000 10,000 397,000 157,000) 240,000 100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the opinion of site value (summary of comparable land sales or other methods for estimated the sales or other methods for estimated to some sales or other methods for estimated the sales or other methods for estimated the sales or other methods for estimated to sales or other methods for estimated the sales or other methods for estimated to sales or other methods for estimated the sales or other methods for estimated to sales or other methods for estimated the sales or other methods for estimated the sales or other methods for estimated to sales or other method	Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPLI Enter of Cost Application	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Use Sq.Ft. @ \$ Functional SS SS ROACH	External Indicate	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ d Value by Inco	1,100,000 387,000 10,000 397,000 157,000) 240,000 100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for estinated Remaining Economic Life (HUD and VA only) Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for market rent and GRM) Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for market rent and GRM) The ratio of land to improvements is typical for the area, as indicated by (using the abstractions process) the comparables used TRAFFIC EXTERNAL OR FUNCTIONAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) 45 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INCORES	Depreciated Cost of Improvements "As-is" Value of Site Improvements "As-is" Value BY COST APPI E (not required by Fannie Mae) = \$ COME APPROACH IS NOT APPLI FOR PUDs (if applicable)	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 10 Sq.Ft. @ \$ 11 Functional 12 SS 13 SS 14 SQ.Ft. @ \$ 15 CABLE FOR OV	External Indicate	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ d Value by Inco	1,100,000 387,000 10,000 397,000 157,000) 240,000 100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting the area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVERAGE Effective date of cost data 5/1/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by (using the abstractions process) the comparables used TRAFFIC EXTERNAL OR FUNCTIONAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) 45 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INCORES	Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements "As-i	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 10 Sq.Ft. @ \$ 11 Functional 12 SS 13 SS 14 CABLE FOR OVER 15 SS 15 SS 16 Attach	External Indicate	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ d Value by Inco	1,100,000 387,000 10,000 397,000 157,000) 240,000 100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for estinated Remaining Economic Life (HUD and VA only) Estimated Remaining Economic Life (HUD and VA only) Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) The INCORE APPROACH TO VALUE Stime Residences PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project	Depreciated Cost of Improvements "As-is" Value by Cost Apple [INDICATED VALUE BY COST APPLE	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 10 Sq.Ft. @ \$ 11 Functional 12 SS 13 SS 14 CABLE FOR OVER 15 SS 15 SS 16 Attach	External Indicate	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ d Value by Inco	1,100,000 387,000 10,000 397,000 157,000) 240,000 100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting the provided in the provided Hold of the Homeowners' Association (HOA)? Provide the polication of site value (summary of comparable land sales or other methods for esting Support for market rent and GRM) Provide the following information for PUDs ONLY if the developer/builder is in control of the HoA a Legal Name of Project Total number of phases THE AREA. REPLACEMENT COST NEW SUMMARSHALL-SWIFT Quality rating from cost service AVERAGE Effective date of cost data 5/1/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used TRAFFIC EXTERNAL OR FUNCTIONAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) 45 Years INCOME APPROACH TO VALUE (HUD and VA only) THE INCOME APPROACH TO VALUE (HUD and VA only) RESIDENCES PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes All Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Total number of phases	Depreciation The large Value of Site Improvements This is Value of Site Improvements Total Estimate of Cost-New Less Physical Depreciation 157,000 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPI E (not required by Fannie Mae) = \$ COME APPROACH IS NOT APPLI FOR PUDS (if applicable) No Unit type(s) Detached the subject property is an attach	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 10 Sq.Ft. @ \$ 11 Functional 12 SS 13 SS 14 CABLE FOR OVER 15 SS 15 SS 16 Attach	External Indicate	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ d Value by Inco	1,100,000 387,000 10,000 397,000 157,000) 240,000 100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting the provided in the provided Hold of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY if the developer/builder is no control of the HoA a Legal Name of Project Total number of units rented THE AREA. REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVERAGE Effective date of cost data 5/1/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used TRAFFIC EXTERNAL OR FUNCTIONAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) 45 Years NCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INCOME APPROACH TO VALUE of the Incomparable of the Hode and Incomparable of the Hode and Incomparable of Project Total number of units rented Total number of units for sale	Depreciated Cost of Improvements INDICATED VALUE BY COST APPLI FOR PUDS (if applicable) No Unit type(s) Total number of units sold Data source(s)	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ CABLE FOR OV Attached dwelling unit.	External Indicate	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ d Value by Inco	1,100,000 387,000 10,000 397,000 157,000) 240,000 100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for esting the opinion of site value (summary of comparable land sales or other methods for esting the opinion of site value (summary of comparable land sales or other methods for esting the opinion of site value (summary of comparable land sales or other methods for esting the opinion of site value (summary of comparable land sales or other methods for esting the area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service Average Effective date of cost data 5/1/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used TRAFFIC EXTERNAL OR FUNCTIONAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) 45 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INCOME APPROACH TO VALUE THE INCOME APPROACH TO VALUE APPROACH TO VA	Depreciation The large Value of Site Improvements This is Value of Site Improvements Total Estimate of Cost-New Less Physical Depreciation 157,000 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPI E (not required by Fannie Mae) = \$ COME APPROACH IS NOT APPLI FOR PUDS (if applicable) No Unit type(s) Detached the subject property is an attach	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ CABLE FOR OV Attached dwelling unit.	External Indicate	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ d Value by Inco	1,100,000 387,000 10,000 397,000 157,000) 240,000 100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for estite the opinion of site value (summary of comparable land sales or other methods for estite the opinion of site value (summary of comparable land sales or other methods for estite the opinion of site value (summary of comparable land sales or other methods for estite the area. ESTIMATED REPRODUCTION OR REPROBUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVERAGE Effective date of cost data 5/1/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used TRAFFIC EXTERNAL OR FUNCTIONAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) 45 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INCOME APPROACH TO VALUE RESIDENCES PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s)	Depreciated Cost of Improvements INDICATED VALUE BY COST APPLI FOR PUDS (if applicable) No Unit type(s) Total number of units sold Data source(s)	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Functional SS ROACH CABLE FOR OV ed Attach ed dwelling unit.	External Indicate	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ d Value by Inco	1,100,000 387,000 10,000 397,000 157,000) 240,000 100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for estite the opinion of site value (summary of comparable land sales or other methods for estite the opinion of site value (summary of comparable land sales or other methods for estite the opinion of site value (summary of comparable land sales or other methods for estite the opinion of site value (summary of comparable land sales or other methods for estite the area. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall-swift Quality rating from cost service Average Effective date of cost data 5/1/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used TRAFFIC EXTERNAL OR FUNCTIONAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) 45 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INCOME APPROACH TO VALUE Total number of Income Approach (including support for market rent and GRM) THE INCOME APPROACH TO VALUE Total number of phases Total number of units Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s) Are the units, common elements, and recreation facilities complete?	Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPLI E (not required by Fannie Mae) = \$ COME APPROACH IS NOT APPLI FOR PUDs (if applicable) No Unit type(s) Detached Indicated Cost of Improvements Total number of units sold Data source(s) No If Yes, date of conversion	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ Functional SS ROACH CABLE FOR OV ed Attach ed dwelling unit.	External Indicate	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ d Value by Inco	1,100,000 387,000 10,000 397,000 157,000) 240,000 100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for estite the AREA. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVERAGE Effective date of cost data 5/1/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used TRAFFIC EXTERNAL OR FUNCTIONAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) 45 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INC RESIDENCES PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s) Are the units, common elements, and recreation facilities complete? Yes No	Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements "As-i	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 10 Sq.Ft. @ \$ 11 Functional 12 Sample of the second of the s	External Indicate	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ d Value by Inco	1,100,000 387,000 10,000 397,000 157,000) 240,000 100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for estite the AREA. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVERAGE Effective date of cost data 5/1/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used TRAFFIC EXTERNAL OR FUNCTIONAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) 45 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INC RESIDENCES PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA a Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s) Are the units, common elements, and recreation facilities complete? Yes No	Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPLI E (not required by Fannie Mae) = \$ COME APPROACH IS NOT APPLI FOR PUDs (if applicable) No Unit type(s) Detached Indicated Cost of Improvements Total number of units sold Data source(s) No If Yes, date of conversion	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 10 Sq.Ft. @ \$ 11 Functional 12 Sample of the second of the s	External Indicate	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ d Value by Inco	1,100,000 387,000 10,000 397,000 157,000) 240,000 100,000
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for estite the AREA. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data MARSHALL-SWIFT Quality rating from cost service AVERAGE Effective date of cost data 5/1/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using the abstractions process) the comparables used TRAFFIC EXTERNAL OR FUNCTIONAL DEPRECIATION Estimated Remaining Economic Life (HUD and VA only) 45 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INC RESIDENCES PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source(s) Are the units, common elements, and recreation facilities complete? Yes No	Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPLI FOR PUDS (if applicable) No Unit type(s) Detache Indicate Improvements Total number of units sold Data source(s) No If Yes, date of conversion If No, describe the status of comp	8 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 10 Sq.Ft. @ \$ 11 Functional 12 Sample of the second of the s	External Indicate	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ d Value by Inco	1,100,000 387,000 10,000 397,000 157,000) 240,000 100,000

Freddie Mac Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report File#

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

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

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

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

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

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

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

Freddie Mac Form 2055 March 2005

UAD Version 9/2011 Page 4 of 6

Fannie Mae Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report 58550

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.

Freddie Mac Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report Fi

- 58550 File # 2410-05
- 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 / / / / / / / / / / / / / / / / / / /	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature (Ay) / / / Salcumo	Signature
Name Joseph P Baldino	Name
Company Name REAL ESTATE APPRAISER	Company Name
Company Address 3101 MESA VERDE DR	Company Address
BURBANK, CA 91504	
Telephone Number (818) 768-6147	Telephone Number
Email Address Joeappraiser11@AOL.COM	Email Address
Date of Signature and Report 10/07/2024	Date of Signature
Effective Date of Appraisal 10/07/2024	State Certification #
State Certification # AR001957	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License <u>02/12/2025</u>	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect exterior of subject property
	Did inspect exterior of subject property from street
3345 1/2 Rowena Ave	Date of Inspection
Los Angeles, CA 90027-2913 APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,400,000	,
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	Did not increase a decision of a composurable color from others.
Company Name WEDGEWOOD INC	Did not inspect exterior of comparable sales from street
Company Address 2015 MANHATTAN BEACH BL, SUITE 100, REDONDO	Did inspect exterior of comparable sales from street
BEACH, CA 90276	Date of Inspection
Fmail Address	

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Page 6 of 6

Exterior-Only Inspection Residential Appraisal Report 58550 2410-05

FEATURE	SUBJECT	COMPARAE	BLE SALE # 4		ı ∎ ⁄IPARABI	E SALE # 5		COMPARABL	E SALE # 6
Address 3345 1/2 Rowena Av		2753 Waverly Dr A		2753 Waver					
Los Angeles, CA 900		Los Angeles, CA 9	-	Los Angeles					
Proximity to Subject		0.91 miles E		0.91 miles E					
Sale Price	\$	0.91 miles L	\$ 1,059,000		_	\$ 1,270,000			\$
Sale Price/Gross Liv. Area		t. \$ 851.97 Sq.ff	,,		sq.ft.	1,270,000	\$	sq.ft.	<u> </u>
Data Source(s)	Ψ 04.1			1		12661.DOM 06	Ψ	04.11.	
Verification Source(s)		CRMLSMLS#2440	•			12661;DOM 96			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPT		594-E-3 + (-) \$ Adjustment	DEGU	CRIPTION	ı () ¢ Adiyatmant
	DESCRIPTION		+(-) \$ AUJUSTITIETT		HUN	+(-) \$ AUJUSUITETIL	DESC	MIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth					
Concessions		Conv;0		Conv;0					
Date of Sale/Time		s08/24;c06/24		c09/24					
Location	N;Res;	N;Res;		N;Res;					
Leasehold/Fee Simple	Fee Simple	FEE	0	FEE		0			
Site	2465 sf	1.14 ac	0	1.14 ac		0			
View	N;Res;	N;Res;		N;Res;					
Design (Style)	DT3;MODERN	DT3;TOWNHOUSE	0	DT3;TOWNH	OUSE	0			
Quality of Construction	Q3	Q3		Q3					
Actual Age	13	10	0	8		0			
Condition	C4	C4		C3		-100,000			
Above Grade	Total Bdrms. Bath			Total Bdrms	. Baths	100,000	Total B	drms. Baths	
Room Count	6 2 2.1		0		2.1	0			
Gross Living Area	1,548 SQ.1				sq.ft.	-17,000		sq.ft.	
Basement & Finished			· +45,000		oq.it.	-17,000		04.11.	
Rooms Below Grade	Osf	Osf		Osf					
Functional Utility		 	+						
	AVERAGE	AVERAGE		AVERAGE					
Heating/Cooling	FAU/CENT	FAU/CENT		FAU/CENT					
Energy Efficient Items	NONE	NONE		NONE					
Garage/Carport	2gbi	2ga	-10,000	2ga		-10,000			
Porch/Patio/Deck	PATIO-DECK	NONE	+10,000	NONE		+10,000			
Net Adjustment (Total)		X +	\$ 45,800	+	X -	\$ -117,000	П-	+ 🔲 -	\$
Adjusted Sale Price		Net Adj. 4.3 %		Net Adj.	9.2 %	,	Net Adj.	%	
of Comparables		Gross Adj. 6.2 %		1 .	10.8 %				\$
Report the results of the research a	and analysis of the pr								*
ITEM		SUBJECT	COMPARABLE SA			OMPARABLE SALE #			ABLE SALE # 6
Date of Prior Sale/Transfer		,000001	001111711111111111111111111111111111111	TEE # 7		OHII THINDEL OFFICE IT		0011117111	TIBLE OFFICE # 0
Price of Prior Sale/Transfer									
Data Courag(a)									
=== ' '	PARCEL QUE	51	PARCEL QUEST			L QUEST			
` '	10/07/2024		10/07/2024		10/07/				
Analysis of prior sale or transfer his	story or the subject p	operty and comparable	Sales THI	E COMPARAB	LES HA	VE TRANSFERRED AS	STATED	ABOVE.	
Analysis/Comments SALE#4	IS ALSO A TOWN	OUSE CONDO IT IS	ON THE REPORT BE	CAUSE YOU	REQUIR	E A SALE SMALLER	THAN TH	IE SUBJECT	
THE CONDOS ARE ON THE RE	PORT BECAUSE TI	IERE ARE NO OTHER	NEWER HOMES IN 1	THE ARE ON	A SMAL	L LOT LIKE THE SUE	JECT. TI	HE ARE THE	MOST SIMILAR I
CAN FIND OF ANY SALES. TH	IE ALSO SET A LOV	VER END OF THE VA	LUE RANGE BECAUSE	E A SINGLE	FAMILY	LIKE THE SUBJECT	WOULD	DEFINITELY	SELL FOR MORE
THAN ATTACHED CONDOS									

Market Conditions Addendum to the Appraisal Report

58550

File No. **2410-05**

The purpose of this addendum is to provide the lender/cl		=		revalent in the sub	ject	
neighborhood. This is a required addendum for all appraid	isal reports with an effectiv	e date on or after April 1, 2 City Los Angele		State CA	ZIP Code 900:	27 0010
Property Address 3345 1/2 Rowena Ave Borrower NA		ORY LOS ANGELE	S .	otato CA	Zii 0000 900	27-2913
Instructions: The appraiser must use the information req	uired on this form as the b	pasis for his/her conclusion	s, and must provide support	for those conclusi	ons, regarding	
housing trends and overall market conditions as reported	l in the Neighborhood secti	ion of the appraisal report f	orm. The appraiser must fill i	n all the information	n to the extent	
it is available and reliable and must provide analysis as ir						
explanation. It is recognized that not all data sources will						
in the analysis. If data sources provide the required inform	-		•	-	-	
average. Sales and listings must be properties that comp subject property. The appraiser must explain any anomal				ed by a prospectiv	e buyer of the	
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months		Overall Trend	
Total # of Comparable Sales (Settled)	21	17	17	Increasing	Stable Stable	Declining
Absorption Rate (Total Sales/Months)	3.50	5.67	5.67	Increasing	X Stable	Declining
Total # of Comparable Active Listings	4	6	8	Declining	Stable	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.1	1.1	1.4	Declining	Stable Stable	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months		Overall Trend	Dealisins
Median Comparable Sale Price Median Comparable Sales Days on Market	1,645,000	1,780,000	1,675,000	Increasing Declining	Stable Stable	Declining Increasing
Median Comparable List Price	17 1,887,500	21 1,748,000	31 1,724,000	Increasing	Stable Stable	Declining
Median Comparable Listings Days on Market	59	86	25	➤ Declining	Stable	Increasing
Median Sale Price as % of List Price	103.5	107.9	96.5	Increasing	Stable	★ Declining
Seller-(developer, builder, etc.)paid financial assistance p				Declining	X Stable	Increasing
Explain in detail the seller concessions trends for the pas	t 12 months (e.g., seller co	ontributions increased from	13% to $5%$, increasing use o	f buydowns, closir	ig costs, condo	
fees, options, etc.). THE ARE SOME SELLER CO	NCESSION IN THE CU	RRENT MARKET. THEY	ARE UNDER 1%			
Are foreclosure sales (REO sales) a factor in the market?	Yes 🔀 No	o If yes, explain (includ	ing the trends in listings and	sales of foreclose	d properties).	
REO & FORECLOSURES ARE NOT A FACTOR AT TH	IS TIME FORECLOSURE	E RATE IS LESS THAT 1/	2%			
Cite data sources for above information	CI AW					
Cite data sources for above information.	- CLAW					
Cite data sources for above information.	- CLAW					
Summarize the above information as support for your co	nclusions in the Neighborh					
Cilina	nclusions in the Neighborh					
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdrav THE OVERALL TRENDS REPORTED ON THE INVENT	nclusions in the Neighborh vn listings, to formulate you CORY ANALYSIS GRID &	ur conclusions, provide bo AVERAGE SALE & LIST	th an explanation and suppor	t for your conclusi	ONS. Idicate a stab	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdrav THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE IN	nclusions in the Neighborh vn listings, to formulate you ORY ANALYSIS GRID & NEIGHBORHOOD THAT A	ur conclusions, provide bo Average sale & List Re Comparable to th	th an explanation and suppor Price Dom & List Sale He subject property. I	t for your conclusi Ratio Grids II However This I	ONS. Idicate a Stab S not Conclus	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdrav THE OVERALL TRENDS REPORTED ON THE INVENT	nclusions in the Neighborh vn listings, to formulate you ORY ANALYSIS GRID & NEIGHBORHOOD THAT A	ur conclusions, provide bo Average sale & List Re Comparable to th	th an explanation and suppor Price Dom & List Sale He subject property. I	t for your conclusi Ratio Grids II However This I	ONS. Idicate a Stab S not Conclus	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdrav THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE IN	nclusions in the Neighborh vn listings, to formulate you ORY ANALYSIS GRID & NEIGHBORHOOD THAT A	ur conclusions, provide bo Average sale & List Re Comparable to th	th an explanation and suppor Price Dom & List Sale He subject property. I	t for your conclusi Ratio Grids II However This I	ONS. Idicate a Stab S not Conclus	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdrav THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE IN	inclusions in the Neighborh vn listings, to formulate you FORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N	Ur conclusions, provide bo Average Sale & List IRE Comparable to the Mirroring the trend	th an explanation and suppor Price Dom & List Sale He subject property. H Of property that is co	t for your conclusi Ratio Grids II However This I	ONS. Idicate a Stab S not Conclus	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray the overall trends reported on the invent the past 12 months for properties in the period of the the	inclusions in the Neighborh vn listings, to formulate you FORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N	Ur conclusions, provide bo Average Sale & List IRE Comparable to the Mirroring the trend	th an explanation and suppor Price Dom & List Sale He subject property. H Of property that is co	t for your conclusi Ratio Grids II However This I	ONS. Idicate a Stab S not Conclus	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray the overall trends reported on the invent the past 12 months for properties in the period of the the	inclusions in the Neighborh vn listings, to formulate you FORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N	Ur conclusions, provide bo Average Sale & List IRE Comparable to the Mirroring the trend	th an explanation and suppor Price Dom & List Sale He subject property. H Of property that is co	t for your conclusi Ratio Grids II However This I	ONS. Idicate a Stab S not Conclus	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray the overall trends reported on the invent the past 12 months for properties in the period that all other properties in the selection of the selection	Inclusions in the Neighborh on listings, to formulate you FORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS	Ur conclusions, provide both Average Sale & List in the Comparable to the Comparable to the Comparable to the Comparable to the Comparable trend in th	th an explanation and suppor PRICE DOM & LIST SALE HE SUBJECT PROPERTY. H OF PROPERTY THAT IS CO	t for your conclusi Ratio Grids II However This I	ONS. Idicate a Stab S not Conclus	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray the overall trends reported on the invent the past 12 months for properties in the period of the the	Inclusions in the Neighborh on listings, to formulate you FORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS	Ur conclusions, provide both Average Sale & List in the Comparable to the Comparable to the Comparable to the Comparable to the Comparable trend in th	th an explanation and suppor Price Dom & List Sale He subject property. H Of property that is co	t for your conclusi Ratio Grids II However This I	ONS. Idicate a Stab S not Conclus	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray the overall trends reported on the invent the past 12 months for properties in the evidence that all other properties in the exidence that all other properties on the exidence of the exidence	Inclusions in the Neighborh on listings, to formulate you FORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow	Ur conclusions, provide both AVERAGE SALE & LIST IRE COMPARABLE TO THE TREND IN THE TREND IN THE THAT IS WHAT IS IN WING:	th an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N	t for your conclusi Ratio Grids II However This I	ONS. IDICATE A STAB S NOT CONCLUS THE SUBJECT	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE PEVIDENCE THAT ALL OTHER PEVIDENCE THAT ALL OTHER PEVIDENCE THAT ALL OTHER PEVIDENCE THA	Inclusions in the Neighborh on listings, to formulate you FORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow	Ur conclusions, provide both AVERAGE SALE & LIST IRE COMPARABLE TO THE TREND IN THE TREND IN THE THAT IS WHAT IS IN WING:	th an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N	t for your conclusi RATIO GRIDS II HOWEVER THIS I DMPARABLE TO	ONS. IDICATE A STAB S NOT CONCLUS THE SUBJECT Overall Trend	SIVE
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE PEVIDENCE THAT ALL OTHER PEVIDENCE THAT ALL O	Inclusions in the Neighborh on listings, to formulate you FORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow	Ur conclusions, provide both AVERAGE SALE & LIST IRE COMPARABLE TO THE TREND IN THE TREND IN THE THAT IS WHAT IS IN WING:	th an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N	ame: Increasing Increasing Declining	ONS. IDICATE A STAB S NOT CONCLUS THE SUBJECT Overall Trend Stable Stable Stable	Declining Declining Declining Declining
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE PEVIDENCE THAT ALL OTHER PEVIDENCE THAT ALL O	Inclusions in the Neighborh on listings, to formulate you FORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow Prior 7–12 Months	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN wing: Prior 4–6 Months	th an explanation and suppor PRICE DOM & LIST SALE HE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE EVI	Inclusions in the Neighborh on listings, to formulate you FORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow Prior 7–12 Months	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN wing: Prior 4–6 Months	th an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE PEVIDENCE THAT ALL OTHER PEVIDENCE THAT ALL O	Inclusions in the Neighborh on listings, to formulate you FORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow Prior 7–12 Months	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN wing: Prior 4–6 Months	th an explanation and suppor PRICE DOM & LIST SALE HE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE EVI	Inclusions in the Neighborh on listings, to formulate you FORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow Prior 7–12 Months	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN wing: Prior 4–6 Months	th an explanation and suppor PRICE DOM & LIST SALE HE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE EVI	Inclusions in the Neighborh on listings, to formulate you FORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow Prior 7–12 Months	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN wing: Prior 4–6 Months	th an explanation and suppor PRICE DOM & LIST SALE HE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE EVI	Inclusions in the Neighborh on listings, to formulate you FORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow Prior 7–12 Months	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN wing: Prior 4–6 Months	th an explanation and suppor PRICE DOM & LIST SALE HE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE EVI	Inclusions in the Neighborh on listings, to formulate you fory analysis grid & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Prior 7–12 Months	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN wing: Prior 4–6 Months	th an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE PEVIDENCE THAT ALL OTHER PROPERTIES IN THE PE	Inclusions in the Neighborh vn listings, to formulate you rory analysis grid & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow Prior 7–12 Months	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN wing: Prior 4–6 Months O If yes, indicate the nu	th an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE EVI	Inclusions in the Neighborh vn listings, to formulate you rory analysis grid & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow Prior 7–12 Months	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN wing: Prior 4–6 Months O If yes, indicate the nu	th an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE PEVIDENCE THAT ALL OTHER PROPERTIES IN THE PE	Inclusions in the Neighborh vn listings, to formulate you rory analysis grid & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow Prior 7–12 Months	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN wing: Prior 4–6 Months O If yes, indicate the nu	th an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE PEVIDENCE THAT ALL OTHER PROPERTIES IN THE PE	Inclusions in the Neighborh vn listings, to formulate you rory analysis grid & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow Prior 7–12 Months	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN wing: Prior 4–6 Months o If yes, indicate the nu	th an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE PEVIDENCE THAT ALL OTHER PROPERTIES IN THE PE	Inclusions in the Neighborh vn listings, to formulate you rory analysis grid & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow Prior 7–12 Months	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN wing: Prior 4–6 Months o If yes, indicate the nu	th an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE PEVIDENCE THAT ALL OTHER PROPERTIES IN THE PE	Inclusions in the Neighborh vn listings, to formulate you rory analysis grid & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow Prior 7–12 Months	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN wing: Prior 4–6 Months o If yes, indicate the nu	th an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE PEVIDENCE THAT ALL OTHER PROPERTIES IN THE PE	Inclusions in the Neighborh vn listings, to formulate you rory analysis grid & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow Prior 7–12 Months	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN wing: Prior 4–6 Months o If yes, indicate the nu	th an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE PEVIDENCE THAT ALL OTHER PROPERTIES IN THE PEVIDENCE ON THE	Inclusions in the Neighborh vn listings, to formulate you rory analysis grid & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE N LARGER LOTS BECAUS Droject, complete the follow Prior 7–12 Months	ur conclusions, provide bo AVERAGE SALE & LIST RE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN wing: Prior 4–6 Months o If yes, indicate the nut.	th an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE PEVIDENCE THAT ALL OTHER PROPERTIES IN THE PEVIDENCE ON THE SUBJECT OF THE PROPERTIES IN THE PEVIDENCE ON THE PEVIDENCE ON THE PROPERTIES IN THE PEVIDENCE ON THE PROPERTIES IN THE PEVIDENCE ON THE PROPERTIES IN THE PEVIDENCE ON T	Inclusions in the Neighborh vn listings, to formulate you rory analysis grid & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE IN INC. I LARGER LOTS BECAUS Prior 7–12 Months Yes No.	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN Wing: Prior 4–6 Months o If yes, indicate the nut. tt. Signature	th an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months Imber of REO listings and explanations.	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE PEVIDENCE THAT ALL OTHER PROPERTIES IN THE PEVIDENCE ON THE	Inclusions in the Neighborh vn listings, to formulate you rory analysis grid & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE IN INC. I LARGER LOTS BECAUS Prior 7–12 Months Yes No.	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN Wing: Prior 4–6 Months o If yes, indicate the nut. tt. Signature	th an explanation and suppor PRICE DOM & LIST SALE HE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months Appraiser Name	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE PEVIDENCE THAT ALL OTHER PROPERTIES IN THE PEVIDENCE ON THE PROPERTIES IN THE PEVIDENCE ON THE PROPERTIES IN THE PEVIDENCE ON THE P	Inclusions in the Neighborh vn listings, to formulate you complete the follow prior 7–12 Months The subject unit and project the su	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN Wing: Prior 4–6 Months o If yes, indicate the number of the supervisory of the company Na Company Ad Company Ad	th an explanation and suppor PRICE DOM & LIST SALE HE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months Appraiser Name me dress	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdray THE OVERALL TRENDS REPORTED ON THE INVENT THE PAST 12 MONTHS FOR PROPERTIES IN THE PEVIDENCE THAT ALL OTHER PROPERTIES IN THE PEVIDENCE ON ALL BUT 2 OF THESE SALES ARE OLD HOMES ON THE SUBJECT OF THE PROPERTIES IN THE PEVIDENCE OF	Inclusions in the Neighborh vn listings, to formulate you grow analysis grid & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE NOT THE STORY ANALYSIS GRID & NEIGHBORHOOD ARE NOT THE STORY ANALYSIS GRID ANALYSIS GRID & NEIGHBORHOOD ARE NOT THE STORY ANALYSIS GRID ANALYSIS G	ur conclusions, provide bo AVERAGE SALE & LIST IRE COMPARABLE TO THE MIRRORING THE TREND E THAT IS WHAT IS IN Wing: Prior 4–6 Months o If yes, indicate the number of the supervisory of the company Na Company Ad Company Ad	th an explanation and suppor PRICE DOM & LIST SALE HE SUBJECT PROPERTY. I OF PROPERTY THAT IS CO THE AREA Project N Current – 3 Months Appraiser Name me	ame: Increasing Increasing Declining Declining	Overall Trend Stable Stable Stable Stable	Declining Declining Increasing Increasing

Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I asser	t that no employee,	director, officer,	or agent of		Clear Ca	pital	,
	other third party ac						
compa	ny, or partner on beh	alf of	WEDGEWO	OD INC	, inf	luenced,	or attempted
	ience the developme						
collusio	on, compensation, ind	ucement, intimida	ition, bribery,	or in any o	ther manner.		
				_			
I furthe	er assert that	VOX	rur	h	as never par	ticipated	in any of the
following	ng prohibited behavio	r in our business	s relationship	:	-	•	-
			•				
1)	Withholding or threa	tening to withhold	timely paym	nent or partia	al payment fo	r an app	raisal report;
,	-	•		•			
2)	Withholding or threa	tening to withhol	d future bus	iness with n	ne, or demot	ing or te	erminating or
	threatening to demot	e or terminate m	e;				
	-						
3)	Expressly or implied	dly promising fut	ure business	, promotions	s, or increas	ed comp	ensation for
•	myself:						

- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

10/07/2024	
Date	
AR001957	
State License or Certification #	
02/12/2025	CA
Expiration Date of License or Certification	State
· ·	
	AR001957 State License or Certification #

3345 1/2 Rowena Ave, Los Angeles, CA 90027-2913

Address of Property Appraised

Supplemental Addendum

File No. 2410-05

Borrower	NA			
Property Address	3345 1/2 Rowena Ave			
City	Los Angeles	County Los angeles	State CA	Zip Code 90027-2913
Landar/Cliant	WEDGEWOOD INC			

I MAKE THE EXTRAORDINARY ASSUMPTION THAT THE SUBJECT IS AVERAGE CONDITION & IF IT IS DIFFERENT THE VALUE MAYBE HIGHER OR LOWER

THE SUBJECT COMPLEX IS A UNIQUE IT IS 6 DETACHED SFR HOMES. THEY APPEAR TO BE ATTACHED BUT THERE IS A FEW INCHES BETWEEN EACH UNIT. THE LOOK LIKE TOWNHOUSE UNITS. THERE IS ONLY 1 OTHER COMPLEX LIKE IT WITHIN 10 MILES. FROM OLD MLS SHEETS I WAS ABLE TO DETERMINE ALL THE UNITS HAVE A ROOF DECK THAT HAS A CITY VIEW BUT SINCE THE HOMES ARE 3 STORIES ACCESS TO THE DECK IS NOT AN EASY CLIMB. WHILE THERE IS A VIEW FROM THE ROOF IT IS OF LITTLE VALUE WHEN COMPARING IT TO HOMES WITH A VIEW FROM THE INTERIOR OF THE HOUSE. THE LAST HOME TO SELL WAS 3343 1/2 ROWENA IT SOLD 12/31/2019 FOR \$1,175,000. IT IS A MIDDLE UNIT. THE SUBJECT IS A FRONT UNIT WITH LESS PRIVACY EACH UNIT HAS A PATIO. THERE IS AN UNDERGROUND GARAGE EACH UNIT HAS 2 SPACES. THE HOAD DUES WERE \$340 IN 2019 I HAVE NO IDEA WHAT THEY ARE NOW. IF YOU LOOK AT THE PLAT MAP YOU CAN SEE THE SET UP FOR THE INNITS.

THIS IS AN APPRAISAL REPORT NOT A SUMMARY REPORT AS STATED ON THE PREPROGRAMMED APPRAISAL FORM

I have performed A DRIVE-BY APPRAISAL ON THE SUBJECT 8/24/2024 I HAVE PERFORMED no OTHER 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.

EXPOSURE TIME FOR THE SUBJECT IS 1 TO 3 MONTHS. EXPOSURE TIME IS THE LENGTH OF TIME THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT THE VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL. IT IS A RETROSPECTIVE ANALYSIS BASED ON AN ANALYSIS OF PAST EVENTS ASSUMING A COMPETITIVE & OPEN MARKET. EXPOSURE TIME IS ALWAYS PRESUMED TO OCCUR PRIOR TO EFFECTIVE DATE OF THE APPRAISAL.

HIGHEST & BEST USE WAS DETERMINED AS IMPROVED BASED ON ITS CURRENT USE BEING LEGALLY PERMISSIBLE. PHYSICALLY POSSIBLE FINANCIALLY FEASIBLE & MOST PROFITABLE

THE APPRAISER'S OFFICE IS WITHIN 15 MILES OF THE SUBJECT PROPERTY. IN THE PAST 5 YEARS I HAVE COMPLETED 10 TO 15 APPRAISALS A YEAR IN THIS AREA. I HAVE ACCESS TO CLAW MLS & CRMLS THE 2 DOMINANT MLS SERVICES IN THE AREA. I LIVE IN THE SUBJECT COUNTY & HAVE PERFORMED APPRAISALS IN THE AREA FOR OVER 45 YEARS.

NO EMPLOYEE, DIRECTOR, OFFICE OR AGENT OF THE LENDER, OR ANY OTHER THIRD PARTY ACTING AS A JOINT VENTURE PARTNER, INDEPENDENT CONTRACTOR, APPRAISAL MANAGEMENT COMPANY, OR PARTNER ON BEHALF OF THE LENDER, SHALL INFLUENCE OR ATTEMPT TO INFLUENCE THE DEVELOPMENT, REPORTING RESULT OR REVIEW OF AN APPRAISAL THROUGH COERCION, EXTORTION, COLLUSION, COMPENSATION, INSTRUCTION, INDUCEMENT, INTIMIDATION, BRIBERY OR IN ANY OTHER MANNER.

I HAVE NOT BEEN CONTACTED BY ANYONE OTHER THAN THE INTENDED USER(LENDER/CLIENT AS IDENTIFIED ON THE FIRST PAGE OF THE REPORT), BORROWER, OR DESIGNATED CONTACT TO MAKE AN APPOINTMENT TO ENTER THE PROPERTY. I AGREE TO IMMEDIATELY REPORT ANY UNAUTHORIZED CONTACTS EITHER PERSONALLY BY PHONE OR ELECTRONICALLY TO CLEAR CAPITAL

RELATIONSHIP TO PREDOMINANT VALUE HAS NO RELATION TO MARKETABILITY. THE MOST IMPORTANT FACTOR IS THE CONDITION & THEN SIZE OF THE PROPERTY NO MATTER HOW DIFFERENT IT IS FROM THE PREDOMINANT. THE SUBJECT HAS A VIEW FROM THE ROOF DECK & APPEARS TO BE AVERAGE CONDITION OR AVERAGE TO FAIR CONDITION FROM THE APPRAISER HAS ATTEMPTED TO MEET LENDER GUIDELINES FOR ADJUSTED RANGE OF COMP VALUE OF LESS THAN 20% OF THE FINAL VALUE OF THE SUBJECT. DUE TO THE LACK OF SUITABLE COMPS CAUSED BY THE SLOWING REAL ESTATE MARKET THE OVERALL RANGE OF ADJUSTED COMPS IS WIDER THAT DESIRED THE SEARCH AREA WAS WIDENED TO 2 MILES & GONE BACK 24 MONTHS TO FIND SUITABLE SALES WITHIN THE GUIDELINES BUT WAS UNABLE TO DO SO. WE HAVE PROVIDED THE BEST COMPS AVAILABLE FOR THIS SUBJECT MAKING THE RANGE OF VALUE UNAVOIDABLE

Subject Photo Page

Borrower	NA							
Property Address	3345 1/2 Rowena Ave							
City	Los Angeles	County Lo	S ANGELES	State	CA	Zip Code	90027-2913	
Lender/Client	WEDGEWOOD INC							



Subject Front

3345 1/2 Rowena Ave

Sales Price

Gross Living Area 1,548 Total Rooms Total Bedrooms Total Bathrooms 2.1 Location N;Res; View N;Res; Site 2465 sf Quality Q3 Age 13



REAR & PATIO



Subject Street

Photograph Addendum

Borrower	NA							
Property Address	3345 1/2 Rowena Ave							
City	Los Angeles	County	LOS ANGELES	State	CA	Zip Code	90027-2913	
Lender/Client	WEDGEWOOD INC							





REAR OF COMPLEX

ENTRY TO BASEMENT GARAGE



REAR & SIDE

Comparable Photo Page

Borrower	NA							
Property Address	3345 1/2 Rowena Ave							
City	Los Angeles	County	LOS ANGELES	State	CA	Zip Code	90027-2913	
Lender/Client	WEDGEWOOD INC							



Comparable 1

1843 1/2 N Alexandria Ave

Prox. to Subject 1.25 miles SW Sale Price 1,740,000 Gross Living Area 1,972 Total Rooms Total Bedrooms 3 Total Bathrooms 3.1 Location N;Res; View N;Res; Site 2970 sf Quality Q3 Age



Comparable 2

2168 Lyric Ave

Prox. to Subject 0.71 miles S Sale Price 2,000,000 Gross Living Area 1,830 Total Rooms 8 Total Bedrooms Total Bathrooms 3.0 Location N;Res; View B;CtySky; Site 3329 sf Quality Q3 Age



Comparable 3

1927 Griffith Park Blvd

Prox. to Subject 0.97 miles \$ Sale Price 1,550,000 Gross Living Area 1,955 Total Rooms Total Bedrooms 3 Total Bathrooms 4.0 Location N;Res; View N;Res; Site 1321 sf Quality Q3 Age 5

Comparable Photo Page

Borrower	NA			
Property Address	3345 1/2 Rowena Ave			
City	Los Angeles	County Los angeles	State CA	Zip Code 90027-2913
Lender/Client	WEDGEWOOD INC			



Comparable 4

2753 Waverly Dr Apt 104

Prox. to Subject 0.91 miles E Sale Price 1,059,000 Gross Living Area 1,243 Total Rooms Total Bedrooms 2 Total Bathrooms 2.1 Location N;Res; View N;Res; Site 1.14 ac Quality Q3 Age 10



Comparable 5

2753 Waverly Dr Apt 906

Prox. to Subject 0.91 miles E Sale Price 1,270,000 Gross Living Area 1,661 Total Rooms 6 Total Bedrooms Total Bathrooms 2.1 Location N;Res; View N;Res; Site 1.14 ac Quality Q3 Age

Comparable 6

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

58550 File No. **2410-05**

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.

C/

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.

Ω4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

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

Abbreviations Used in Data Standardization Text

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

HOMES IN SUBJECT COMPLEX - Page 1

8/16/24, 2:39 PM

Multi Property Profiles Mini

PARCEL QUEST

8/16/2024 2:38 PM Property Comparables Mini Profile for Subject Property

APN#:	5434-005-	Antaria e constitui ana							
	010	Owner:	WELLS	,SKYLAF	R/SCHIAM	BERG	,DAVID 8	MARILYN	
Address:	3345 1/2 ROWE LOS ANGELES, O			Мар	Page/Grid:			Distance:	0.01
Sale Price:	857,000	Lot Size: sqft / acreage	2,465 / 0.06	/ Garaç	ge/Carport:			Zone:	LARD1.5
Loan Type:	FHA	Year Built	2011		Heating:	CEN	TRAL	Use Code:	SINGLE FAMILY RESIDENCE
Loan Amount	742,520 /	Total Rooms:	0		Cooling:	YES		Assessed Value:	1,014,344
Full/Partial:	F	Beds/Baths:	2 / 3.0	0 Base	ment Area:	0/0)	Prior Recording / Sale Date:	1
Sale Date:	12/28/2012	Building Area:	1,548	į	Fireplaces:	0		Prior Sale Price:	
Document #:	0002017139	# Units/Stories:	0/0		Pool:			Prior Doc #:	
ap ID: 2									
APN#: Address:	5434-005-011 3345 ROWENA A LOS ANGELES, O		Owner:	MARTI	N T PARK	ae/Gric	i :	Distance:	0.01
Sale Price:	795,000		ze: sqft /	1,602		The various		Zone:	LARD1,5
oale i nee.	CONVENTIONAL		acreage	0.04	Garage	oaipoi	••	20116.	SINGLE FAMILY
Loan Type:	VARIABLE	Y	ear Built	0	1	Heating	j :	Use Code:	RESIDENCE
Loan Amount	477,000 /	Total	Rooms:	0	(Cooling	733	Assessed Value:	940,959
ull/Partial:	F	Bed	s/Baths:	0/0.0	0 Baseme	nt Area	a: 0/	Prior Recording / Sale Date:	1
Sale Date:	06/13/2013	Buildi	ng Area:	0	Fire	eplaces	s: 0	Prior Sale Price:	
Document #:	0000880032	# Units	/Stories:	0/0		Poo	l:	Prior Doc #:	
ap ID: 3									
APN#:	5434-005-012		wner: K	AHTAN,	RANYA SA	ID/TH	IE RSK P	ROPERTY TRUST	
Address:	3343 1/2 ROWER				Map Page/0	Grid:		Distance:	0.00
Sale Price:	1,175,000	Lot Size:		,658 / 04	Garage/Carp	oort:		Zone:	: LARD1.5
oan Type:	CONVENTIONAL VARIABLE		3	011	Heat	ting:	CENTRAI	_ Use Code:	SINGLE FAMILY RESIDENCE
Loan Amount	822,500 /	Total Ro	ooms: 0		Coo	ling:	YES	Assessed Value:	1,235,133
ull/Partial:	F	Beds/E	Baths: 2	/ 2.00	Basement A	rea:	0/0	Prior Recording	
Sale Date:	12/31/2019	Building	Area: 1	,538	Firepla	ces:	0	Prior Sale Price:	
Document #:	0001465163	# Units/St	ories: ()	/ 0	P	ool:		Prior Doc #	0001266354

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

https://www.parcelquestappraise.com/Search/MultiProfile_Mini.aspx?a=true&mp=False&o=0&ot=0&sm=true&sd=false&ss=false&mapPath=&MultiSea... 1/2

HOMES IN SUBJECT COMPLEX - Page 2

8/16/24, 2:39 PM

Multi Property Profiles Mini



8/16/2024 2:38 PM Property Comparables Mini Printout for Subject Property

Map ID: 4							
APN#:	5434-005-013	Owner:	HOPKINS	S,CAMERON A			
Address:	3343 ROWENA AV LOS ANGELES, CA			Map Page/Grid:		Distance:	0.00
Sale Price:	1,149,000	Lot Size: sqft / acreage	1,540 / 0.04	Garage/Carport:		Zone:	LARD1.5
Loan Type:	CONVENTIONAL	Year Built	2011	Heating:	CENTRAL	Use Code:	SINGLE FAMILY RESIDENCE
Loan Amount	679,650 /	Total Rooms:	0	Cooling:	YES	Assessed Value:	1,256,596
Full/Partial:	F	Beds/Baths:	2 / 2.00	Basement Area:	0/0	Prior Recording / Sale Date:	/ 01/16/2013
Sale Date:	03/07/2018	Building Area:	1,652	Fireplaces:	0	Prior Sale Price:	790,000
Document #:	0000221923	# Units/Stories:	0/0	Pool:		Prior Doc #:	0000077572
Map ID: 5							
APN#:	5434-005-014	Owner:	SWEET,G	SENEVIEVE C			
Address:	3341 1/2 ROWEN					II - W SANSPROSSO	
	LOS ANGELES, CA	20 marsh	1 507 /	Map Page/Grid:		Distance:	0.01
Sale Price:	1,110,000	Lot Size: sqft / acreage	1,527 / 0.04	Garage/Carport:		Zone:	LARD1.5
Loan Type:	CONVENTIONAL	Year Built	2011	Heating:	CENTRAL	Use Code:	SINGLE FAMILY RESIDENCE
Loan Amount	600,000 /	Total Rooms:	0	Cooling:	YES	Assessed Value:	1,190,140
Full/Partial:	F	Beds/Baths:	2 / 3.00	Basement Area:	0/0	Prior Recording / Sale Date:	/ 05/02/2013
Sale Date:	03/15/2019	Building Area:	1,538	Fireplaces:	0	Prior Sale Price:	795,000
Document #:	0000234302	# Units/Stories:	0/0	Pool:		Prior Doc #:	0000663089
Map ID: 6							
APN#: Address:	5434-005-015 3341 ROWENA AV	Owner: /E	DYCKMA	N,JAY			
	LOS ANGELES, CA	4, 90027		Map Page/Grid:		Distance:	0.01
Sale Price:	1,010,000	Lot Size: sqft / acreage	1,743 / 0.04	Garage/Carport:		Zone:	LARD1.5
Loan Type:	CONVENTIONAL	Year Built	2011	Heating:	CENTRAL	Use Code:	SINGLE FAMILY RESIDENCE
Loan Amount	679,650 /	Total Rooms:	0	Cooling:	YES	Assessed Value:	1,082,921
Full/Partial:	F	Beds/Baths:	2 / 2.00	Basement Area:	0/0	Prior Recording / Sale Date:	/ 11/30/2012
Sale Date:	10/31/2018	Building Area:	1,652	Fireplaces:	0	Prior Sale Price:	805,000
Document #:	0001101621	# Units/Stories:	0/0	Pool:		Prior Doc #:	0001835265

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

https://www.parcelquestappraise.com/Search/MultiProfile_Mini.aspx?a=true&mp=False&o=0&ot=0&sm=true&sd=false&ss=false&mapPath=&MultiSea... 2/2

PUBLIC RECORDS

8/15/24, 1:26 PM Property Detail Printout



County Last Updated: 07/31/2024

Property Location

Address: 3345 1/2 ROWENA AVE

City: LOS ANGELES Use Code: Single Family Residence

90027-Zip: 2913

APN#: 5434-005-010

Census Tract: 1882.01

County: Los Angeles

Tract: 63131

Legal Desc: TR=63131 LOT 1

Zone: LARD1.5

Map Page/Grid: /

Total Assessed Value: 1,014,344

Tax Amount: 12,387.30

Percent 0.29

Tax Year / Assessor Year: 2023 / 2023

Current Owner Information

Last Sale Information

Current Owner: WELLS, SKYLAR/SCHIAMBERG, DAVID & MARILYN

Owner Address: 1450 5TH ST APT 301

Owner Occupied: No

Deed Type: grant deed/deed of trust

Last Transaction: 12/28/2012

Document: 0002017139

Amount: 857,008

City, State, Zip: SANTA MONICA, CA, 90401-2576

Seller Address:

Transferred From: OPENHOUSE REALTY & INVS LLC Recording / Sale Date: 12/28/2012 / 11/14/2012

Prior Recording / Sale Date:

Prior Sale Price:

Most Recent Sale Price: 857,000

Prior Document

Document Number: 0002017139

Document Type: grant deed/deed of trust

Prior Document

Lender Information

Lender: WJ BRADLEY MTG CAPITAL CO

Full/Partial: F

Loan Amount / 2nd 742,520 /

Loan Type: FHA

Physical Information

Building Area: 1,548

of Bedrooms: 2

Lot Size Sqft / 2,465 /

Heating: Central

Cooling: yes

Additional: 0

of Bathrooms: 3.00 # of Stories: 0

Acreage: 0.06 Year Built / Effective: 2011 / 0

Garage: 0 First Floor: 0 Second Floor: 0

Basement Finished: 0

Total Rooms: 0 # of Units: 0 Garage/Carport: Fireplaces: 0

Roof Type: Construction/Quality: / 0 **Building Shape:**

Basement Unfinished: 0

Third Floor: 0

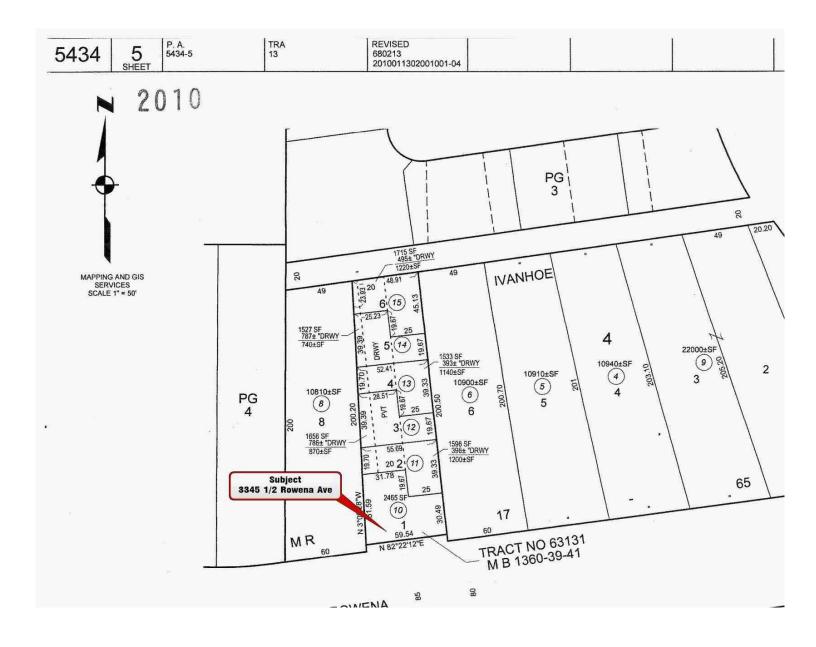
Pool/Spa:

View:

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

https://www.parcelquestappraise.com/Search/Property_Detail_Report.aspx?PID=135483524&FIPS=06037

PLAT MAP



HOMES IN SUBJECT COMPLEX - Page 1

8/16/24, 2:39 PM

Multi Property Profiles Mini

PARCEL QUEST

8/16/2024 2:38 PM Property Comparables Mini Profile for Subject Property

APN#:	5434-005-	Antaria e constitui ana							
	010	Owner:	WELLS	,SKYLAF	R/SCHIAM	BERG	,DAVID 8	MARILYN	
Address:	3345 1/2 ROWE LOS ANGELES, O			Мар	Page/Grid:			Distance:	0.01
Sale Price:	857,000	Lot Size: sqft / acreage	2,465 / 0.06	/ Garaç	ge/Carport:			Zone:	LARD1.5
Loan Type:	FHA	Year Built	2011		Heating:	CEN	TRAL	Use Code:	SINGLE FAMILY RESIDENCE
Loan Amount	742,520 /	Total Rooms:	0		Cooling:	YES		Assessed Value:	1,014,344
Full/Partial:	F	Beds/Baths:	2 / 3.0	0 Base	ment Area:	0/0)	Prior Recording / Sale Date:	1
Sale Date:	12/28/2012	Building Area:	1,548	į	Fireplaces:	0		Prior Sale Price:	
Document #:	0002017139	# Units/Stories:	0/0		Pool:			Prior Doc #:	
ap ID: 2									
APN#: Address:	5434-005-011 3345 ROWENA A LOS ANGELES, O		Owner:	MARTI	N T PARK	ae/Gric	i :	Distance:	0.01
Sale Price:	795,000		ze: sqft /	1,602		The various		Zone:	LARD1,5
oale i nee.	CONVENTIONAL		acreage	0.04	Garage	oaipoi	••	20116.	SINGLE FAMILY
Loan Type:	VARIABLE	Y	ear Built	0	1	Heating	j :	Use Code:	RESIDENCE
Loan Amount	477,000 /	Total	Rooms:	0	(Cooling	733	Assessed Value:	940,959
ull/Partial:	F	Bed	s/Baths:	0/0.0	0 Baseme	nt Area	a: 0/	Prior Recording / Sale Date:	1
Sale Date:	06/13/2013	Buildi	ng Area:	0	Fire	eplaces	s: 0	Prior Sale Price:	
Document #:	0000880032	# Units	/Stories:	0/0		Poo	l:	Prior Doc #:	
ap ID: 3									
APN#:	5434-005-012		wner: K	AHTAN,	RANYA SA	ID/TH	IE RSK P	ROPERTY TRUST	
Address:	3343 1/2 ROWER				Map Page/0	Grid:		Distance:	0.00
Sale Price:	1,175,000	Lot Size:		,658 / 04	Garage/Carp	oort:		Zone:	: LARD1.5
oan Type:	CONVENTIONAL VARIABLE		3	011	Heat	ting:	CENTRAI	_ Use Code:	SINGLE FAMILY RESIDENCE
Loan Amount	822,500 /	Total Ro	ooms: 0		Coo	ling:	YES	Assessed Value:	1,235,133
ull/Partial:	F	Beds/E	Baths: 2	/ 2.00	Basement A	rea:	0/0	Prior Recording	
Sale Date:	12/31/2019	Building	Area: 1	,538	Firepla	ces:	0	Prior Sale Price:	
Document #:	0001465163	# Units/St	ories: ()	/ 0	P	ool:		Prior Doc #	0001266354

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

https://www.parcelquestappraise.com/Search/MultiProfile_Mini.aspx?a=true&mp=False&o=0&ot=0&sm=true&sd=false&ss=false&mapPath=&MultiSea... 1/2

HOMES IN SUBJECT COMPLEX - Page 2

8/16/24, 2:39 PM

Multi Property Profiles Mini



8/16/2024 2:38 PM Property Comparables Mini Printout for Subject Property

Map ID: 4							
APN#:	5434-005-013	Owner:	HOPKINS	S,CAMERON A			
Address:	3343 ROWENA AV LOS ANGELES, CA			Map Page/Grid:		Distance:	0.00
Sale Price:	1,149,000	Lot Size: sqft / acreage	1,540 / 0.04	Garage/Carport:		Zone:	LARD1.5
Loan Type:	CONVENTIONAL	Year Built	2011	Heating:	CENTRAL	Use Code:	SINGLE FAMILY RESIDENCE
Loan Amount	679,650 /	Total Rooms:	0	Cooling:	YES	Assessed Value:	1,256,596
Full/Partial:	F	Beds/Baths:	2 / 2.00	Basement Area:	0/0	Prior Recording / Sale Date:	/ 01/16/2013
Sale Date:	03/07/2018	Building Area:	1,652	Fireplaces:	0	Prior Sale Price:	790,000
Document #:	0000221923	# Units/Stories:	0/0	Pool:		Prior Doc #:	0000077572
Map ID: 5							
APN#:	5434-005-014	Owner:	SWEET,G	SENEVIEVE C			
Address:	3341 1/2 ROWEN					II - W SANSPROSSO	
	LOS ANGELES, CA	20 marsh	1 507 /	Map Page/Grid:		Distance:	0.01
Sale Price:	1,110,000	Lot Size: sqft / acreage	1,527 / 0.04	Garage/Carport:		Zone:	LARD1.5
Loan Type:	CONVENTIONAL	Year Built	2011	Heating:	CENTRAL	Use Code:	SINGLE FAMILY RESIDENCE
Loan Amount	600,000 /	Total Rooms:	0	Cooling:	YES	Assessed Value:	1,190,140
Full/Partial:	F	Beds/Baths:	2 / 3.00	Basement Area:	0/0	Prior Recording / Sale Date:	/ 05/02/2013
Sale Date:	03/15/2019	Building Area:	1,538	Fireplaces:	0	Prior Sale Price:	795,000
Document #:	0000234302	# Units/Stories:	0/0	Pool:		Prior Doc #:	0000663089
Map ID: 6							
APN#: Address:	5434-005-015 3341 ROWENA AV	Owner: /E	DYCKMA	N,JAY			
	LOS ANGELES, CA	4, 90027		Map Page/Grid:		Distance:	0.01
Sale Price:	1,010,000	Lot Size: sqft / acreage	1,743 / 0.04	Garage/Carport:		Zone:	LARD1.5
Loan Type:	CONVENTIONAL	Year Built	2011	Heating:	CENTRAL	Use Code:	SINGLE FAMILY RESIDENCE
Loan Amount	679,650 /	Total Rooms:	0	Cooling:	YES	Assessed Value:	1,082,921
Full/Partial:	F	Beds/Baths:	2 / 2.00	Basement Area:	0/0	Prior Recording / Sale Date:	/ 11/30/2012
Sale Date:	10/31/2018	Building Area:	1,652	Fireplaces:	0	Prior Sale Price:	805,000
Document #:	0001101621	# Units/Stories:	0/0	Pool:		Prior Doc #:	0001835265

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

https://www.parcelquestappraise.com/Search/MultiProfile_Mini.aspx?a=true&mp=False&o=0&ot=0&sm=true&sd=false&ss=false&mapPath=&MultiSea... 2/2

CMA - Page 1

1815 Hollywista AV					Br/Ba Sq	t	LSqft	List P	rice	Sold Pric	e \$/Sq	ft SP/LP%
Address City YrBuilt Sale Type List Date Br Bath CDOM Sqrt Lisqft SySqft Private Sale Option Sale Opti	Total on Market: 4		Mini Ave	mum: age:	2/1 1,2 3/2 1,5	00 58	1,331 5,641	\$995 \$1,618	,000 ,028	\$800,00 \$1,666,44	00 \$597.9 12 \$1086.7	91 70
3866 Udell CT		10 May 10			202000-02000	(HELVO)	144-744				VIII 102 VIII	
1815 Hollyvista AV LA 1963		1970		(9/8/)							100 C	Pric
3325 Lomyr RD LA 1929 STD 09/27/2024 3 2 10/10 1,973 5,438 8937.66 \$1,850.00 2643 Glendale BL LA 1922 STD 12/15/2023 3 1 267/562 1,180 15,216 \$2,173.91 \$2,999.91	CONTRACTOR CONTRACTOR AND A CONTRACTOR AND ADDRESS OF A CO			STD				10.7	and the same of			and the Alberta States
2643 Giendele BL LA 1922 STD 12/15/2023 3 1 267/562 1,380 15,216 \$2,173.91 \$2,999.99 Maximum: 3/ 3 562 1,973 15,216 \$2,173.91 \$2,999.99 Minimum: 3 1 10 1,380 3,700 \$2,999.99 Median: 3 2 154 1,770 7,756 \$1,213.99 \$2,024,91 Median: 3 3 2 2 154 1,770 7,756 \$1,213.99 \$2,024,91 Median: 3 3 3 22 1,863 5,054 \$905.57 \$1,750,01 Active Under Contract Address City VrBuilt Sale Type Contract Date Br Bath CDOM Sqt LSqt \$/Sqt Pri 4273 Holly Knol DR LA 1949 STD 08/05/2024 3 2 36/36 1,452 7,700 \$1,225.33 \$1,750,01 A2459 Ronda Vista DR LA 1949 STD 09/24/2024 3 2 36/36 1,452 7,700 \$1,205.23 \$1,750,01 Maximum: 3/ 3 75 1,700 7,303 \$1,205.23 \$1,750,01 Minimum: 3/ 3 75 1,700 7,303 \$1,205.23 \$1,750,01 Maximum: 3/ 2 32 1,452 4,417 \$999.41 \$1,699,01 Average: 3 2 48 1,589 5,715 \$1,105.37 \$1,750,01 Median: 3 2 32 1,452 4,417 \$99.41 \$1,699,01 Address City VrBuilt Sale Type Contract Date Br Bath CDOM Sqt LSqt \$1,111.46 \$1,750,01 Pending Address City VrBuilt Sale Type Contract Date Br Bath CDOM Sqt LSqt \$1,111.46 \$1,750,01 Maximum: 4/ 3 1,174 1,836 5,320 \$952.61 \$1,749,01 Minimum: 4/ 3 17/ 1,836 5,320 \$952.61 \$1,749,01 Maximum: 4/ 3 17/ 1,836 5,320 \$959.61 \$1,749,01 Maximum: 4/ 2 13 1,587 7,338 \$886.25 \$1,423,01 Median: 4 2 13 1,587 7,338 \$886.25 \$1,423,01 Closed Clos	The state of the s			CTD	and market a terre to				and bearing	Wile and the second	A Company of the Comp	and the state of the state
Maximum: 3/ 3						8						\$2,999,99
Minimum: 3 1 1 10 1,380 3,700 \$870,93 \$1,599,91		image	2010000	0.20.574		200	888		584475555 	250.M23450	(Metaceanse	
Address City VrBuilt Sale Type Contract Date Br Bath CDOM Sqft LSqft \$,/Sqft Print Minimum: 3 2 36 1,181 1,589 5,715 1,101.037 1,105												\$2,999,99
Active Under Contract Address City YrBuilt Sale Type Contract Date Br Bath CDOM Sqft LSqft \$/Sqft Privators 1,425 Roman Review R												
Active Under Contract Address City YrBuilt Sale Type Contract Date Br Bath CDOM Sqft LSqft \$/Sqft Private Pri										10	N (N)	\$2,024,97
Address City VrBuilt Sale Type Contract Date Br Bath CDOM Sqft LSqft \$/Sqft Printer												2.6
4281 Fountain AV LA 1949 STD 08/05/2024 3 2 75/75 1,700 5,426 \$999,41 \$1,699,01 4273 Holly Knoll DR LA 1940 STD 09/24/2024 3 2 36/36 1,452 7,303 \$1,205.23 \$1,750,01 2459 Ronda Vista DR LA 1953 STD 09/23/2024 3 3 32/32 1,615 4,417 \$1,111.46 \$1,795,01 Maximum: 3/ 3/ 3/ 3/ 3/ 3/ 3/ 3/ 3/ 3	Active Under Contract											
4273 Holly Knoll DR 42459 Ronda Vista DR 42459 Ronda R	Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
2459 Ronda Vista DR LA 1953 STD 09/23/2024 3 3 3 32/32 1,615 4,417 \$1,111.46 \$1,795,01	4281 Fountain AV	LA	1949	STD	08/05/2024	3	2	75/75	1,700	5,426	\$999.41	\$1,699,00
Maximum: 3	4273 Holly Knoll DR	LA	1940	STD	09/24/2024	3	2	36/36	1,452	7,303	\$1,205.23	\$1,750,00
Minimum: 3 2 32 1,452 4,417 \$999.41 \$1,699.00	2459 Ronda Vista DR	LA	1953	STD	09/23/2024	3	3	32/32	1,615	4,417	\$1,111.46	\$1,795,00
Address City YrBuilt Sale Type Contract Date Br Bath CDOM Sqft LSqft \$/Sqft Price 2020 Mayview DR LA 1957 STD 10/03/2024 3 1 8/8 1,338 9,355 \$819.88 \$1,097.01 4109 Clayton AV LA 1924 STD 09/24/2024 4 3 17/17 1,836 5,320 \$952.61 \$1,749.01 Maximum: 4/ 3 17 1,836 9,355 \$952.61 \$1,749.01 Minimum: 3 1 8 1,338 5,320 \$819.88 \$1,097.01 Minimum: 3 1 8 1,338 5,320 \$819.88 \$1,097.01 Median: 4 2 13 1,587 7,338 \$886.25 \$1,423.01 Closed Address City YrBuilt Sale Type COE Date Br Bath CDOM Sqft LSqft \$/Sqft Price 2020 Mayview DR LA 1957 09/12/2024 2 1 1/1 1,338 9,355 \$597.91 \$800.01 4633 Russell AV LA 1995 09/22/2024 3 2 49/49 1,480 6,750 \$641.89 \$950.01 2328 Griffith Park BL LA 1938 STD 09/05/2024 3 2 16/16 1,421 3,802 \$700.21 \$995.01 4132 Clayton AV LA 1920 10/25/2023 3 2 63/63 1,380 6,559 \$764.49 \$1,055.01 412 N Mariposa AV LA 1920 PRO 09/23/2024 4 2 154/154 1,596 6,788 \$689.22 \$1,100.01 4511 Kingswell AV LA 1912 PRO 07/30/2024 3 1 86/86 1,386 6,756 \$840.55 \$1,165.01 4206 Hazel Kirk DR LA 1936 STD 10/17/2023 2 1 17/17 1,233 5,002 \$957.02 \$1,180,01 3819 Sunset DR LA 2024 STD 07/05/2024 3 2 45/45 1,200 3,544 \$988.33 \$1,186,01 4201 Clayton AV LA 1914 PRO 07/18/2024 2 1 15/15 1,486 5,306 \$841.18 \$1,250,01 4520 Welch PL LA 1913 STD 07/18/2024 2 1 15/15 1,486 5,306 \$841.18 \$1,250,01 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,01					Minimum: Average:	3	2	32 48	1,452 1,589	4,417 5,715	\$999.41 \$1,105.37	\$1,795,000 \$1,699,000 \$1,748,000 \$1,750,000
2020 Mayview DR LA 1957 STD 10/03/2024 3 1 8/8 1,338 9,355 \$819.88 \$1,097,01 4109 Clayton AV LA 1924 STD 09/24/2024 4 3 17/17 1,836 5,320 \$952.61 \$1,749,01 Maximum: 4/ 3 17 1,836 9,355 \$952.61 \$1,749,01 Minimum: 3 1 8 1,338 5,320 \$819.88 \$1,097,01 Average: 4 2 13 1,587 7,338 \$886.25 \$1,423,01 Average: 4 2 13 1,587 7,338 \$886.25 \$1,423,01 Average: 4 2 13 1,587 7,338 \$886.25 \$1,423,01 Median: 4 2 13 1,587 7,338 \$886.25 \$1,423,01 Closed Address City YrBuilt Sale Type COE Date Br Bath CDOM Sqt LSqft \$/Sqft Price COE Date Square Color Co	entra de la compania			수 생 무식			V65 140		= 18W	1005 000	WARE WE	200
Maximum: 4/ 3		10.00	YrBuilt		Contract Date	Br	Bath		Sqft	LSqft	\$/Sqft	Price
Maximum: 4/ 3 17 1,836 9,355 \$952.61 \$1,749,00	Secretary of the Secretary of the Secretary				the state of the s				CO-MANAGEMENT	CHARLES CO.		\$1,097,00
Minimum: 3 1 8 1,338 5,320 \$819.88 \$1,097,00 Average: 4 2 13 1,587 7,338 \$886.25 \$1,423,00 Median: 4 2 11 1,11 1,338 9,355 \$597.91 \$800,00 Median: 4 1957 09/12/2024 2 1 1/1 1,338 9,355 \$597.91 \$800,00 Median: 4 1909 STD 09/12/2024 3 2 49/49 1,480 6,750 \$641.89 \$950,00 Median: 4 1938 STD 09/05/2024 3 2 49/49 1,480 6,750 \$641.89 \$950,00 Median: 4 1938 STD 09/05/2024 3 2 16/16 1,421 3,802 \$700.21 \$995,00 Median: 4 1920 Median: 4 1920 10/25/2023 3 2 63/63 1,380 6,569 \$764.49 \$1,055,00 Median: 4 1912	4109 Clayton AV	LA	1924	SID	09/24/2024	4	3	1//1/	1,636	5,320	\$952.01	\$1,749,00
Average: 4 2 13 1,587 7,338 \$886.25 \$1,423,00 Median: 4 2 15,4154 1,587 7,338 \$886.25 \$1,423,00 Median: 4 2 13 1,587 7,338 \$886.25 \$1,423,00 Median: 4 2 14 1,587 1,5					Maximum:	4/	3	17	1,836	9,355	\$952.61	\$1,749,000
Closed Address City YrBuilt Sale Type COE Date Br Bath CDOM Sqft LSqft \$/Sqft Price 2020 Mayview DR LA 1957 09/12/2024 2 1 1/1 1,338 9,355 \$597.91 \$800,00 4633 Russell AV LA 1909 STD 02/29/2024 3 2 49/49 1,480 6,750 \$641.89 \$950,00 2328 Griffith Park BL LA 1938 STD 09/05/2024 3 2 16/16 1,421 3,802 \$700.21 \$995,00 4132 Clayton AV LA 1920 10/25/2023 3 2 63/63 1,380 6,569 \$764.49 \$1,055,00 1412 N Mariposa AV LA 1920 PRO 09/23/2024 4 2 154/154 1,596 6,788 \$689.22 \$1,100,00 4511 Kingswell AV LA 1912 PRO 07/30/2024 3 1 86/86 1,386 6,756 \$840.55 \$1,165,00 4206 Hazel Kirk DR LA 1936 STD 10/17/2023 2 1 17/17 1,233 5,002 \$957.02 \$1,180,00 3819 Sunset DR LA 2024 STD 07/05/2024 3 2 45/45 1,200 3,544 \$988.33 \$1,186,00 4201 Clayton AV LA 1914 08/08/2024 4 2 12/12 1,250 5,301 \$960.00 \$1,200,00 4622 Welch PL LA 1913 STD 07/18/2024 2 1 15/15 1,486 5,306 \$841.18 \$1,250,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 5 50 5 50 5 50 5 50 5 50 5 50 5 50												\$1,097,00
Closed Address City YrBuilt Sale Type COE Date Br Bath CDOM Sqft LSqft \$/Sqft Price 2020 Mayview DR LA 1957 09/12/2024 2 1 1/1 1,338 9,355 \$597.91 \$800,00 4633 Russell AV LA 1909 STD 02/29/2024 3 2 49/49 1,480 6,750 \$641.89 \$950,00 2328 Griffith Park BL LA 1938 STD 09/05/2024 3 2 16/16 1,421 3,802 \$700.21 \$995,00 4132 Clayton AV LA 1920 10/25/2023 3 2 63/63 1,380 6,569 \$764.49 \$1,055,00 1412 N Mariposa AV LA 1920 PRO 09/23/2024 4 2 154/154 1,596 6,788 \$689.22 \$1,100,00 4511 Kingswell AV LA 1912 PRO 07/30/2024 3 1 86/86 1,386 6,756 \$840.55 \$1,165,00 4206 Hazel Kirk DR LA 1936 STD 10/17/2023 2 1 17/17 1,233 5,002 \$957.02 \$1,180,00 3819 Sunset DR LA 2024 STD 07/05/2024 3 2 45/45 1,200 3,544 \$988.33 \$1,186,00 4201 Clayton AV LA 1914 08/08/2024 4 2 12/12 1,250 5,301 \$960.00 \$1,200,00 4622 Welch PL LA 1913 STD 07/18/2024 2 1 15/15 1,486 5,306 \$841.18 \$1,250,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00												and the second second
Address City YrBuilt Sale Type COE Date Br Bath CDOM Sqft LSqft \$/Sqft Price 2020 Mayview DR										7,	*	3.444
2020 Mayview DR LA 1957 09/12/2024 2 1 1/1 1,338 9,355 \$597.91 \$800,01 4633 Russell AV LA 1909 STD 02/29/2024 3 2 49/49 1,480 6,750 \$641.89 \$950,01 2328 Griffith Park BL LA 1938 STD 09/05/2024 3 2 16/16 1,421 3,802 \$700.21 \$995,01 4132 Clayton AV LA 1920 10/25/2023 3 2 63/63 1,380 6,569 \$764.49 \$1,055,01 1412 N Mariposa AV LA 1920 PRO 09/23/2024 4 2 154/154 1,596 6,788 \$689.22 \$1,100,01 4511 Kingswell AV LA 1912 PRO 07/30/2024 3 1 86/86 1,386 6,756 \$840.55 \$1,165,01 4206 Hazel Kirk DR LA 1936 STD 10/17/2023 2 1 17/17 1,233 5,002 \$957.02 \$1,180,01 3819 Sunset DR LA 2024 STD 07/05/2024 3 2 45/45 1,200 3,544 \$988.33 \$1,186,01 4201 Clayton AV LA 1914 08/08/2024 4 2 12/12 1,250 5,301 \$960.00 \$1,200,01 4622 Welch PL LA 1913 STD 07/18/2024 2 1 15/15 1,486 5,306 \$841.18 \$1,250,01 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,01												
4633 Russell AV LA 1909 STD 02/29/2024 3 2 49/49 1,480 6,750 \$641.89 \$950,01 2328 Griffith Park BL LA 1938 STD 09/05/2024 3 2 16/16 1,421 3,802 \$700.21 \$995,01 4132 Clayton AV LA 1920 10/25/2023 3 2 63/63 1,380 6,569 \$764.49 \$1,055,01 1412 N Mariposa AV LA 1920 PRO 09/23/2024 4 2 154/154 1,596 6,788 \$689.22 \$1,100,01 4511 Kingswell AV LA 1912 PRO 07/30/2024 3 1 86/86 1,386 6,756 \$840.55 \$1,165,01 4206 Hazel Kirk DR LA 1936 STD 10/17/2023 2 1 17/17 1,233 5,002 \$957.02 \$1,180,01 3819 Sunset DR LA 2024 STD 07/05/2024 3 2 45/45 1,200 3,544 \$988.33 \$1,186,01 4201 Clayton AV LA 1914 08/08/2024 4 2 12/12 1,250 5,301 \$960.00 \$1,200,01 4622 Welch PL LA 1913 STD 07/18/2024 2 1 15/15 1,486 5,306 \$841.18 \$1,250,01 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,01	Closed											
4633 Russell AV LA 1909 STD 02/29/2024 3 2 49/49 1,480 6,750 \$641.89 \$950,00 2328 Griffith Park BL LA 1938 STD 09/05/2024 3 2 16/16 1,421 3,802 \$700.21 \$995,00 4132 Clayton AV LA 1920 10/25/2023 3 2 63/63 1,380 6,569 \$764.49 \$1,055,00 1412 N Mariposa AV LA 1920 PRO 09/23/2024 4 2 154/154 1,596 6,788 \$689.22 \$1,100,00 4511 Kingswell AV LA 1912 PRO 07/30/2024 3 1 86/86 1,386 6,756 \$840.55 \$1,165,00 4206 Hazel Kirk DR LA 1936 STD 10/17/2023 2 1 17/17 1,233 5,002 \$957.02 \$1,180,00 3819 Sunset DR LA 2024 STD 07/05/2024 3 2 45/45 1,200 3,544 \$988.33 \$1,186,00 4201 Clayton AV LA 1914 08/08/2024 4 2 12/12 1,250 5,301 \$960.00 \$1,200,00 4622 Welch PL LA 1913 STD 07/18/2024 2 1 15/15 1,486 5,306 \$841.18 \$1,250,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,38		City	YrBuilt	Sale Type	COE Date	Br	Bath	СДОМ	Sqft	LSqft	\$/Sqft	Pric
4132 Clayton AV LA 1920 10/25/2023 3 2 63/63 1,380 6,569 \$764.49 \$1,055,01 1412 N Mariposa AV LA 1920 PRO 09/23/2024 4 2 154/154 1,596 6,788 \$689.22 \$1,100,01 4511 Kingswell AV LA 1912 PRO 07/30/2024 3 1 86/86 1,386 6,756 \$840.55 \$1,165,01 4206 Hazel Kirk DR LA 1936 STD 10/17/2023 2 1 17/17 1,233 5,002 \$957.02 \$1,180,01 3819 Sunset DR LA 2024 STD 07/05/2024 3 2 45/45 1,200 3,544 \$988.33 \$1,186,01 4201 Clayton AV LA 1914 08/08/2024 4 2 12/12 1,250 5,301 \$960.00 \$1,200,01 4622 Welch PL LA 1913 STD 07/18/2024 2 1 15/15 1,486 5,306 \$841.18 \$1,250,01 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,01	Address			Sale Type					1/2-2-2			
1412 N Mariposa AV LA 1920 PRO 09/23/2024 4 2 154/154 1,596 6,788 \$689.22 \$1,100,00 4511 Kingswell AV LA 1912 PRO 07/30/2024 3 1 86/86 1,386 6,756 \$840.55 \$1,165,00 4206 Hazel Kirk DR LA 1936 STD 10/17/2023 2 1 17/17 1,233 5,002 \$957.02 \$1,180,00 3819 Sunset DR LA 2024 STD 07/05/2024 3 2 45/45 1,200 3,544 \$988.33 \$1,186,00 4201 Clayton AV LA 1914 08/08/2024 4 2 12/12 1,250 5,301 \$960.00 \$1,200,00 4622 Welch PL LA 1913 STD 07/18/2024 2 1 15/15 1,486 5,306 \$841.18 \$1,250,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4575 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00 4598 PROSPECT AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00	Address 2020 Mayview DR	LA	1957	, , , , , , , , , , , , , , , , , , ,	09/12/2024	2	1	1/1	1,338	9,355	\$597.91	\$800,00 \$950,00
4511 Kingswell AV LA 1912 PRO 07/30/2024 3 1 86/86 1,386 6,756 \$840.55 \$1,165,01 4206 Hazel Kirk DR LA 1936 STD 10/17/2023 2 1 17/17 1,233 5,002 \$957.02 \$1,180,01 3819 Sunset DR LA 2024 STD 07/05/2024 3 2 45/45 1,200 3,544 \$988.33 \$1,186,01 4201 Clayton AV LA 1914 08/08/2024 4 2 12/12 1,250 5,301 \$960.00 \$1,200,01 4622 Welch PL LA 1913 STD 07/18/2024 2 1 15/15 1,486 5,306 \$841.18 \$1,250,01 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,01	Address 2020 Mayview DR 4633 Russell AV	LA LA	1957 1909	STD	09/12/2024 02/29/2024	2	1 2	1/1 49/49	1,338 1,480	9,355 6,750	\$597.91 \$641.89	\$800,00 \$950,00
4206 Hazel Kirk DR LA 1936 STD 10/17/2023 2 1 17/17 1,233 5,002 \$957.02 \$1,180,01 3819 Sunset DR LA 2024 STD 07/05/2024 3 2 45/45 1,200 3,544 \$988.33 \$1,186,01 4201 Clayton AV LA 1914 08/08/2024 4 2 12/12 1,250 5,301 \$960.00 \$1,200,01 4622 Welch PL LA 1913 STD 07/18/2024 2 1 15/15 1,486 5,306 \$841.18 \$1,250,01 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,01	Address 2020 Mayview DR 4633 Russell AV 2328 Griffith Park BL	LA LA LA	1957 1909 1938	STD	09/12/2024 02/29/2024 09/05/2024	2 3 3	1 2 2	1/1 49/49 16/16	1,338 1,480 1,421	9,355 6,750 3,802	\$597.91 \$641.89 \$700.21	\$800,00
3819 Sunset DR LA 2024 STD 07/05/2024 3 2 45/45 1,200 3,544 \$988.33 \$1,186,01 4201 Clayton AV LA 1914 08/08/2024 4 2 12/12 1,250 5,301 \$960.00 \$1,200,01 4622 Welch PL LA 1913 STD 07/18/2024 2 1 15/15 1,486 5,306 \$841.18 \$1,250,01 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,01	Address 2020 Mayview DR 4633 Russell AV 2328 Griffith Park BL 4132 Clayton AV	LA LA LA	1957 1909 1938 1920	STD STD	09/12/2024 02/29/2024 09/05/2024 10/25/2023	2 3 3 3	1 2 2 2	1/1 49/49 16/16 63/63	1,338 1,480 1,421 1,380	9,355 6,750 3,802 6,569	\$597.91 \$641.89 \$700.21 \$764.49	\$800,00 \$950,00 \$995,00
4201 Clayton AV LA 1914 08/08/2024 4 2 12/12 1,250 5,301 \$960.00 \$1,200,00 4622 Welch PL LA 1913 STD 07/18/2024 2 1 15/15 1,486 5,306 \$841.18 \$1,250,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00	Address 2020 Mayview DR 4633 Russell AV 2328 Griffith Park BL 4132 Clayton AV 1412 N Mariposa AV	LA LA LA LA	1957 1909 1938 1920 1920	STD STD	09/12/2024 02/29/2024 09/05/2024 10/25/2023 09/23/2024	2 3 3 4	1 2 2 2 2	1/1 49/49 16/16 63/63 154/154	1,338 1,480 1,421 1,380 1,596	9,355 6,750 3,802 6,569 6,788	\$597.91 \$641.89 \$700.21 \$764.49 \$689.22	\$800,00 \$950,00 \$995,00 \$1,055,00
4622 Welch PL LA 1913 STD 07/18/2024 2 1 15/15 1,486 5,306 \$841.18 \$1,250,00 4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00	Address 2020 Mayview DR 4633 Russell AV 2328 Griffith Park BL 4132 Clayton AV 1412 N Mariposa AV 4511 Kingswell AV	LA LA LA LA LA	1957 1909 1938 1920 1920 1912	STD STD PRO PRO	09/12/2024 02/29/2024 09/05/2024 10/25/2023 09/23/2024 07/30/2024	2 3 3 4 3	1 2 2 2 2 2 1	1/1 49/49 16/16 63/63 154/154 86/86	1,338 1,480 1,421 1,380 1,596 1,386	9,355 6,750 3,802 6,569 6,788 6,756	\$597.91 \$641.89 \$700.21 \$764.49 \$689.22 \$840.55	\$800,00 \$950,00 \$995,00 \$1,055,00 \$1,100,00 \$1,165,00
4545 Prospect AV LA 1911 PRO 11/03/2023 3 2 12/12 1,389 6,757 \$917.93 \$1,275,00	Address 2020 Mayview DR 4633 Russell AV 2328 Griffith Park BL 4132 Clayton AV 1412 N Mariposa AV 4511 Kingswell AV 4206 Hazel Kirk DR	LA LA LA LA LA LA	1957 1909 1938 1920 1920 1912 1936	STD STD PRO PRO STD	09/12/2024 02/29/2024 09/05/2024 10/25/2023 09/23/2024 07/30/2024 10/17/2023	2 3 3 4 3 2	1 2 2 2 2 2 1 1	1/1 49/49 16/16 63/63 154/154 86/86 17/17	1,338 1,480 1,421 1,380 1,596 1,386 1,233	9,355 6,750 3,802 6,569 6,788 6,756 5,002	\$597.91 \$641.89 \$700.21 \$764.49 \$689.22 \$840.55 \$957.02	\$800,00 \$950,00 \$995,00 \$1,055,00 \$1,165,00 \$1,165,00 \$1,180,00
	Address 2020 Mayview DR 4633 Russell AV 2328 Griffith Park BL 4132 Clayton AV 1412 N Mariposa AV 4511 Kingswell AV 4206 Hazel Kirk DR 3819 Sunset DR	LA LA LA LA LA LA	1957 1909 1938 1920 1920 1912 1936 2024	STD STD PRO PRO STD	09/12/2024 02/29/2024 09/05/2024 10/25/2023 09/23/2024 07/30/2024 10/17/2023 07/05/2024	2 3 3 4 3 2 3	1 2 2 2 2 2 1 1 2	1/1 49/49 16/16 63/63 154/154 86/86 17/17 45/45	1,338 1,480 1,421 1,380 1,596 1,386 1,233 1,200	9,355 6,750 3,802 6,569 6,788 6,756 5,002 3,544	\$597.91 \$641.89 \$700.21 \$764.49 \$689.22 \$840.55 \$957.02 \$988.33	\$800,00 \$950,00 \$995,00 \$1,055,00 \$1,100,00 \$1,165,00 \$1,180,00 \$1,186,00
2711 N Silver Ridge AV LA 1936 STD 09/24/2024 3 3 31/31 1,586 5,349 \$819.67 \$1,300,00	Address 2020 Mayview DR 4633 Russell AV 2328 Griffith Park BL 4132 Clayton AV 1412 N Mariposa AV 4511 Kingswell AV 4206 Hazel Kirk DR 3819 Sunset DR 4201 Clayton AV	LA LA LA LA LA LA LA	1957 1909 1938 1920 1920 1912 1936 2024 1914	STD STD PRO PRO STD STD	09/12/2024 02/29/2024 09/05/2024 10/25/2023 09/23/2024 07/30/2024 10/17/2023 07/05/2024 08/08/2024	2 3 3 4 3 2 3 4	1 2 2 2 2 2 1 1 2 2	1/1 49/49 16/16 63/63 154/154 86/86 17/17 45/45 12/12	1,338 1,480 1,421 1,380 1,596 1,386 1,233 1,200 1,250	9,355 6,750 3,802 6,569 6,788 6,756 5,002 3,544 5,301	\$597.91 \$641.89 \$700.21 \$764.49 \$689.22 \$840.55 \$957.02 \$988.33 \$960.00	\$800,00 \$950,00 \$995,00 \$1,055,00 \$1,100,00 \$1,180,00 \$1,186,00 \$1,200,00
	Address 2020 Mayview DR 4633 Russell AV 2328 Griffith Park BL 4132 Clayton AV 1412 N Mariposa AV 4511 Kingswell AV 4206 Hazel Kirk DR 3819 Sunset DR 4201 Clayton AV 4622 Welch PL	LA L	1957 1909 1938 1920 1920 1912 1936 2024 1914 1913	STD STD PRO PRO STD STD	09/12/2024 02/29/2024 09/05/2024 10/25/2023 09/23/2024 07/30/2024 10/17/2023 07/05/2024 08/08/2024 07/18/2024	2 3 3 4 3 2 3 4 2	1 2 2 2 2 2 1 1 2 2 2	1/1 49/49 16/16 63/63 154/154 86/86 17/17 45/45 12/12 15/15	1,338 1,480 1,421 1,380 1,596 1,386 1,233 1,200 1,250 1,486	9,355 6,750 3,802 6,569 6,788 6,756 5,002 3,544 5,301 5,306	\$597.91 \$641.89 \$700.21 \$764.49 \$689.22 \$840.55 \$957.02 \$988.33 \$960.00 \$841.18	\$800,00 \$950,00 \$995,00 \$1,055,00 \$1,100,00

CMA - Page 2

2609 Silver Ridge AV	LA	1936	STD	05/16/2024	2	2	27/27	1,240	5,398	\$1,074.19	\$1,332,000
2474 Silver Lake BL	LA	1948	STD	04/15/2024	3	2	13/13	1,485	7,001	\$902.36	\$1,340,000
2426 Moreno DR	LA	1955		01/30/2024	3	2	36/36	1,440	4,853	\$937.50	\$1,350,000
2702 Glendale BL	LA	1930	STD	11/03/2023	3	2	11/11	1,282	5,248	\$1,068.64	\$1,370,000
2633 Waverly DR	LA	1931	STD	12/05/2023	3	2	22/22	1,871	6,174	\$774.99	\$1,450,000
1522 N Hoover ST	LA	1923	STD	02/15/2024	3	3	42/42	1,229	6,251	\$1,186.49	\$1,458,200
1905 Griffith Park BL	LA	1926	STD	07/16/2024	3	3	97/97	1,436	5,438	\$1,016.06	\$1,459,062
3751 Evans ST	LA	1940	STD	04/09/2024	2	2	22/	1,588	8,459	\$941.44	\$1,495,000
3827 Franklin AV	LA	1957	STD	01/16/2024	2	1	9/9	1,323	3,448	\$1,130.01	\$1,495,000
2435 Lyric AV	LA	1926	STD	08/12/2024	3	2	76/76	1,498	4,679	\$998.66	\$1,496,000
3914 Sunset DR	LA	1924	STD	01/09/2024	3	3	25/25	1,485	3,279	\$1,020.20	\$1,515,000
1927 Griffith Park BL	LA	2019	STD	04/16/2024	3	4	37/	1,955	1,331	\$792.84	\$1,550,000
4023 Camero AV	LA	1926	STD	05/24/2024	4	3	76/125	1,546	5,402	\$1,054.33	\$1,630,000
3831 Clayton AV	LA	1924	STD	12/15/2023	3	2	18/18	1,272	3,572	\$1,293.24	\$1,645,000
4016 Cumberland AV	LA	1922	STD	05/22/2024	2	1	12/	1,536	4,002	\$1,074.22	\$1,650,000
2446 Hidalgo AV	LA	1926	STD	02/09/2024	3	3	0/0	1,672	7,495	\$986.84	\$1,650,000
2444 Edgewater TE	LA	1938	STD	05/23/2024	2	2	45/45	1,434	9,031	\$1,178.52	\$1,690,000
3992 Prospect AV	LA	1936	STD	08/25/2024	2	2	39/39	1,506	4,466	\$1,128.82	\$1,700,000
1843 1/2 N Alexandria AV	LA	2015	STD	11/21/2023	3	4	22/22	1,972	2,970	\$882,35	\$1,740,000
3927 Fernwood AV	LA	1921	STD	10/27/2023	2	3	8/8	1,385	4,800	\$1,259.66	\$1,744,623
1508 Sanborn AV	LA	1923	STD	03/08/2024	2	2	17/17	1,647	3,216	\$1,062.54	\$1,750,000
4019 Cumberland AV	LA	1948	STD	11/07/2023	4	2	39/39	1,505	6,575	\$1,162.79	\$1,750,000
1537 N Hoover ST	LA	1923	STD	10/31/2023	4	2	15/15	1,668	6,908	\$1,064.75	\$1,776,000
1827 Hollyvista AV	LA	1940	STD	06/06/2024	3	4	13/67	1,810	6,021	\$983,43	\$1,780,000
1880 Lucile AV	LA	1948	STD	04/09/2024	3	2	14/	1,362	5,314	\$1,322.65	\$1,801,445
3153 Ettrick ST	LA	1926	STD	05/02/2024	2	2	11/	1,528	6,386	\$1,265.05	\$1,933,000
2620 Claremont AV	LA	1941	STD	12/28/2023	3	2	28/28	1,534	4,741	\$1,260.10	\$1,933,000
2373 W Silver Lake DR	LA	1936	STD	06/18/2024	3	2	31/31	1,689	5,001	\$1,154.53	\$1,950,000
2357 Kenilworth AV	LA	1949	STD	09/17/2024	2	3	19/19	1,778	5,244	\$1,103.77	\$1,962,500
2371 Teviot ST	LA	1958	STD	10/04/2024	3	2	19/19	1,800	5,398	\$1,105.56	\$1,990,000
2168 Lyric AV	LA	2016	STD	06/17/2024	4	3	61/61	1,830	3,329	\$1,092.90	\$2,000,000
3037 Angus ST	LA	1935	STD	08/21/2024	3	3	22/22	1,853	4,883	\$1,092.82	\$2,025,000
2474 Moreno DR	LA	1942	STD	07/17/2024	3	2	34/34	1,592	3,567	\$1,292.71	\$2,058,000
1721 Sanborn AV	LA	1926	STD	01/30/2024	2	2	12/12	1,644	5,330	\$1,253.04	\$2,060,000
3824 Udell CT	LA	1928	STD	09/19/2024	3	2	21/21	1,812	4,320	\$1,145.14	\$2,075,000
2624 Lakewood AV	LA	2024	STD	05/20/2024	3	3	7/7	1,900	6,045	\$1,118.42	\$2,125,000
1954 Lucile AV	LA	1960	STD	09/23/2024	2	2	85/85	1,395	7,530	\$1,562.72	\$2,180,000
4144 Tracy ST	LA	1935	STD	10/17/2023	3	2	13/13	1,712	5,158	\$1,286.80	\$2,203,000
3017 Scotland ST	LA	1936	STD	02/20/2024	2	3	10/10	1,431	4,877	\$1,632,77	\$2,336,500
4132 Clayton AV	LA	1920	STD	08/13/2024	3	2	34/34	1,380	6,571	\$1,695.65	\$2,340,000
1896 Lucile AV	LA	1959	STD	04/17/2024	3	3	19/	1,432	6,797	\$1,641.06	\$2,350,000
4122 Holly Knoll DR	LA	1953	STD	05/02/2024	2	2	21/	1,724	6,770	\$1,450.12	\$2,500,000
2001 Micheltorena ST	LA	1948	STD	06/03/2024	4	2	20/20	1,784	5,613	\$1,434.98	\$2,560,000
				Maximum:	4	4	154	1,972		\$1,695.65	\$2,560,000
				Minimum:	2	1	0	1,200	1,331	\$597.91	\$800,000
				Average:	3	2	35	1,540		\$1,083.71	\$1,666,442
				Median:	3	2	22	1,505	5,330	\$1,074.19	\$1,650,000

Criteria:

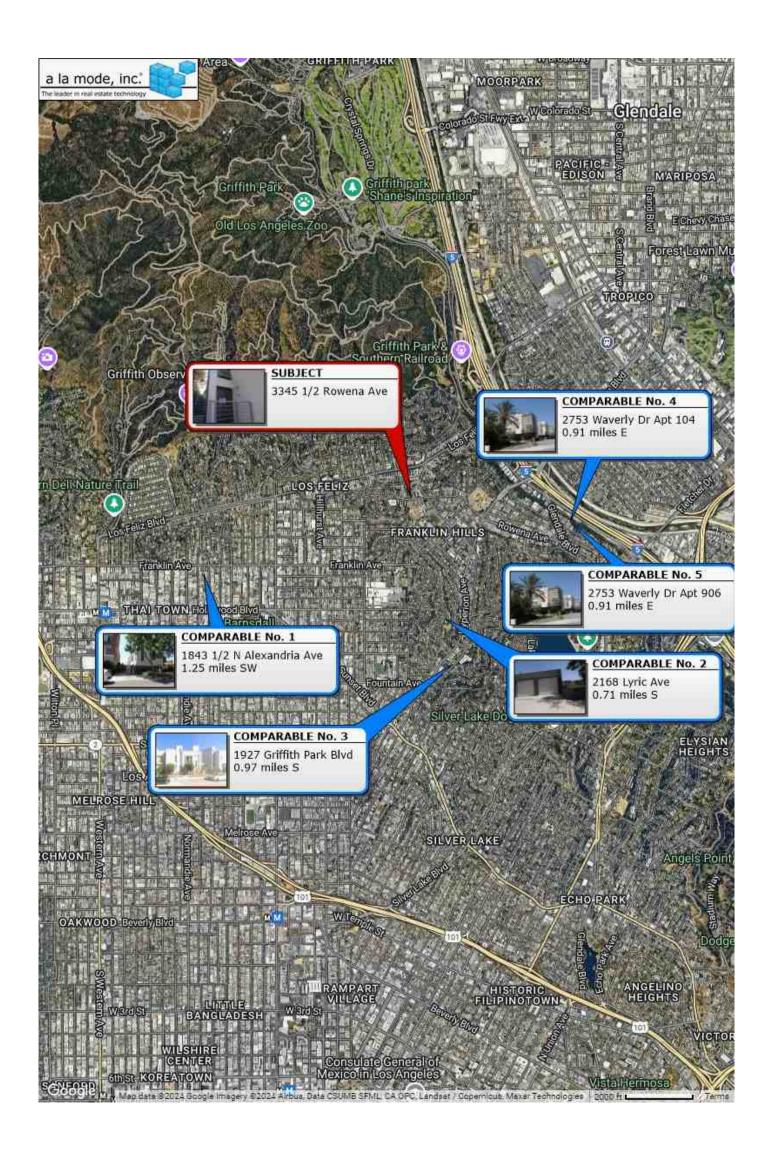
Property Type is 'Residential'
Standard Status is one of 'Active', 'Act Under Contract',
'Pending'
Standard Status is 'Closed'
Contract Status Change Date is 10/07/2024 to 10/08/2023
Property Sub Type is 'Single Family Residence'
Living Area is 1200 to 2000
Latitude, Longitude is around 34.11, -118.28

Residential Quick CMA Page 2 of 2

Printed By Joseph Baldino CalBRE: AR001957 on 10/07/24

Location Map

Borrower	NA			
Property Address	3345 1/2 Rowena Ave			
City	Los Angeles	County Los angeles	State CA	Zip Code 90027-2913
Lender/Client	WEDGEWOOD INC			



AERIAL PHOTO

Borrower	NA			
Property Address	3345 1/2 Rowena Ave			
City	Los Angeles	County Los angeles	State CA	Zip Code 90027-2913
Lender/Client	WEDGEWOOD INC			

