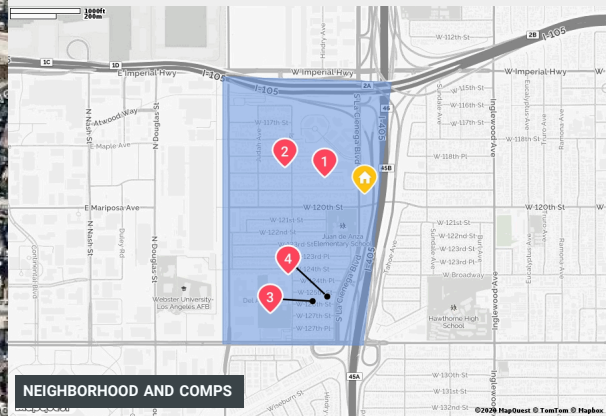


INSPECTION PHOTO



NEIGHBORHOOD AND COMPS

Subject Details

PROPERTY TYPE	GLA
SFR	1,215 Sq. Ft.
BEDS	BATHS
3	2.0
STYLE	YEAR BUILT
Bungalow	1941
LOT SIZE	OWNERSHIP
0.16 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	1 Car(s)
HEATING	COOLING
Unknown	Unknown
COUNTY	APN
Los Angeles	4140011022

Analysis Of Subject

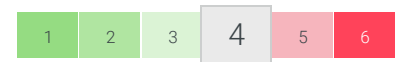
Provided by Appraiser

CONDITION RATING



The property is well maintained and feature limited repairs due to normal wear and tear.

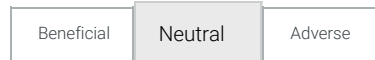
QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

VIEW

Residential



LOCATION

Other: Airport/Frwy







SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The inspection report does not indicate any adverse external factors, however the subject is located less than a mile from the Los Angeles International Airport, across the street from a medical center and is in close proximity to a busy street and Freeway 405. The location of the subject appears to have an adverse impac ... *(continued in Appraiser Commentary Summary)*


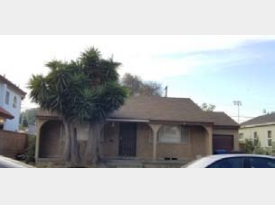


Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 <p>5212 W 119th Pl Inglewood, CA 90304</p>	 <p>5328 W 119th St Inglewood, CA 90304</p>	 <p>5437 W 119th St Inglewood, CA 90304</p>	 <p>5327 W 126th St Hawthorne, CA 90250</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.16 miles	0.31 miles	0.42 miles
DATA/ VERIFICATION SOURCE	Public Records; Tax Records; Other	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records
LIST PRICE	--	--	--	--
LIST DATE	--	07/17/2020	05/09/2020	10/01/2020
SALE PRICE/PPSF	--	\$960,000 \$669/Sq. Ft.	\$900,000 \$871/Sq. Ft.	\$830,000 \$774/Sq. Ft.
CONTRACT/ PENDING DATE	--	08/03/2020	06/23/2020	10/09/2020
SALE DATE	--	08/12/2020	06/26/2020	11/06/2020
DAYS ON MARKET	--	26	48	36
LOCATION	A; Other: Airport/Frwy	A; Other: Airport/Frwy	A; Other: Airport/Frwy	A; Other: Airport/Frwy
LOT SIZE	0.16 Acre(s)	0.16 Acre(s)	0.18 Acre(s)	0.12 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Bungalow	Bungalow	Bungalow	Bungalow
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	79	80	74	70
CONDITION	C3	C3	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	8/3/2	6/3/2	6/3/1.1 \$5,000	5/2/1 \$20,000
GROSS LIVING AREA	1,215 Sq. Ft.	1,436 Sq. Ft. -\$18,785	1,033 Sq. Ft. \$15,470	1,072 Sq. Ft. \$12,155
BASEMENT	None	None	None	None
HEATING	Unknown	Forced Air	Floor/Wall	Forced Air
COOLING	Unknown	None	None	None
GARAGE	1 GA	1 GD	2 GD -\$10,000	2 GD -\$10,000
OTHER	Average Condition	Newer/Upgraded -\$40,000	Average Condition	Average Condition
OTHER	--	--	--	--
NET ADJUSTMENTS		-6.12% -\$58,785	1.16% \$10,470	2.67% \$22,155
GROSS ADJUSTMENTS		6.12% \$58,785	3.39% \$30,470	5.08% \$42,155
ADJUSTED PRICE		\$901,215	\$910,470	\$852,155

Sales Comparison (Continued)

Provided by
Appraiser

	 5212 W 119th Pl Inglewood, CA 90304 	 5258 W 125th St Hawthorne, CA 90250 		
COMPARABLE TYPE	--	Sale		
MILES TO SUBJECT	--	0.38 miles		
DATA/ VERIFICATION SOURCE	Public Records; Tax Records; Other	MLS; Public Records; Tax Records	MLS	MLS
LIST PRICE	--	--		
LIST DATE	--	10/16/2020		
SALE PRICE/PPSF	--	\$930,000 \$696/Sq. Ft.		
CONTRACT/ PENDING DATE	--	11/20/2020		
SALE DATE	--	12/01/2020		
DAYS ON MARKET	--	46		
LOCATION	A; Other: Airport/Frway	A; Other: Airport/Frway		
LOT SIZE	0.16 Acre(s)	0.12 Acre(s)		
VIEW	N; Res	N; Res		
DESIGN (STYLE)	Bungalow	Bungalow		
QUALITY OF CONSTRUCTION	Q4	Q4		
ACTUAL AGE	79	70		
CONDITION	C3	C3		
SALE TYPE		Arms length		
ROOMS/BEDS/BATHS	8/3/2	6/3/1	\$10,000	
GROSS LIVING AREA	1,215 Sq. Ft.	1,336 Sq. Ft.	-\$10,285	
BASEMENT	None	None		
HEATING	Unknown	Forced Air		
COOLING	Unknown	Central	-\$2,000	
GARAGE	1 GA	2 GD	-\$10,000	
OTHER	Average Condition	SomeUpgrds	-\$20,000	--
OTHER	--	--	--	--
NET ADJUSTMENTS			-3.47% - \$32,285	
GROSS ADJUSTMENTS			5.62% \$52,285	
ADJUSTED PRICE			\$897,715	

Value Conclusion + Reconciliation



\$900,000
AS-IS VALUE

30-60 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

The subject is located in the Del Aire neighborhood within the unincorporated area of Los Angeles County. Comps 1 and 2 are shown as located in the city of Inglewood, comps 3 and 4 are shown as located in the city of Hawthorne, however all comps are located in the same neighborhood, within the same unincorporated area. We have excluded from our analysis properties located across Freeway 405. For this analysis I have used the following search parameters: Source is CRMLS; Property Type is 'Residential'; Standard Status is one of 'Active', 'Act Under Contract', 'Pending'; Standard Status is 'Closed'; Contract Status Change Date is 12/07/2020 to 06/10/2020; Property Sub Type is 'Single Family Residence'; Latitude, Longitude is within 1.04 mi of 5212 W 119th Pl, Inglewood; Living Area is 900 to 1500.

EXPLANATION OF ADJUSTMENTS

We have inspected the interior of all comps by MLS photos or Realtor comments for the basis of our market grid adjustments. We have made the following adjustments based on a separate paired analysis and our experience in the local market: We have used the factors of \$85 for GLA difference, \$10,000 for bedroom count, \$10,000 for bath count, \$10,000 for garage count, \$2,000 for central air. These adjustments reflect a normal market reaction for these amenities. We have made adjustments on custom line 1 to reflect the market reaction for the condition of the subject's kitchen and bathrooms, based on paired analysis between the comps in our report.

ADDITIONAL COMMENTS (OPTIONAL)

The effective date of this assignment is subsequent to emergency declarations regarding the coronavirus (Covid-19) in March 2020. The scope of this appraisal report does not include the measurement of any effect of these events on the real estate market or on the value of the subject property. Therefore, the value opinion and other conclusions expressed in this report are subject to the extraordinary assumption that these events have had no effect on the marketability or the market value of the subject property. The client and intended users of this appraisal are cautioned that if this extraordinary assumption is incorrect, the value opinion and other conclusions expressed in this report could be significantly different.

Reconciliation Summary

Comp 1 is a more recently sold comp from the subject very close neighborhood. Comp 2 (5437 W 119th St) is considered most similar to the subject due to its overall condition. Comps 3 and 4 were selected as more recently sold properties from the neighborhood. Comp 4 has similar proximity to the freeway and reflects the marketability of the location of the subject. The estimated market value was rounded up to \$900,000.

Appraiser Commentary Summary

 Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

The inspection report does not indicate any adverse external factors, however the subject is located less than a mile from the Los Angeles International Airport, across the street from a medical center and is in close proximity to a busy street and Freeway 405. The location of the subject appears to have an adverse impact on its marketability. Please, see Location Map for more information. The comps in the report are from the same very close neighborhood with similar adverse locations.

Neighborhood and Market

From Page 7

The subject is located in the unincorporated area of Los Angeles County in close proximity to employment centers, major freeways, shopping and medical centers. The neighborhood is in close proximity to Los Angeles International Airport. Due to the ongoing Corona virus pandemic potential sellers are not listing their homes for sale due to the potential risk of exposure to the virus, resulting in a shortage of available inventory. The subject market appears to be in an increasing trend due to low interest rates and shortage of available homes for sale.

Analysis of Prior Sales & Listings

From Page 6

No prior transfers or sales of the subject for the past 36 months were noted.

Highest and Best Use Additional Comments

The subject is located in an established tract of single family residences. The highest and best use appears to be its current use as Single Family Residence.

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS? **Event** **Date** **Price** **Data Source**
No

LISTING STATUS
Not Listed in Past Year

DATA SOURCE(S)
MLS,Public Records,Tax Records

EFFECTIVE DATE
12/07/2020

SALES AND LISTING HISTORY ANALYSIS
No prior transfers or sales of the subject for the past 36 months were noted.

Order Information

BORROWER	LOAN NUMBER
Redwood Holdings, LLC	42727
PROPERTY ID	ORDER ID
29186753	6974481
ORDER TRACKING ID	TRACKING ID 1
1204CV	1204CV

Legal

OWNER	ZONING DESC.
JAMES E CRAWFORD	Residential
ZONING CLASS	ZONING COMPLIANCE
LCR1YY	Legal
LEGAL DESC.	
TRACT NO 12088 LOT 166	

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE
Yes

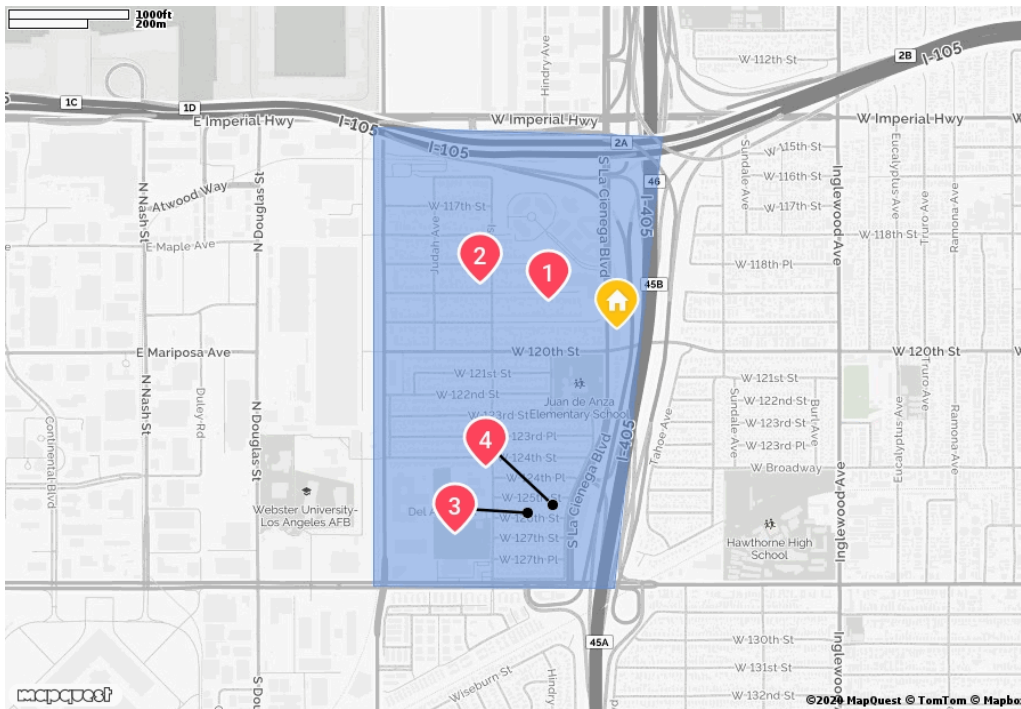
PHYSICALLY POSSIBLE?	FINANCIALLY FEASIBLE?
✓	✓
LEGALLY PERMISSABLE?	MOST PRODUCTIVE USE?
✓	✓

Economic

R.E. TAXES	HOA FEES	PROJECT TYPE
\$1,321	N/A	N/A
FEMA FLOOD ZONE		
X		
FEMA SPECIAL FLOOD ZONE AREA		
No		

Neighborhood + Comparables

Provided by
Appraiser



Sales in Last 12M
29

Months Supply
1.0

Avg Days Until Sale
10

Subject Neighborhood as defined by the Appraiser

TYPE

Urban	Suburban	Rural
-------	-----------------	-------

BUILT-UP

>75%	25-75%	<25%
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NEIGHBORHOOD & MARKET COMMENTS

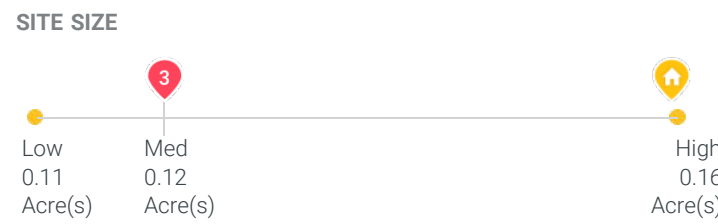
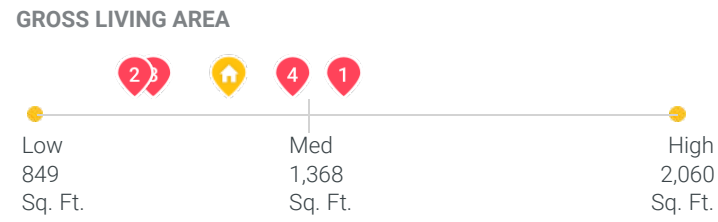
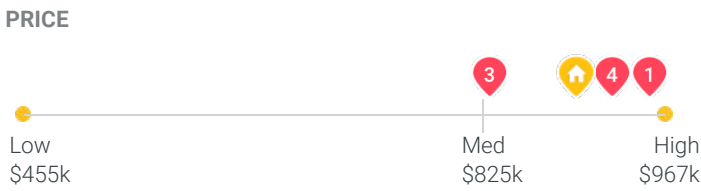
The subject is located in the unincorporated area of Los Angeles County in close proximity to employment centers, major freeways, shopping and medical centers. The neighborhood is in close proximity to Los Angeles International Airport. Due to the ongoing Corona virus pandemic potential sellers are not listing their homes for sale due to the potential risk of exposure to the virus, resul ...
(continued in Appraiser Commentary Summary)

DEMAND / SUPPLY

Shortage	Balance	Surplus
-----------------	---------	---------

VALUES

Declining	Stable	Increasing
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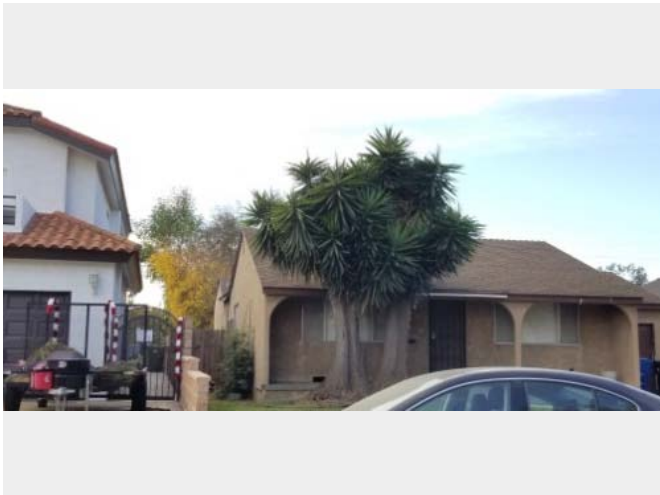
Subject Photos



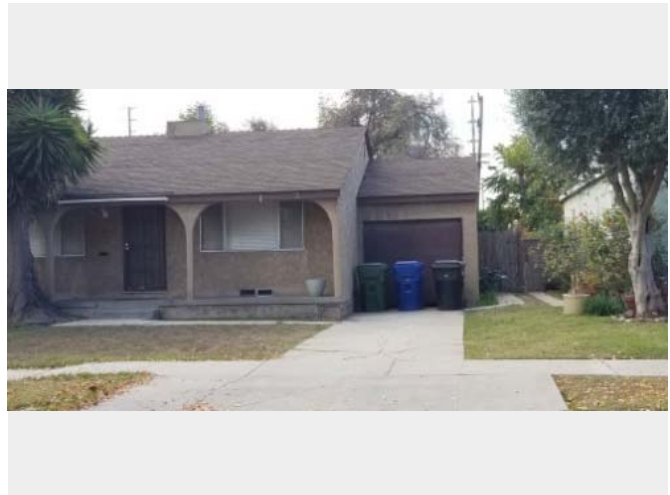
Front



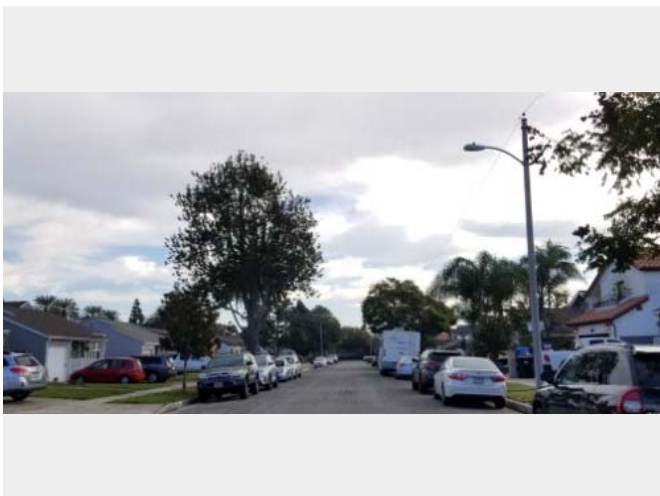
Address Verification



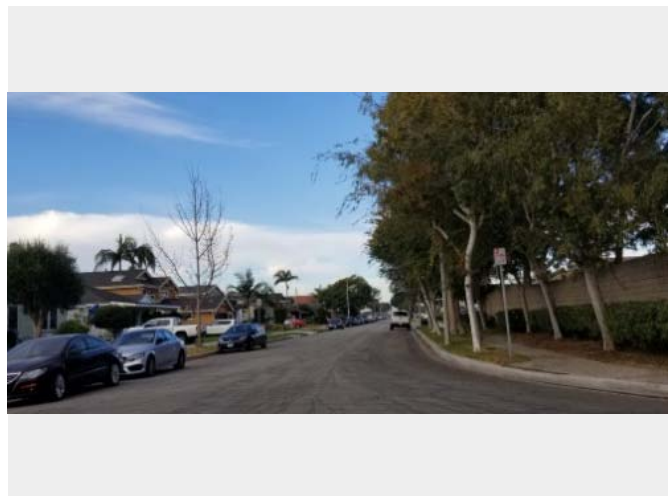
Side



Side



Street



Street

Comparable Photos

Provided by
Appraiser

1 5328 W 119th St
Inglewood, CA 90304



Front

2 5437 W 119th St
Inglewood, CA 90304



Front

3 5327 W 126th St
Hawthorne, CA 90250



Front

Comparable Photos

Provided by
Appraiser

4 5258 W 125th St
Hawthorne, CA 90250



Front

Scope of Work



REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by George Torres, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

None.

Assumptions, Conditions, Certifications, & Signature



EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

Assumptions, Conditions, Certifications, & Signature (Cont.)



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by George Torres and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

SIGNATURE

NAME

Lyubomir Bozmarov

EFFECTIVE DATE

12/05/2020

DATE OF REPORT

12/07/2020

LICENSE #

042347

STATE

CA

EXPIRATION

04/10/2021

COMPANY

RFC Group

Comments - Continued

 Provided by Appraiser

SCOPE OF WORK COMMENTS

None.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

None.

LIMITING CONDITIONS COMMENTS

None.

APPRAISER'S CERTIFICATION COMMENTS

None.

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE SFR	CURRENT USE SFR	PROJECTED USE SFR
OCCUPANCY Occupied	GATED COMMUNITY No	ATTACHED TYPE Detached
PARKING TYPE Attached Garage; 1 spaces	STORIES 1	UNITS 1
EXTERIOR REPAIRS \$0	INTERIOR REPAIRS N/A	TOTAL REPAIRS \$0

Condition & Marketability

CONDITION	✓ Good	Subjects exterior walls,paint, stucco,and windows appear to be in average condition. Subjects roof is in average condition
SIGNIFICANT REPAIRS NEEDED	✓ No	-
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	Subject conform to neighborhood in terms of size,condition and age. Equal in style.
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	-
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	-
SUBJECT NEAR POWERLINES	✓ No	-
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	-

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	-
ROAD QUALITY	✓	Good	-
NEGATIVE EXTERNALITIES	✓	No	-
POSITIVE EXTERNALITIES	✓	No	-

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/George Torres/	01870168	George Torres	Your Home Real Estate Inc.	12/05/2020