APPRAISAL REVIEW SCORECARD

ID#: test-year-built-2

1133 NW 61st St

Seattle, WA 98107

Appraised Value

$1,750,000



4 Bd | 2.2 Ba | 2405 sqft | Q3 | C2

Case #.....
Assignment Type.....Other
Client.....Emporium TPO LLC
Borrower.....Avnery, Ofer
Legal Owner.....Green Lake Genesis LLC
Seller is Owner.....NA
Occupancy.....Tenant
For Sale Last 36 Mo?.....No
PUD | HOA Fees.....No | $0/yr
Form.....1004_05UAD

Appraisal is Made.....As is
Appraised Value.....$1,750,000

Appraiser.....Jared Cunningham
License Expiration.....1702937 expires 12/26/2025
Signed Date.....01/17/2024
Site Size.....2416 sf
Site Value.....$420,000

Multiple Parcels.....No
Parcel #.....276770452601
Flood Hazard Area.....No | X
Zoning.....RSL (M) | Legal
Highest and Best Use.....Yes
Design | # of Stories.....DT2.5;Modern | 2.5 Story | Accessory Unit
Year Built.....Existing | 2023

Legal Desc.....See Attached Addendum

Listing Desc.....DOM 33;The subject property was listed for $1,595,000 on 10/07/2023 and cancelled as a listing on 11/09/2023, per the NWMLS #2169097.

Contract Price.....
Concessions.....NO

Additional Details

Tech Review Complete.....No

Review Results: 791 Rules / 253 Findings

Business	Compliance	Cross-Check	Requirements	Risk
Best Practices	Industry Standards	Data Validation	Letter of Engagement	Areas of Concern
BUS - 253 Findings	CPL - PASS	CRX - PASS	REQ - PASS	RSK - PASS

Review Checklist: 10 Items

- Neighborhood (1)
- N/A Sales Comp (1)
- N/A 1004MC (7)

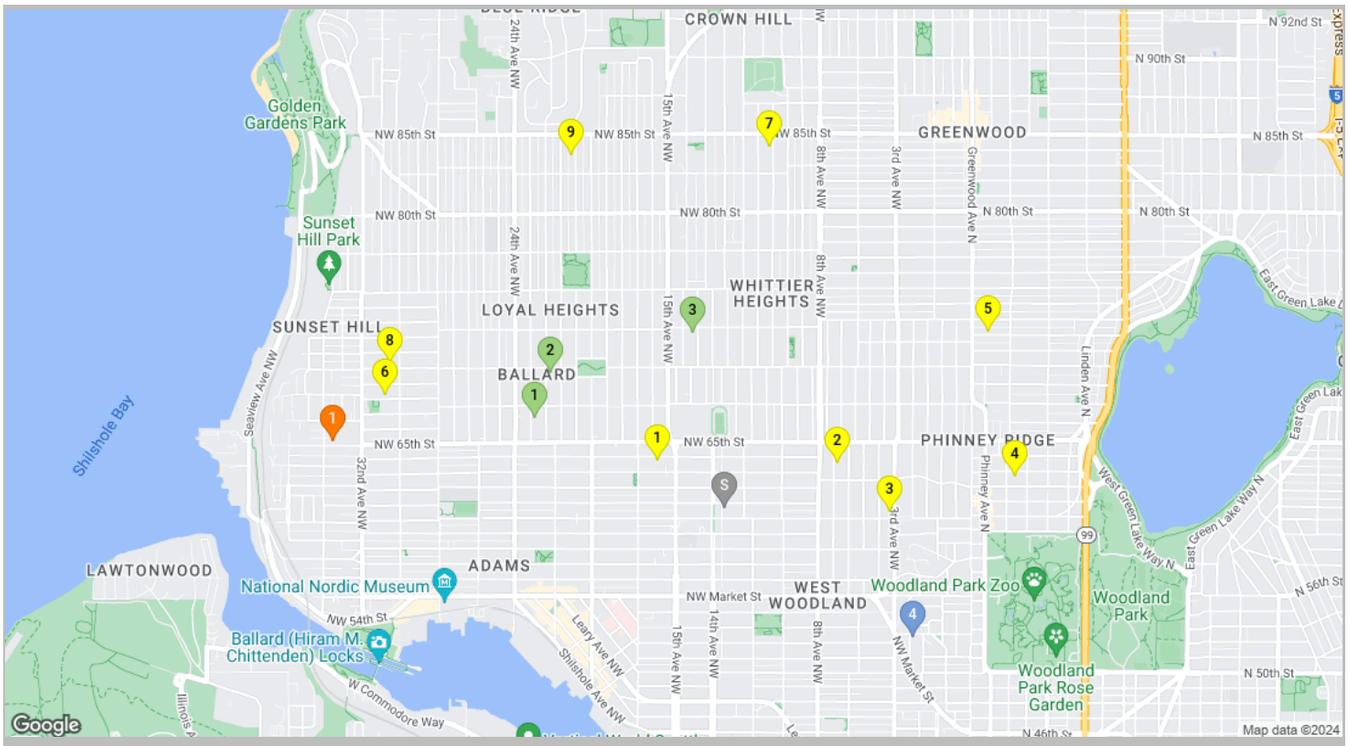
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Alternative Sales & Listings

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SUBJECT SALES COMPS LISTING COMPS POTENTIAL SALES POTENTIAL LISTINGS



#	ADDRESS	PROX. (mi)	SALE/LIST PRICE	SALE/LIST DATE	SITE	GLA (sf)	BD	BA	AGE	CARS
S	1133 NW 61st St Seattle WA, 98107	–	–	01/15/2024	2416 sf	2,405	4	2.2	1	2dw
1	6542 Jones Ave Nw Seattle, WA 98117	0.69	$1,970,000	s04/23;c02/23	5100 sf	2,080	3	2.1	4	1gd2dw
2	6754 23rd Ave Nw Seattle, WA 98117	0.73	$1,500,000	s01/24;c12/23	3825 sf	1,490	2	2.0	5	1gd1dw
3	7055 Alonzo Ave Nw Seattle, WA 98117	0.58	$2,460,000	s06/23;c05/23	5000 sf	2,910	4	2.1	7	2gbi2dw
4	217 Nw 52nd St Seattle, WA 98107	0.75	$2,250,000	c01/24	2979 sf	2,320	4	2.1	1	1gbi1dw
1	1527 NW 64TH ST SEATTLE WA, 98107-2343	0.27	–	–	–	3,050	–	3.0	–	–
2	6224 7TH AVE NW #A SEATTLE WA, 98107-2136	0.41	–	–	–	3,850	–	4.0	–	–
3	6009 3RD AVE NW SEATTLE WA, 98107-2105	0.55	–	–	–	2,680	–	1.0	–	–
4	511 N 63RD ST SEATTLE WA, 98103-5623	0.97	–	–	–	2,720	–	3.0	–	–
5	324 N 72ND ST SEATTLE WA, 98103-5022	1.05	–	–	–	3,250	–	1.0	–	–
6	3022 NW 68TH ST SEATTLE WA, 98117-6217	1.18	–	–	–	3,470	–	2.0	–	–
7	8341 10TH AVE NW SEATTLE WA, 98117-3338	1.2	–	–	–	2,960	–	3.0	–	–
8	3012 NW 70TH ST SEATTLE WA, 98117-6220	1.2	–	–	–	2,960	–	3.0	–	–
9	8329 21ST AVE NW SEATTLE WA, 98117-3529	1.27	–	–	–	2,730	–	4.0	–	–
1	3248 NW 65TH ST SEATTLE WA, 98117-6015	1.31	$1,704,200	08/22/2023	–	3,110	4	3.0	96	–

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Review Results

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The Appraisal Review Scorecard includes thousands of rules and quality factors to evaluate the appraisal report. The result is an in-depth appraisal review providing comprehensive due diligence in understandable and actionable terms.

TYPES CF-Confirmation | CM-Completeness | CN-Concern | CR-Correctness | CS-Consistency | CX-Cross Check

IMPORTANCE Ranking 1 lowest to 5 highest

ERRORS FINDINGS: 1

3 CN

Neighborhood | Neighborhood Description
1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain "The subject is a part of the Seattle 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.

WARNING FINDINGS: 4

3 CR

Sales Comparison Analysis | Site
1004_05UAD - SALES COMPARISON APPROACH - Site Size - is not bracketed by the comparables.

3 CR

Sales Comparison Analysis | Comparable: Net Adjustment
1004_05UAD - SALES COMPARABLE(S) #1, 2, 3, 4 - Gross Adjustment Percentage - exceeds 15% of Sales Price.

3 CM

Market Analysis | Market Analysis: Median Comparable List Price Trend: Increasing
1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable List Price Overall trend - is blank.

3 CM

Market Analysis | Market Analysis: Median Comparable Listings Days On Market Trend: Declining
1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable Listings Days on Market Overall trend - is blank.

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Review Checklist

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Neighborhood — FINDINGS: 1

3 CM	Neighborhood | Single Family Housing: Price Low CHK - 1004_05UAD - NEIGHBORHOOD - One-Unit Housing - all fields (Low, High, Pred. Price and Age) are completed with a numerical value.	✔ Approved

Sales Comp — FINDINGS: 1

3 CM	Sales Comparison Analysis | Date of Sale/Time CHK - 1004_05UAD - SALES COMPARISON APPROACH - Date of Sale / Time - if Date of Sale of Comparable Sales is greater than within 6 months, comment provided.	

1004MC — FINDINGS: 7

3 CM	Market Analysis | Market Analysis: Total Number of Comparable Sales Trend: Increasing CHK - 1004MC_2009 - 1004MC - Overall Trend - all Overall Trend boxes are completed, or two or more data fields are N/A or blank.	✔ Approved
3 CM	Market Analysis | Market Analysis: Total Number of Comparable Sales Trend: Increasing CHK - 1004MC_2009 - 1004MC - Inventory Analysis - all Overall Trend boxes are completed.	✔ Approved
3 CM	Market Analysis | Market Analysis: Total Number of Comparable Sales Trend: Increasing CHK - 1004MC_2009 - 1004MC - Overall Trend - 1004MC information is supportive of the Neighborhood section.	
3 CM	Market Analysis | Market Analysis: Median Comparable Sale Price Trend: Increasing CHK - 1004MC_2009 - 1004MC - Median Sale & List Price, DOM, Sale/List% - all Overall Trend boxes are completed.	✔ Approved
3 CM	Market Analysis | Market Analysis: Seller Concessions Comments CHK - 1004MC_2009 - 1004MC - Seller Concessions - explanation of Seller Concessions trends from the previous twelve months is provided.	✔ Approved
3 CM	Market Analysis | Market Analysis: Foreclosure Sales (REO Sales) a Factor: Yes CHK - 1004MC_2009 - 1004MC - Foreclosure Sales a Factor in the Market - either Yes or No is selected.	✔ Approved
3 CM	Market Analysis | Market Analysis: Foreclosure Sales (REO Sales) Comments CHK - 1004MC_2009 - 1004MC - Foreclosure Sales a Factor in the Market - if Yes is checked, comment provided with number of sales indicated.	N/A

Other — FINDINGS: 1

3 CM	Condo/Co-op Project | Project Type CHK - 1004MC_2009 - 1004MC - Condo / CO-OP Projects - if the Subject Property is a Condo or COOP, the Condo / CO-OP Projects of the 1004MC form is completed.	N/A

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