

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.

<b>Address</b>	1118 Virginia Street, Manteca, CA 95337	<b>Order ID</b>	6846000	<b>Property ID</b>	28815180
<b>Inspection Date</b>	09/19/2020	<b>Date of Report</b>	09/19/2020		
<b>Loan Number</b>	41931	<b>APN</b>	219-110-15		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	San Joaquin		

Tracking IDs					
<b>Order Tracking ID</b>	0917Bpos	<b>Tracking ID 1</b>	0917Bpos		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Albert and Helen Ftacek	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$473	Single family detached with car on driveway. Posting on front window appears to indicate that there was an eviction, unable to determine from the sidewalk.	
<b>Assessed Value</b>	\$49,668		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	This market is experiencing a lack of available housing inventory. This has caused days on market for homes in this area to decline.	
<b>Sales Prices in this Neighborhood</b>	Low: \$300,000 High: \$400,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1118 Virginia Street	650 Daffodil Way	853 Jade Pl	532 Acacia Ave
<b>City, State</b>	Manteca, CA	Manteca, CA	Manteca, CA	Manteca, CA
<b>Zip Code</b>	95337	95336	95336	95336
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.87 <sup>1</sup>	0.95 <sup>1</sup>	0.94 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$375,000	\$364,999	\$335,000
<b>List Price \$</b>	--	\$374,950	\$364,999	\$335,000
<b>Original List Date</b>		06/30/2020	08/13/2020	09/09/2020
<b>DOM · Cumulative DOM</b>	-- · --	72 · 81	8 · 37	3 · 10
<b>Age (# of years)</b>	64	41	43	66
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,348	1,428	1,224	1,286
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	5	6	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.12 acres	0.15 acres	0.13 acres	0.21 acres
<b>Other</b>	MLS#	MLS#20037465	MLS#20048111	MLS#20054487

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Well maintained home by second owner for over 60 yrs!! Cute 3 bedroom home 1 bath with 4th bedroom/full bath guest quarter behind garage all done with permits. Roof replaced in 2015. Huge yard with lots of fruit trees, grapes and garden area. Garage is attached with breezeway.
- Listing 2** Great for first time home buyer or Investor. EZ access to freeway,Very clean and well cared for home, all new interior paint, carpets 9 months old, New A/C, New Water Heater,spacious living-room with built ins and secretary desk,covered patio, Fenced Back and Front yards, Tuff Shed, ceiling fans throughout,access to attic and crawl space, has ring Door Bell, refrigerator
- Listing 3** Bring your imagination and make this Home your own with your own finishing touches. This Home was remodeled 10+ years ago and offers 3 B/R, 2 Bath & 2 Car Garage with additional parking at side yard and located on corner lot.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	1118 Virginia Street	316 Willow Ave	921 Saint Cyr Ct	539 Carol St
<b>City, State</b>	Manteca, CA	Manteca, CA	Manteca, CA	Manteca, CA
<b>Zip Code</b>	95337	95337	95337	95336
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.70 <sup>1</sup>	0.38 <sup>1</sup>	0.71 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$355,000	\$375,000	\$349,900
<b>List Price \$</b>	--	\$355,000	\$369,900	\$349,900
<b>Sale Price \$</b>	--	\$353,000	\$369,000	\$355,000
<b>Type of Financing</b>	--	Fha	Conventional	Conventional
<b>Date of Sale</b>	--	09/03/2020	06/12/2020	06/29/2020
<b>DOM · Cumulative DOM</b>	-- · --	95 · 156	26 · 70	41 · 74
<b>Age (# of years)</b>	64	62	49	60
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,348	1,404	1,206	1,285
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.12 acres	0.14 acres	0.22 acres	0.16 acres
<b>Other</b>	MLS#	MLS#20019318	MLS#20019887	MLS#20022053
<b>Net Adjustment</b>	--	-\$9,000	-\$3,000	-\$5,000
<b>Adjusted Price</b>	--	\$344,000	\$366,000	\$350,000

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

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** This property has 4 bedroom and 2 Bath with a Pool with original hardwood floors, Great for First Time Home Buyers or Investors. Centrally located, close to many amenities, Easy access to Hwy 120 and Freeway 99. (\$9,000 closing credit)
- Sold 2** Sharp home on lot cul-de-sac lot (9,612 sf), recently painted, newer carpet, slab granite kitchen counters with full backsplash, gas stove, cabinet pulls, remodeled bathrooms, dual pane windows, newer WH, leased solar (\$107/mo) has 14 panels, central HVAC, covered patio and large backyard. Shows well. (\$3,000 closing credit)
- Sold 3** Welcome to Carol Street in Manteca! This remodeled home features 3 bedrooms, 2 bathrooms and measures 1,285 square feet. Newer kitchen cabinets and countertops that complement the vinyl flooring throughout most of the house. Carpet in bedrooms. Dual Pane windows throughout. BIG backyard with RV access. Shopping centers and restaurants are close by and only a few minutes from Hwy 99 & 120. Come, see and fall in love with this vacant home that offers Contact-less Showings! (\$5,000 condition adjustment)

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Subject has not been listed or sold in the previous 12 months.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$350,000	\$350,000
<b>Sales Price</b>	\$350,000	\$350,000
<b>30 Day Price</b>	\$340,000	--
<b>Comments Regarding Pricing Strategy</b>		
This market is experiencing a lack of available housing inventory. This has caused days on market for homes in this area to decline.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

### Subject Photos



Front



Address Verification



Side



Side



Street



Street



## Subject Photos



Other



## Listing Photos

**L1** 650 Daffodil Way  
Manteca, CA 95336



Front

**L2** 853 Jade Pl  
Manteca, CA 95336



Front

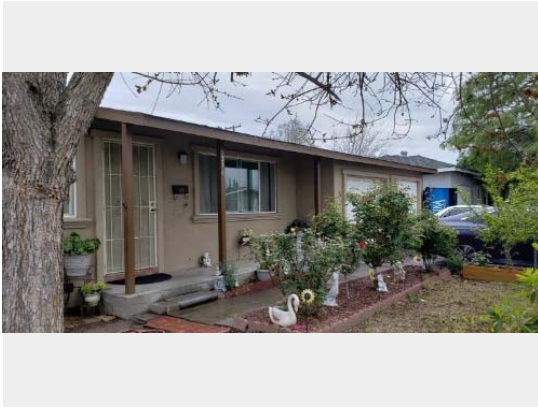
**L3** 532 Acacia Ave  
Manteca, CA 95336



Front

## Sales Photos

**S1** 316 Willow Ave  
Manteca, CA 95337



Front

**S2** 921 Saint Cyr Ct  
Manteca, CA 95337



Front

**S3** 539 Carol St  
Manteca, CA 95336



Front

### ClearMaps Addendum

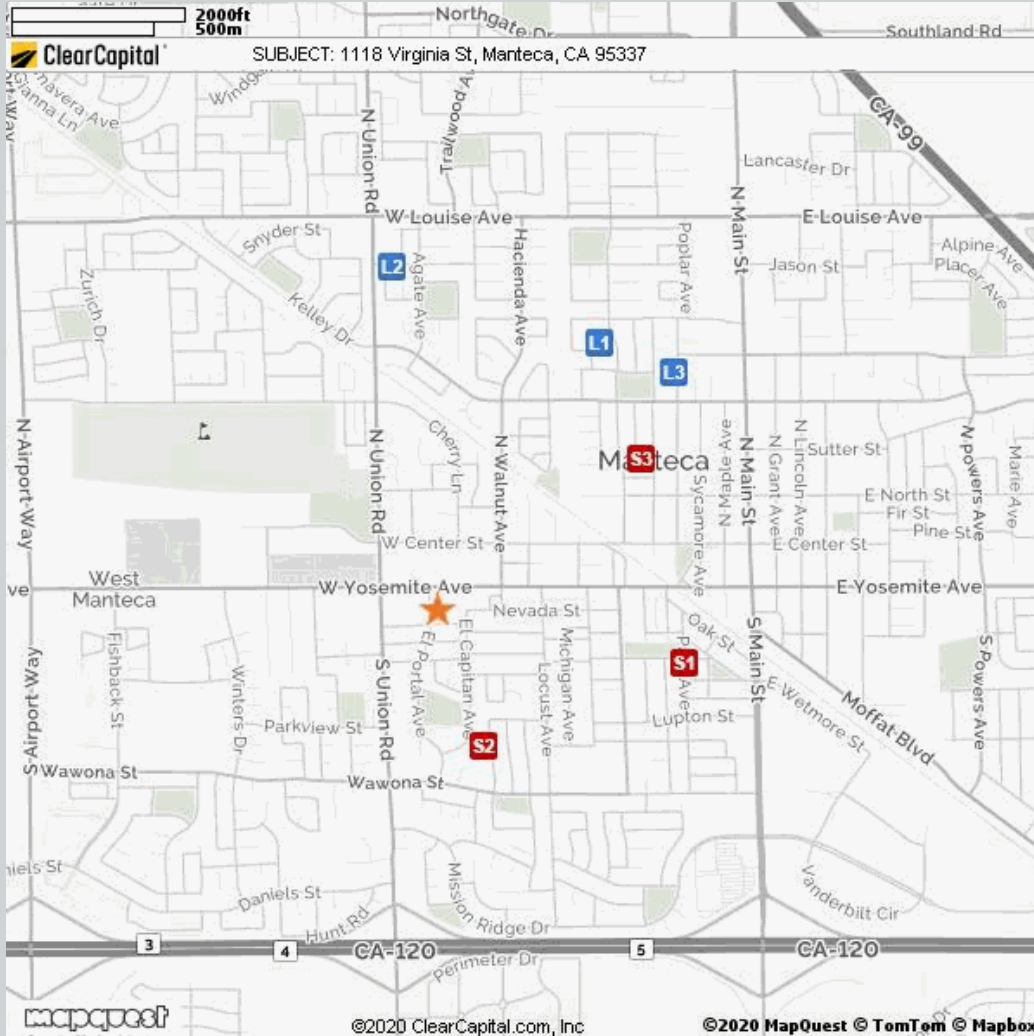
**Address** ★ 1118 Virginia Street, Manteca, CA 95337

**Loan Number** 41931

**Suggested List** \$350,000

**Suggested Repaired** \$350,000

**Sale** \$350,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1118 Virginia Street, Manteca, CA 95337	--	Parcel Match
L1 Listing 1	650 Daffodil Way, Manteca, CA 95336	0.87 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	853 Jade Pl, Manteca, CA 95336	0.95 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	532 Acacia Ave, Manteca, CA 95336	0.94 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	316 Willow Ave, Manteca, CA 95337	0.70 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	921 Saint Cyr Ct, Manteca, CA 95337	0.38 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	539 Carol St, Manteca, CA 95336	0.71 Miles <sup>1</sup>	Parcel Match

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

<sup>2</sup> 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 realistic market value for this property at which it would sell in a typical marketing time for the area.

**Comparable Requirements:**

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

**Property Condition Definitions:**

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

**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.

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.

**Photo Instructions**

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking

## Report Instructions - cont.

each direction down the street

4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

## Broker Information

<b>Broker Name</b>	John Parisek	<b>Company/Brokerage</b>	Golden Lion Real Estate, Inc
<b>License No</b>	01296854	<b>Address</b>	4600 S Tracy Blvd Tracy CA 95377
<b>License Expiration</b>	09/05/2024	<b>License State</b>	CA
<b>Phone</b>	2098360200	<b>Email</b>	john@goldenlionhomes.com
<b>Broker Distance to Subject</b>	12.83 miles	<b>Date Signed</b>	09/19/2020

*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.**