

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	16641 Pinnacle Peak Court, Riverside, CA 92503	Order ID	7142930	Property ID	29701597
Inspection Date	03/05/2021	Date of Report	03/08/2021		
Loan Number	41788	APN	135501002		
Borrower Name	Redwood Holdings LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	0303_BPO_Update	Tracking ID 1	0303_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	KMOG LLC	Condition Comments Subject property is a single family home in average condition. Property is free of exterior defects or damages.
R. E. Taxes	\$11,541	
Assessed Value	\$700,553	
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	Lake Hills Reserve	
Association Fees	\$158 / Month (Pool,Landscaping)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Subject property is located in a suburban residential neighborhood that is populated primarily by single family homes in average condition. Properties in area have been maintained. Neighborhood is located near multiple schools, recreational facilities and shopping destinations.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$497200 High: \$865000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	16641 Pinnacle Peak Court	16749 Crescent Glen Ct	16628 Golden Bluff Loop	16861 Valley Spring Dr
City, State	Riverside, CA	Riverside, CA	Riverside, CA	Riverside, CA
Zip Code	92503	92503	92503	92503
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.62 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$850,000	\$825,000	\$665,000
List Price \$	--	\$850,000	\$825,000	\$665,000
Original List Date		07/12/2020	01/18/2021	02/15/2021
DOM · Cumulative DOM	-- · --	237 · 239	47 · 49	19 · 21
Age (# of years)	14	14	10	13
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	2 Stories Modern	2 Stories Modern	2 Stories Modern	2 Stories Modern
# Units	1	1	1	1
Living Sq. Feet	4,474	4,262	3,647	3,045
Bdrm · Bths · ½ Bths	3 · 3 · 1	6 · 4 · 1	5 · 4 · 1	4 · 3
Total Room #	5	8	7	6
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	Pool - Yes Spa - Yes	--
Lot Size	0.19 acres	0.28 acres	0.32 acres	0.14 acres
Other	--	--	--	--

* Listing 2 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.

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

Listing 1 LC1 is equal to subject property based on square footage. Property has comparable style, design and amenities in comparison to subject property.

Listing 2 LC2 is equal to subject property. Property has comparable gross living area and design in comparison to subject.

Listing 3 LC3 is equal to subject property. Property has comparable gross living area and design in comparison to subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	16641 Pinnacle Peak Court	16423 Village Meadow Dr	15780 Laurel Branch Ct	16672 S Peak Ct
City, State	Riverside, CA	Riverside, CA	Riverside, CA	Riverside, CA
Zip Code	92503	92503	92503	92503
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.71 ¹	0.37 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$850,000	\$772,900	\$759,900
List Price \$	--	\$850,000	\$772,900	\$759,900
Sale Price \$	--	\$850,000	\$760,000	\$740,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/22/2020	09/18/2020	08/27/2020
DOM · Cumulative DOM	-- · --	43 · 43	177 · 177	35 · 35
Age (# of years)	14	15	14	13
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	2 Stories Modern	2 Stories Modern	2 Stories Modern	2 Stories Modern
# Units	1	1	1	1
Living Sq. Feet	4,474	4,895	4,850	4,262
Bdrm · Bths · ½ Bths	3 · 3 · 1	5 · 4 · 1	5 · 3 · 1	4 · 3 · 1
Total Room #	5	7	7	6
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 4 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	--	--
Lot Size	0.19 acres	0.38 acres	0.23 acres	0.29 acres
Other	--	--	--	--
Net Adjustment	--	\$0	+\$2,000	+\$15,300
Adjusted Price	--	\$850,000	\$762,000	\$755,300

* 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** SC1 is equal to subject property. Property is built in similar style, has comparable square footage and is a like structure.
- Sold 2** SC2 is similar to subject property and is an equivalent comparable. Property has similar amenities and is built in the same style as subject property.
- Sold 3** SC3 is equal to subject property based on square footage. Property has comparable style and design in comparison to subject property.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject property has neither been listed or sold in the past twelve 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	\$775,000	\$775,000
Sales Price	\$770,000	\$770,000
30 Day Price	\$765,000	--
Comments Regarding Pricing Strategy		
Best available comparable properties have been selected to determine value for subject property. Both active listings and recently sold comparable properties have been given equal weight in valuation due to stabilization of values in market area. Subject is valued in line with comparable properties in surrounding market area.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

DRIVE-BY BPO

by ClearCapital

16641 PINNACLE PEAK COURT
RIVERSIDE, CA 92503

41788
Loan Number

\$770,000
As-Is Value

Subject Photos



Front



Front



Address Verification



Street

Listing Photos

L1 16749 Crescent Glen Ct
Riverside, CA 92503



Front

L2 16628 Golden Bluff Loop
Riverside, CA 92503



Front

L3 16861 Valley Spring Dr
Riverside, CA 92503



Front

Sales Photos

S1 16423 Village Meadow Dr
Riverside, CA 92503



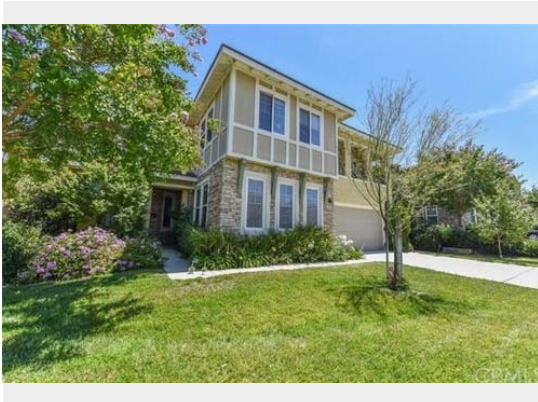
Front

S2 15780 Laurel Branch Ct
Riverside, CA 92503



Front

S3 16672 S Peak Ct
Riverside, CA 92503



Front

ClearMaps Addendum

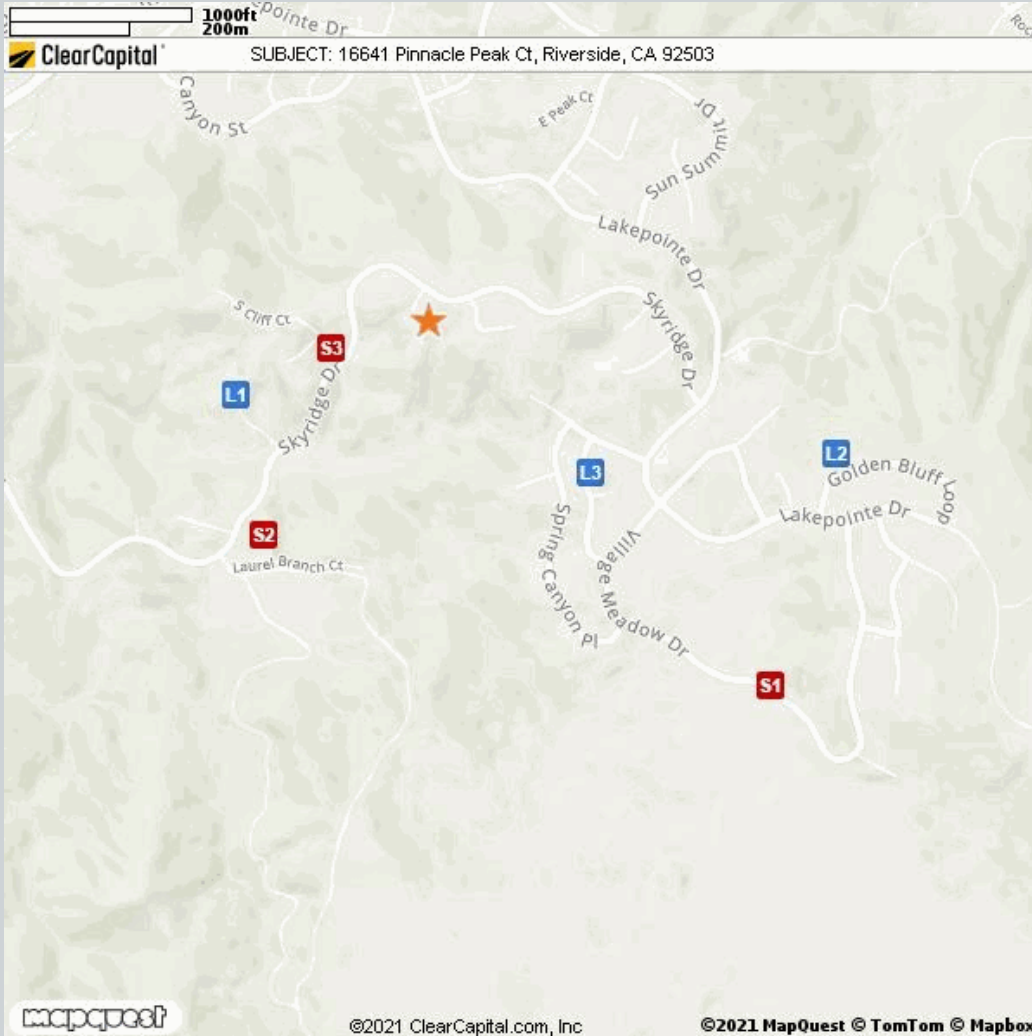
Address ★ 16641 Pinnacle Peak Court, Riverside, CA 92503

Loan Number 41788

Suggested List \$775,000

Suggested Repaired \$775,000

Sale \$770,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16641 Pinnacle Peak Court, Riverside, CA 92503	--	Parcel Match
L1 Listing 1	16749 Crescent Glen Ct, Riverside, CA 92503	0.28 Miles ¹	Parcel Match
L2 Listing 2	16628 Golden Bluff Loop, Riverside, CA 92503	0.62 Miles ¹	Parcel Match
L3 Listing 3	16861 Valley Spring Dr, Riverside, CA 92503	0.32 Miles ¹	Parcel Match
S1 Sold 1	16423 Village Meadow Dr, Riverside, CA 92503	0.71 Miles ¹	Parcel Match
S2 Sold 2	15780 Laurel Branch Ct, Riverside, CA 92503	0.37 Miles ¹	Parcel Match
S3 Sold 3	16672 S Peak Ct, Riverside, CA 92503	0.13 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	Stephanie Hill	Company/Brokerage	Sunset Realty
License No	02068316	Address	12672 Limonite Ave Corona CA 92880
License Expiration	06/28/2022	License State	CA
Phone	5626193013	Email	shill@4sunsetrealty.com
Broker Distance to Subject	7.88 miles	Date Signed	03/06/2021

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.