

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>	3033 Live Oak Court - Holdback, Danville, CA 94506	<b>Order ID</b>	7221768	<b>Property ID</b>	29925699
<b>Inspection Date</b>	04/09/2021	<b>Date of Report</b>	04/20/2021		
<b>Loan Number</b>	42004	<b>APN</b>	2035800461		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Contra Costa		

Tracking IDs					
<b>Order Tracking ID</b>	0407_BPO_Update	<b>Tracking ID 1</b>	0407_BPO_Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	REDWOOD HOLDINGS LLC	In the 24 guard gate of Blackhawk. This home is a flip and I have personally viewed this home 3 times since September. Once in it's original condition, one mid flip, and once to show a client last week (before this order. It shows well, cabinets in the kitchen are original and just painted, not replaced. Paint was hurriedly applied. It still looks beautiful if not looking at details which my clients pointed out.
<b>R. E. Taxes</b>	\$6,957	
<b>Assessed Value</b>	\$526,613	
<b>Zoning Classification</b>	Residential P-1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(All locked and on lockbox for showing)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Blackhawk HOA 9257366440	
<b>Association Fees</b>	\$567 / Month (Landscaping,Greenbelt,Other: Playground, 24 hour security gated community)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Private	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Blackhawk is a country club behind 24 hour gate guarded security. Within 1 mile of all modern amenities.
<b>Local Economy</b>	Excellent	
<b>Sales Prices in this Neighborhood</b>	Low: \$1,085,000 High: \$4,150,000	
<b>Market for this type of property</b>	Increased 11 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	3033 Live Oak Court - Holdback	939 Redwood Dr	230 Live Oak Dr	265 Conifer Ter
<b>City, State</b>	Danville, CA	Danville, CA	Danville, CA	Danville, CA
<b>Zip Code</b>	94506	94506	94506	94506
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.27 <sup>1</sup>	0.12 <sup>1</sup>	0.57 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$1,650,000	\$1,250,000	\$1,398,000
<b>List Price \$</b>	--	\$1,599,000	\$1,250,000	\$1,398,000
<b>Original List Date</b>		03/05/2021	03/02/2021	03/12/2021
<b>DOM · Cumulative DOM</b>	-- · --	37 · 46	40 · 49	30 · 39
<b>Age (# of years)</b>	39	38	40	36
<b>Condition</b>	Good	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course
<b>View</b>	Beneficial ; Golf Course	Beneficial ; Golf Course	Neutral ; Residential	Beneficial ; Mountain
<b>Style/Design</b>	2 Stories Contemp	2 Stories Contemp	1 Story Contemp	2 Stories Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,666	2,811	2,269	2,331
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 3	3 · 2	2 · 2 · 1
<b>Total Room #</b>	9	10	9	8
<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>	--	--	--	Pool - Yes Spa - Yes
<b>Lot Size</b>	0.13 acres	0.16 acres	0.18 acres	0.15 acres
<b>Other</b>	Golf Cart Garage	No cart garage	Golf cart Garage	Golf cart Garage

\* Listing 1 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.

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

**Listing 1** Larger in sq ft, with the same style and golf course view. Same beds. Average condition. No golf cart garage.

**Listing 2** Smaller in sq ft and has no golf course view. .5 baths les. It does have a garage for the golf cart. Average condition

**Listing 3** End of a court with mountain and golf course views. Has a pool and spa. Smaller in sq ft with 1 less bed. Has the golf cart garage

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	3033 Live Oak Court - Holdback	512 Buttonwood Dr	27 Live Oak Pl	600 Birchwood Ct
<b>City, State</b>	Danville, CA	Danville, CA	Danville, CA	Danville, CA
<b>Zip Code</b>	94506	94506	94506	94506
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.18 <sup>1</sup>	0.37 <sup>1</sup>	0.33 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$1,648,000	\$1,585,000	\$1,498,950
<b>List Price \$</b>	--	\$1,648,000	\$1,585,000	\$1,498,950
<b>Sale Price \$</b>	--	\$1,790,000	\$1,585,000	\$1,525,000
<b>Type of Financing</b>	--	Conv	Conv	Cash
<b>Date of Sale</b>	--	01/21/2021	02/05/2021	04/06/2021
<b>DOM · Cumulative DOM</b>	-- · --	34 · 34	28 · 28	28 · 28
<b>Age (# of years)</b>	39	35	36	36
<b>Condition</b>	Good	Good	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course
<b>View</b>	Beneficial ; Golf Course	Beneficial ; Residential	Beneficial ; Golf Course	Neutral ; Residential
<b>Style/Design</b>	2 Stories Contemp	2 Stories Contemp	1 Story Contemp	2 Stories Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,666	2,702	2,609	2,163
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 3	5 · 3 · 1	3 · 2
<b>Total Room #</b>	9	12	10	10
<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>	0.13 acres	0.27 acres	0.23 acres	0.16 acres
<b>Other</b>	Golf Cart Garage	Golf cart Garage	Golf cart Garage	No Golf cart Garage
<b>Net Adjustment</b>	--	-\$74,000	+\$50,000	+\$106,000
<b>Adjusted Price</b>	--	\$1,716,000	\$1,635,000	\$1,631,000

\* 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.

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

**Sold 1** This home is larger in sq ft (-5k) .5 more baths (-7k) Larger lot (-12k) Similar condition. No golf course view, but backs to open space and is private. (-50k)

**Sold 2** Somewhat remodeled kitchen, but original baths (+100k). On a court (-35k) 1 more bath (-14k) Larger lot (-9k) Less sq ft (+8k)

**Sold 3** Good condition, Larger lot (-3k) Less sq ft (70k) .5 less baths (+14k) No golf cart garage (+25k)

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Luxe Real Estate	Listed in August of 2020 when the current owner purchased.					
<b>Listing Agent Name</b>	Sante Sandhu						
<b>Listing Agent Phone</b>	510-917-1309						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<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>
08/20/2020	\$1,225,000	04/05/2021	\$1,349,000	Sold	09/24/2020	\$1,085,000	MLS
04/05/2021	\$1,349,000	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$1,635,000	\$1,635,000
<b>Sales Price</b>	\$1,631,000	\$1,631,000
<b>30 Day Price</b>	\$1,600,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Pricing is based on the most recent sales and comps from within the same neighborhood. This home is listed far below expected sale value. The Oakridge homes are not inside the Blackhawk gates. Deer meadow is a very dated sale in this rapidly increasing market. Pricing is based on the sales provided and the rapidly increasing market. Update 4/15: I called the agent since offers were due at noon. He received 10 offers all over asking and, while he can't tell me the exact number, the winning bid was over 1.6m.</p>		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the subject being remodeled then relisted.
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## Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Subject Photos



Other



Other

## Listing Photos

**L1** 939 Redwood Dr  
Danville, CA 94506



Front

**L2** 230 Live Oak Dr  
Danville, CA 94506



Front

**L3** 265 Conifer Ter  
Danville, CA 94506



Front



## Sales Photos

**S1** 512 Buttonwood Dr  
Danville, CA 94506



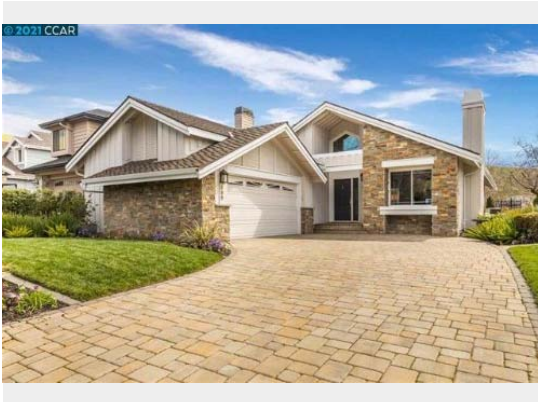
Front

**S2** 27 Live Oak Pl  
Danville, CA 94506



Front

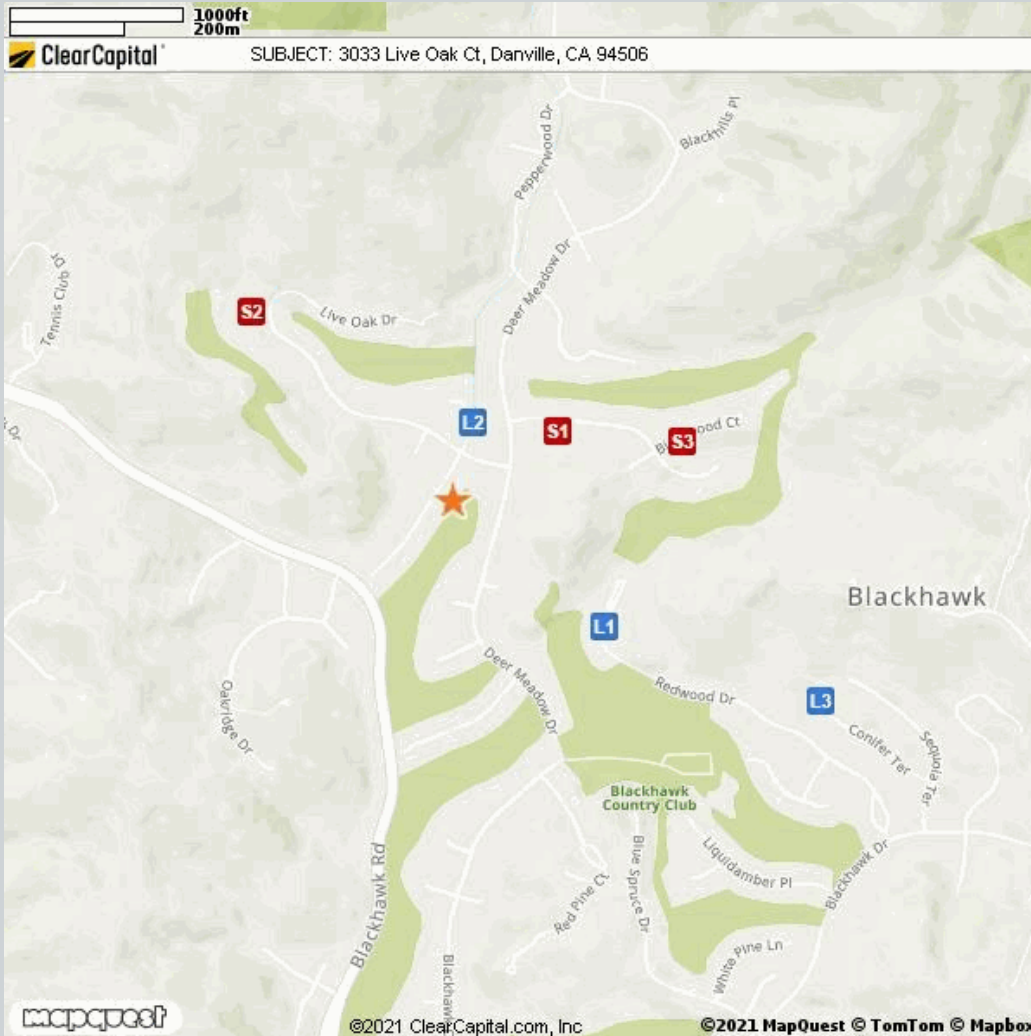
**S3** 600 Birchwood Ct  
Danville, CA 94506



Front

## ClearMaps Addendum

**Address** ★ 3033 Live Oak Court - Holdback, Danville, CA 94506  
**Loan Number** 42004      **Suggested List** \$1,635,000      **Suggested Repaired** \$1,635,000      **Sale** \$1,631,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3033 Live Oak Court - Holdback, Danville, CA 94506	--	Parcel Match
L1 Listing 1	939 Redwood Dr, Danville, CA 94506	0.27 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	230 Live Oak Dr, Danville, CA 94506	0.12 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	265 Conifer Ter, Danville, CA 94506	0.57 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	512 Buttonwood Dr, Danville, CA 94506	0.18 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	27 Live Oak Pl, Danville, CA 94506	0.37 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	600 Birchwood Ct, Danville, CA 94506	0.33 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 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

<b>Broker Name</b>	Rachael Hand	<b>Company/Brokerage</b>	Golden Gate Sotheby's International Realty
<b>License No</b>	01450616	<b>Address</b>	38 Sierra Lane Walnut Creek CA 94596
<b>License Expiration</b>	09/24/2024	<b>License State</b>	CA
<b>Phone</b>	9253728080	<b>Email</b>	rach@handrealestate.com
<b>Broker Distance to Subject</b>	9.08 miles	<b>Date Signed</b>	04/15/2021

*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:**

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