

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	1460 Luxton Street, Seaside, CA 93955	Order ID	7349306	Property ID	30451710
Inspection Date	06/09/2021	Date of Report	06/09/2021		
Loan Number	42776	APN	012-254-012-000		
Borrower Name	Redwood Holdings LLC	County	Monterey		

Tracking IDs

Order Tracking ID	0608_BPOUpdate	Tracking ID 1	0608_BPOUpdate
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Redwood Holdings LLC	Condition Comments	
R. E. Taxes	\$2,214	The home appears to be good overall condition	
Assessed Value	\$200,489		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Subject property is on the market and secured by Lockbox)			
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	The Neighborhood Market Area is currently being driven by Standard Fair Market Value Sales Transactions.	
Sales Prices in this Neighborhood	Low: \$349,000 High: \$790,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1460 Luxton Street	1272 Prospect Street	510 Francis Avenue	1048 Elm Avenue
City, State	Seaside, CA	Seaside, CA	Seaside, CA	Seaside, CA
Zip Code	93955	93955	93955	93955
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.98 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$635,000	\$599,000	\$534,900
List Price \$	--	\$635,000	\$599,000	\$534,900
Original List Date		05/27/2021	06/05/2021	04/25/2021
DOM · Cumulative DOM	-- · --	12 · 13	3 · 4	20 · 45
Age (# of years)	77	69	69	72
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 Detached	1 Story Detached	1 Story Detached	1 Story Detached
# Units	1	1	1	1
Living Sq. Feet	871	948	867	915
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	7	5	7
Garage (Style/Stalls)	None	Attached 1 Car	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.0861 acres	0.101 acres	0.090 acres	0.133 acres
Other	--	--	--	--

* Listing 2 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** The Comp is Equal to the Subject based on GLA, Lot Size, Characteristics and Neighborhood Market Area. This beautifully remodeled home sits on a corner lot and has ample outdoor space. It has garden beds as well as a large side yard that is perfect for weekend barbeques. The home was extensively remodeled and has an updated kitchen with granite countertops, updated cabinets and stainless steel appliances. The home also has updated flooring, updated windows, updated doors, an updated bathroom and a new garage door. It is in a great neighborhood and is centrally located. This home is ready for its next owner!
- Listing 2** The Comp is Equal to the Subject based on GLA, Lot Size, Characteristics and Neighborhood Market Area. Great Monterey Peninsula starter home or a perfect vacation getaway! Less than a mile to the beach and even closer to Laguna Grande Park and the Monterey Bay Coastal Recreation Trail. It's really a great location near shopping, restaurants and amenities. This sweet bungalow has a freshly painted interior, new flooring throughout (original hardwood underneath) new baseboards and more. Both bedrooms are good-sized and easily fit larger beds or multiple twin beds. There is a single detached garage and a cute backyard with patio that is great for barbeques and relaxing. Time to make the move to start living the dream and enjoying all the Monterey Peninsula has to offer towards living the good life!
- Listing 3** The Comp is Equal to the Subject based on GLA, Lot Size, Characteristics and Neighborhood Market Area. Just a few minutes from the Beach, Fisherman's Wharf, Lover's Point and all the Peninsula has to offer! Conveniently located, close to shopping & dining. This 2+bedroom/1 bath home sits on a larger Seaside lot with plenty of room for kids, pets and a nice sized garden. Or, use your imagination to create a grand outdoor kitchen and entertainment center for the the whole family. Elm Ave is a wider street than many making parking easy. Inside to the dining area, kitchen/living room combo and updated bathroom. Sliders off of the 2nd bedroom to the patio and yard. State law notes that an ADU IS possible; City of Seaside notes ADU within the required setback is possible. Garage conversion was permitted in 1968, City has signed off the Permits for needed corrections noted on the City Report date May 2021. Public record shows 2 bedrooms,1 bath 915sf.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1460 Luxton Street	1319 Judson Street	1675 Kenneth Street	1421 Hilby Avenue
City, State	Seaside, CA	Seaside, CA	Seaside, CA	Seaside, CA
Zip Code	93955	93955	93955	93955
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.32 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$589,000	\$599,000	\$624,998
List Price \$	--	\$589,000	\$599,000	\$624,998
Sale Price \$	--	\$635,000	\$590,000	\$585,000
Type of Financing	--	Not Stated	Not Stated	Va
Date of Sale	--	05/12/2021	02/02/2021	01/22/2021
DOM · Cumulative DOM	-- · --	7 · 29	9 · 34	14 · 67
Age (# of years)	77	76	68	80
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 Detached	1 Story Detached	1 Story Detached	1 Story Detached
# Units	1	1	1	1
Living Sq. Feet	871	864	836	997
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	6
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.0861 acres	0.080 acres	0.085 acres	0.090 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,000	-\$5,000	-\$5,000
Adjusted Price	--	\$630,000	\$585,000	\$580,000

* 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** The Comp is Equal to the Subject based on GLA, Lot Size, Characteristics and Neighborhood Market Area. Super-clean and well-loved, this Seaside home is ready to welcome its new owners! Two cheerful and cozy bedrooms, bright kitchen, new flooring, fresh paint, updated light fixtures. In summer, the sunlit patio is perfect for outdoor meals, entertaining and relaxation. On cool autumn nights, the wood-burning stove in the living room will keep you warm. Convenient to everything the Monterey Peninsula offers, this turn-key home will meet the requirements for VA and FHA loans. Showings to occur April 17-18 only.
- Sold 2** The Comp is Equal to the Subject based on GLA, Lot Size, Characteristics and Neighborhood Market Area. Beach Cottage with a Park-Like Feel The little beach cottage on Kenneth has been meticulously maintained and updated by a wonderful family. This home is filled with updates and great vibes. Enjoy a fully fenced back yard with plenty of room to garden. Loaded with charm and an open floorplan, here is what is new between 2016 and 2020. New plumbing, New Roof, New Top Quality Wood Floors throughout, New Dual Pane windows throughout, New kitchen appliances including gas stove with hood, new sink/faucet and disposal in kitchen, new upscale bathroom with shower, sink, and toilet, new paint inside and outside, new granite counters and hardware for cabinets in kitchen, new window coverings throughout. The updates not only include modern updates, but they also include the uncommon updates (plumbing, roof, flooring) that are major expenses that bring great value to a buyer seeking a turn-key home. The one car garage is rare. It has a door leading to the back patio and yard.
- Sold 3** The Comp is Equal to the Subject based on GLA, Lot Size, Characteristics and Neighborhood Market Area. You will like the feeling of this two-bedroom home, well-located on upper Hilby (at Waring). It has been extensively remodeled, to include the kitchen, bath, flooring and landscaping. The front yard is very low maintenance artificial turf, surrounded by young fruit trees. Much of the lot is enclosed by new fencing. The house is very clean, light and open, and feels very suburban and uncrowded. It occupies a corner lot, and is in move-in condition.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Coldwell Banker Realty	ML81843306 05/21/2021 Status A AC \$569,900 Coldwell Banker Realty ML81843306 05/11/2021 Status A (\$569,900) \$569,900 Coldwell Banker Realty					
Listing Agent Name	Mark Delano Vincent						
Listing Agent Phone	(831) 295-3446						
# 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
05/11/2021	\$569,900	--	--	Pending/Contract	05/20/2021	\$569,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$589,000	\$589,000
Sales Price	\$580,000	\$580,000
30 Day Price	\$569,000	--
Comments Regarding Pricing Strategy		
Based on the review of the currently available supportive comps to the subject and AS-IS Pricing.		

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.

Subject Photos



Front



Front



Front



Address Verification



Address Verification



Side

Subject Photos



Street



Street



Other

Listing Photos

L1 1272 Prospect Street
Seaside, CA 93955



Front

L2 510 Francis Avenue
Seaside, CA 93955



Front

L3 1048 Elm Avenue
Seaside, CA 93955



Front

Sales Photos

S1 1319 Judson Street
Seaside, CA 93955



Front

S2 1675 Kenneth Street
Seaside, CA 93955



Front

S3 1421 Hilby Avenue
Seaside, CA 93955



Front

ClearMaps Addendum

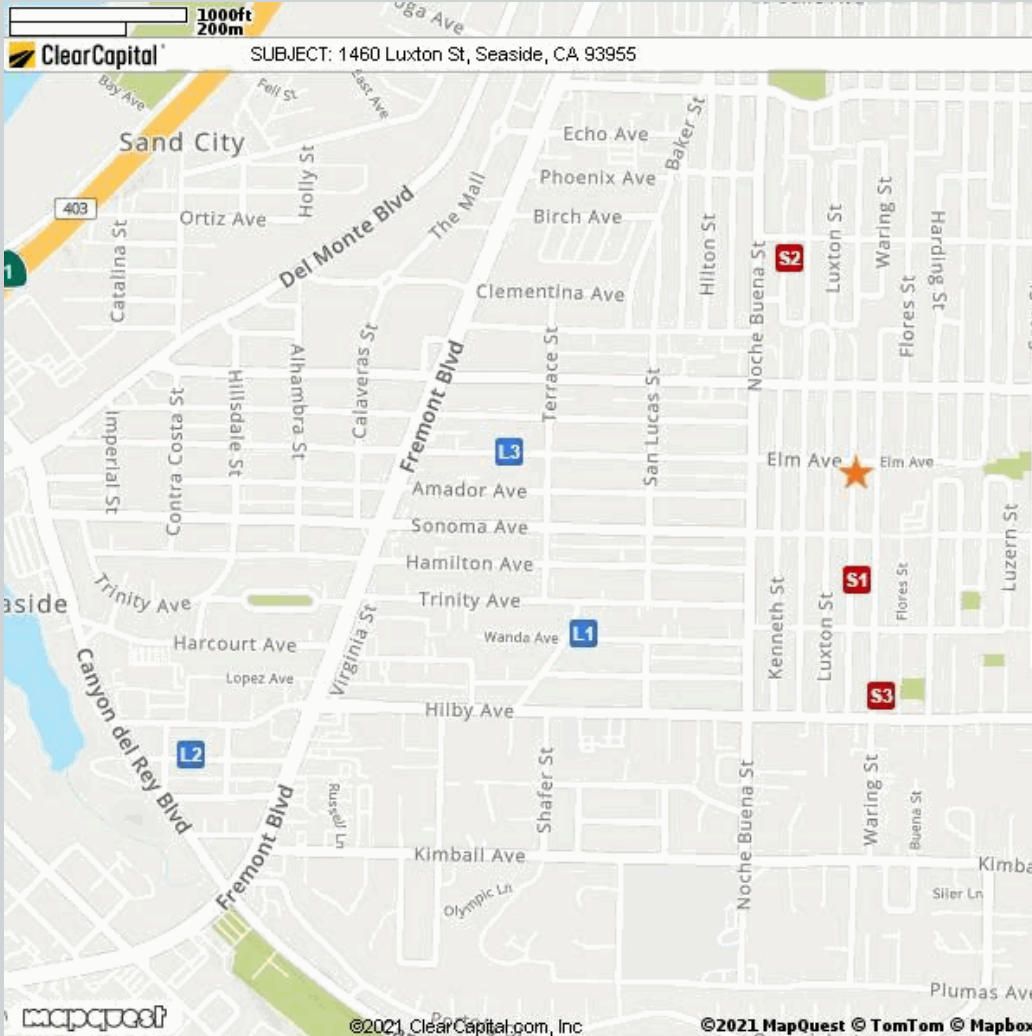
Address ★ 1460 Luxton Street, Seaside, CA 93955

Loan Number 42776

Suggested List \$589,000

Suggested Repaired \$589,000

Sale \$580,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1460 Luxton Street, Seaside, CA 93955	--	Parcel Match
L1 Listing 1	1272 Prospect Street, Seaside, CA 93955	0.42 Miles ¹	Parcel Match
L2 Listing 2	510 Francis Avenue, Seaside, CA 93955	0.98 Miles ¹	Parcel Match
L3 Listing 3	1048 Elm Avenue, Seaside, CA 93955	0.47 Miles ¹	Parcel Match
S1 Sold 1	1319 Judson Street, Seaside, CA 93955	0.14 Miles ¹	Parcel Match
S2 Sold 2	1675 Kenneth Street, Seaside, CA 93955	0.32 Miles ¹	Parcel Match
S3 Sold 3	1421 Hilby Avenue, Seaside, CA 93955	0.30 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	Johnny Quillopo	Company/Brokerage	GLOBAL ESTATES & MORTGAGE
License No	01221851	Address	29 NAVAJO DRIVE SALINAS CA 93906
License Expiration	05/08/2025	License State	CA
Phone	8314196888	Email	jquillopo@yahoo.com
Broker Distance to Subject	12.17 miles	Date Signed	06/09/2021

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:

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.