

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	2556 62nd Avenue, Oakland, CA 94605	Order ID	6889360	Property ID	28946485
Inspection Date	10/16/2020	Date of Report	10/17/2020		
Loan Number	42205	APN	038 -3199-025-00		
Borrower Name	Redwood Holdings LLC	County	Alameda		

Tracking IDs

Order Tracking ID	1015BPOsA	Tracking ID 1	1015BPOsA
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	South Hayward Ventures LLC	Condition Comments Subject is in average condition as observed from curbside inspection.
R. E. Taxes	\$8,761	
Assessed Value	\$561,000	
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 close to Bancroft Ave a major thoroughfare.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$365,000 High: \$1,015,000	
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	2556 62nd Avenue	2491 65th Ave	5536 Hilton St	2451 63rd Ave
City, State	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94605	94605	94605	94605
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.44 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$505,000	\$549,000	\$575,000
List Price \$	--	\$505,000	\$539,999	\$575,000
Original List Date		08/12/2020	08/27/2020	10/07/2020
DOM · Cumulative DOM	-- · --	58 · 66	51 · 51	9 · 10
Age (# of years)	111	94	101	108
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	1.5 Stories TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	1,444	1,258	1,233	1,242
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 2	2 · 1
Total Room #	6	5	7	5
Garage (Style/Stalls)	None	Detached 1 Car	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.11 acres	.09 acres	.10 acres	.10 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** Nice 2 bedroom 1 bath home in Oakland's Havenscourt District. Home offers living room, dining room, fireplace and nice size backyard for entertaining. There is an additional walk-in bonus room in the basement. Great commute location as it's in close proximity to BART, Mills College, Hwy 580, 880, Hwy 13, shopping, schools, and walking distance to Walgreens and Grind Coffee House. Easy commute to San Francisco. This house is also near the famed Oakland Coliseum and can make a fabulous home. Don't miss this opportunity!
- Listing 2** This home is a true hidden gem. The property is well kept by the current tenant, they've occupied it for many years and would like to stay. The owner has kept the property up to date and upgraded the kitchen, bathrooms, dual pane windows, central air conditioning and heater. The building has been expanded from its original built, to the current size, adding 2 more bedrooms and one bath, all permitted. This home is perfect for a first-time buyer or an investor looking for a turnkey investment that could rent for around \$2,500.
- Listing 3** This is a "Diamond in the Rough" with lots of character and 1242 sq/ft of potential situated on a corner lot! A 2 bedroom 1 bath with hardwood floors, an awesome floor plan, front AND backyard with lots of windows to help the natural sunlight seep through. This home is also close to interstate 580! All it needs is TLC and your personal touch to make it your own or an investment property. Call LA for details! Offers must be submitted by 10/12. Reports and disclosures will be available 10/9. Submit offers before home is remodeled as price will increase! *****Reports are under associated docs*****

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2556 62nd Avenue	2475 63rd Ave	2474 61st Ave	2945 60th Ave
City, State	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94605	94605	94605	94605
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.10 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$525,000	\$529,000	\$575,000
List Price \$	--	\$525,000	\$529,000	\$550,000
Sale Price \$	--	\$575,000	\$520,000	\$510,000
Type of Financing	--	Fha	Conventional	Other
Date of Sale	--	08/26/2020	09/10/2020	06/16/2020
DOM · Cumulative DOM	-- · --	5 · 41	18 · 56	62 · 197
Age (# of years)	111	97	97	96
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	1.5 Stories TRADITIONAL	1 Story TRADITIONAL	2 Stories TRADITIONAL	Other TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	1,444	1,316	1,498	1,401
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	4 · 1	4 · 2
Total Room #	6	7	7	8
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.11 acres	.10 acres	.10 acres	.10 acres
Other	--	--	--	--
Net Adjustment	--	-\$8,600	-\$10,000	-\$20,000
Adjusted Price	--	\$566,400	\$510,000	\$490,000

* Sold 1 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** Great home for first-time buyer or investment property tucked away in the heart of Oakland. This 3 bedroom, 2 Bath home features fresh exterior and interior paint, and new carpet. It has a formal living room with fireplace, and spacious kitchen with separate dining area and lots of natural light throughout. Long driveway that can park up to 5 cars. Large backyard has variety fruit trees and possible for future ADU. Conveniently located near shops, restaurants and major freeways. You have to come see it! Check out virtual tour <https://my.matterport.com/show/?m=7DUMkcmMN5C> SUP AGE \$5K, BATH \$10K, INF GLA \$6,400, \$8,600 ADJ
- Sold 2** Great Buy! Split level home on large level lot. Updated kitchen, 3 bed on street level 1 bed on 2nd level. With BONUS ROOM detached in the rear. Must See! SUP AGE \$5K, BDRM \$5K, \$10K ADJ
- Sold 3** Welcome to this beautiful, warm and cozy neighborhood in a pocket of Oakland. This home is located just minutes away from Mills College, Schools, Parks and 580 Freeway. Great investment Opportunity!!! Priced to sell. Has lots of potential. Property will be sold in it's As-Is condition. SUP AGE \$5K, BATH \$10K, \$20K 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	\$560,000	\$560,000
Sales Price	\$560,000	\$560,000
30 Day Price	\$550,000	--
Comments Regarding Pricing Strategy		
Comp search performed on a half mile radius, gla 20% over a 6 month time period. S1 priced low to encourage multiple offers.		

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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 2491 65TH AVE
Oakland, CA 94605



Front

L2 5536 HILTON ST
Oakland, CA 94605



Front

L3 2451 63RD AVE
Oakland, CA 94605



Front

Sales Photos

S1 2475 63RD AVE
Oakland, CA 94605



Front

S2 2474 61ST AVE
Oakland, CA 94605



Front

S3 2945 60TH AVE
Oakland, CA 94605



Front

ClearMaps Addendum

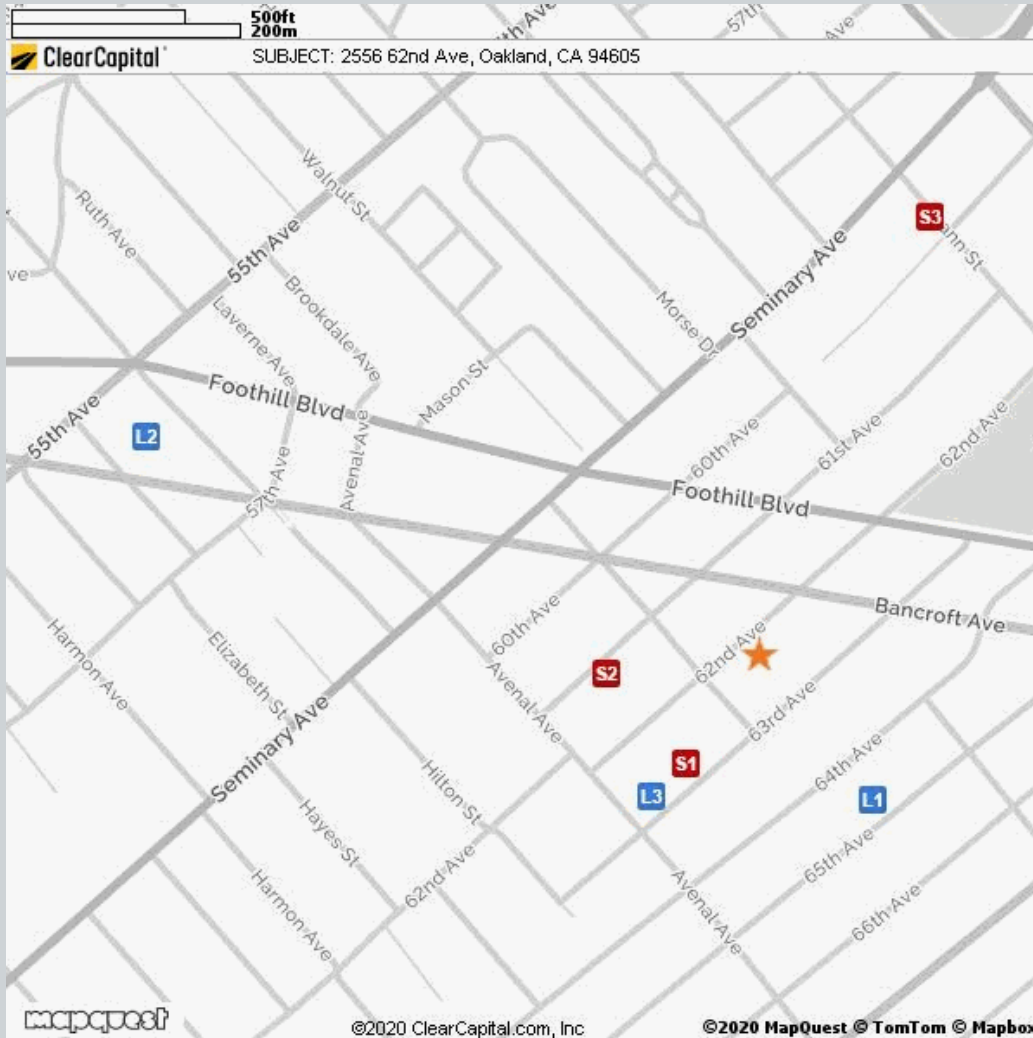
Address ★ 2556 62nd Avenue, Oakland, CA 94605

Loan Number 42205

Suggested List \$560,000

Suggested Repaired \$560,000

Sale \$560,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2556 62nd Avenue, Oakland, CA 94605	--	Parcel Match
L1 Listing 1	2491 65th Ave, Oakland, CA 94605	0.12 Miles ¹	Parcel Match
L2 Listing 2	5536 Hilton St, Oakland, CA 94605	0.44 Miles ¹	Parcel Match
L3 Listing 3	2451 63rd Ave, Oakland, CA 94605	0.11 Miles ¹	Parcel Match
S1 Sold 1	2475 63rd Ave, Oakland, CA 94605	0.08 Miles ¹	Parcel Match
S2 Sold 2	2474 61st Ave, Oakland, CA 94605	0.10 Miles ¹	Parcel Match
S3 Sold 3	2945 60th Ave, Oakland, CA 94605	0.32 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	3.11 miles	Date Signed	10/17/2020

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.