

APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

26882 Calle Monterey
Capistrano Beach, CA 92624

for

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

as of

10/18/2024

by

Mark Thompson
33032 Outrigger Ct.
San Juan Capistrano, CA 92675

Thompson Property Consultants

Appraiser Independence Certification

58601
File No.: 58601

Borrower: Neighbor to Neighbor Homes LLC
Property Address: 26882 Calle Monterey
City: Capistrano Beach County: Orange State: CA Zip Code: 92624
Lender/Client: Wedgewood Inc

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 assert that no employee, director, officer, or agent of Wedgewood Inc, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of Wedgewood Inc, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that Wedgewood Inc has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
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 Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments:

APPRAISER:

Signature: 
Name: Mark Thompson
Date Signed: 10/20/2024
State Certification #: AR 042034
or State License #: _____
or Other (describe): _____ State #: _____
State: CA
Expiration Date of Certification or License: 06/15/2026

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

Thompson Property Consultants
33032 Outrigger Ct.
San Juan Capistrano, CA 92675
949-230-4171

10/20/2024

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

Property - 26882 Calle Monterey
Capistrano Beach, CA 92624
Borrower/Owner Neighbor to Neighbor Homes LLC
File No. - 58601
Case No. - 58601

Dear Clear Capital:

In accordance with your request, I have prepared an appraisal of the real property located at 26882 Calle Monterey, Capistrano Beach, CA 92624.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a location analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 10/18/2024 is :

1,233,300

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Thompson Property Consultants



Mark Thompson
CA Certification #AR 042034

Exterior-Only Inspection Residential Appraisal Report

58601
File # 58601

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

Property Address 26882 Calle Monterey	City Capistrano Beach	State CA Zip Code 92624
Borrower Neighbor to Neighbor Homes LLC	Owner of Public Record Pilkington Barbara J	County Orange
Legal Description TR 1207 LOT 1 BLK 20 POR OF LOT		
Assessor's Parcel # 123-201-14	Tax Year 2023	R. E. Taxes \$ 2,172
Neighborhood Name Capistrano Beach	Map Reference C005	Census Tract 0422.05
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ 1,564 <input type="checkbox"/> PUD <input type="checkbox"/> HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month	
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)		
Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Servicing		
Lender/Client Wedgewood Inc	Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278	
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s). CRMLS		

SUBJECT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

CONTRACT

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

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Percent Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 92 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000) (yrs)	2-4 Unit 2 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	1,005 Low 48	Multi-Family 3 %
Neighborhood Boundaries North by San Juan Capistrano, Ca, South by the (5) fwy, East by San Clemente, CA, and West by the (5) fwy.		1,770 High 76	Commercial 3 %
		1,370 Pred. 62	Other %
Neighborhood Description Mostly residential neighborhood with commercial properties on some arterial streets. Employment, transportation, schools and shopping are all located within 1 mile. Overall marketability of the properties in the subject neighborhood is comparable to the typical property in the neighborhood, with no adverse location factors noted.			
Market Conditions (including support for the above conclusions) Southern California market conditions have shown signs of stabilization in most areas over the past 12 months. The economy and unemployment rate have remained relatively flat during this time. Please see attached Market Conditions Addendum.			

NEIGHBORHOOD

Dimensions See plat map for details Area **6557 sf** Shape **Square** View **N;Res;**

Specific Zoning Classification **RSF-7** Zoning Description **RESIDENTIAL SINGLE FAMILY 7 DU/AC**

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe _____

The highest and best use as vacant is also for residential use consistent with the as improved use.

Utilities	Public	Other (describe)	Public	Private
Electricity <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Off-site Improvements—Type Public Private

Street Asphalt Alley None

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **060736-0508K** FEMA Map Date **03/21/2019**

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe _____

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe _____

The subject's site sits on a mostly flat interior parcel located on a residential street siding similar residential properties. No adverse site conditions were noted per off-site, exterior inspection.

SITE

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner

Other (describe) **Off-Site Exterior Inspection** Data Source(s) for Gross Living Area **Records**

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Slab	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Siding/Avg	Fuel Gas	<input checked="" type="checkbox"/> Porch Cvd.	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Contemp.	Roof Surface Composition/Avg	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1967	Gutters & Downspouts Alum./Avg	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wood	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached
Effective Age (Yrs) 40	Window Type Sliding/Good	<input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,591 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) Typical for market area.				
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.).				
C4;The subject, from an off-site exterior inspection, is in average condition in comparison to the typical property in the neighborhood with no major repairs needed to any area that is visible from the street.				
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If Yes, describe _____				
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe _____				

IMPROVEMENTS

Exterior-Only Inspection Residential Appraisal Report

58601
File # 58601

There are **2** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **1,375,000** to \$ **1,699,000**

There are **23** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **1,005,000** to \$ **1,770,000**

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
26882 Calle Monterey Address Capistrano Beach, CA 92624		34557 Calle Portola Capistrano Beach, CA 92624			34532 Calle Portola Capistrano Beach, CA 92624			34451 Camino El Molino Capistrano Beach, CA 92624		
Proximity to Subject		0.35 miles SE			0.26 miles S			0.35 miles SE		
Sale Price	\$	\$ 1,005,000			\$ 1,200,000			\$ 1,360,000		
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 857.51 sq. ft.			\$ 953.90 sq. ft.			\$ 763.62 sq. ft.		
Data Source(s)		CRMLS #OC24192875;DOM 10			CRMLS#OC24167012;DOM 19			CRMLS#OC24133311;DOM 19		
Verification Source(s)		CRMLS#OC24192875 10/17/2024			Doc#254653 /10/01/2024			Doc #218134 /08/23/2024		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing Concessions		ArmLth Cash;46000	-46,000		ArmLth Conv;0			ArmLth Conv;0		
Date of Sale/Time		s10/24;c09/24			s10/24;c09/24			s08/24;c07/24		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	6557 sf	4984 sf			6080 sf			5240 sf		
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Contemp.	DT1;Contemp.			DT1;Contemp.			DT1;Contemp.		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	57	65			61			62		
Condition	C4	C4			C4			C4		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	6 3 2.0	6 3 2.0			6 3 2.0			6 3 2.0		
Gross Living Area	1,591 sq. ft.	1,172 sq. ft.			1,258 sq. ft.			1,781 sq. ft.		
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Wall/None	Wall/None			FAU/None			FAU/None		
Energy Efficient Items	None	None			None			None		
Garage/Carport	2gd2dw	2ga2dw			2gd2dw			2ga2dw		
Porch/Patio/Deck	Pat/Porch	Pat/Porch			Pat/Porch			Pat/Porch		
Pool/Spa	None	None			None			None		
Fireplace	1 Fireplace	None			1 Fireplace			1 Fireplace		
Net Adjustment (Total)		☒+ ☐-			☒+ ☐-			☐+ ☒-		
Adjusted Sale Price of Comparables		Net Adj. 3.22 % Gross Adj. 12.37 %			Net Adj. 2.78 % Gross Adj. 2.78 %			Net Adj. 2.40 % Gross Adj. 6.28 %		
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain										

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

Data Source(s) See Addenda

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

Data Source(s) Realist

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

ITEM	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Date of Prior Sale/Transfer					09/25/2024					
Price of Prior Sale/Transfer					\$0					
Data Source(s)	Realist	Realist			Realist			Realist		
Effective Date of Data Source(s)	10/19/2024	10/19/2024			10/19/2024			10/19/2024		

Analysis of prior sale or transfer history of the subject property and comparable sales Comparable sale #2 transferred on 09/25/2024 from Ramos Dorothy M to Ramos Dorothy M Living Trust via Affidavit (doc#249529) for \$0 (nominal). Comparable sale #4 transferred on 05/04/2023 from Russ-wilson Family Trust to Oc/ La Properties Llc via Grant Deed (doc#102781) for \$900,000. It was updated and upgraded throughout the interior and exterior and re-sold.

Summary of Sales Comparison Approach See attached addenda. Sources used in this appraisal are Realist.com/CoreLogic for Public Records; and California Regional MLS.

Indicated Value by Sales Comparison Approach \$ 1,233,300

Indicated Value by: Sales Comparison Approach	\$ 1,233,300	Cost Approach (if developed)	\$	Income Approach (if developed)	\$
See attached addenda.					

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

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is

\$ 1,233,300, as of **10/18/2024**, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Exterior-Only Inspection Residential Appraisal Report

58601
File # 58601

ADDITIONAL COMMENTS

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for loan servicing purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value.

No additional Intended Users are identified by the Appraiser. I have performed no 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.

Unless otherwise stated, the estimated exposure time to the market for the subject is equal to the marketing time opinion reported on page one of this report.

The report is completed as an Appraisal Report, in order to estimate the Market Value of the subject, for mortgage purposes. This appraisal may not be used or relied upon for purposes of insurance or insurable values.

Appraiser certifies that the appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12 U.S.C. 3331 et seq), and any implementing regulations. This appraisal has been performed in compliance with the Appraisal Independence Requirements, aka AIR.

The Appraiser does not accept any responsibility for any environmental or health and safety issues associated with the subject property. See Assumptions and Limiting Conditions.

PURPOSE OF THE APPRAISAL: The purpose of the appraisal is assist the client for loan servicing purposes. **Limiting conditions.** **SCOPE OF WORK:** The appraisal is being prepared in accordance with the following entities: the Uniform Standards of Professional Practice (USPAP); the Federal Deposit Insurance Corp. (FDIC); the Federal Reserve; and the Federal National Mortgage Association (FNMA). This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 to the Uniform Standards of Appraisal Practice. As such, the report presents only summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop the Appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated. information pertaining to the subject property has been gathered from public records, MLS, principals, brokers/agents, and other applicable market participants.

The reported gross living area is assumed to be permitted unless otherwise noted. The building materials may or may not contain asbestos, lead paint, mold, etc, or other hazardous materials. The appraiser is not a state licensed contractor and does not have expertise in this area. Furthermore, the appraiser does not accept liability for any existing or potential health and safety issues. If additional data on the aforementioned is needed the appraiser recommends an inspection by a qualified expert.

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Cost approach is not deemed necessary by the Appraiser for this assignment, nor required by Fannie Mae or FHA/HUD. If site value is estimated, it is based on Abstraction and none of this cost analysis is suitable to determine insurance value. Inclusion per request of the Client is considered an assignment condition.

<input type="checkbox"/> ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$		
Source of cost data			Dwelling	1,591 Sq. Ft. @ \$ = \$
Quality rating from cost service				Sq. Ft. @ \$ = \$
Effective date of cost data					
Comments on Cost Approach (gross living area calculations, depreciation, etc.)					
			Garage/Carport	Sq. Ft. @ \$ = \$
			Total Estimate of Cost-New = \$		
			Less	Physical	Functional
			Depreciation		= \$()
			Depreciated Cost of Improvements = \$		
			"As-is" Value of Site Improvements = \$		
Estimated Remaining Economic Life (HUD and VA only)			30 Years	Indicated Value By Cost Approach = \$	

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

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

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

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

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

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

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

Describe common elements and recreational facilities

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPRAISER

Signature 

Name Mark Thompson

Company Name Thompson Property Consultants

Company Address 33032 Outrigger Ct.
San Juan Capistrano, CA 92675

Telephone Number 949-230-4171

Email Address costhompson@hotmail.com

Date of Signature and Report 10/20/2024

Effective Date of Appraisal 10/18/2024

State Certification # AR 042034
or State License # _____
or Other (describe) _____ State # _____

State CA

Expiration Date of Certification or License 06/15/2026

ADDRESS OF PROPERTY APPRAISED
26882 Calle Monterey
Capistrano Beach, CA 92624

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____
or State License # _____

State _____

Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect exterior of subject property

Did inspect exterior of subject property from street

Date of Inspection _____

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,233,300

LENDER/CLIENT
Name Clear Capital
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278
Email Address _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street

Date of Inspection _____

Additional Comparables Exterior-Only Inspection Residential Appraisal Report

58601
File # 58601

SUBJECT
SALES COMPARISON APPROACH

Borrower/Owner Neighbor to Neighbor Homes LLC																			
Property Address 26882 Calle Monterey																			
City Capistrano Beach				County Orange				State CA				Zip Code 92624							
Lender/Client Wedgewood Inc																			
FEATURE	SUBJECT			COMPARABLE SALE # 4				COMPARABLE SALE # 5				COMPARABLE SALE # 6							
Address		26882 Calle Monterey Capistrano Beach, CA 92624			27011 Calle Real Capistrano Beach, CA 92624				34577 Calle Portola Capistrano Beach, CA 92624										
Proximity to Subject					0.31 miles SE				0.40 miles SE										
Sale Price		\$					\$ 1,359,000				\$ 1,200,000								
Sale Price/Gross Liv. Area\$		sq. ft.			\$ 767.80		sq. ft.		\$ 841.51		sq. ft.		\$						
Data Source(s)					CRMLS #PW23219710;DOM 93				CRMLS# OC24064237;DOM 5										
Verification Source(s)					Doc #71178 /03/25/2024				Doc#143470 /06/10/2024										
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment		DESCRIPTION			+(-) \$ Adjustment		DESCRIPTION			+(-) \$ Adjustment	
Sale or Financing Concessions					ArmLth Conv;0					Estate Conv;0									
Date of Sale/Time					s03/24;c03/24					s06/24;c05/24									
Location		N;Res;			N;Res;					N;Res;									
Leasehold/Fee Simple		Fee Simple			Fee Simple					Fee Simple									
Site		6557 sf			6500 sf			0		4934 sf			+32,460						
View		N;Res;			N;Res;					N;Res;									
Design (Style)		DT1;Contemp.			DT2;Contemp.			0		DT1;Contemp.									
Quality of Construction		Q4			Q4					Q4									
Actual Age		57			59			0		60			0						
Condition		C4			C3			-80,000		C3			-60,000						
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths			Total	Bdrms.	Baths		
Room Count		6	3	2.0	6	3	2.0			6	3	1.0	+20,000						
Gross Living Area		1,591 sq. ft.			1,770 sq. ft.			-17,900		1,426 sq. ft.			+16,500		sq. ft.				
Basement & Finished Rooms Below Grade		0sf			0sf					0sf									
Functional Utility		Average			Average					Average									
Heating/Cooling		Wall/None			FAU/CAC			-5,000		Wall/None									
Energy Efficient Items		None			None					None									
Garage/Carport		2gd2dw			2gbi2dw			0		1cp2dw			+10,000						
Porch/Patio/Deck		Pat/Porch			Pat/Porch					Pat/Porch									
Pool/Spa		None			None					None									
Fireplace		1 Fireplace			1 Fireplace					None			+5,000						
Net Adjustment (Total)					<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -102,900		<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 23,960		<input type="checkbox"/> + <input type="checkbox"/> -			\$	
Adjusted Sale Price of Comparables					Net Adj. 7.57 %					Net Adj. 2.00 %					Net Adj. %				
					Gross Adj. 7.57 %			\$ 1,256,100		Gross Adj. 12.00 %			\$ 1,223,960		Gross Adj. %			\$	
ITEM	SUBJECT			COMPARABLE SALE # 4				COMPARABLE SALE # 5				COMPARABLE SALE # 6							
Date of Prior Sale/Transfer					05/04/2023														
Price of Prior Sale/Transfer					\$900000														
Data Source(s)		Realist			Realist				Realist										
Effective Date of Data Source(s)		10/19/2024			10/12/2024				10/19/2024										
Summary of Sales Comparison Approach See Addenda																			

ADDITIONAL COMMENTS
Page 1

Borrower/Owner	Neighbor to Neighbor Homes LLC						
Property Address	26882 Calle Monterey						
City	Capistrano Beach	County	Orange	State	CA	Zip Code	92624
Lender/Client	Wedgewood Inc						

Legal Description

2 OF N 1/2 OF SE 1/4 OF NW 1/4 O F LOT 9
2 OF N 1/2 OF SE 1/4 OF NW 1/4 O

Additional Comments

• URAR: Sales Comparison Comments

Usual search criteria was expanded in order to locate comparable properties that bracket the subjects characteristics. Comparables were taken from the subject's tract and/or competitive market area when available. Comparables most relevant to the subject and representative of current market activity were selected. Adjustments are based on paired sales when possible as well as the appraiser's understanding of market reactions to specific property characteristics and influences. Market conditions have fluctuated slightly but remained relatively stable over the past 12 months, as such, no adjustment for time was necessary. Site adjustments were adjusted at \$20 per square foot and were only calculated for significant differences due to limited market reaction. Age differences require adjustment if the differential is 20+ years in most neighborhoods due to similar effective age, unless noted below, and account mainly for market reaction to the burden of increasing maintenance costs as improvements age. In order to avoid a duplication of adjustments, difference in room count is adjusted for in total gross living area (except baths which are adjusted at \$20,000 per full and \$10,000 per half bath). Gross living area differences were adjusted at \$100.00 per square foot for significant differences. Most adjustments are rounded to the nearest \$1,000 in recognition that in our region market reaction to property differences is rarely denominated in increments of less than \$1,000 as reflected in sales prices. As a result some adjustment factors may appear to be slightly inconsistent but it is rather attributable to rounding. Sellers may pay a portion of Buyer's non-recurring closing costs or credit the buyer for repairs, etc., in this region. Unless otherwise noted, adjustments are made for Seller concessions on a dollar for dollar basis (rounded) for amounts of \$1,000 or more. Other significant items necessitating adjustments are as follows:

Comparables sharing the subject's overall quality and/or condition rating may be adjusted for quality and/or condition due to somewhat superior or inferior upgrades/remodeling. Central air conditioning adjustments reflect \$5,000. Garage adjustments reflect \$5,000 per space. Fireplace adjustments reflect \$5,000 each.

Adjustments for condition are tailored to the overall quality and/or condition, upgrades and remodeling of each comparable relative to the subject and may not be uniform amounts.

Adjustment for condition was applied to comparable sale #3 because it has some recent updates.

Adjustments for condition were applied to comparable sales #4 and 5 because they have several recent upgrades and updates according to CRMLS (to varying degrees).

The Cost Approach takes the value of the land plus the depreciated value of the improvements to estimate value. This is less reliable in older properties due to fluctuating costs of construction and the subjectivity of estimating depreciation. Also, recent closed comparable land sales of similar zoning are difficult to locate within the market area, making it difficult to estimate land value. The Cost Approach is weakened by this lack of recent land sales and the difficulty in accurately measuring depreciation. It was therefore not considered to be relevant or applicable for this assignment.

The comparables were chosen for their similarities to the subject in proximity, location, view amenity, design & appeal, quality of construction, condition, effective age and time of sale. The comparables were adjusted in comparison to the subject property. All adjustments reflect net contributory value of the difference in various amenities, relative to the subject residence. These adjustments were based on matched-paired analysis of market data, wherever market data allowed. Some sections of the appraisal comparison process were more subjective than others, however, in all cases the adjustments were made in an attempt to reflect actual market behavior. The adjustments and properties used for comparison sufficiently "bracketed" the subject, in an effort to help mitigate subjectivity. There was sufficient market data of "competing" properties, both superior and inferior to the subject property, to draw a reasonably well supported opinion of the subject's market value.

ADDITIONAL COMMENTS
Page 2

Borrower/Owner	Neighbor to Neighbor Homes LLC						
Property Address	26882 Calle Monterey						
City	Capistrano Beach	County	Orange	State	CA	Zip Code	92624
Lender/Client	Wedgewood Inc						

• **URAR: Final Reconciliation**

This report executed is an Appraisal Report. Greatest or sole consideration is given to the sales comparison approach since it best measures the interaction of buyers and sellers and is considered the best indication of Market Value for the subject. The Cost Approach is typically given minimal consideration by market participants for this type of property. As stated, there were limited available comparable land sales, which would tend to further weaken the Cost Approach. The income approach is not applicable to the subject.

Consideration was given to all comparables in arriving at a final estimate of value. The adjusted value range of the closed sales after analysis is approximately \$1,037,360 to \$1,327,340 with most weight given to comparable #2 which received the least significant adjustments. Value opinion is also in accordance with the majority of adjusted market data. An appraised value of \$1,233,300 is most appropriate for the subject in giving #2 most weight.

ADDITIONAL ASSUMPTIONS AND LIMITING CONDITIONS:

The appraiser is geographically competent to the extent required for the assignment with 19+ years valuation experience in Southern California.

Any inclusion of personal property had no measurable impact on the sale price and no personal property was included in this valuation.

Note; The mechanical systems were not tested and are assumed to be functional. The appraiser has not reviewed a home inspection or a structural/pest report. Please see Assumptions and Limiting conditions. Title report, building permits, home inspection, or structural reports were not reviewed. No responsibility is assumed for additional data contained within these documents.

Note; Capistrano Beach is a coastal neighborhood in the city of Dana Point in Orange County, California. However, tax records for the subject property and all comparables included within this report state 'Capistrano Beach' as the city.

Please note, an MLS photo was included for comparable #1 as a result of issues obtaining photo upon inspection.

AMC Registration # for ClearCapital.com, Inc: California 1256

PHOTOGRAPH ADDENDUM

Borrower/Owner Neighbor to Neighbor Homes LLC

Property Address 26882 Calle Monterey

City Capistrano Beach County Orange

State CA

Zip Code 92624

Client Wedgewood Inc



Subject Front



Subject Side



Subject Side

PHOTOGRAPH ADDENDUM

Borrower/Owner Neighbor to Neighbor Homes LLC

Property Address 26882 Calle Monterey

City Capistrano Beach County Orange

State CA

Zip Code 92624

Client Wedgewood Inc



Street Scene



Street Scene



Subject Address

PHOTOGRAPH ADDENDUM

Borrower/Owner Neighbor to Neighbor Homes LLC

Property Address 26882 Calle Monterey

City Capistrano Beach County Orange

State CA

Zip Code 92624

Client Wedgewood Inc



COMPARABLE #1

34557 Calle Portola
Capistrano Beach, CA 92624

Price	\$1,005,000
Price/SF	\$857.51
Date	s10/24;c09/24
Age	65
Room Count	6-3-2.0
Living Area	1,172
Value Indication	\$1,037,360



COMPARABLE #2

34532 Calle Portola
Capistrano Beach, CA 92624

Price	\$1,200,000
Price/SF	\$953.90
Date	s10/24;c09/24
Age	61
Room Count	6-3-2.0
Living Area	1,258
Value Indication	\$1,233,300



COMPARABLE #3

34451 Camino El Molino
Capistrano Beach, CA 92624

Price	\$1,360,000
Price/SF	\$763.62
Date	s08/24;c07/24
Age	62
Room Count	6-3-2.0
Living Area	1,781
Value Indication	\$1,327,340

PHOTOGRAPH ADDENDUM

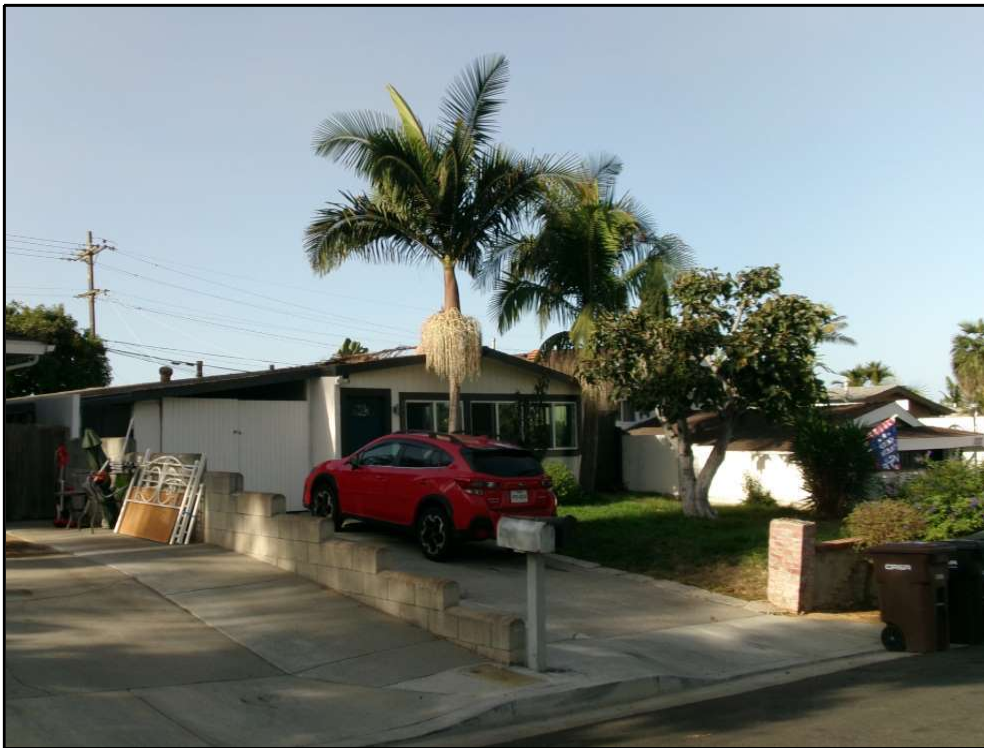
Borrower/Owner Neighbor to Neighbor Homes LLC
 Property Address 26882 Calle Monterey
 City Capistrano Beach County Orange State CA Zip Code 92624
 Client Wedgewood Inc



COMPARABLE #4

27011 Calle Real
 Capistrano Beach, CA 92624

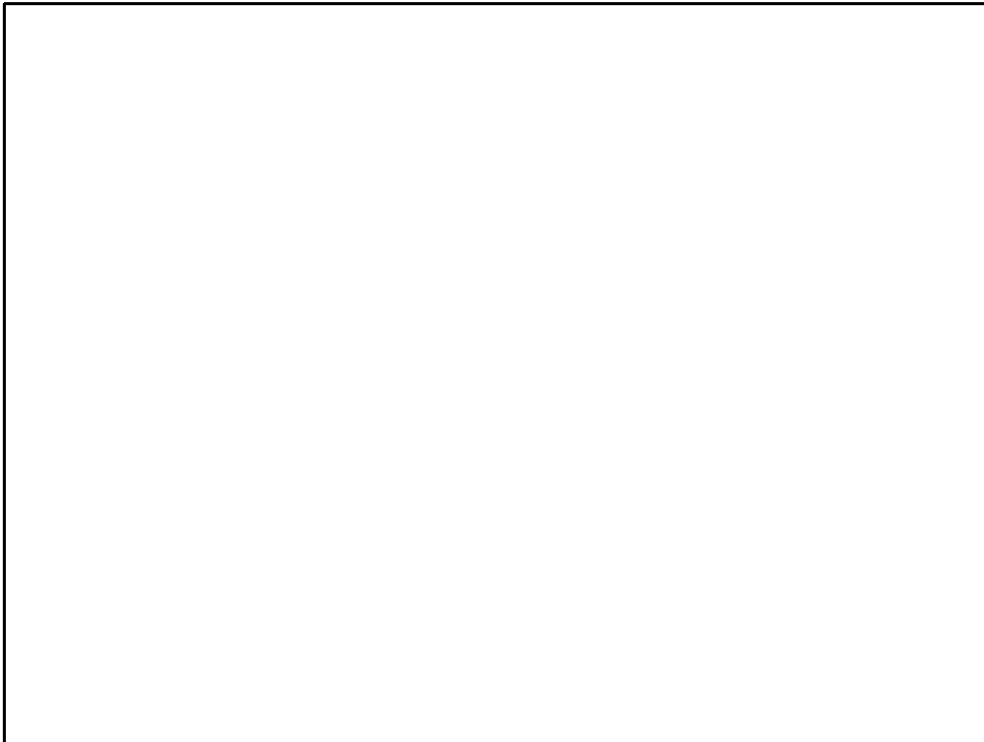
Price \$1,359,000
 Price/SF \$767.80
 Date s03/24;c03/24
 Age 59
 Room Count 6-3-2.0
 Living Area 1,770
 Value Indication \$1,256,100



COMPARABLE #5

34577 Calle Portola
 Capistrano Beach, CA 92624

Price \$1,200,000
 Price/SF \$841.51
 Date s06/24;c05/24
 Age 60
 Room Count 6-3-1.0
 Living Area 1,426
 Value Indication \$1,223,960



COMPARABLE #6

Price
 Price/SF
 Date
 Age
 Room Count
 Living Area
 Value Indication

Market Conditions Addendum to the Appraisal Report

58601
File No. 58601

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

Property Address **26882 Calle Monterey** City **Capistrano Beach** State **CA** ZIP Code **92624**

Borrower/Owner **Neighbor to Neighbor Homes LLC**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current 3- Months	Overall Trend		
				Increasing	Stable	Declining
Total # of Comparable Sales (Settled)	12	5	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Absorption Rate (Total Sales/Months)	2.00	1.67	2.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total # of Comparable Active Listings	3	4	2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Months of Housing Supply (Total Listings/Ab.Rate)	1.50	2.40	1.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	1,377,500	1,420,000	1,217,500	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable Sales Days on Market	9	8	22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Median Comparable List Price	1,199,000	1,524,450	1,537,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable Listings Days on Market	2	11	45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Median Sale Price as % of List Price	101%	100%	95%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **An analysis was performed on 23 competing sales over the past 12 months. For those sales, a total of 56.5% were reported to have seller concessions. This analysis shows a change of 40.1% per month.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).
An analysis was performed on 23 competing sales over the past 12 months. For those sales, a total of 0% were reported to be REO.

Cite data sources for above information. **Information reported in the CRMLS system (using an effective date of 10/18/2024 was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
An analysis was performed on 23 competing sales over the past 12 months. The sales within this group had a median sale price of \$1,370,000. This analysis shows a change of -.1.5% per month. Based on all sales in this same group, there is a 1.0 month supply. This analysis shows a change of 40.8% per month. These sales had a median DOM of 16. This analysis shows a change of -1.5% per month.

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

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

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

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

Signature 
Appraiser Name **Mark Thompson**
Company Name **Thompson Property Consultants**
Company Address **33032 Outrigger Ct., San Juan Capistrano, CA 92675**
State License/Certification # **AR 042034** State **CA**
Email Address **costhompson@hotmail.com**

Signature _____
Appraiser Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

PURPOSE AND USE OF LIMITED APPRAISAL

The purpose of this limited appraisal is to estimate market value by performing an evaluation of real property collateral for use in a proposed underwriting. This limited appraisal is for the use of the party to whom it is addressed and any further use or dissemination without consent of the appraiser and addressee is prohibited.

DEFINITION OF MARKET VALUE

Market value, as referenced in OCC Rule 12 CFR 34.42(f):

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 considers his 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 judgement.

DESCRIPTION OF LIMITED VALUATION PROCESS

In performing this preliminary value analysis, the valuation process consisted of: (1) Reviewing assessment/public records and comparable database listing information for the subject; (2) Conducting an inspection for the subject and its environs; (3) Analyzing sales of regional residential real estate; (4) arriving at a value conclusion; (5) Writing this report.

Departures from specific appraisal guidelines included: SR 1-3 because the appraiser has presumed, for the purpose of the limited appraisal, that the existing use of the subject property is the highest and best use; SR 1-4 because only a sales comparison analysis of value was employed in this limited appraisal since it is the primary valuation method for residential dwelling similar to the subject. Any additional uses of the departure provision are specifically stated in the attached appraisal report or its' attachments.

SALES HISTORY

According to the data utilized in preparing the report, the property has has not transferred within the past 36 months.

LEVEL OF RELIABILITY

The use of the departure provision to allow a limited appraisal with a single approach to value reduces the level of reliability of this report.

RECONCILIATION

Complete weight was given to the Sales Comparison Approach as it is the approach used by most buyers when purchasing a single family dwelling. The Income Approach was not applicable because of the lack of rental information and meaningful relevancy to the value of a dwelling located in this primarily owner occupied neighborhood. On the other hand, the Departure Provision was utilized to eliminate the Cost Approach because the appraiser decided this omission in this limited appraisal assignment would not confuse or mislead the client or the intended users of this report. The market value is estimated on the FHLMC form 704 or similar form attached.

ASSUMPTIONS AND LIMITING CONDITIONS

- * No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be marketable. The property is appraised free and clear of any and all liens or encumbrances, except as noted in the report.
- * Information furnished by others during the course of the research has been verified to the extent possible and is believed to be reliable, but no warranty is given for its accuracy.
- * No responsibility is assumed for the effect on value of hidden or unapparent conditions of the subsoil or structures; or for arranging engineering studies to discover such conditions.
- * No evidence of contamination or hazardous materials was observed. However, the appraiser is not qualified to detect potential hazardous waste material that may have an effect on the subject property. The client may wish to retain such an expert if he desires.
- * Sketches and other illustrative material are included only to assist the reader in visualizing the real estate and its environs, are based on data developed and supplied by others, and are not meant to represent a survey or as-built plan.
- * Any distribution of the total valuation among land, improvement, and/or other components applies only under the stated program of utilization and must not be interpreted or used as individual values for other purposes.
- * The appraiser is not required to provide consultation, testimony, or attendance in court by reason of this assignment, unless such services have been arranged in contracting the assignment.
- * Possession of the report or a copy thereof does not carry with it the right of publication, and it may not be used for any purpose by anyone other than the addressee, without the written consent of the author and addressee. Even with such permission, out-of-context quoting from and/or partial reprinting of the report is prohibited. The report is an integrated entity and is only valid in its entirety.
- * Neither all nor part of the contents of the report shall be disseminated to the public relations, news, sales, or other media without the prior written consent and approval of the author.

LIMITED SCOPE APPRAISAL CERTIFICATION

I certify to the best of my knowledge and belief that: the statements of fact contained in this report are true and correct; the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limited conditions and are my personal, unbiased, professional analyses, opinions and conclusions; I have no present or prospective interest in the real estate and have no personal interest or bias with respect to the parties involved; my compensation is not contingent upon the reporting of a predetermined value estimate, the attainment of the stipulated result, or the occurrence of a subsequent event; the analyses, opinions and conclusions were developed and the report prepared in conformance with and subject to the requirements of the Uniform Standards of the Professional Appraisal Practice of the Appraisal Foundation; the appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan; I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual(s) in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by each in the reconciliation section of 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 the report; therefore, if an unauthorized change is made to the appraisal report, I will not take the responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION

If a supervisory appraiser signed the appraisal report, He or she certifies and agrees that: I directly supervised the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications above, and am taking full responsibility for the appraisal and the appraisal report.

PROPERTY: 26882 Calle Monterey, Capistrano Beach, CA 92624

APPRAISER:
Signature: [Signature]
Name: Mark Thompson
Date Signed: 10/20/2024
State Certification #: AR 042034
or State License #: _____
State: CA
Expiration Date of Certification or License: 06/15/2026

SUPERVISORY APPRAISER (only if required):
Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

Did Did Not Inspect the interior of the Property Did Did Not Inspect Property

2005 USPAP COMPLIANCE ADDENDUM

Borrower or Owner Neighbor to Neighbor Homes LLC

Property Address 26882 Calle Monterey

City Capistrano Beach

County Orange

State CA

Zip Code 92624

Lender or Client Wedgewood Inc

APPRAISER'S CERTIFICATION:

The following Certification statements are in addition to and may supersede the signed Appraiser's Certification attached to this appraisal report. This Appraiser's Certification is compliant with the current edition of the Uniform Standards of Professional Appraisal Practice.

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)

TYPE OF VALUE (PURPOSE OF THE APPRAISAL) AND DEFINITION OF VALUE:

The purpose of this appraisal is to provide an opinion of the market value of the subject property, as defined in this report, as of the effective date of this report.

INTENDED USE, AND INTENDED USER OF THE APPRAISAL:

The intended use of the appraisal is to assist the client and any other intended users in the servicing, underwriting, approval, and/or funding of the mortgage loan. The intended users of this report are the stated client and any other institutions involved in the underwriting, approval, and funding of the mortgage loan. No one else, including the purchaser and seller, should rely on the opinion of value or any other conclusions contained in this appraisal report.

ANALYSIS AND REPORT FORM:

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area.

The original source of the comparable data described in the Data Source section of the market grid along with the source of confirmation is provided, where available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report or used as a basis for the value conclusion. The extent of the analysis to this assignment is stated in the Appraiser's Certification included above and attached to this report.

2005 USPAP COMPLIANCE ADDENDUM

Borrower or Owner Neighbor to Neighbor Homes LLC
Property Address 26882 Calle Monterey
City Capistrano Beach County Orange State CA Zip Code 92624
Lender or Client Wedgewood Inc

DEFINITION OF INSPECTION:

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or sub floor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgments of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

OPINION OF MARKET VALUE VS ESTIMATE OF MARKET VALUE:

The current Uniform Standards of Professional Practice defines the market value conclusion as an opinion of market value and not an estimate of market value.

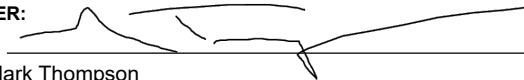
THREE YEAR SALES HISTORY FOR THE SUBJECT PROPERTY:

The appraiser has complied with Standards Rule 1-5b and 2-2b(ix) requiring the appraiser to analyze and report all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal. If this information was available to the appraiser(s), it is reported in the Subject column of Sales Comparison Analysis section of the appraisal report.

EXPOSURE PERIOD

By studying the sales of similar comparable residential properties with value ranges as identified in the Neighborhood section of this report and discussions with individuals knowledgeable of current neighborhood trends in the subject area, the appraiser feels that the exposure time for the subject property is equal to the indicated Marketing Time identified in the Neighborhood section of this appraisal report.

APPRAISER:

Signature: 
Name: Mark Thompson
Date Signed: 10/20/2024
State Certification #: AR 042034
or State License #: _____
State: CA
Expiration Date of Certification or License: 06/15/2026

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

Did Did Not Inspect Property

Fannie Mae - Definition of Terms

Case No. 58601
File No. 58601

Borrower Neighbor to Neighbor Homes LLC

Property Address 26882 Calle Monterey

City Capistrano Beach

County Orange

State CA

Zip Code 92624

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized conditions and quality ratings within the appraisal report.

Condition Ratings and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Quality Ratings and Definitions

Q1 - Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified use. 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 exceptionally high quality.

Q2 - Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q3 - Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 - Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 - Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 - Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard 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.

Requirements - Abbreviations Used in
Data Standardization Text

Case No. 58601
File No. 58601

Abbreviation	Full Name	Appropriate Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	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	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concession
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	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
Glfw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTm	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	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
s	Settlement Date	Date of Sale/Time
sf	Square Feet	Area, Site, Basement
Short	Short Sale	Sale or Financing Concessions
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdraw Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

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MARCH 1951

TRACT NO. 1207
PARCEL MAP

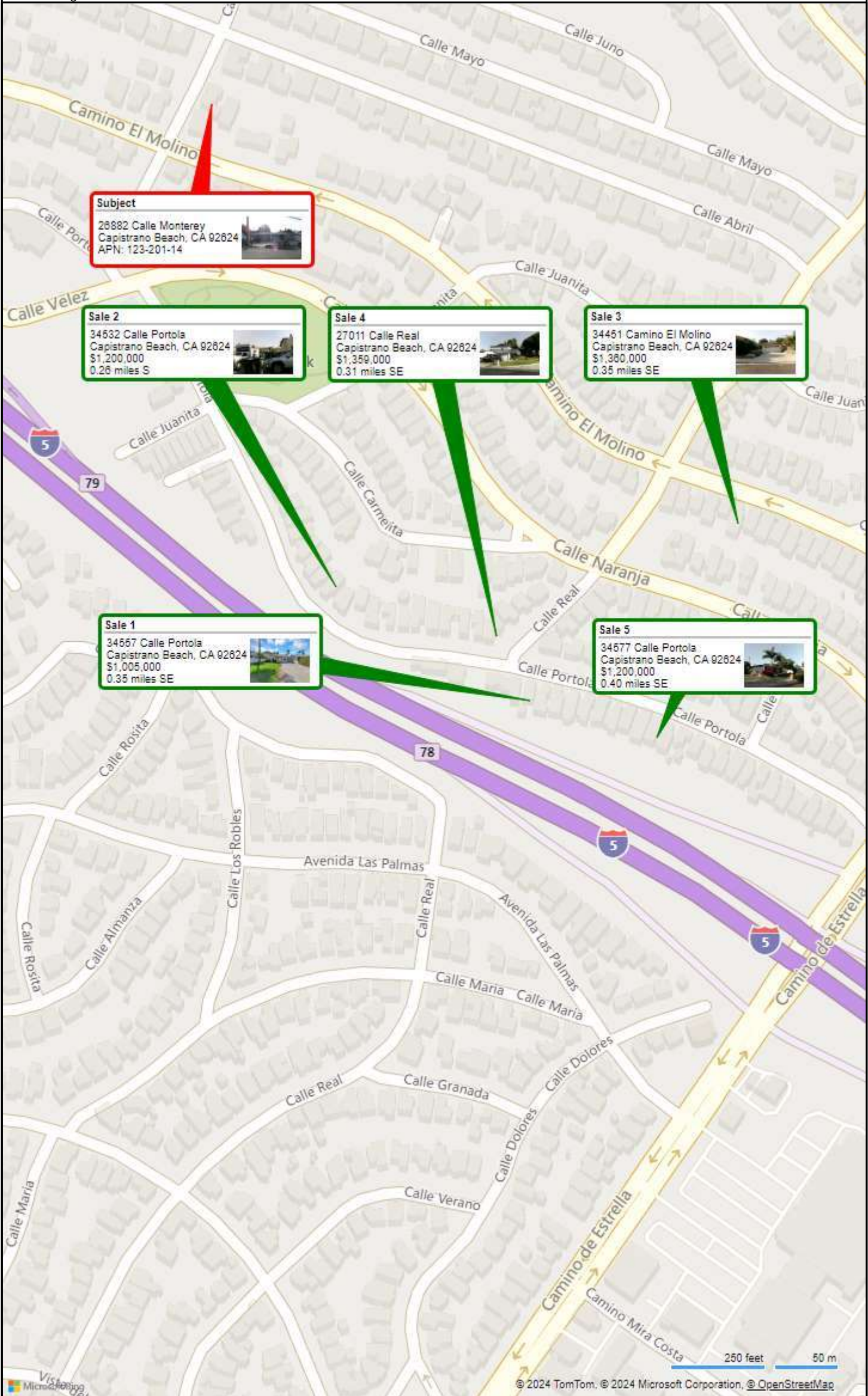
M.M. 37-34 to 37 inc.
P.M. 322-5

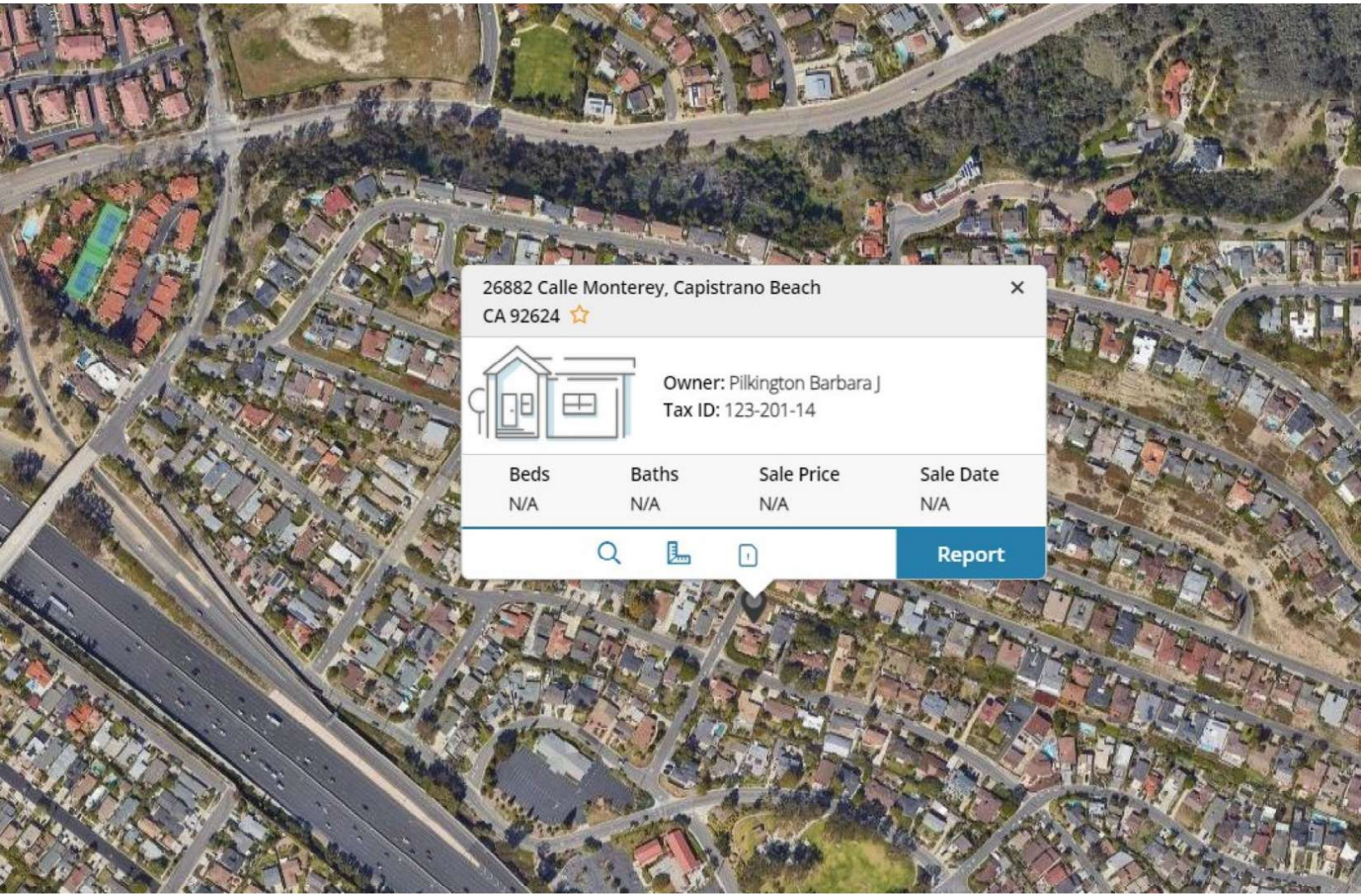
NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 123 PAGE 20
COUNTY OF ORANGE


Location Map

Borrower/Owner Neighbor to Neighbor Homes LLC
Property Address 26882 Calle Monterey
City Capistrano Beach County Orange State CA Zip Code 92624
Client Wedgewood Inc








26882 Calle Monterey, Capistrano Beach CA 92624 ☆


 Owner: Pilkington Barbara J
Tax ID: 123-201-14

Beds	Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A

   [Report](#)

26882 Calle Monterey, Capistrano Beach, CA 92624-1061, Orange County **Pre-foreclosure**

APN: 123-201-14 CLIP: 8563216137

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	\$3,000	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,591	6,557	1955	SFR	

OWNER INFORMATION			
Owner Name	Pilkington Barbara J	Tax Billing Zip	92624
Mail Owner Name	Barbara J Pilkington	Tax Billing Zip+4	1061
Tax Billing Address	26882 Calle Monterey	Owner Occupied	Yes
Tax Billing City & State	Capistrano Beach, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$1,451,540	School District	CAPISTRANO UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	83 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	80 / 100	Walkable Score	44 / 100
Total Incidents (1 yr)	48	Q1 Home Price Forecast	\$1,481,230
Standardized Test Rank	84 / 100	Last 2 Yr Home Appreciation	18%

LOCATION INFORMATION			
Zip Code	92624	Comm College District Code	S Orange Co
Carrier Route	C005	Census Tract	422.05
Tract Number	1207	Within 250 Feet of Multiple Flood Zone	No
School District	Capistrano		

TAX INFORMATION			
APN	123-201-14	Lot	1
Exemption(s)	Homeowner	Block	20
% Improved	72%	Water Tax Dist	S Coast
Tax Area	28019		
Legal Description	TR 1207 LOT 1 BLK 20 POR OF LOT		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$67,187	\$65,870	\$64,579
Assessed Value - Land	\$19,063	\$18,689	\$18,323
Assessed Value - Improved	\$48,124	\$47,181	\$46,256
YOY Assessed Change (\$)	\$1,317	\$1,291	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$2,361		
2022	\$2,358	-\$4	-0.15%
2023	\$2,172	-\$186	-7.9%

Special Assessment	Tax Amount
S/C Wd Water Maint	\$923.55
Water Capacity Chg	\$378.42
Water Peak Demand	\$239.76
Mwd Water Stdbby Chg	\$11.60
Mosq/Fire Ant Assmt	\$8.55
Vector Control Chg	\$1.92
Total Of Special Assessments	\$1,563.80

CHARACTERISTICS			
County Land Use	Single Fam Residence	Full Baths	2
Universal Land Use	SFR	Fireplaces	1
Lot Frontage	83	Water	Public
Lot Depth	79	Heat Type	Heated

Lot Acres	0.1505	Garage Type	Garage/Carport
Lot Area	6,557	Garage Sq Ft	520
Building Sq Ft	1,591	Parking Type	Detached Garage/Carport
Gross Area	1,591	Year Built	1955
Stories	1	Effective Year Built	1955
Total Rooms	6	Building Type	Single Family
Bedrooms	3	# of Buildings	1
Total Baths	2		

SELL SCORE			
Rating	Moderate	Value As Of	2024-10-13 04:32:53
Sell Score	526		

ESTIMATED VALUE			
RealAVM™	\$1,103,800	Confidence Score	61
RealAVM™ Range	\$947,700 - \$1,259,900	Forecast Standard Deviation	14
Value As Of	10/07/2024		

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

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

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

RENTAL TRENDS			
Estimated Value	4892	Cap Rate	3.5%
Estimated Value High	5853	Forecast Standard Deviation (FSD)	0.2
Estimated Value Low	3931		

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

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

LAST MARKET SALE & SALES HISTORY			
Recording Date	07/12/1968	Sale Type	Full
Sale Price	\$3,000	Deed Type	Deed (Reg)
Price Per Square Feet	\$1.89	Owner Name	Pilkington Barbara J
Document Number	867600553		

Recording Date	11/29/1993	07/12/1968
Sale Price		\$3,000
Nominal	Y	
Buyer Name	Pilkington Barbara J	
Seller Name	Pilkington Richard	
Document Number	823714	867600553
Document Type	Affidavit	Deed (Reg)

MORTGAGE HISTORY					
Mortgage Date	04/15/2009	04/15/2009	08/02/2007	02/15/2007	10/19/2005
Mortgage Amount	\$1	\$938,250	\$1,087,500	\$675,000	\$248,000
Mortgage Lender	Hud-Housing/Urban Dev	Metlife Hm Lns	Bny Mtg Co LLC	Seattle Mtg Co	Wells Fargo Bk Na
Mortgage Code	Fha	Fha	Conventional	Conventional	Conventional

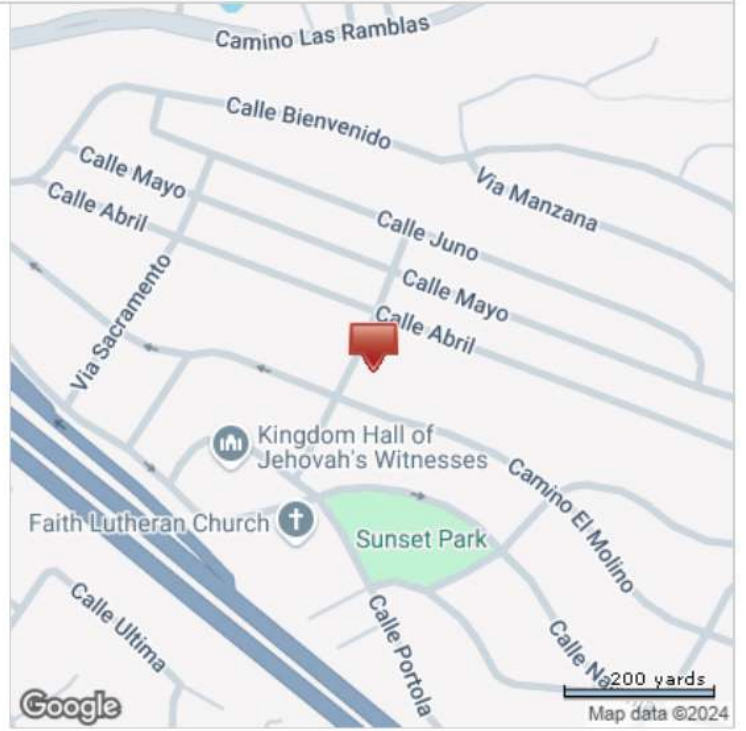
Mortgage Date	05/06/2005	11/18/2003	01/07/1998
Mortgage Amount	\$25,000	\$200,000	\$100,000
Mortgage Lender	Wells Fargo Bk Na	Wells Fargo Hm Mtg Inc	Great Wstrn Bk Fsb
Mortgage Code	Conventional	Conventional	Conventional

FORECLOSURE HISTORY	
Document Type	Notice Of Default
Foreclosure Filing Date	08/21/2024
Recording Date	08/26/2024
Document Number	218730
Original Doc Date	04/15/2009
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PROPERTY MAP



*Lot Dimensions are Estimated



Proof of insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/22/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hiscox Inc. d/b/a/ Hiscox Insurance Agency in CA 5 Concourse Parkway Suite 2150 Atlanta GA, 30328	CONTACT NAME:	
	PHONE (A/C, No, Ext): (888) 202-3007	FAX (A/C, No):
	E-MAIL ADDRESS: contact@hiscox.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED Mark Thompson 31103 Rancho Viejo Rd 38 San Juan Capistrano, CA 92675	INSURER A: Hiscox Insurance Company Inc	10200
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CGL is on BOP Form GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			P103.279.132.1	04/19/2024	04/19/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 0 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 0 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER CANCELLATION

	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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Appraiser License Certificate

Borrower/Owner Neighbor to Neighbor Homes LLC
Property Address 26882 Calle Monterey
City Capistrano Beach County Orange State CA Zip Code 92624
Client Wedgewood Inc

