

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	4202 Stewart Avenue, Baldwin Park, CA 91706	Order ID	6920218	Property ID	29055576
Inspection Date	11/04/2020	Date of Report	11/04/2020		
Loan Number	42399	APN	8544-037-004		
Borrower Name	Redwood Holdings LLC	County	Los Angeles		

Tracking IDs					
Order Tracking ID	1103BPOs	Tracking ID 1	1103BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Maria C Lucero	Condition Comments	
R. E. Taxes	\$2,877	single family detached corner home in a predominantly residential neighborhood ..	
Assessed Value	\$203,560		
Zoning Classification	BPR1*		
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	Stable	searched +-20% in size, 1 mile radius, 12 months in time ... average dom 36 ... closed adom 39 ... active adom 41 ... 13 of the 17 active listings ae pending or under contract ... 52 closed sales ... 0 of the active listings are distressed listings ... 1 closed bank owned sale ...	
Sales Prices in this Neighborhood	Low: \$349,000 High: \$635,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4202 Stewart Avenue	4516 Center St	13407 Palm Ave	4213 Walnut St
City, State	Baldwin Park, CA	Baldwin Park, CA	Baldwin Park, CA	Baldwin Park, CA
Zip Code	91706	91706	91706	91706
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.67 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,500	\$499,800	\$469,999
List Price \$	--	\$499,500	\$499,800	\$469,999
Original List Date		10/08/2020	10/22/2020	09/24/2020
DOM · Cumulative DOM	-- · --	27 · 27	13 · 13	41 · 41
Age (# of years)	69	59	73	57
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 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,222	1,214	1,204	1,168
Bdrm · Bths · ½ Bths	3 · 1	3 · 1 · 1	3 · 1	3 · 2
Total Room #	6	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Detached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.13 acres	0.12 acres	0.17 acres	0.16 acres
Other	none	none	none	none

* Listing 1 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** close in size with a half bath more and no pool ... mls comments: This single story home just hit the market in the lovely city of Baldwin Park!! It features 3 bedrooms, 1 full bath, 1 half bath and 1,214 sqft of living space. Located on a corner lot, this home offers lots of natural light, a large living room with a wood-burning fireplace, a covered patio, front, back and side yards, and a detached 2 car garage with an automatic door (perfect for an additional ADU) with 2 spots to park in front of the garage and overnight parking on the streets. The kitchen comes equipped with a 1940's Wedgewood Stove and a refrigerator. This spacious home also boasts an indoor laundry room adjacent to the kitchen. Entertain and relax year-round in style beneath the breezeway. This house has easy access to all major freeways (605/210/10) and is walking distance to elementary & middle schools. It is less than 5 miles to Kaiser Permanente, less than 7 miles to City of Hope and less than 20 miles to Downtown Los Angeles. Located in the highly coveted Baldwin Park School District, this home is zoned for Walnut Elementary, Olive Middle School and Baldwin Park High School. It won't last long.
- Listing 2** close in size with the same features and has a pool ... mls comments: Looking for an opportunity to make a house your home? Well you have found it! This single story home located in Baldwin Park is waiting for someone to bring it back to its former glory. So bring your toolbelt and build your own sweat equity. Sitting on a large 7345 sf corner lot, this home provides plenty of outdoor space and offers an in ground pool. As you enter the home you can see the original hardwood floors, living area, large eat in kitchen, 3 bedrooms and 1 bathroom, new Lennox wall ductless air split system, plus a 1 car garage, covered patio, pomegranate tree and so much more! Conveniently located within minutes to freeway access, shopping, and eateries. Come check it out today. Following all COVID 19 rules.
- Listing 3** a little smaller in size with one more bathroom and no pool ... mls comments: First time on the market in almost 45 years! Great first time buyer home in a very nice area of Baldwin Park. 3br 1.5bth with 2 car attached garage and a carport, (could also be used as a patio). Light fixer with tons of potential to make it your own at a great price. Located at the end of a flag lot, you'll realize how quiet and peaceful of a setting this property is on when you are back there surrounded by plants, trees, and nature. You need to drive down the private driveway. Shown by appt only. Priced to sell!!!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4202 Stewart Avenue	14228anada St	4348 Stewart Ave	3521 Stichman Ave
City, State	Baldwin Park, CA	Baldwin Park, CA	Baldwin Park, CA	Baldwin Park, CA
Zip Code	91706	91706	91706	91706
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.89 ¹	0.23 ¹	0.91 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$478,000	\$525,000	\$560,000
List Price \$	--	\$478,000	\$499,000	\$560,000
Sale Price \$	--	\$442,800	\$499,000	\$562,000
Type of Financing	--	Convedntional	Fha	Conventional
Date of Sale	--	08/18/2020	08/25/2020	08/17/2020
DOM · Cumulative DOM	-- · --	77 · 139	197 · 197	15 · 41
Age (# of years)	69	70	36	53
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 Story ranch	1 Story ranch	2 Stories ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,222	1,260	1,250	1,346
Bdrm · Bths · ½ Bths	3 · 1	3 · 1 · 1	3 · 2	4 · 2
Total Room #	6	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	--	--	Pool - Yes
Lot Size	0.13 acres	0.14 acres	0.15 acres	0.12 acres
Other	none	none	none	none
Net Adjustment	--	+\$9,000	\$0	-\$6,000
Adjusted Price	--	\$451,800	\$499,000	\$556,000

* 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** close in size with a half bath more and no pool ... adjusted for bathroom -1000, for pool 10000, for credit to buyer -8000 ... mls comments: Do not Disturb Occupants. Huge Potential is hidden within this spacious home on a good size lot. Investor or buyer willing to put in sweat equity. Property is located in a Cul-De-Sac. Walking distance to schools, easy access to freeways. The Home needs a complete rehab. Is being offered entirely as-is without warranties. Buyers to verify to satisfy with City.
- Sold 2** close in size with one more bathroom and no pool ... adjusted for bathroom -2000, for pool 10000 ... mls comments: Nice two story home ... This property features 3 Bedrooms and 2 Bathrooms... Master Bedroom is Upstairs and 2 Bedrooms are Downstairs...Two Car Garage...It is Conveniently located to Schools, Churches, Shoppings and Freeways...Sold in As-Is Condition...You must see this home...Sellers are very motivated.
- Sold 3** larger in size with one more bedroom and bathroom and has a pool ... adjusted for bathroom -2000, for bedroom -4000 ... mls comments: Looking for the perfect summer home? Look no further, welcome to 3521 Stichman Ave! From the moment you arrive, you will absolutely love this gorgeous, single story pool home located on a quiet cul-de-sac in one of the most coveted neighborhoods in Baldwin Park! As you enter the home, the large open spaces of the living room, natural lighting and fireplace welcomes you. The layout of this home offers open space for large families who enjoy dining and entertaining. The home has four immaculate and roomy bedrooms & two bathrooms. Kitchen is opened to the dining room, breakfast area and family room. As you exit through the sliding glass door you will be greeted with the perfect enclosed patio offering additional relaxation and an entertaining area for BBQ and shade. Have family and guests enjoy the summer time with a great sized backyard, pool and Jacuzzi. Attached garage with automatic door has laundry hookups inside. Cement driveway for additional parking or activities. Brick fence for privacy. Central AC/Heat, newer water heater and new energy efficient and double pane windows. Home has been well kept and cared for. What a wonderful home! Location is minutes away to parks, schools, shopping centers, restaurants, West Covina, metro link station and easy access to the 10 & 605 freeways.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				home last sol 3/28/1964 for \$ 7000			
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	\$500,000	\$500,000
Sales Price	\$490,000	\$490,000
30 Day Price	\$470,000	--
Comments Regarding Pricing Strategy		
most weight given to the closed sales with closed sales 1 and 2 having the greatest weight as they are both close in size and condition ... also considered the shortage of available comps for sale and that current listings ae being listed at close to most recent sold comp prices ...		

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



Side



Side



Side



Back

Subject Photos



Street



Street



Street



Street



Other



Other

Subject Photos



Other

Listing Photos

L1 4516 Center St
Baldwin Park, CA 91706



Front

L2 13407 Palm Ave
Baldwin Park, CA 91706



Front

L3 4213 Walnut St
Baldwin Park, CA 91706



Front

Sales Photos

S1 14228Anada ST
Baldwin Park, CA 91706



Front

S2 4348 Stewart Ave
Baldwin Park, CA 91706



Front

S3 3521 Stichman Ave
Baldwin Park, CA 91706



Front

ClearMaps Addendum

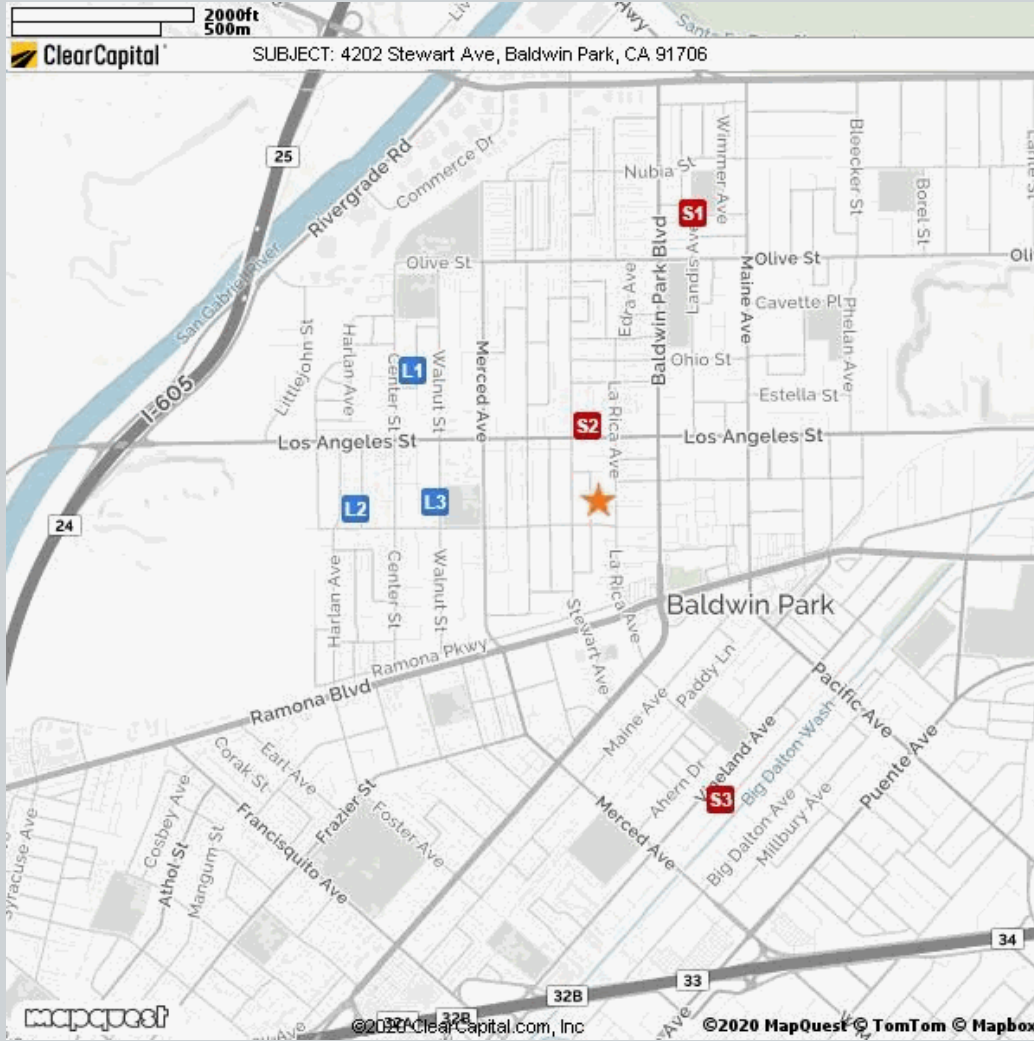
Address ★ 4202 Stewart Avenue, Baldwin Park, CA 91706

Loan Number 42399

Suggested List \$500,000

Suggested Repaired \$500,000

Sale \$490,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4202 Stewart Avenue, Baldwin Park, CA 91706	--	Parcel Match
L1 Listing 1	4516 Center St, Baldwin Park, CA 91706	0.64 Miles ¹	Parcel Match
L2 Listing 2	13407 Palm Ave, Baldwin Park, CA 91706	0.67 Miles ¹	Parcel Match
L3 Listing 3	4213 Walnut St, Baldwin Park, CA 91706	0.44 Miles ¹	Parcel Match
S1 Sold 1	14228anada St, Baldwin Park, CA 91706	0.89 Miles ¹	Parcel Match
S2 Sold 2	4348 Stewart Ave, Baldwin Park, CA 91706	0.23 Miles ¹	Parcel Match
S3 Sold 3	3521 Stichman Ave, Baldwin Park, CA 91706	0.91 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Lehel Szucs	Company/Brokerage	All Seasons Real Estate, Inc.
License No	01336187	Address	964 E. Badillo Street, #240 Covina CA 91724
License Expiration	05/04/2023	License State	CA
Phone	6263390697	Email	Lehel@TeamSzucs.com
Broker Distance to Subject	5.60 miles	Date Signed	11/04/2020

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.