First American Staff Appraisals

3564123573
File No. 92373924

APPRAISAL OF



LOCATED AT:

8829 J Sheehan St
Elk Grove, CA 95624

FOR:

Rocket Mortgage, LLC
1050 Woodward Ave
Detroit, MI, 48226

BORROWER:

Tai Bao Trinh

AS OF:

June 3, 2025

BY:

Kyle Ivie

3564123573
File No. 92373924

Rocket Close, LLC
Rocket Mortgage, LLC
1050 Woodward Ave
Detroit, MI, 48226

File Number: 92373924

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

8829 J Sheehan St
Elk Grove, CA 95624

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.

In my opinion, the market value of the property as of June 3, 2025 is:

$590,000
Five Hundred Ninety Thousand Dollars

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



Kyle Ivie

Uniform Residential Appraisal Report

3564123573
File No. 92373924

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

SUBJECT

Property Address 8829 J Sheehan St | City Elk Grove | State CA | Zip Code 95624
Borrower Tai Bao Trinh | Owner of Public Record KB Home Sacramento Incorporated | County Sacramento
Legal Description See Attached Addendum
Assessor's Parcel # 116-1640-082-0000 | Tax Year 2024 | R.E. Taxes $ 4,457
Neighborhood Name Hamilton Park in Elk Grove | Map Reference 358 G 3 | Census Tract 0093.23
Occupant [ ] Owner [ ] Tenant [X] Vacant | Special Assessments $ 0 [ ] PUD HOA $ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)
Lender/Client Rocket Mortgage, LLC | Address 1050 Woodward Ave, Detroit, MI 48226
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). DOM 0;According to Metrolist, the subject property has not been listed within the past 12 months, however it was available on the builder's appraiser log with a price of $562,098 on 05/18/2025 and is currently a pending sale.

CONTRACT

I [X] 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.
Arms length sale;The appraiser was provided and reviewed 23 pages of the sales contract. The contract was provided by the client, and is fully executed. No value was given to non-realty items.
Contract Price $ 562,098 | Date of Contract 05/29/2025 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) Data Tree
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? [X] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid. $10000;;Seller assistance of $10,000 closing cost credit.

NEIGHBORHOOD

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	80 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	5 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	440 Low	0	Multi-Family	5 %
Neighborhood Boundaries	The neighborhood boundaries are Calvine Rd to the north, Elk Grove							725 High	100	Commercial	5 %
Florin Rd to the east, a railroad to the south, and a railroad to the west.								540 Pred.	60	Other Vacant	5 %

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See Attached Addendum

SITE

Dimensions See attached plat | Area 3024 sf | Shape Rectangle | View N;Res;
Specific Zoning Classification RD-10 | Zoning Description MEDIUM DENSITY RESIDENTIAL 10 DU / ACRE
Zoning Compliance [X] 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? [X] Yes [ ] No If No, describe. See Attached Addendum

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements? Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Bituminous	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 06067C0336H | FEMA Map Date 08/16/2012
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe. The utilities and off-site improvements are typical.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. No adverse site conditions or external factors were noted at the time of inspection.

IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units [X] One [ ] One with Accessory Unit	[X] Concrete Slab [ ] Crawl Space	Foundation Walls Concrete/New	Floors Vinyl/Crpt/New
# of Stories 2	[ ] Full Basement [ ] Partial Basement	Exterior Walls Stucco/Wood/New	Walls DW/New
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface Tile/New	Trim/Finish HW/New
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish 0 %	Gutters & Downspouts Alum/New	Bath Floor Vinyl/New
Design (Style) Farmhouse	[ ] Outside Entry/Exit [ ] Sump Pump	Window Type Dbl Pane/New	Bath Wainscot Vinyl/New
Year Built 2025	Evidence of [ ] Infestation	Storm Sash/Insulated Yes/New	Car Storage [ ] None
Effective Age (Yrs) 0	[ ] Dampness [ ] Settlement	Screens Yes/New	[X] Driveway # of Cars 2
Attic [ ] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] WoodStove(s) # 0	Driveway Surface Concrete
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel Gas	[ ] Fireplace(s) # 0 [X] Fence Wd/Msn	[X] Garage # of Cars 2
[ ] Floor [X] Scuttle	Cooling [X] Central Air Conditioning	[ ] Patio/Deck None [X] Porch Concrete	[ ] Carport # of Cars 0
[ ] Finished [ ] Heated	[ ] Individual [ ] Other None	[ ] Pool None [ ] Other None	[ ] Att. [ ] Det. [X] Built-in

Appliances [ ] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 7 Rooms | 3 Bedrooms | 2.1 Bath(s) | 1,887 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). See Attached Addendum
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C1;No updates in the prior 15 years;The subject is considered to be new construction and is felt to be 100% complete. See attached addendum for ANSI commentary.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe. There are no physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity or the property.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe. The subject property generally conforms to the neighborhood. It has no observed functional or external obsolescence.

Uniform Residential Appraisal Report

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There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 512,645 to $ 744,135 .

There are 13 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 636,755 to $ 752,410 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	8829 J Sheehan St Elk Grove, CA 95624	8826 J Sheehan St Elk Grove, CA 95624		8849 J Sheehan St Elk Grove, CA 95624		8775 Marygold Way Elk Grove, CA 95624	
Proximity to Subject		0.02 miles SW		0.04 miles SE		0.93 miles NW	
Sale Price	$ 562,098		$ 592,193		$ 528,708		$ 641,490
Sale Price/Gross Liv. Area	$ 297.88 sq. ft.	$ 314.16 sq. ft.		$ 361.63 sq. ft.		$ 286.64 sq. ft.	
Data Source(s)		KBHomes #000000000;DOM 0		KBHomes #000000000;DOM 0		Metrolist #224090813;DOM 11	
Verification Source(s)		KB Homes/Data Tree		KB Homes/Data Tree		Realist/Data Tree	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s05/25;c11/24		s05/25;c04/25		s12/24;c12/24	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	3024 sf	3206 sf	0	3986 sf	0	4827 sf	-1,805
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;Farmhouse	DT2;Spanish	0	DT2;Farmhouse		DT2;Craftsman	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	0	0		0		1	0
Condition	C1	C1		C1		C1	
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 3 / 2.1	7 / 3 / 2.1		6 / 3 / 2.1	0	7 / 3 / 2.1	
Gross Living Area 125	1,887 sq. ft.	1,885 sq. ft.	0	1,462 sq. ft.	53,100	2,238 sq. ft.	-43,900
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	Solar (Owned)	Solar (Owned)		Solar (Pending)	0	Solar (Leased)	15,000
Garage/Carport	2gbi2dw	2gbi2dw		2gbi2dw		2gbi2dw	
Porch/Patio/Deck	Porch	Porch		Porch		Porch	
Fireplaces	0 F/P	0 F/P		0 F/P		0 F/P	
Builder	KB Homes	KB Homes		KB Homes		New Home Co	0
Net Adjustment (Total)		[X] + [ ] -	$ 0	[X] + [ ] -	$ 53,100	[ ] + [X] -	$ 30,705
Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 0.0%	$ 592,193	Net Adj. 10.0% Gross Adj. 10.0%	$ 581,808	Net Adj. -4.8% Gross Adj. 9.5%	$ 610,785

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain Analysis of the sale and transfer history of the subject comparables is listed below.

My research [ ] did [X] 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) Data Tree

My research [ ] did [X] 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 NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Data Tree	Data Tree	Data Tree	Realist
Effective Date of Data Source(s)	06/03/2025	06/03/2025	06/03/2025	06/03/2025

Analysis of prior sale or transfer history of the subject property and comparable sales According to Data Tree, there were no prior sales or transfers for the subject in the past 36 months or the comparable sales in the past year.

Summary of Sales Comparison Approach. See Attached Addendum

Indicated Value by Sales Comparison Approach $ 590,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 590,000 Cost Approach (if developed) $ 588,900 Income Approach (if developed) $ 0

The sales comparison approach is felt to be the best indicator of the subject's current market value. The cost approach was also completed and supports the final estimate of value. The income approach to value was not completed as it is typically not necessary or relevant to the valuation of single family residences.

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

Based on a complete visual inspection of the interior and exterior areas of the subject property, 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 $ 590,000 as of 06/03/2025 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The subject's land value is estimated based on comparable vacant land sales in the area. Due to the scarcity of vacant land sales in the area, the extraction method of valuation was also considered and a combination of the two methods resulted in a land value conclusion of $115,000. The high land to value ratio for the subject is typical for the area and does not negatively impact the marketability of the subject.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Dwellingcost.com

Quality rating from cost service 4.8 AbvAv Effective date of cost data 06/03/2025

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

Gross living area calculations are based on the measurements taken by the appraiser at the time of the inspection. The physical depreciation of the property is estimated based on the observations of wear and tear in association with the property.

OPINION OF SITE VALUE				= $ 115,000
Dwelling	1,887 Sq. Ft. @ $	210.62		= $ 397,440
	Sq. Ft. @ $			= $ 0
Additional Features				35,000
Garage/Carport	432 Sq. Ft. @ $	61.19		= $ 26,434
Total Estimate of Cost-New				= $ 458,874
Less 50 Physical	Functional	External		
Depreciation $0				= $ (0)
Depreciated Cost of Improvements				= $ 458,874
"As-is" Value of Site Improvements				= $ 15,000
INDICATED VALUE BY COST APPROACH				= $ 588,900

Estimated Remaining Economic Life (HUD and VA only) 100 Years

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

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

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

Was the project created by the conversion of an 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 complete visual inspection of the interior and exterior areas of the subject property, (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.

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 provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. 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.

4. 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.

5. 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.

6. 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 complete visual inspection of the interior and exterior areas of the subject property. 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.

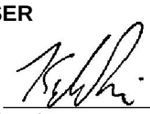
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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 Kyle Ivie
Company Name First American Staff Appraisals
Company Address 4795 REGENT BLVD
IRVING, TX 75063
Telephone Number 866-956-4245
Email Address ordsea@firstam.com
Date of Signature and Report 06/03/2025
Effective Date of Appraisal 06/03/2025
State Certification # 3008757
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 06/07/2027

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

ADDRESS OF PROPERTY APPRAISED
8829 J Sheehan St
Elk Grove, CA 95624

APPRAISED VALUE OF SUBJECT PROPERTY $ 590,000

LENDER/CLIENT
Name Rocket Close, LLC
Company Name Rocket Mortgage, LLC
Company Address 1050 Woodward Ave
Detroit, MI 48226
Email Address

SUBJECT PROPERTY
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection
☐ Did inspect interior and exterior of subject property
Date of Inspection

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

Uniform Residential Appraisal Report

3564123573
File No. 92373924

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	8829 J Sheehan St Elk Grove, CA 95624	8777 Spring Fern Way Elk Grove, CA 95624		8813 J Sheehan St Elk Grove, CA 95624		8505 Brushwood Way Elk Grove, CA 95624	
Proximity to Subject		0.97 miles NW		0.03 miles SW		0.99 miles NW	
Sale Price	$ 562,098		$ 737,175		$ 588,874		$ 662,110
Sale Price/Gross Liv. Area	$ 297.88 sq. ft.	$ 296.53 sq. ft.		$ 312.40 sq. ft.		$ 343.60 sq. ft.	
Data Source(s)		Metrolist #224152633;DOM 73		KBHomes #000000000;DOM 0		Metrolist #225042473;DOM 12	
Verification Source(s)		Realist/Data Tree		Realist/Data Tree		Realist/Data Tree	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		Listing 0;		Listing 0;	
Date of Sale/Time		s04/25;c03/25		c02/25		c04/25	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	3024 sf	4827 sf	-1,805	3011 sf	0	4800 sf	-1,775
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;Farmhouse	DT2;Spanish	0	DT2;Spanish	0	DT2;Spanish	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	0	0		0		0	
Condition	C1	C1		C1		C1	
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 3 / 2.1	8 / 4 / 3.0	-10,000 -5,000	7 / 4 / 2.1	-10,000 0	7 / 3 / 2.0	5,000
Gross Living Area 125	1,887 sq. ft.	2,486 sq. ft.	-74,900	1,885 sq. ft.	0	1,927 sq. ft.	-5,000
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	Solar (Owned)	Solar (Owned)		Solar (Leased)	15,000	Solar (TBD)	0
Garage/Carport	2gbi2dw	2gbi2dw		2gbi2dw		2gbi2dw	
Porch/Patio/Deck	Porch	Porch		Porch		Porch	
Fireplaces	0 F/P	0 F/P		0 F/P		0 F/P	
Builder	KB Homes	New Home Co	0	KB Homes		New Home Co	0
Net Adjustment (Total)		☐ + ☒ -	$ 91,705	☒ + ☐ -	$ 5,000	☐ + ☒ -	$ 1,775
Adjusted Sale Price of Comparables		Net Adj. -12.4% Gross Adj. 12.4%	$ 645,470	Net Adj. 0.8% Gross Adj. 4.2%	$ 593,874	Net Adj. -0.3% Gross Adj. 1.8%	$ 660,335

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Data Tree	Realist	Data Tree	Realist
Effective Date of Data Source(s)	06/03/2025	06/03/2025	06/03/2025	06/03/2025

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

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

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

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

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

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.
An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

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

Explanation of Bathroom Count

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

Uniform Appraisal Dataset Definitions

3564123573
File No. 92373924

Abbreviations Used in Data Standardization Text

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

Other Appraiser-Defined Abbreviations

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields

ADDENDUM

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		

Legal Description
Lot 082 Plan & Elevation Residence 1885-226 CW/F Lot/Unit No. 082 Tract No. 14-023 Color 9 situated in the City of Elk Grove/County of Sacramento, California, commonly known as 8829 J Sheehan Street, Elk Grove, CA 95624

Neighborhood Description
The subject's neighborhood is located roughly 11.5 miles southeast of downtown Sacramento.

CA Highway 99, a local traffic artery, is within 2 miles of the subject.

The subject has good access to schools, shopping, recreation, employment centers, hospitals and freeways.

The subject is served by the Elk Grove Unified School District.

Neighborhood Market Conditions
Market concessions are typically 0-3% of a home's purchase price.

There have been 13 comparable sales in the past year and are currently 5 comparable active listings and 4 pending sales on the market. This indicates that the current market is in a state of under supply and there is high demand for homes in the area.

MLS research indicates that property values in the subject's area have increased by roughly 4% year over year and have become relatively stable over the past year. Sellers are typically receiving 99% of their listing prices and the average marketing time is less than 90 days.

REO and short sale properties make up less than 10% of the area's active listings and recent sales. They do not appear to be having a significant impact on the market in the neighborhood and typically sell for 5-15% less than typical arms length sales that are not considered to be distressed.

Highest and Best Use
The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

Gross Living Area (GLA)
The subject's Living Area/Square Footage per local county Assessor is 1,885 square feet. The GLA reported herein was obtained from on-site measurements in accordance with the ANSI Standard. The variance from the local county Assessor's Living Area/Square Footage is nominal.

Subject Gross Living Area (GLA) and ANSI
ANSI Compliance
I have measured the subject property in compliance with "SQUARE FOOTAGE– METHOD FOR CALCULATING: ANSI Z765-2021"

This method for calculating the square footage of the subject property has a variety of requirements and nuances that county assessors, realtors, etc. may not abide by. As such, the gross living area (GLA), measurements, calculations, and reported areas in this appraisal report may markedly differ from other sources.

Statement of Finished Square Footage
The finished above-grade square footage for the subject property can be found in the Improvements Section and on the sketch or within sketch calculations.

Bracketing home size under ANSI
With the new ANSI reporting requirement and calculation method for subject GLA and the data sources available for the comparable sales/listings, the subject GLA *may appear* un-bracketed in the Sales Comparison Analysis. This is a result of comparable sales/listings market data (assessors, MLS, etc.) being misaligned with the new ANSI GLA requirement from Fannie Mae. To better illustrate the compatibility of the comparables with the subject and document assessors/MLS data on the subject and comparable sales/listings, I have attached an MLS sheet for the MLS comparable sales as exhibits to this appraisal report. Ultimately, the subject living area is bracketed although it may not appear that way on the sales grid. Please see attached MLS sheet for the MLS comparable sales.

Note to reader regarding the size of the subject property
This appraisal report complies with recently imposed Fannie Mae GLA reporting requirements. The total above grade living area of the subject property may be reported differently on local assessors' records, MLS, prior appraisal reports, etc. The difference is most likely attributable to differences between the way appraisers are now required to report GLA under Fannie Mae reporting requirements and the way alternative data sources report living area or finished square footage. When applied correctly, the new methodology appraisers must use does not "devalue" the subject or diminish its overall size. For ease of comparison, it may be convenient for the reader to refer to the attached MLS sheet for the MLS comparable sales.

Additional Features
The subject has a forced air heating system, central air conditioning, double pane windows, solar panels (owned), a 2 car garage, a front porch, and a back porch.

The subject did have smoke detectors and carbon monoxide detectors present at the time of the inspection. The hot water heater was tankless.

All of the utilities were on and working during the time of the inspection.

Comments on Sales Comparison
All of the comparables used in this report are felt to be within the subject property's market area.

It is noted that comparables 1, 2, and 5 were not listed on Metrolist. This is due to the fact that they sold directly from the builder and are listed on KB Home's website (www.kbhome.com). Comparables 1 and 5 are also model matches of the subject property.

According to the Appraisal Log provided by KB Homes, the subject property has a base price of $528,990 with $40,108 worth of upgrades, a $3,000 lot premium, and a closing cost credit of $10,000. Comparable #1 has a base price of $554,990 with $32,163 worth of upgrades, a $5,000 lot premium, and a closing cost credit of $10,000. Comparable #2 has a base price of $505,990 with $22,678 worth of upgrades, a $12,000 lot premium, and a closing cost credit of $20,000. Comparable #5 has a base price of $569,990 with $11,327 worth of upgrades, a $7,557 lot premium, and a closing cost credit of $10,000. All differences in base prices, upgrades, lot premiums, and closing cost credits were taken into consideration during the reconciliation process. The builder of comparables 3, 4, and 6 is The New Home Company. The appraiser was unable to gather any information on the upgrades and lot premiums of the comparables outside of the subject's project, but it was taken under consideration.

No time adjustments were deemed necessary for the comparable sales used in the report as values in the subject property's market area have become relatively stable over the past year based on MLS statistical analysis, however their dates of sale were taken into consideration during the reconciliation process. In order to create more accurate results for market trends in the area, it was deemed necessary to expand passed 2 of the subject property's neighborhood boundaries with

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		

Highway 99 to the west and Bond Rd to the south.

No adjustment was made to the pending sales despite the typical listing to sales price ratio of 99% in the area as they are new construction where price reductions are felt to be prevalent and it was taken into consideration during the reconciliation process.

It is noted that the subject property is in relatively close proximity to a railroad, however no noise could be heard during the time of the inspection, no location adjustment was deemed necessary, and it was taken into consideration during the reconciliation process. Comparables 1 ,2, and 5 also bracket this factor.

GLA is adjusted at $125 per square foot.

Bathrooms are adjusted at $10,000 per full bathroom and $5,000 per half bathroom. Bedrooms are adjusted at $10,000 each.

Site adjustments are made to the comparables at a rate of $1 per square foot for differences of more than 1,000 square feet.

It is noted that the subject property's site size is not bracketed by the comparable sales used in the report, however comparables 1 and 2 are felt to be similar enough in this regard as differences are less than 1,000 sf and it was taken into consideration during the reconciliation process.

Quality and condition adjustments are made to comparables based on the information obtained from the drive-by inspection of each property as well as the information available from MLS agent detail reports, MLS photographs, and county records. Actual age differences are taken into consideration when making condition adjustments and therefore separate age adjustments are not necessary.

No condition adjustments were deemed necessary for the comparables used in the report as they are new construction like the subject property, however any differences in wear and tear were taken into consideration during the reconciliation process.

Owned solar panels are adjusted at $15,000.

It is noted that the solar panels of comparables 2 and 6 are currently "pending" or "to be determined" (TBD), however no adjustments were deemed necessary and it was taken into consideration during the reconciliation process.

All adjustments made to the comparables including site, GLA, bed/bath count, and amenities were made by using the paired sales analysis, are based on the market's reaction to each characteristic difference, and were further supported by the fact that the adjusted sales price range of the comparables narrowed as a result of applying those adjustments.

The value range indicated by the sold comparables is $581,808 to $645,470. Each of the comparables were given strong consideration during the reconciliation process. Comparable #1 was given the most weight as it is a model match of the subject property that is the closest in proximity located on the same street, required no adjustment, and is felt to support the indicated value, however it is the most dated sale used in the report, has a higher base price with inferior upgrades and a superior homesite premium. Comparable #2 was given weight as it is the most recent sale used in the report that is KB Homes-built located on the same street as the subject property and has the same bed/bath count, however it has inferior GLA and upgrades, a superior homesite premium, required a relatively high amount of adjustment, and is felt to represent the lower end of the value range. Comparable #3 was given weight as it is new construction like the subject property that has the same bed/bath count, however it is a relatively dated sale that is located nearly a mile away, has superior GLA, and is felt to fall roughly in the middle of the value range. Comparable #4 was given weight as it is a recent sale that is new construction like the subject property, however it the furthest in proximity located nearly a mile away, has superior GLA and bed/bath count, required the most amount of adjustment, and is felt to represent the upper end of the value range. The pending sales suggest that the indicated value is reasonable for the current market conditions. The final estimate of value for the subject as of the effective date of this report falls closer to the lower end of the range at $590,000 all factors considered.

Due to a lack of recent sales in close proximity to the subject it was necessary to exceed the recommended 6 month guideline. It was also necessary to exceed the recommended 10% line adjustment guideline in order to compensate for all of the value related differences between the subject and comparables.

It is noted that the subject's estimated value is higher than the predominant value for the area. This is mainly due to the fact that the subject is larger and newer than many of the properties in the neighborhood. The subject is not felt to be an over-improvement and its marketability is considered to be typical for the area.

It is noted that the final opinion of value of the subject property does not fall within the neighborhood sales range within the past 12 months, however this is due to the fact that comparables 1 and 2 were not listed on MLS as they sold directly from the builder. It is also noted that the unadjusted sales price of comparable #4 falls outside of the price range defined in the neighborhood housing section, however this is due to the fact that it is located in a different neighborhood with larger homes that are selling higher and there were only 15 sales in the subject property's neighborhood over the past year based on MLS statistical analysis.

Additional Appraiser Certification
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.

Exposure Time
A reasonable exposure time for the subject property at the opinion of value indicated is considered to be similar to that of the as the estimated marketing time or less than 90 days.

Conditions of Appraisal
This appraisal is being made "as is". This report is considered to be an Appraisal Report as defined by Standards Rule 2-2 of the USPAP. No liability is assumed for the structural or mechanical elements of the property.

Appraiser Insurance Requirements
The appraiser is aware that the client has certain insurance requirements in place for vendors of appraisal services. Proof of insurance has been provided and is on file with the entity that engaged First American Staff Appraisals for this assignment.

92373924

Market Conditions Addendum to the Appraisal Report

3564123573
File No. 92373924

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 8829 J Sheehan St City Elk Grove State CA Zip Code 95624

Borrower Tai Bao Trinh

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.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Total # of Comparable Sales (Settled)	8	3	2	☐ Increasing ☒ Stable ☐ Declining
Absorption Rate (Total Sales/Months)	1.33	1.00	0.67	☐ Increasing ☒ Stable ☐ Declining
Total # of Comparable Active Listings	N/A	N/A	9	☐ Declining ☒ Stable ☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	N/A	13.43	☐ Declining ☒ Stable ☐ Increasing

Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Median Comparable Sale Price	672,220	665,000	744,793	☐ Increasing ☒ Stable ☐ Declining
Median Comparable Sales Days on Market	12	108	77	☐ Declining ☒ Stable ☐ Increasing
Median Comparable List Price	687,490	706,450	716,085	☐ Increasing ☒ Stable ☐ Declining
Median Comparable Listings Days on Market	N/A	N/A	46	☐ Declining ☒ Stable ☐ Increasing
Median Sale Price as % of List Price	98.47%	95.81%	99.23%	☐ Increasing ☒ Stable ☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining ☒ Stable ☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

Seller Concessions are typically 0-3% of the purchase price. The appraiser does not have access to statistics pertaining to seller concessions however concessions do have a tendency to increase when supply exceeds demand.

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).

REO and short sale properties make up less than 10% of the area's active listings and recent sales. They do not appear to be having a significant impact on the market in the neighborhood and typically sell for 5-15% less than typical arms length sales that are not considered to be distressed.

Cite data sources for above information. Metrolist/Data Tree

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

The data provided by the 1004MC is not felt to be sufficient for the determination of market trends in the subject's area. Additional statistics were gathered and analyzed for that purpose. Please see the market conditions section of the main form for additional analysis and market trend conclusions.

CONDO / CO-OP PROJECTS

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)				☐ Increasing ☐ Stable ☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing ☐ Stable ☐ Declining
Total # of Active Comparable Listings				☐ Declining ☐ Stable ☐ Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				☐ Declining ☐ Stable ☐ Increasing

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

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

APPRAISER

APPRAISER

Signature
Name Kyle Ivie
Company Name First American Staff Appraisals
Company Address 4795 REGENT BLVD
IRVING, TX 75063
State License/Certification # 3008757 State CA
Email Address ordsea@firstam.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

3564123573

USPAP ADDENDUM

File No. 92373924

Borrower: Tai Bao Trinh
Property Address: 8829 J Sheehan St
City: Elk Grove County: Sacramento State: CA Zip Code: 95624
Lender: Rocket Mortgage, LLC

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- [X] Appraisal Report — A written report prepared under Standards Rule 2-2(a).
- [ ] Restricted Appraisal Report — A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: _____

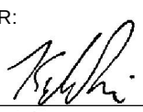
A reasonable exposure time for the subject property at the opinion of value indicated is considered to be similar to that of the as the estimated marketing time or less than 90 days.

Additional Certifications

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

Additional Comments

APPRAISER:

Signature: 
Name: Kyle Ivie
Date Signed: 06/03/2025
State Certification #: 3008757
or State License #: _____
or Other (describe): _____ State #: _____
State: CA
Expiration Date of Certification or License: 06/07/2027
Effective Date of Appraisal: 06/03/2025

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Supervisory Appraiser inspection of Subject Property:
[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

DIMENSION LIST ADDENDUM

Borrower: Tai Bao Trinh | File No.: 92373924
Property Address: 8829 J Sheehan St | Case No.: 3564123573
City: Elk Grove | State: CA | Zip: 95624
Lender: Rocket Mortgage, LLC

GROSS BUILDING AREA (GBA)	1,887
GROSS LIVING AREA (GLA)	1,887

Area(s)	Area	% of GLA	% of GBA
Living	1,887		100.00
Level 1	0	0.00	0.00
Level 2	0	0.00	0.00
Level 3	1,157	61.31	61.31
Other	730	38.69	38.69
GBA			
Basement ☐	0		
Garage ☐	0		
Other ☐	524		

Area Measurements							Area Type					
Measurements			Factor		Total		Level 1	Level 2	Level 3	Other	Bsmt.	Garage
1.90	x 3.70	x	1.00	=	7.05		☐	☐	☐	X	☐	☐
30.20	x 21.30	x	1.00	=	644.04		☐	☐	☐	X	☐	☐
8.80	x 9.00	x	1.00	=	78.84		☐	☐	☐	X	☐	☐
36.10	x 30.20	x	1.00	=	1,089.20		☐	☐	X	☐	☐	☐
7.00	x 11.20	x	1.00	=	78.19		☐	☐	X	☐	☐	☐
10.00	x 6.00	x	1.00	=	60.00		☐	☐	X	☐	☐	☐
7.20	x 9.20	x	1.00	=	65.75		☐	☐	X	☐	☐	☐
1.20	x 3.80	x	1.00	=	4.80		☐	☐	X	☐	☐	☐
	x	x		=			☐	☐	☐

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: June 3, 2025
Appraised Value: $ 590,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

INTERIOR PHOTOS

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



Kitchen

Comment:



Living Area

Description:

Comment:



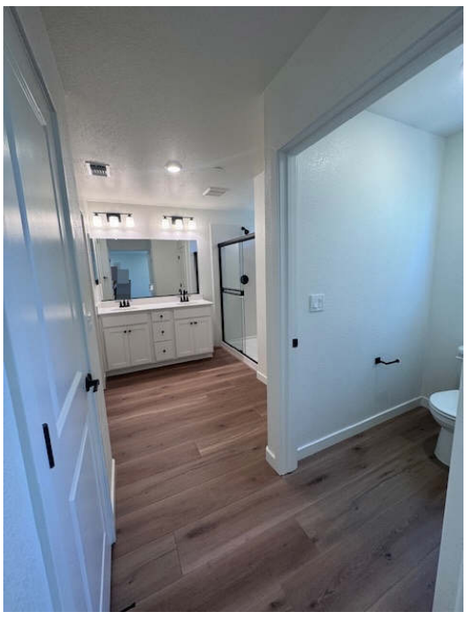
Bathroom

Description:

Comment:

BATHROOM PHOTOS

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



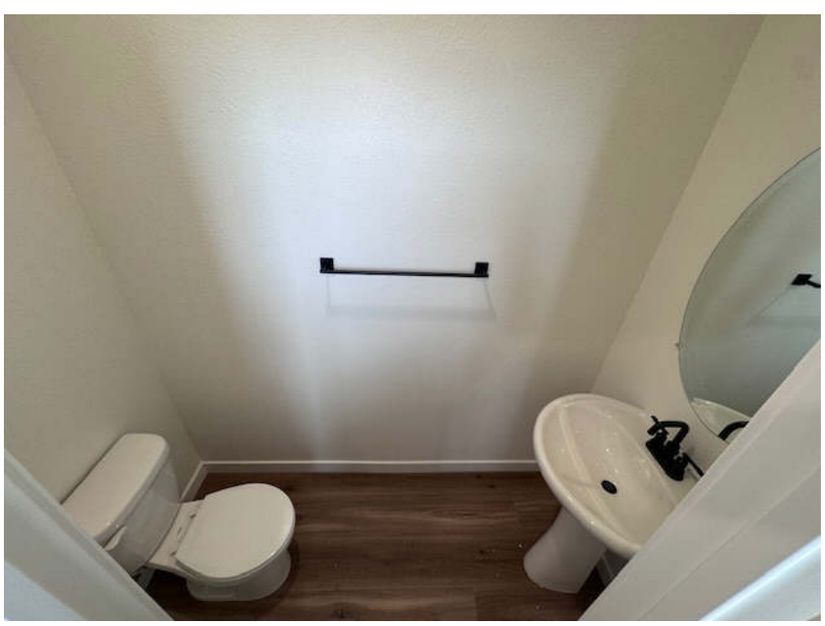
Primary Bathroom (1)

Comment:



Primary Bathroom (2)

Comment:



Half Bathroom

Comment:

INTERIOR PHOTOS

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



Bedroom

Comment:



Other

Comment:
Walk-In Closet

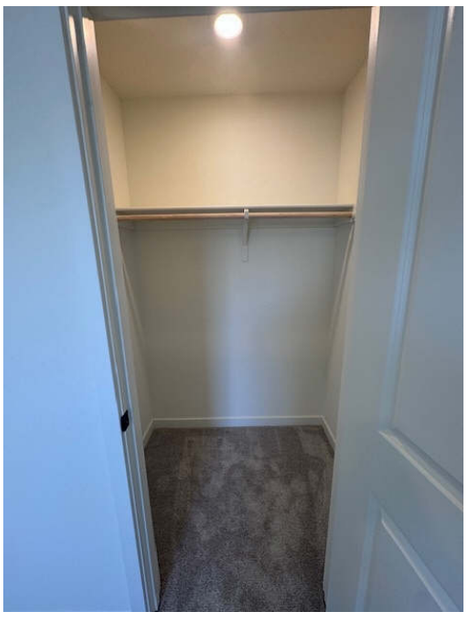


Bedroom

Comment:

Subject Photos

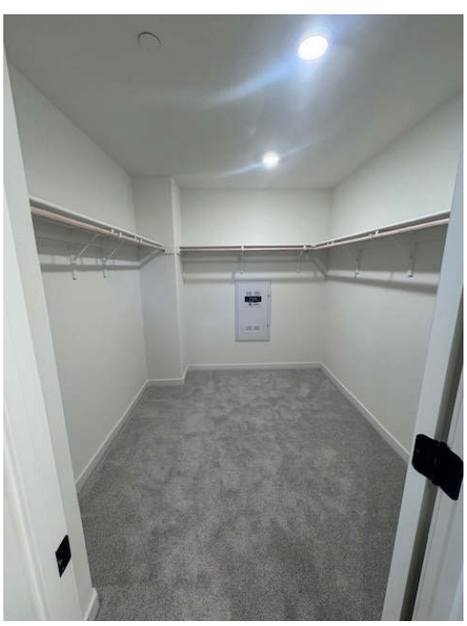
Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



Walk-In Closet



Primary Bedroom



Primary Walk-In Closet

Subject Photos

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



Living/Kitchen/Dining (1)



Dining Area



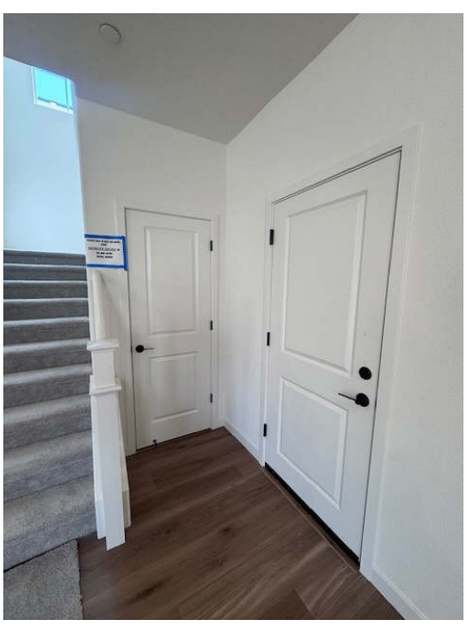
Pantry

Subject Photos

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



Living/Kitchen/Dining (2)



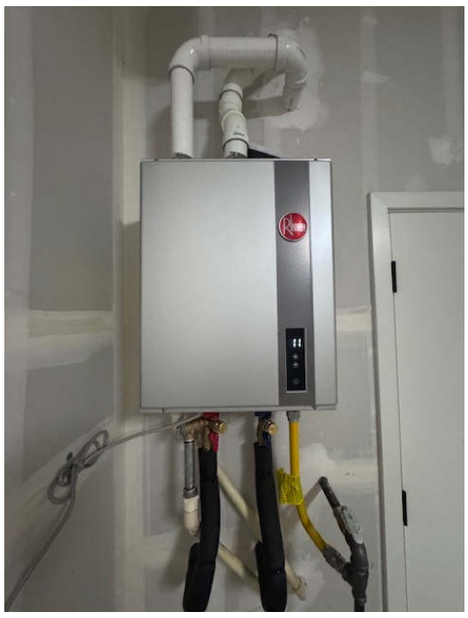
Garage Entrance



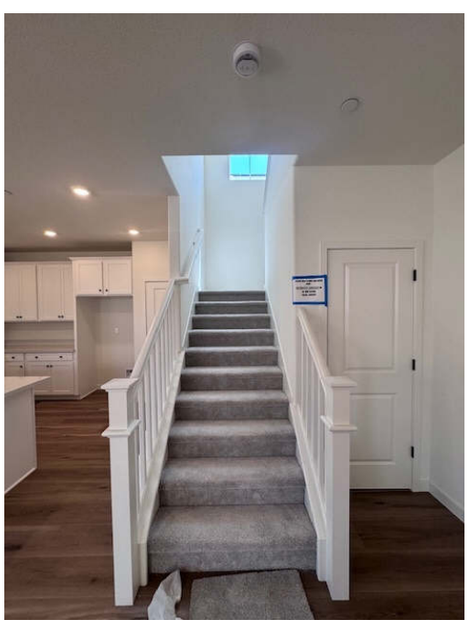
Garage

Subject Photos

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



Tankless Water Heater



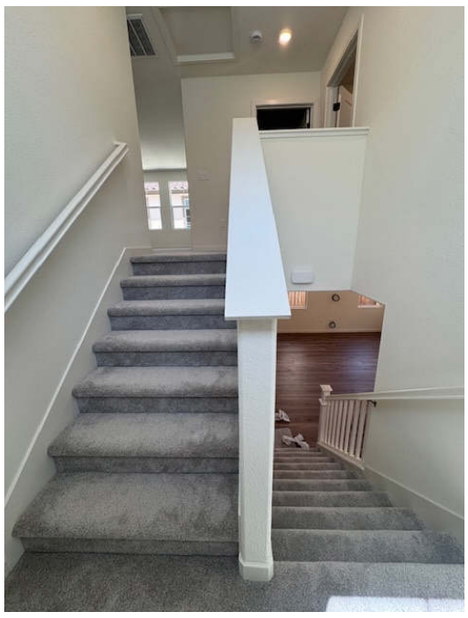
Stairs (1)



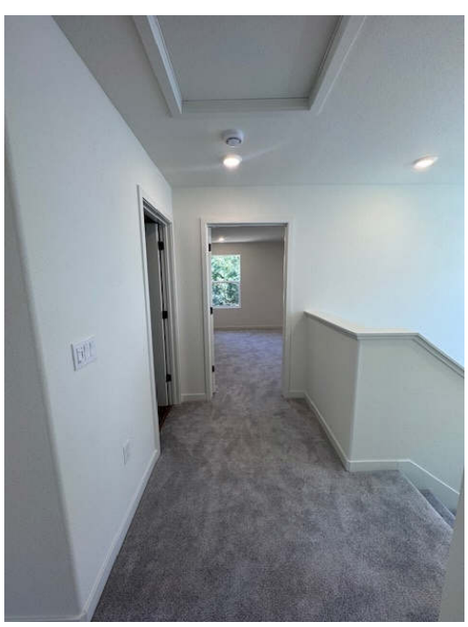
Smoke/CO Detector

Subject Photos

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		

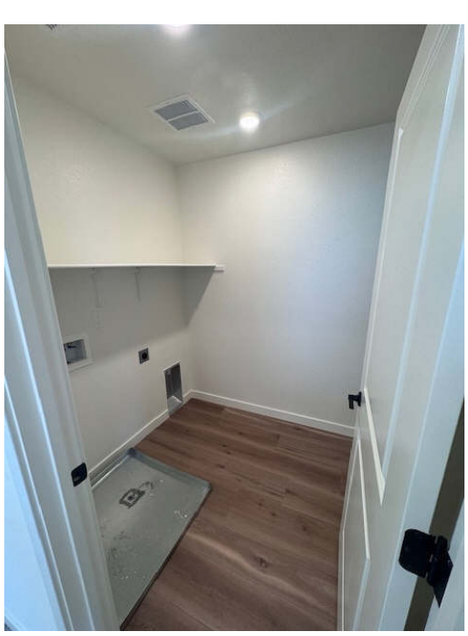


Stairs (2)



2nd Floor

Primary Bedroom Entrance



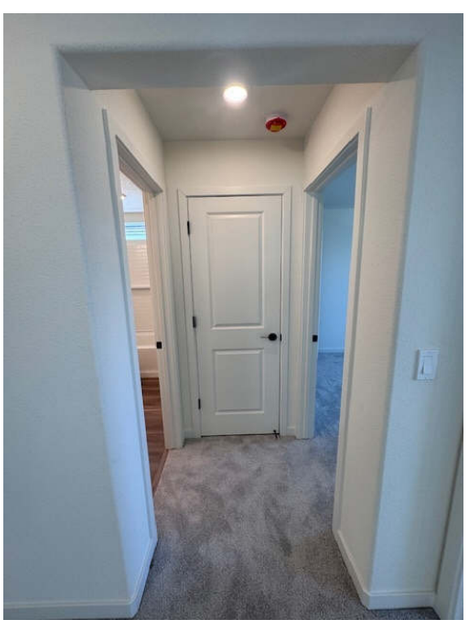
Laundry Room

Subject Photos

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



Loft



Hallway



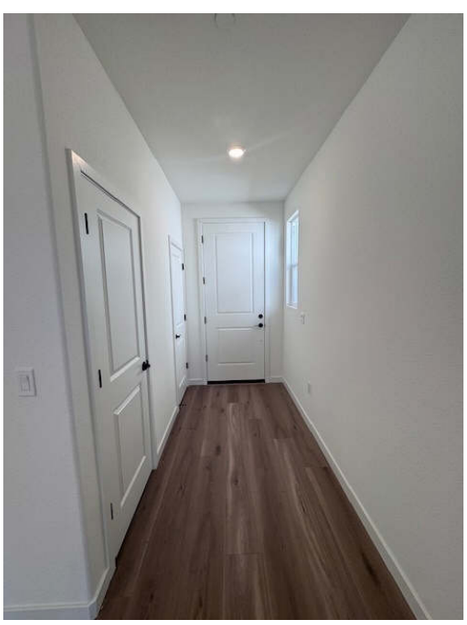
Stairs (3)

Subject Photos

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



Living/Kitchen/Dining (3)



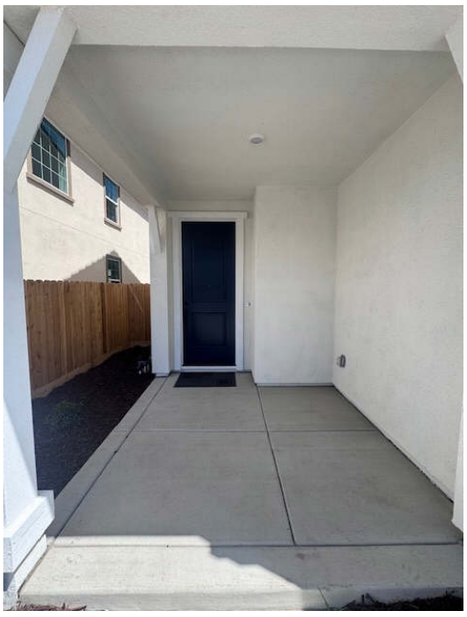
Entrance



Entrance Walk-In Closet

Subject Photos

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



Porch



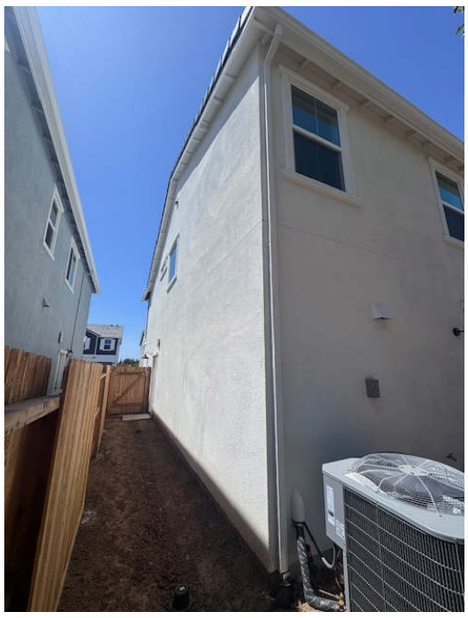
Porch Pathway



Side View (1)

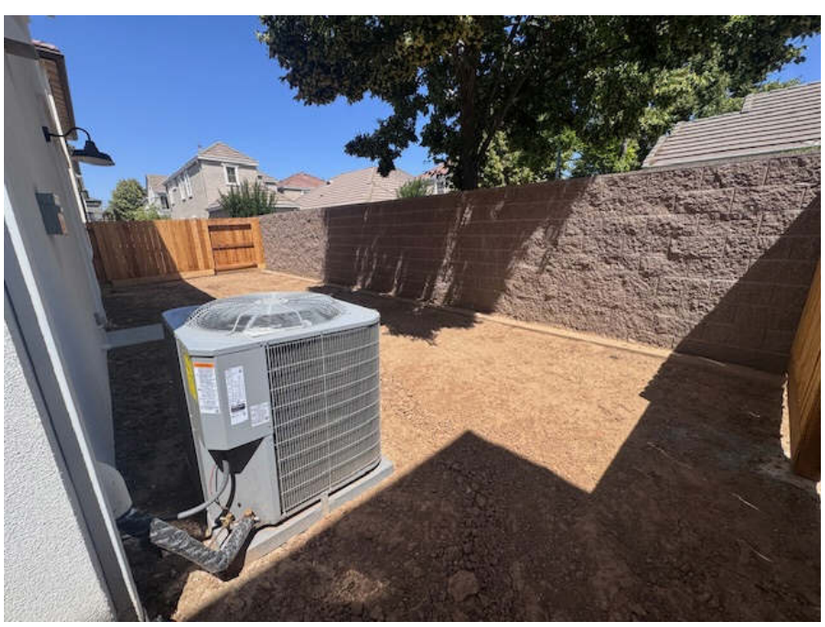
Subject Photos

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



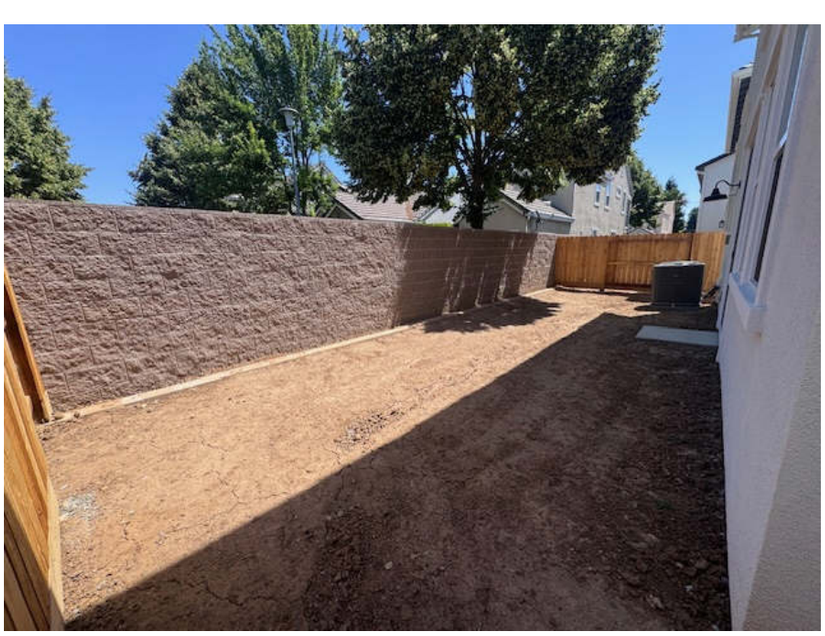
Side View (2)

A/C Unit



Backyard (1)

A/C Unit



Backyard (2)

Back Porch

Subject Photos

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



Side View (3)



Side View (4)

Porch



Street Scene

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



COMPARABLE SALE #1

8826 J Sheehan St
Elk Grove, CA 95624
Sale Date: s05/25;c11/24
Sale Price: $ 592,193



COMPARABLE SALE #2

8849 J Sheehan St
Elk Grove, CA 95624
Sale Date: s05/25;c04/25
Sale Price: $ 528,708



COMPARABLE SALE #3

8775 Marygold Way
Elk Grove, CA 95624
Sale Date: s12/24;c12/24
Sale Price: $ 641,490

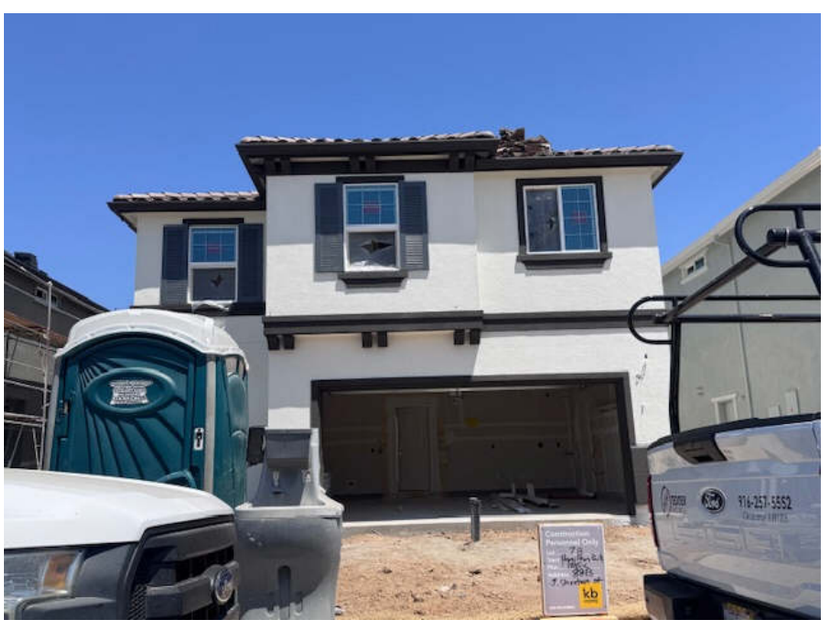
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



COMPARABLE SALE #4

8777 Spring Fern Way
Elk Grove, CA 95624
Sale Date: s04/25;c03/25
Sale Price: $ 737,175



COMPARABLE SALE #5

8813 J Sheehan St
Elk Grove, CA 95624
Sale Date: c02/25
Sale Price: $ 588,874



COMPARABLE SALE #6

8505 Brushwood Way
Elk Grove, CA 95624
Sale Date: c04/25
Sale Price: $ 662,110

MLS Sheet

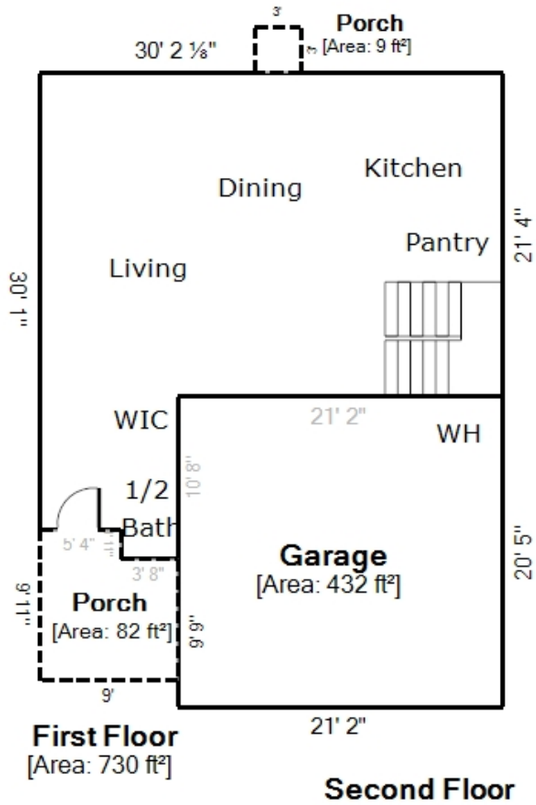
Borrower: Tai Bao Trinh | File No.: 92373924
Property Address: 8829 J Sheehan St | Case No.: 3564123573
City: Elk Grove | State: CA | Zip: 95624
Lender: Rocket Mortgage, LLC

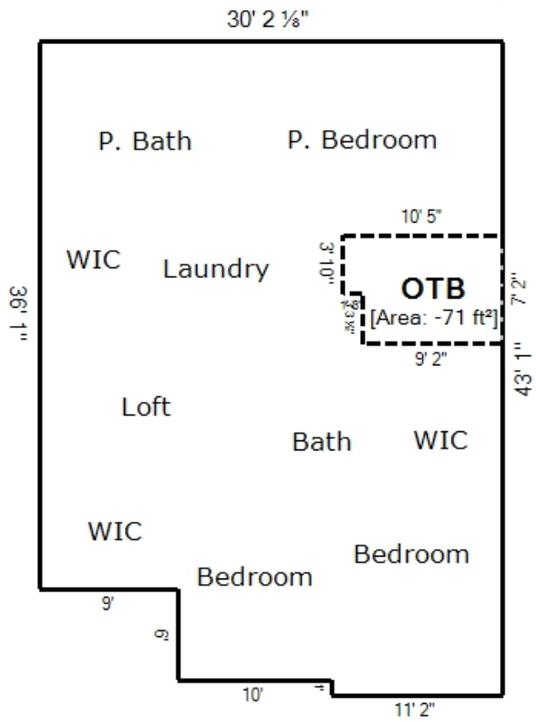
ML#	Photo	Status	List/Sell $	Address	DOM/CDOM	Bed/Bath	Lot Size
225042473		Pending	$662,110.00	8505 Brushwood Way Elk Grove, CA 95624	12/91	3/2 (2 0)	0.1110
224090813		Closed	$641,490.00	8775 Marygold Way Elk Grove, CA 95624	113/113	3/3 (2 1)	0.1109
224152633		Closed	$737,175.00	8777 Spring Fern Way Elk Grove, CA 95624	73/73	4/3 (3 0)	0.1109

FLOORPLAN SKETCH

Borrower: Tai Bao Trinh		File No.:	92373924
Property Address: 8829 J Sheehan St		Case No.:	3564123573
City: Elk Grove	State: CA	Zip:	95624
Lender: Rocket Mortgage, LLC			

Sketch





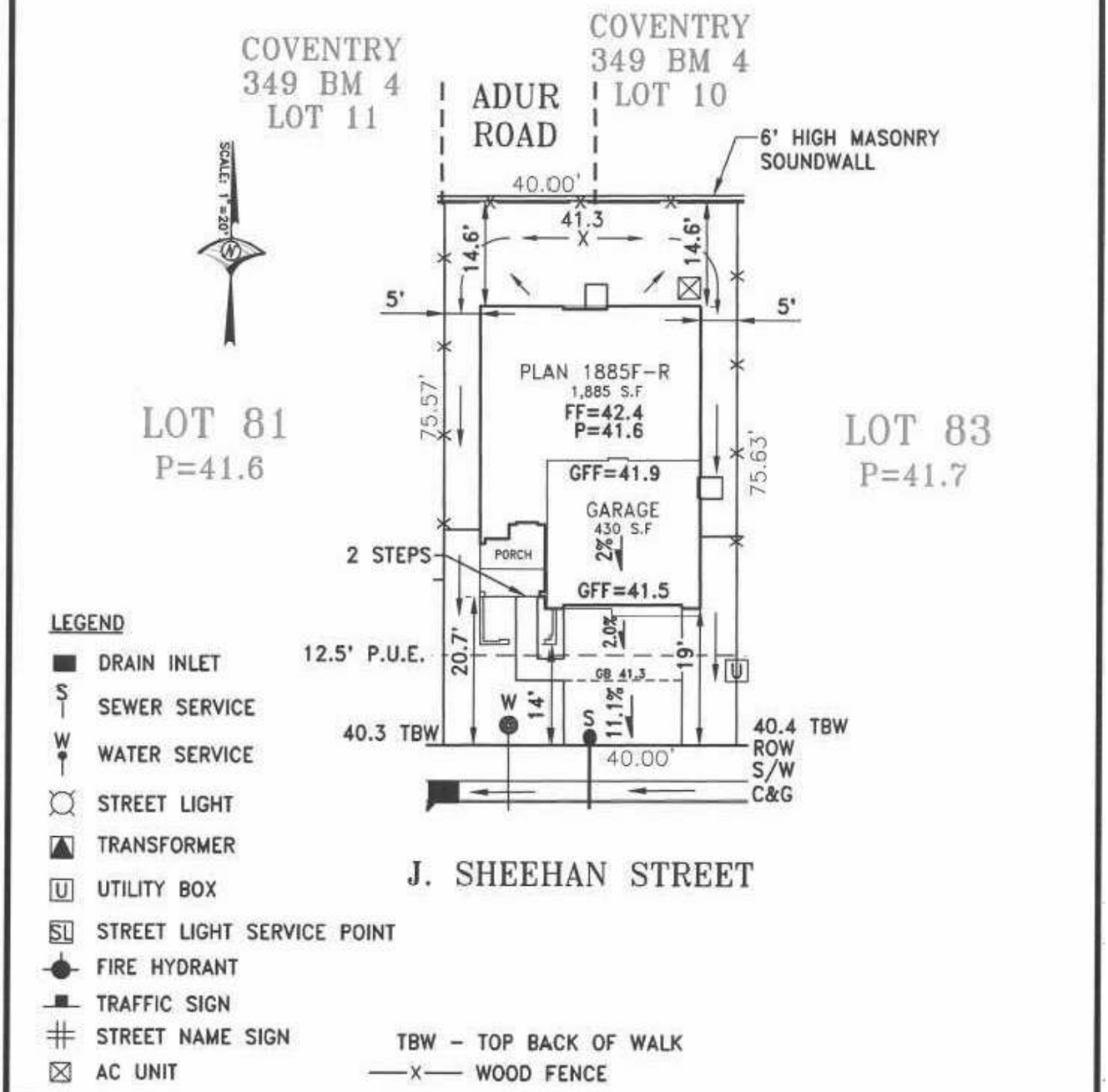
10 ft

Living Area		Area Calculation				
First Floor	729.93 ft²	First Floor				x 1.00 = 729.93 ft²
Second Floor	1227.39 ft²	1' 11" x	3' 8" x	1.00 =	7.05 ft²	
OTB	-70.55 ft²	30' 2 ⅛" x	21' 4" x	1.00 =	644.04 ft²	
Nonliving Area		8' 9" x	9' x	1.00 =	78.84 ft²	
Garage	432.29 ft²	Second Floor				x 1.00 = 1227.39 ft²
Porch	82.33 ft²	36' 1" x	30' 2 ⅛" x	1.00 =	1089.20 ft²	
Porch	9.00 ft²	7' x	11' 2" x	1.00 =	78.19 ft²	
		10' x	6' x	1.00 =	60 ft²	
		OTB				x -1.00 = -70.55 ft²
		7' 2" x	9' 2" x	1.00 =	65.75 ft²	
Total Living Area (rounded):	1887 ft²	1' 3" x	3' 10" x	1.00 =	4.80 ft²	

PLAT MAP

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		

THIS PLOT PLAN IS NOT FOR SALES PURPOSES. THIS PLOT PLAN IS FOR THE PURPOSES OF INDICATING COMPLIANCE WITH ZONING SET BACKS, GENERAL DRAINAGE DIRECTION, AND APPROXIMATE UTILITY CONNECTION. ALL OTHER DATA SHOWN HEREON IS CONCEPTUAL. THIS PLOT PLAN DOES NOT REFLECT AS-BUILT CONDITION, RETAINING WALLS ARE OPTIONAL AND MAY OR MAY NOT BE CONSTRUCTED.



LEGEND

- DRAIN INLET
- S — SEWER SERVICE
- W — WATER SERVICE
- STREET LIGHT
- TRANSFORMER
- U — UTILITY BOX
- SL — STREET LIGHT SERVICE POINT
- FIRE HYDRANT
- TRAFFIC SIGN
- STREET NAME SIGN
- AC UNIT

TBW – TOP BACK OF WALK

—X— WOOD FENCE

ELK GROVE LANDING

KB HOME CENTRAL CALIFORNIA

PLOT PLAN FOR LOT 82

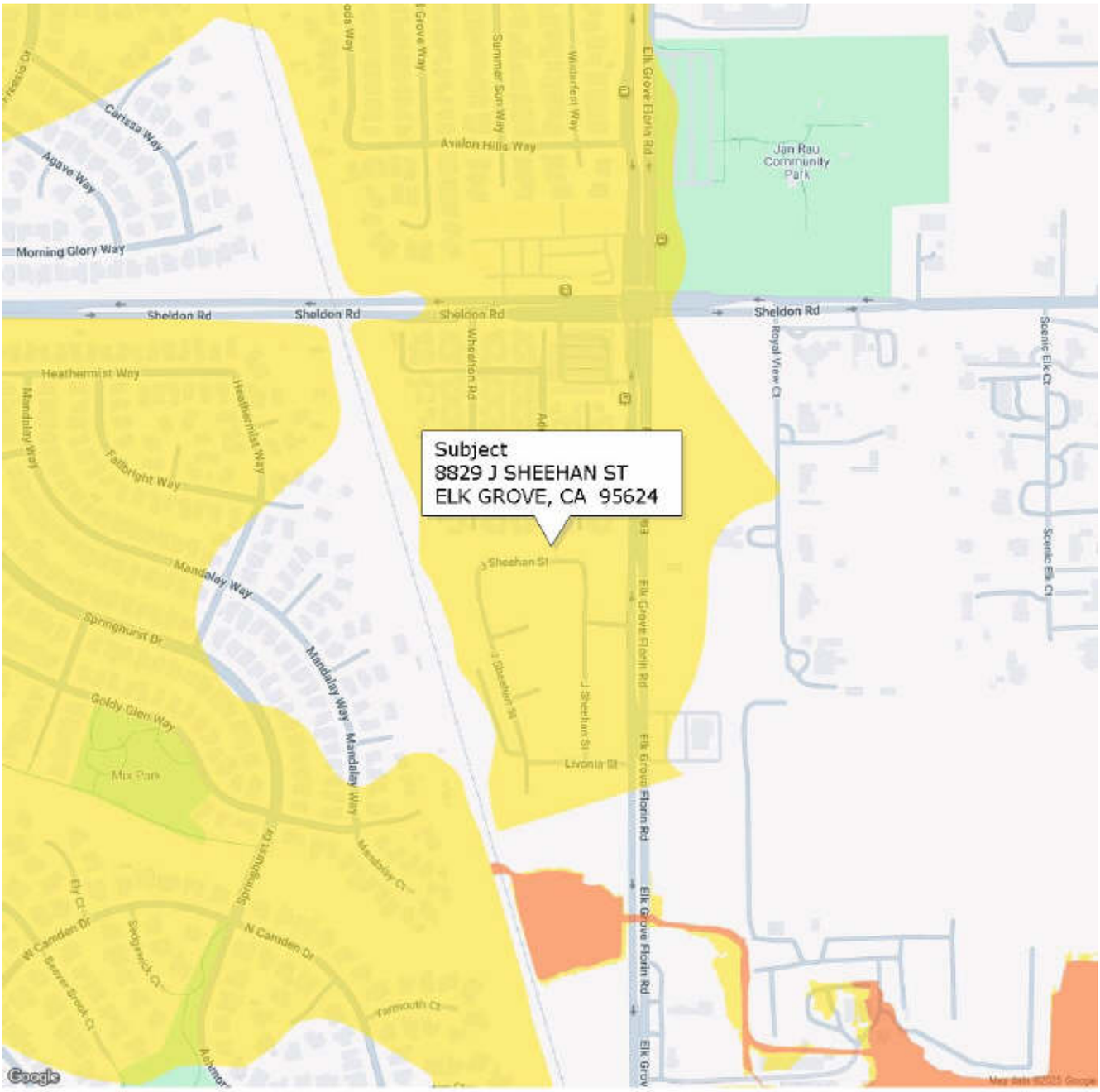
A.P.N.: 116-1640-082 LOT COVERAGE: 41.2%
LOT AREA: 3,024 S.F.
ADDRESS: 8829 J. SHEEHAN STREET
CITY OF ELK GROVE, CALIFORNIA

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

DATE: 10.03.24	DRAWN: GDM	1618.006

FLOOD MAP

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



FLOOD INFORMATION

Community: CITY OF ELK GROVE
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 06067C0336H
Panel: 06067C0336
Zone: X
Map Date: 08-16-2012
FIPS: 06067
Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

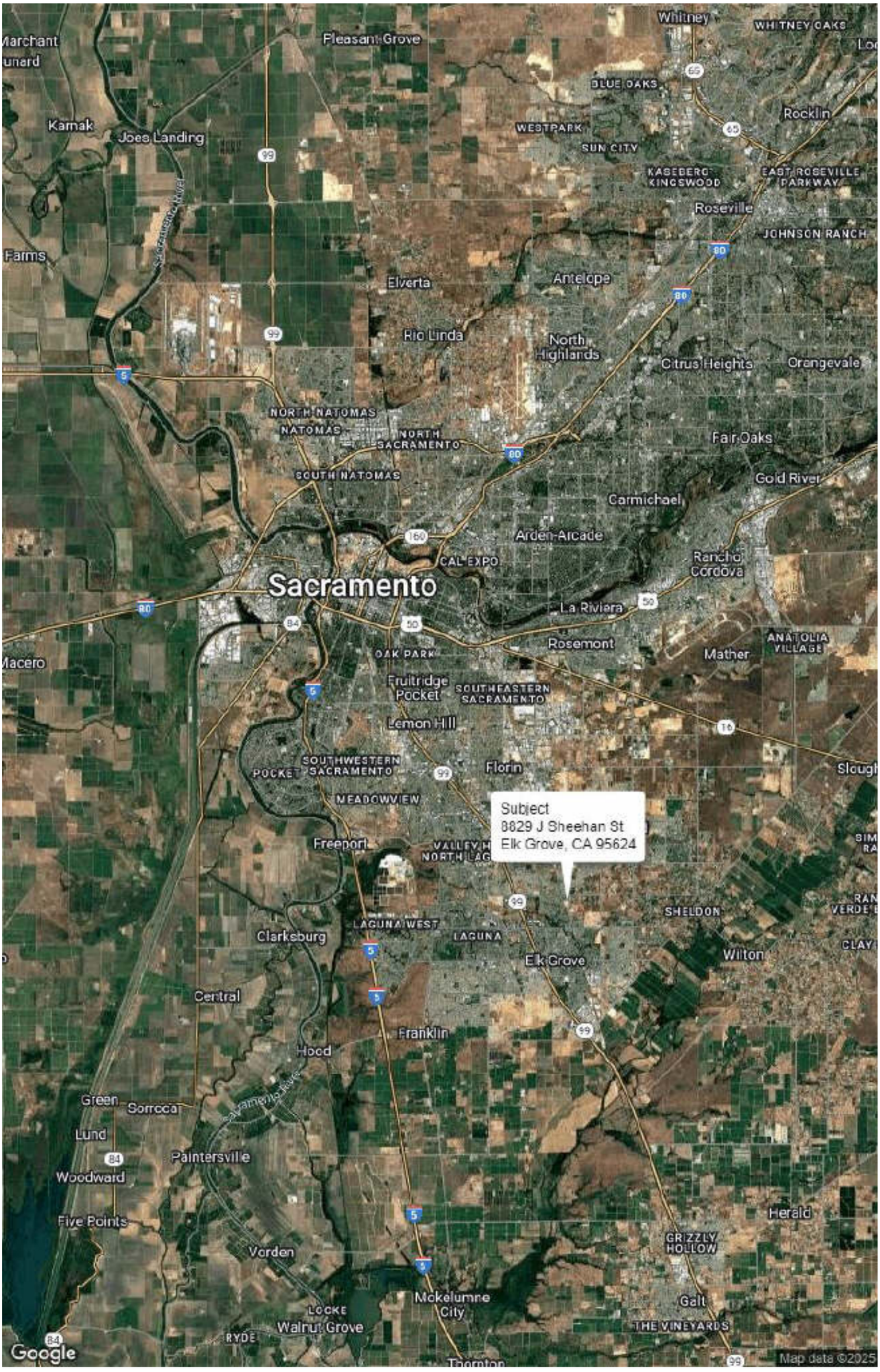
= Forest = Water

Sky Flood™

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

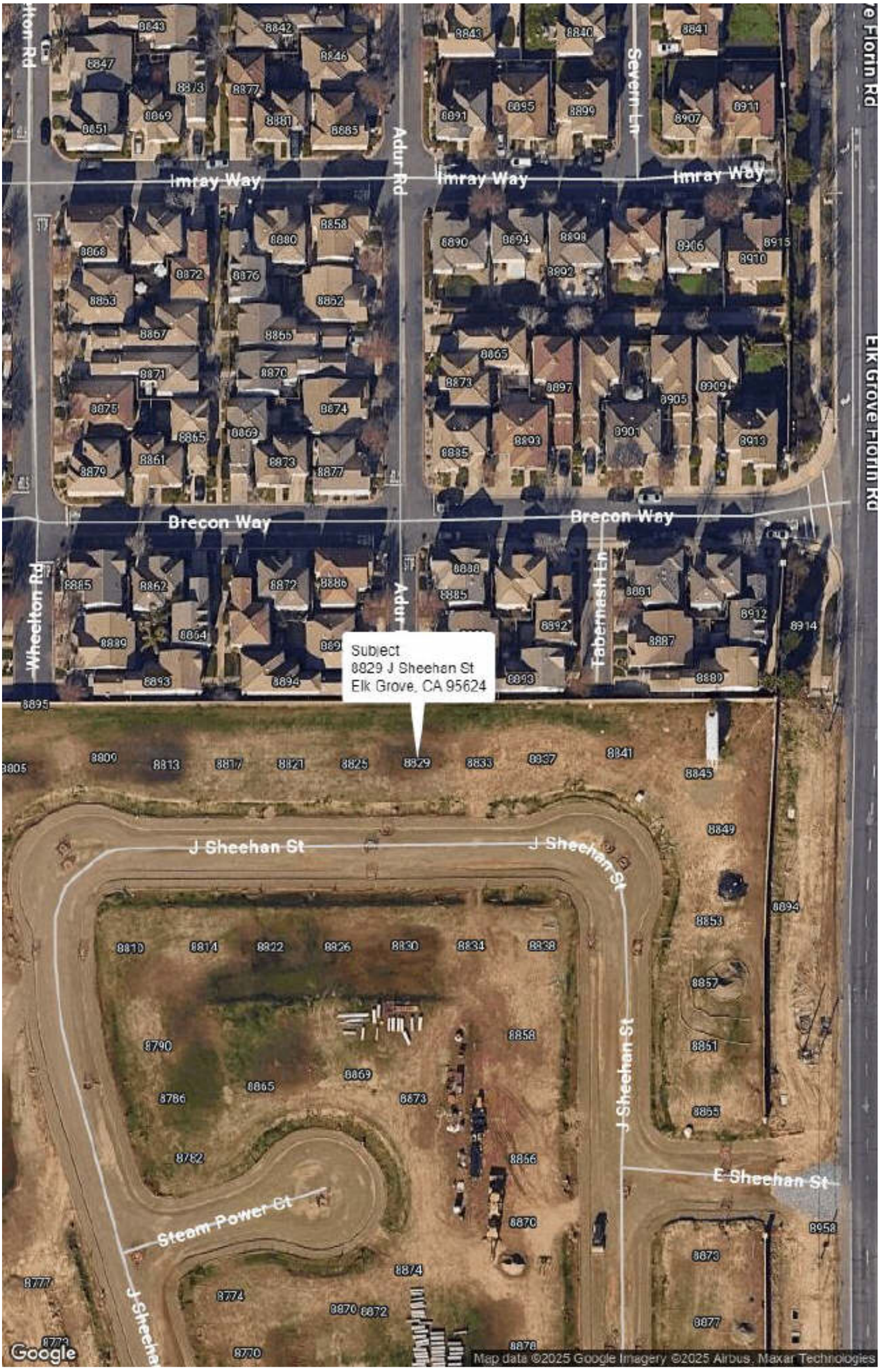
LOCATION MAP

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



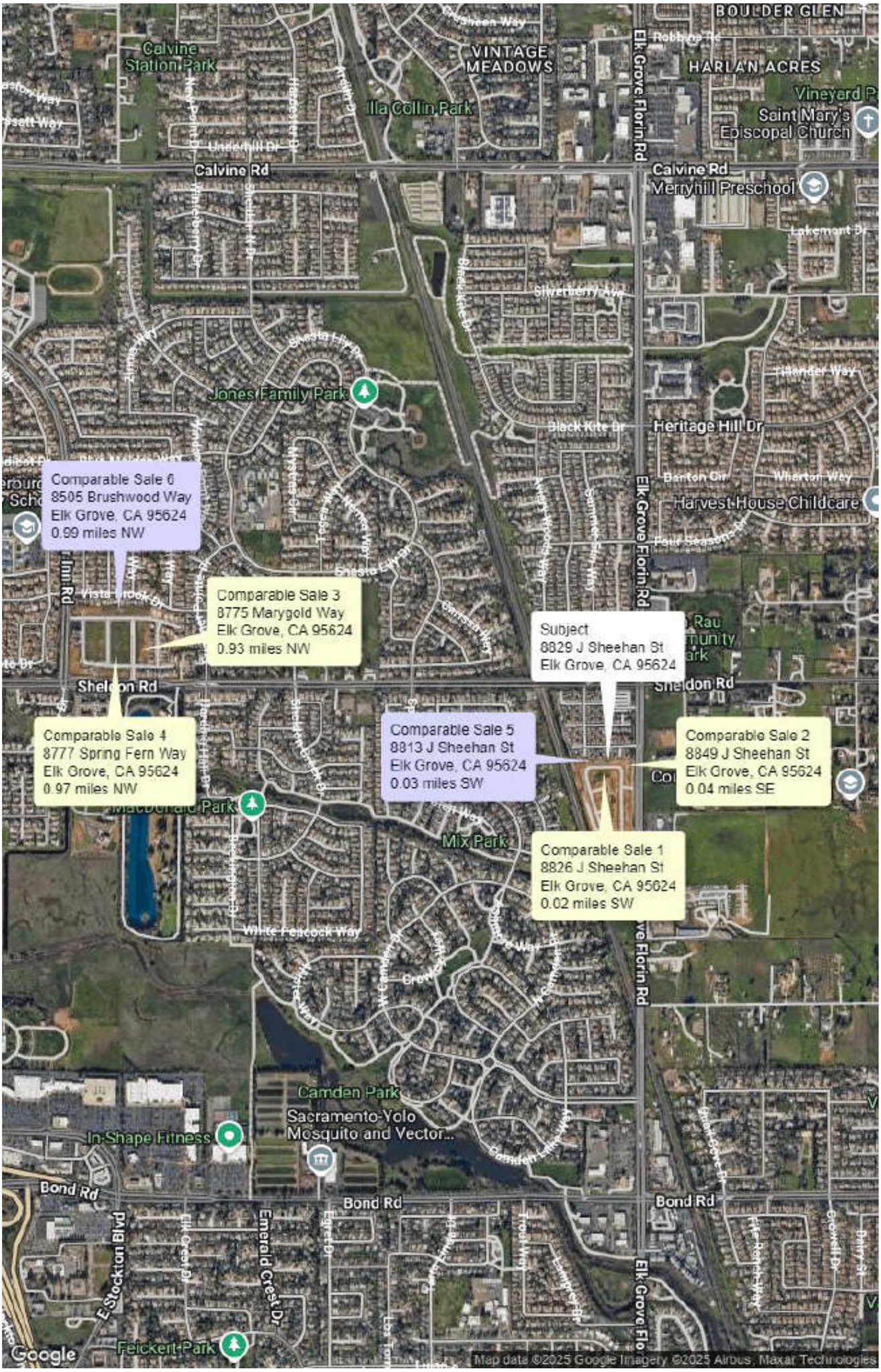
Aerial Map

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



Comparable Map

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



Borrower: Tai Bao Trinh | File No.: 92373924

Property Address: 8829 J Sheehan St | Case No.: 3564123573

City: Elk Grove | State: CA | Zip: 95624

Lender: Rocket Mortgage, LLC

Residential

Search Criteria:

MLS#	Prop. Subtype	Status	Status Date	List / Close Price	DOM/ CDOM	Address	City	Beds	Baths	Aprx SqFt	Lot Size Acres	Special Listing Conditions
225058833	HSL1	Active	05/07/25	$545,243	27/27	8821 J Sheehan St	Elk Grove	3	3 (2 1)	1885	0.0604	None
225058846	HSL1	Active	05/07/25	$561,540	27/27	8825 J Sheehan St	Elk Grove	3	3 (2 1)	2049	0.0695	None
225042477	HSL1	Active	04/06/25	$685,000	58/137	8489 Brushwood Way	Elk Grove	3	2 (2 0)	2238	0.1098	None
225042489	HSL1	Active	04/06/25	$715,230	58/58	8504 Brushwood Way	Elk Grove	4	3 (3 0)	2339	0.1205	None
225047915	HSL1	Active	04/16/25	$742,170	48/48	8748 Spring Fern Way	Elk Grove	4	3 (3 0)	2486	0.1111	None
224132201	HSL1	Pending	04/25/25	$512,645	125/125	8853 J Sheehan St	Elk Grove	3	3 (2 1)	1400	0.0651	None
225010026	HSL1	Pending	03/21/25	$514,991	53/53	8837 J Sheehan St	Elk Grove	3	3 (2 1)	1400	0.0657	None
225003613	HSL1	Pending	04/09/25	$528,708	88/88	8849 J Sheehan St	Elk Grove	3	3 (2 1)	1462	0.0915	None
225042473	HSL1	Pending	04/18/25	$662,110	12/91	8505 Brushwood Way	Elk Grove	3	2 (2 0)	1927	0.1110	None
224035645	HSL1	Closed	07/23/24	$636,755	45/45	8758 HG Madrigal Way	Elk Grove	3	3 (2 1)	1927	0.1109	None
224075024	HSL1	Closed	09/17/24	$641,375	26/26	8766 Marygold Way	Elk Grove	3	3 (2 1)	1927	0.1109	None
224090813	HSL1	Closed	12/31/24	$641,490	113/113	8775 Marygold Way	Elk Grove	3	3 (2 1)	2238	0.1109	None
224075029	HSL1	Closed	09/20/24	$661,490	13/13	8759 Marygold Way	Elk Grove	3	3 (2 1)	2238	0.1109	None
224109275	HSL1	Closed	01/27/25	$665,000	58/58	8772 Spring Fern Way	Elk Grove	4	3 (3 0)	2339	0.1111	None
224070176	HSL1	Closed	08/26/24	$668,290	2/2	8525 Brushwood Ct	Elk Grove	3	3 (2 1)	1927	0.1156	None
224062869	HSL1	Closed	08/13/24	$676,150	11/11	8533 Brushwood Ct	Elk Grove	3	3 (2 1)	2238	0.1268	None
224035700	HSL1	Closed	06/20/24	$682,760	41/41	8553 Brushwood Ct	Elk Grove	3	3 (2 1)	2238	0.1269	None
224070188	HSL1	Closed	08/28/24	$689,990	11/11	8521 Brushwood Ct	Elk Grove	3	3 (2 1)	2238	0.1213	None
224035756	HSL1	Closed	06/25/24	$705,000	6/6	8541 Brushwood Ct	Elk Grove	4	3 (3 0)	2486	0.1258	None
224090881	HSL1	Closed	12/30/24	$709,250	108/108	8781 Spring Fern Way	Elk Grove	4	3 (3 0)	2486	0.1519	None
224152633	HSL1	Closed	04/18/25	$737,175	73/73	8777 Spring Fern Way	Elk Grove	4	3 (3 0)	2486	0.1109	None
224153041	HSL1	Closed	04/17/25	$752,410	81/81	8776 Spring Fern Way	Elk Grove	4	3 (3 0)	2486	0.1111	None

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		

Map Draw 1 Shape **Property Subtype** Single Family Residence **Property Type** RESI **Status** Closed (3/3/2025 to 6/3/2025)

Listing Statuses

Active	Pending	Closed	Other	Total
0	0	28	0	28

Aggregate Statistics

	Minimum	Average	Median	Maximum	Tot. Val.
Bedrooms	2	4	4	6	
Bathrooms	2	2	3	4	
Square Feet	1,108	2,306	2,466	3,482	
Approx Lot Size Acres	0.10	0.15	0.14	0.22	
Approx Lot Size SqFt	4,500	6,508	5,972	9,409	
Year Built*	1988	2003	1999	2025	
Listing Price	$499,900	$693,005	$682,450	$899,900	

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, 7:54 AM Rapattoni MLS

	Minimum	Average	Median	Maximum	Tot. Val.
Listing Price Per Sq. Ft.	$226.59	$312.35	$301.14	$451.17	
Lot Size Listing Per Acre	$2,858,640.30	$4,801,906.50	$4,693,952.97	$6,955,756.40	
Closed Price	$505,000	$691,591	$681,250	$920,000	$19,364,555

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		

Map Draw 1 Shape **Property Subtype** Single Family Residence **Property Type** RESI **Status** Closed [12/3/2024 to 3/3/2025]

Listing Statuses

Active	Pending	Closed	Other	Total
0	0	25	0	25

Aggregate Statistics

	Minimum	Average	Median	Maximum	Tot. Val.
Bedrooms	3	4	4	7	
Bathrooms	2	2	3	4	
Square Feet	1,433	2,258	2,328	3,240	
Approx Lot Size Acres	0.04	0.15	0.14	0.31	
Approx Lot Size SqFt	1,856	6,526	6,151	13,499	
Year Built*	1988	2002	1999	2025	
Listing Price	$450,000	$683,452	$675,000	$1,100,000	

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7:55 AM Rapattoni MLS

	Minimum	Average	Median	Maximum	Tot. Val.
Listing Price Per Sq. Ft.	$238.17	$306.67	$305.32	$369.85	
Lot Size Listing Per Acre	$2,533,120.97	$4,929,685.36	$4,677,257.34	$10,561,422.41	
Closed Price	$450,000	$673,767	$665,000	$1,100,000	$16,844,175

Borrower: Tai Bao Trinh	File No.: 92373924	
Property Address: 8829 J Sheehan St	Case No.: 3564123573	
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		

Map Draw 1 Shape **Property Subtype** Single Family Residence **Property Type** RESI **Status** Closed (9/3/2024 to 12/3/2024)

Listing Statuses

Active	Pending	Closed	Other	Total
0	0	25	0	25

Aggregate Statistics

	Minimum	Average	Median	Maximum	Tot. Val.
Bedrooms	3	4	4	5	
Bathrooms	2	2	3	3	
Square Feet	1,220	2,217	2,238	4,192	
Approx Lot Size Acres	0.05	0.15	0.15	0.29	
Approx Lot Size SqFt	2,378	6,482	6,338	12,785	
Year Built*	1989	2004	2000	2024	
Listing Price	$445,000	$671,730	$674,990	$1,099,000	

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7:57 AM Rapattoni MLS

	Minimum	Average	Median	Maximum	Tot. Val.
Listing Price Per Sq. Ft.	$262.17	$313.13	$306.74	$426.23	
Lot Size Listing Per Acre	$2,589,068.75	$4,851,446.01	$4,726,291.25	$8,151,471.83	
Closed Price	$445,000	$675,997	$670,000	$1,100,000	$16,899,915

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		

Map Draw 1 Shape **Property Subtype** Single Family Residence **Property Type** RESI **Status** Closed (6/3/2024 to 9/3/2024)

Listing Statuses

Active	Pending	Closed	Other	Total
0	0	37	0	37

Aggregate Statistics

	Minimum	Average	Median	Maximum	Tot. Val.
Bedrooms	3	4	4	5	
Bathrooms	2	2	3	3	
Square Feet	1,235	2,129	2,057	3,189	
Approx Lot Size Acres	0.04	0.17	0.13	1.09	
Approx Lot Size SqFt	1,825	7,476	5,719	47,480	
Year Built*	0	2002	1999	2024	
Listing Price	$449,950	$654,897	$658,000	$975,000	

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7:57 AM Rapattoni MLS

	Minimum	Average	Median	Maximum	Tot. Val.
Listing Price Per Sq. Ft.	$238.32	$316.21	$309.94	$478.65	
Lot Size Listing Per Acre	$894,502.95	$4,747,390.55	$4,880,995.24	$10,739,628.49	
Closed Price	$440,000	$653,663	$656,100	$975,000	$24,185,531

Borrower: Tai Bao Trinh		File No.:	92373924
Property Address: 8829 J Sheehan St		Case No.:	3564123573
City: Elk Grove	State: CA	Zip:	95624
Lender: Rocket Mortgage, LLC			

Actions

Property Detail Report

8829 J Sheehan St, Elk Grove, CA 95624-3080

APN: 116-1640-082-0000

Sacramento County Data as of: 05/22/2025

Owner Information

Owner Name:	KB Home Sacramento Incorporated		
Vesting:			
Mailing Address:	3005 Douglas Blvd #250, Roseville, CA 95661-4267	Occupancy:	Absentee Owner

Location Information

Legal Description:				County:	Sacramento, CA
APN:	116-1640-082-0000	Alternate APN:		Census Tract / Block:	009307 / 2005
Munic / Twnshp:	Elk Grove, City Of	Twnshp-Rng-Sec:		Legal Lot / Block:	
Subdivision:		Tract #:		Legal Book / Page:	
Neighborhood:	Sheldon Road / Eas...	School District:	Elk Grove Unified School District		
Elementary School:	Ellen Feickert Ele...	Middle School:	Joseph Kerr Middle...	High School:	Elk Grove High Sch...
Latitude:	38.43582	Longitude:	-121.37275		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:		Price:	Transfer Doc #:
Buyer Name:		Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:		Sale Price / Type:	Deed Type:
Multi / Split Sale:		Price / Sq. Ft.:	New Construction:

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/07/2025

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
Marsh Risk & Insurance Services
633 W. 5th Street, Suite 1200
Los Angeles, CA 90071

CONTACT NAME:
PHONE (A/C, No, Ext): FAX (A/C, No):
E-MAIL ADDRESS:

CN109027701-STND-GAWUF-24- Gen

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Fire Insurance Company	19682
INSURER B : N/A	N/A
INSURER C : Hartford Accident & Indemnity Co	22357
INSURER D : Twin City Fire Insurance Company	29459
INSURER E : AIG Specialty Insurance Company	26883
INSURER F :	

INSURED
First American Financial Corporation
and its covered subsidiaries, including: First American Title Insurance Company
First American Title Company, LLC
First American Staff Appraisals, LLC
1 First American Way
Santa Ana, CA 92707

COVERAGES **CERTIFICATE NUMBER:** LGS-0024318AA-25 **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	X COMMERCIAL GENERAL LIABILITY			72CSER32911	09/01/2024	09/01/2025	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ N/A
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	X POLICY PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			72CSER32909	09/01/2024	09/01/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			72WAIR32908 (AOS)	09/01/2024	09/01/2025	X PER STATUTE / OTH-ER	
D	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH)	N	N/A	72WBRR32914 (WI)	09/01/2024	09/01/2025	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
E	Professional Liability /E&O			0926G0740	09/01/2024	09/01/2025	Limit (Each Claim)	2,000,000
	Claims-made form			SIR/Retro Date: various per policy			Aggregate	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
EVIDENCE OF FIRST AMERICANS INSURANCE - DOES NOT INCLUDE BORROWER

The referenced policies cover all First American locations.

CERTIFICATE HOLDER

First American Financial Corporation
First American Title Insurance Company
Attn: Kaelyn Reed
1 First American Way
Santa Ana, CA 92707

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

Marsh Risk & Insurance Services

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ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

Appraiser Certification

Borrower: Tai Bao Trinh		File No.: 92373924
Property Address: 8829 J Sheehan St		Case No.: 3564123573
City: Elk Grove	State: CA	Zip: 95624
Lender: Rocket Mortgage, LLC		



Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Kyle G. Ivie

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified Residential Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3008757

Effective Date: June 8, 2025
Date Expires: June 7, 2027

Angela Jemmott, Bureau Chief, BREA

3082427

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Errors - These items must be corrected to receive a "pass".

- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "The subject is served by the Elk Grove Unified School District.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☒ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Market Conditions contain (HIGH DEMAND) "This indicates that the current market is in a state of under supply and there is high demand for homes in the area.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☒ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Summary of Sales Comparison Approach contain (CLOSE PROXIMITY) "It is noted that the subject property is in relatively close proximity to a railroad, however no noise could be heard during the time of the inspection, no location adjustment was deemed necessary, and it was taken into consideration during the reconciliation process.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Summary of Sales Comparison Approach contain (CLOSE PROXIMITY) "Due to a lack of recent sales in close proximity to the subject it was necessary to exceed the recommended 6 month guideline.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.

Warnings - These items may be incorrect and require your review.

- 1004_05UAD - RECONCILIATION - Market Value - is not within the neighborhood sales range within the past 12 months.
- 1004_05UAD - SALES COMPARABLE NO. 4 - Sale Price - unadjusted Sale Price falls outside of the price range defined in the neighborhood housing section.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Total # Comparable Active Listings Prior 7-12 Months - is blank or 0 (zero) and Median Comparable List Price Prior 7-12 Months is 687490. Please reconcile.