

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	225 W Grand Avenue, Alhambra, CA 91801	Order ID	7142930	Property ID	29701596
Inspection Date	03/06/2021	Date of Report	03/08/2021		
Loan Number	41798	APN	5337-013-025		
Borrower Name	Redwood Holdings LLC	County	Los Angeles		

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

General Conditions

Owner	Redwood Holdings LLC.	Condition Comments	
R. E. Taxes	\$9,001	Corner lot Single Family Residential that looked to be in average condition from the exterior. Per recent expired listing, interior needs updating. I have included a full profile with previous Transaction Summary for property.	
Assessed Value	\$738,684		
Zoning Classification	ALRPD*		
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	
Local Economy	Slow	Situated on a residential street and surrounded by similar style/size SFR properties. There are 4 cities within the 2-mile radius, that are not similar in location therefore I stayed within Subject city. Within the 2-mile radius there are a total of 22 listing/sales with varied ages, bed/bath count, lot size, style, condition, amenities and 20% (+/-) GLA of Subject with 1 Probate sale and 21 Standard sales. There are lack of mainly active comps in the 1-mile radius. With limited comps I had to include updated listings and adjusted accordingly.	
Sales Prices in this Neighborhood	Low: \$449,000 High: \$850,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	225 W Grand Avenue	1616 S El Molino St	430 S Fremont Ave	520 S Westboro Ave
City, State	Alhambra, CA	Alhambra, CA	Alhambra, CA	Alhambra, CA
Zip Code	91801	91801	91801	91803
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.95 ¹	1.23 ¹	1.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$599,000	\$600,000	\$690,000
List Price \$	--	\$599,000	\$600,000	\$690,000
Original List Date		02/12/2021	02/04/2021	01/15/2021
DOM · Cumulative DOM	-- · --	12 · 24	6 · 32	50 · 52
Age (# of years)	69	74	93	97
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Busy Road	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Spanish	1 Story Spanish
# Units	1	1	1	1
Living Sq. Feet	1,169	1,151	1,010	1,152
Bdrm · Bths · ½ Bths	2 · 2	3 · 1	2 · 1	2 · 1
Total Room #	5	6	5	5
Garage (Style/Stalls)	Attached 1 Car	Detached 2 Car(s)	Detached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.13 acres	0.11 acres	0.14 acres
Other	Fence, patio, FP	Fence, patio, FP	Fence, patio, CA	Fence, patio, FP

* 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** Pending status as of 02/24/2021. Living room with fireplace. Hardwood flooring. Located in a similar location and condition. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to.
- Listing 2** Pending status as of 02/19/2021. Laminated wood flooring. Some updating but overall looked to be in average condition from photos in MLS. Situated on a high traffic street. Located in an inferior location and similar condition. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to.
- Listing 3** Active status. Living room with fireplace. Located in a similar location and condition. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	225 W Grand Avenue	716 W Commonwealth Ave	812 N Atlantic Blvd	409 N Atlantic Blvd
City, State	Alhambra, CA	Alhambra, CA	Alhambra, CA	Alhambra, CA
Zip Code	91801	91801	91801	91801
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.67 ¹	0.26 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$699,800	\$699,000	\$729,000
List Price \$	--	\$699,800	\$679,900	\$729,000
Sale Price \$	--	\$721,000	\$650,000	\$729,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/20/2020	02/01/2021	01/08/2021
DOM · Cumulative DOM	-- · --	5 · 31	215 · 250	18 · 57
Age (# of years)	69	98	84	97
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Busy Road	Neutral ; Busy Road
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,169	1,358	1,046	1,192
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	2 · 1	3 · 1 · 1
Total Room #	5	6	5	6
Garage (Style/Stalls)	Attached 1 Car	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.17 acres	0.09 acres	0.13 acres
Other	Fence, patio, FP	Fence, porch, FP, CA	Fence, patio, FP	Fence, patio, wall unit
Net Adjustment	--	-\$19,955	+\$15,393	-\$42,369
Adjusted Price	--	\$701,045	\$665,393	\$686,631

* Sold 2 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** Living room with fireplace. Laminated wood flooring. Located in a similar location and condition. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to. Adjustments are +\$11600 age, -\$14175 GLA, -\$4880 lot size, -\$10000 CA, -\$2500 garage space.
- Sold 2** Updated. Living room with fireplace. Situated on a high traffic street. Located in an inferior location and superior condition. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to. Adjustments are +\$6000 age, +\$10000 bath, +\$9225 GLA, +\$2668 lot size, -\$30000 condition, +\$20000 location, -\$2500 garage space.
- Sold 3** Updated. Kitchen with granite counters and SS appliances. Situated on a high traffic street. Located in an inferior location and superior condition. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to. Adjustments are +\$11200 age, +\$5000 bath, -\$1725 GLA, -\$1344 lot size, +\$2000 FP, -\$5000 wall unit, -\$20000 location, -\$30000 condition, -\$2500 garage space.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was listed on 01/09/2020 for \$625000 and Expired on 01/09/2021 for \$625000 with 26 DOM as a Shorty sale. I was not able to locate any sales in the MLS. There is a public record sale for \$24000 on 02/08/1966.			
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	\$689,000	\$689,000
Sales Price	\$685,000	\$685,000
30 Day Price	\$675,000	--
Comments Regarding Pricing Strategy		
<p>With pricing being based on sold comps the amount I have indicated is in my opinion the best value for Subject with all the adjustments I have made. Adjustment is \$400.00 per year for age, \$2.00 per sqft lot size, \$75.00 GLA, \$10000.00 full bath, \$5000.00 half bath, \$5000.00 wall unit, \$10000.00 CA, \$2500.00 per garage space, \$30000 condition. \$20000.00 location, \$2000.00 FP, Market is currently volatile with the situation that is impacting the country. With the state being on limited activity, but slowly opening, market will be slow in the beginning of 2021 and beyond. I cannot confirm how market will be when we are in regular times.</p>		

Clear Capital Quality Assurance Comments Addendum

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

Subject Photos



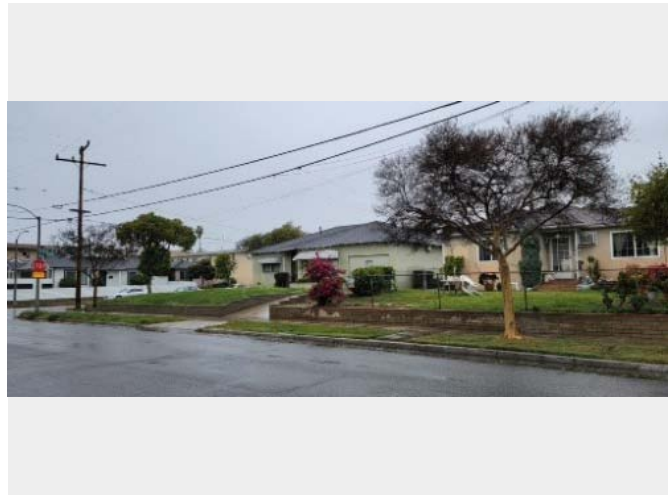
Front



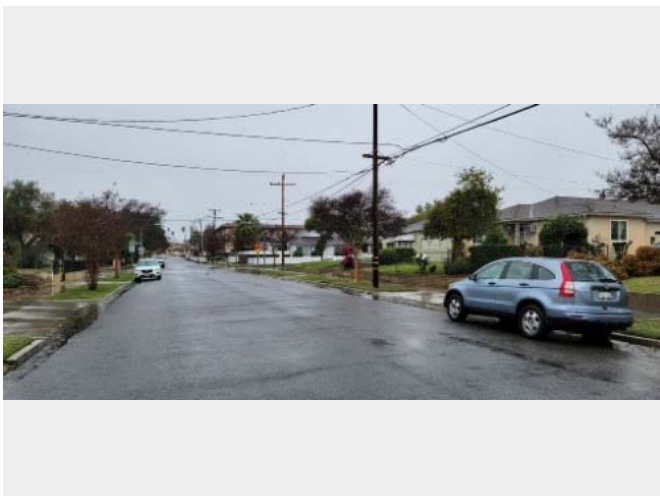
Address Verification



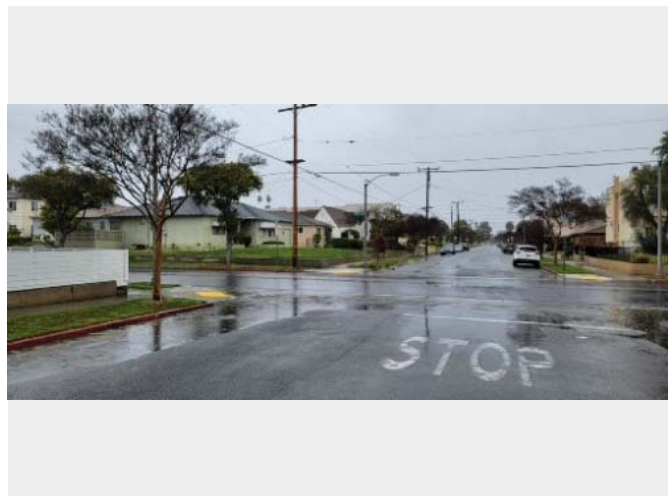
Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 1616 S El Molino St
Alhambra, CA 91801



Front

L2 430 S Fremont Ave
Alhambra, CA 91801



Front

L3 520 S Westboro Ave
Alhambra, CA 91803



Front

Sales Photos

S1 716 W Commonwealth Ave
Alhambra, CA 91801



Front

S2 812 N Atlantic Blvd
Alhambra, CA 91801



Front

S3 409 N Atlantic Blvd
Alhambra, CA 91801



Front

ClearMaps Addendum

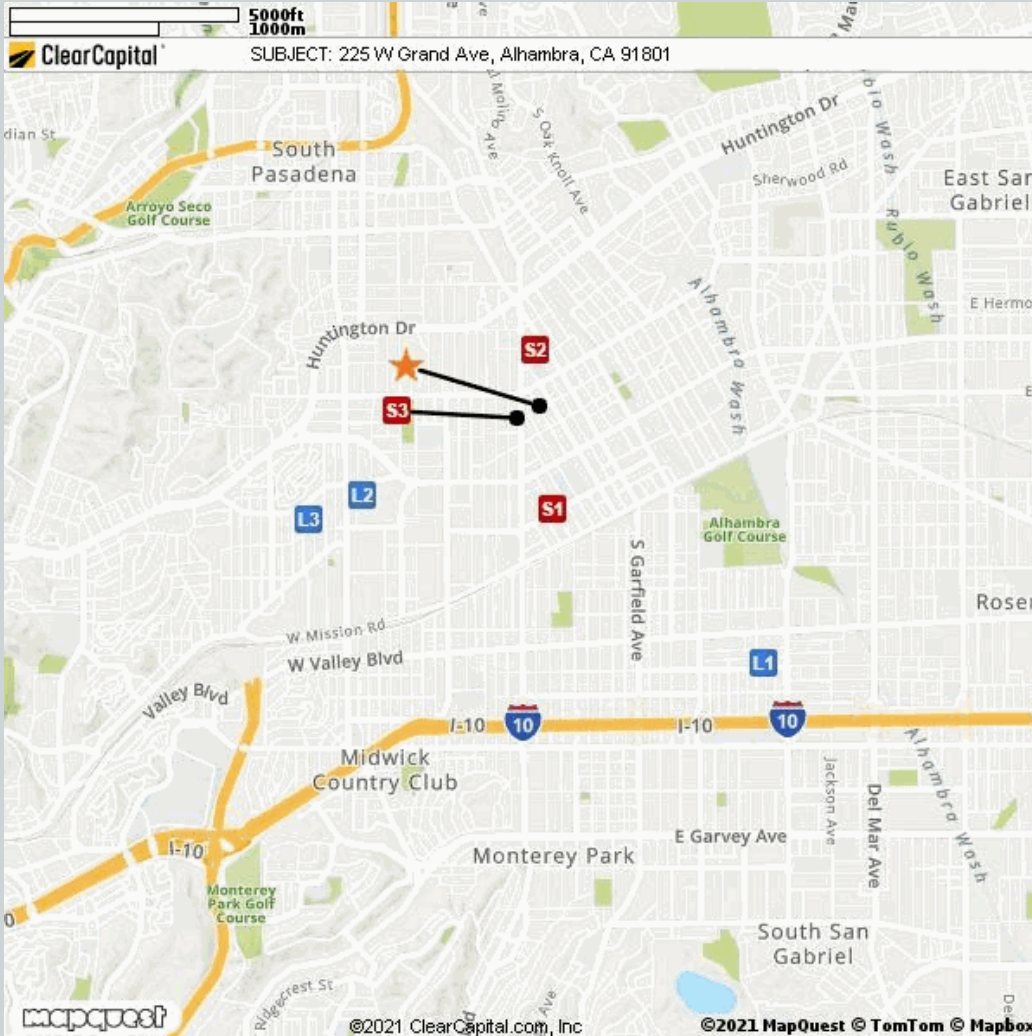
Address ★ 225 W Grand Avenue, Alhambra, CA 91801

Loan Number 41798

Suggested List \$689,000

Suggested Repaired \$689,000

Sale \$685,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	225 W Grand Avenue, Alhambra, CA 91801	--	Parcel Match
L1 Listing 1	1616 S El Molino St, Alhambra, CA 91801	1.95 Miles ¹	Parcel Match
L2 Listing 2	430 S Fremont Ave, Alhambra, CA 91801	1.23 Miles ¹	Parcel Match
L3 Listing 3	520 S Westboro Ave, Alhambra, CA 91801	1.57 Miles ¹	Parcel Match
S1 Sold 1	716 W Commonwealth Ave, Alhambra, CA 91801	0.67 Miles ¹	Parcel Match
S2 Sold 2	812 N Atlantic Blvd, Alhambra, CA 91801	0.26 Miles ¹	Parcel Match
S3 Sold 3	409 N Atlantic Blvd, Alhambra, CA 91801	0.15 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	Hilda Ambarsoom	Company/Brokerage	Premier Agent Network
License No	01185791	Address	336 N. Louise St. GLENDALE CA 91206
License Expiration	08/10/2022	License State	CA
Phone	8189199987	Email	HAmbarsoom@gmail.com
Broker Distance to Subject	7.77 miles	Date Signed	03/07/2021

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.