

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	6252 E 16th Street, Oakland, CA 94621	Order ID	6746100	Property ID	28474933
Inspection Date	06/19/2020	Date of Report	06/23/2020		
Loan Number	41001	APN	038 -3217-015-00		
Borrower Name	Redwood Holdings LLC	County	Alameda		

Tracking IDs

Order Tracking ID	20200618_BPOs	Tracking ID 1	20200618_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Stevenson Alridge Pamela D Stevenson Pamela D	Condition Comments Subject is in average condition as observed from curbside inspection. Subject has power lines coming from the roof.
R. E. Taxes	\$4,094	
Assessed Value	\$161,038	
Zoning Classification	RESIDENTIAL	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The neighborhood is close to schools, shopping, parks, FWY, and public transportation. Subject is across the street from a school and close to E14th St, a major thoroughfare.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$600,000	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	6252 E 16th Street	5828 Seminary Ct	2138 65th Ave	1307 58th St
City, State	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94621	94605	94621	94621
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.30 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$495,000	\$400,000	\$455,000
List Price \$	--	\$465,000	\$400,000	\$455,000
Original List Date		05/05/2020	05/13/2020	10/17/2019
DOM · Cumulative DOM	-- · --	47 · 49	34 · 41	144 · 250
Age (# of years)	99	104	96	101
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story BUNGALOW	1 Story BUNGALOW	1 Story BUNGALOW	1 Story BUNGALOW
# Units	1	1	1	1
Living Sq. Feet	1,121	937	1,182	912
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1	2 · 1
Total Room #	5	6	5	5
Garage (Style/Stalls)	None	Detached 1 Car	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.11 acres	.07 acres	.07 acres	.08 acres
Other	--	--	--	--

* Listing 3 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** 5828 Seminary Ct is located in a convenience neighborhood. No 45 bus stop just 2 houses down; Closed to Collisum Bart Station;Stores are nearby. 3 bedrooms, separated living Room, formal dining room, kitchen with lots of cabinets , 1 bath, Property has front yard, side driveway, small rear yard has turned into an enclosed deck for family entertaining, detected 1 car garage with long driveway can park 2 SUVs. NEW double pane vinyl windows. Minutes away from school, Bart station, highway 580 and 880 , and public transportation.
- Listing 2** Non-Contingent Cash Offers Only. Fixer Upper located in the Havenscourt neighborhood of Oakland. This bungalow has a covered front porch/patio, spacious kitchen, formal dining room, 2 bedrooms and 1 bath. The garage has been converted and is currently being used as a storage room. The backyard has ample space for entertaining. The tandem driveway on the side of the home can fit 2 vehicles comfortably. This diamond in the rough is located near the new Bus Rapid Transit line that is currently being constructed along International Blvd, which runs from the San Leandro Bart station all the way to Uptown Oakland. Offers to be written subject to viewing. Non-Contingent Cash Offers Only.
- Listing 3** Classic Oakland home priced to sell. New paint inside and out, new roof coating with 20+ years of protection, fruit trees, wood burning fireplace, original wood flooring underneath carpet. Home is move-in ready but perfect for a family to put their own touches. Centrally located to shopping and close proximity to the 880. Less than a 10 minute walk to the Coliseum BART Station. What's more, coming in December of this year Bus Rapid Transit (BRT) is promising to bring drastically shorter bus rides along International Blvd. This is largely a result of bus-only lanes, timed traffic lights, state-of-the-art buses, and rail-like stations. Busses will be arriving every 5 minutes all day long. All information deemed reliable, but should be verified

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	6252 E 16th Street	1198 E 60th Ave	6719 Eastlawn St	1293 62nd Ave
City, State	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94621	94621	94621	94621
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.33 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$480,000	\$480,000
List Price \$	--	\$425,000	\$480,000	\$480,000
Sale Price \$	--	\$450,000	\$480,000	\$483,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	01/09/2020	05/01/2020	12/31/2019
DOM · Cumulative DOM	-- · --	23 · 45	36 · 37	3 · 44
Age (# of years)	99	98	76	94
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story BUNGALOW	1 Story BUNGALOW	1 Story BUNGALOW	1 Story BUNGALOW
# Units	1	1	1	1
Living Sq. Feet	1,121	1,008	1,014	960
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	2 · 1
Total Room #	5	5	6	5
Garage (Style/Stalls)	None	Detached 1 Car	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.11 acres	.05 acres	.09 acres	.09 acres
Other	--	--	--	--
Net Adjustment	--	-\$23,350	-\$57,750	+\$8,050
Adjusted Price	--	\$426,650	\$422,250	\$491,050

* Sold 3 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Very well maintained single family home on a corner lot surrounded by security gates. Loaded with upgrades, kitchen and pantries, along with stainless steel appliances and tile flooring in kitchen, hardwood flooring in living and dining room, jacuzzi tub in bathroom, backyard deck and manicured garden. Detached garage and additional parking beyond electronic gate. Blocks away from Interstate 880, Bart, Oakland Coliseum and shopping. Will not stay on market long, must see. SUP COND \$30K, GAR \$5K, INF GLA \$5,650, LOT \$6K, \$23,350 ADJ
- Sold 2** This charming home is move-in ready! Great opportunity for first time buyers. Kitchen has been completely redone with newer cabinets, granite counter tops and sink. Roof on house and garage replaced 3yrs ago, with fresh paint - inside and out. Close to Bart and 880. You will not be disappointed! SUP COND \$30K, AGE \$23K, BDRM \$5K, GAR \$5K, INF GLA \$5,250, \$57,750 ADJ
- Sold 3** Nice 2 br. 1 bath property with an additional room as a 3rd br. Large corner lot, full basement converted into 2 1br units, permits unknown, Recently exterior painted and new roof. INF GLA \$8,050 ADJ

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				SUBJECT HAS NO LISTING HISTORY ACTIVITY IN MLS WITHIN THE LAST 12 MONTHS.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$460,000	\$460,000
Sales Price	\$460,000	\$460,000
30 Day Price	\$450,000	--
Comments Regarding Pricing Strategy		
Comp search performed on a half mile radius, gla 20% over a 6 month time period. S1 and S3 priced low to encourage multiple offers. Due to the lack of listed comps with gla larger than subject in the search, L2 is causing a wide range of value.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.42 miles and the sold comps closed within the last 6 months. The market is reported as having increased 10% in the last 6 months. The price conclusion is deemed supported.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 5828 SEMINARY CT
Oakland, CA 94605



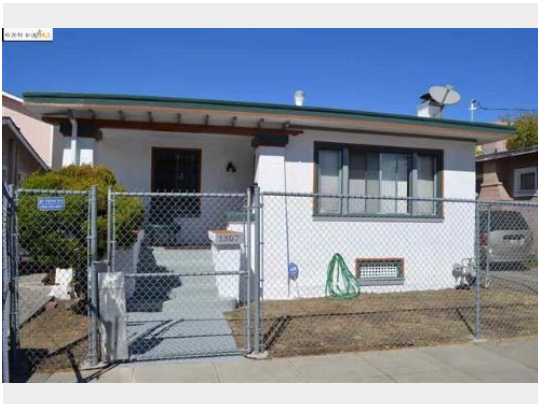
Front

L2 2138 65TH AVE
Oakland, CA 94621



Front

L3 1307 58TH ST
Oakland, CA 94621



Front

Sales Photos

S1 1198 E 60TH AVE
Oakland, CA 94621



Front

S2 6719 EASTLAWN ST
Oakland, CA 94621



Front

S3 1293 62ND AVE
Oakland, CA 94621



Front

ClearMaps Addendum

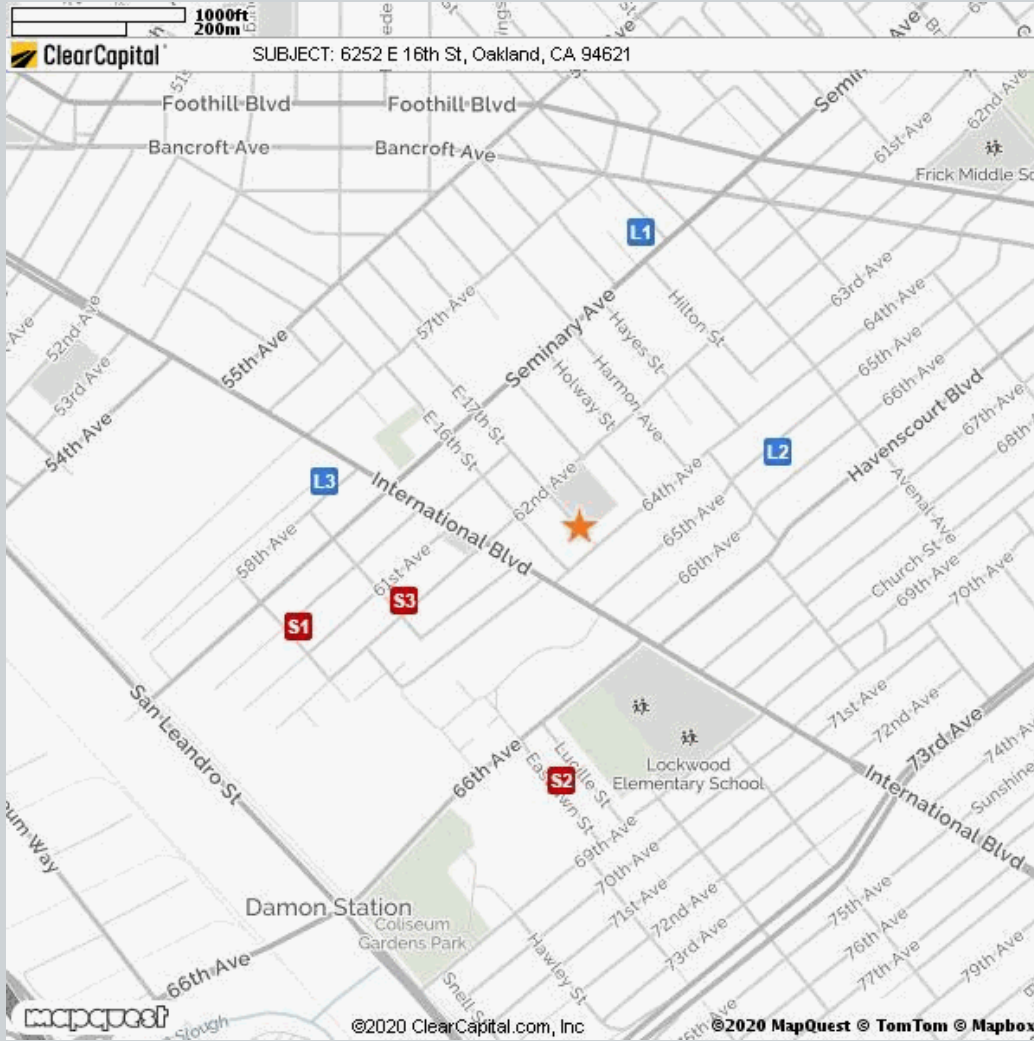
Address ★ 6252 E 16th Street, Oakland, CA 94621

Loan Number 41001

Suggested List \$460,000

Suggested Repaired \$460,000

Sale \$460,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6252 E 16th St, Oakland, CA	--	Parcel Match
L1 Listing 1	5828 Seminary Ct, Oakland, CA	0.42 Miles ¹	Parcel Match
L2 Listing 2	2138 65th Ave, Oakland, CA	0.30 Miles ¹	Parcel Match
L3 Listing 3	1307 58th St, Oakland, CA	0.34 Miles ¹	Parcel Match
S1 Sold 1	1198 E 60th Ave, Oakland, CA	0.39 Miles ¹	Parcel Match
S2 Sold 2	6719 Eastlawn St, Oakland, CA	0.33 Miles ¹	Parcel Match
S3 Sold 3	1293 62nd Ave, Oakland, CA	0.24 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Kathleen Fulmore	Company/Brokerage	Pacific Realty Partners
License No	01505929	Address	560 White Fir Drive San Leandro CA 94577
License Expiration	06/13/2021	License State	CA
Phone	5102908943	Email	4kathleensopinion@GMAIL.COM
Broker Distance to Subject	2.80 miles	Date Signed	06/23/2020

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on 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. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.