

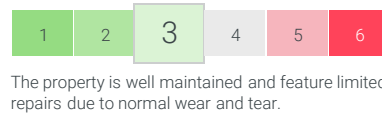
Subject Details

PROPERTY TYPE	GLA
SFR	1,951 Sq. Ft.
BEDS	BATHS
3	2.0
STYLE	YEAR BUILT
Historical	1950
LOT SIZE	OWNERSHIP
0.12 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Forced Air	Central
COUNTY	APN
Los Angeles	7178002008

Analysis Of Subject

Provided by Appraiser

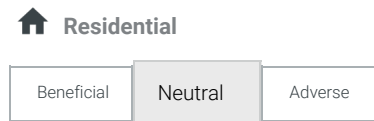
CONDITION RATING



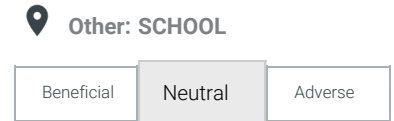
QUALITY RATING



VIEW



LOCATION

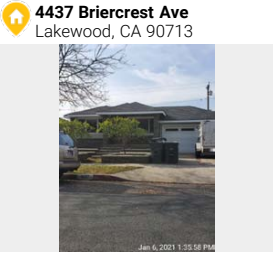





SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

SUBJECT IS A INTERIOR LOT WHICH FRONTS TO A HIGH SCHOOL WITH NO ADVERSE EFFECT NOTED. TITLE REPORT WAS NOT SUBMITTED OR REVIEWED. NO ADVERSE EFFECT NOTED.


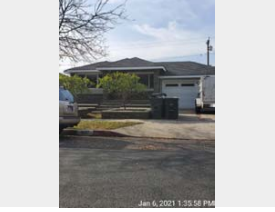


Sales Comparison

Provided by
Appraiser

	 <p>4437 Briercrest Ave Lakewood, CA 90713</p>	 <p>4509 Dunrobin Ave Lakewood, CA 90713</p>	 <p>4334 Rutgers Ave Long Beach, CA 90808</p>	 <p>4755 Coldbrook Ave Lakewood, CA 90713</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.12 miles	0.34 miles	0.40 miles
DATA/ VERIFICATION SOURCE	Public Records	MLS; Public Records	MLS; Public Records	MLS; Public Records
LIST PRICE	--	--	--	--
LIST DATE	--	11/23/2020	02/25/2020	07/31/2020
SALE PRICE/PPSF	--	\$794,500 \$589/Sq. Ft.	\$844,900 \$420/Sq. Ft.	\$780,000 \$479/Sq. Ft.
CONTRACT/ PENDING DATE	--	12/02/2020	03/13/2020	08/14/2020
SALE DATE	--	12/31/2020	05/04/2020	10/19/2020
DAYS ON MARKET	--	38	69	80
LOCATION	N; Other: SCHOOL	N; Other: school	N; Res	N; Res
LOT SIZE	0.12 Acre(s)	0.12 Acre(s)	0.18 Acre(s)	0.12 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Historical	Bungalow	Bungalow	Bungalow
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	71	71	80	71
CONDITION	C3	C2 -\$25,000	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	7/3/2	5/3/2	6/4/2 -\$25,000	5/3/2
GROSS LIVING AREA	1,951 Sq. Ft.	1,348 Sq. Ft. \$45,225	2,010 Sq. Ft.	1,628 Sq. Ft. \$24,225
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Central	Central	Central	Central
GARAGE	2 GA	2 GD	2 GD	2 GD
OTHER	none	pool -\$20,000	none	pool -\$20,000
OTHER	none	none	guesthouse -\$25,000	none
NET ADJUSTMENTS		0.03% \$225	-5.92% -\$50,000	0.54% \$4,225
GROSS ADJUSTMENTS		11.36% \$90,225	5.92% \$50,000	5.67% \$44,225
ADJUSTED PRICE		\$794,725	\$794,900	\$784,225

Sales Comparison (Continued)

Provided by
Appraiser

	 4437 Briercrest Ave Lakewood, CA 90713 	 4715 Coldbrook Ave Lakewood, CA 90713 			
COMPARABLE TYPE	--	Sale			
MILES TO SUBJECT	--	0.32 miles			
DATA/ VERIFICATION SOURCE	Public Records	MLS; Public Records			
LIST PRICE	--	--			
LIST DATE	--	08/18/2020			
SALE PRICE/PPSF	--	\$790,000	\$472/Sq. Ft.		
CONTRACT/ PENDING DATE	--	09/05/2020			
SALE DATE	--	09/21/2020			
DAYS ON MARKET	--	34			
LOCATION	N; Other: SCHOOL	N; Res			
LOT SIZE	0.12 Acre(s)	0.12 Acre(s)			
VIEW	N; Res	N; Res			
DESIGN (STYLE)	Historical	Bungalow			
QUALITY OF CONSTRUCTION	Q4	Q4			
ACTUAL AGE	71	71			
CONDITION	C3	C3			
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	7/3/2	5/3/2			
GROSS LIVING AREA	1,951 Sq. Ft.	1,672 Sq. Ft.			
BASEMENT	None	None			
HEATING	Forced Air	Forced Air			
COOLING	Central	Central			
GARAGE	2 GA	2 GA			
OTHER	none	--	--	--	--
OTHER	none	--	--	--	--
NET ADJUSTMENTS			0.00%	\$0	
GROSS ADJUSTMENTS			0.00%	\$0	
ADJUSTED PRICE				\$790,000	

Value Conclusion + Reconciliation



Provided by
Appraiser

\$790,000
AS-IS VALUE

30-60 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

ALL COMPS ARE LOCATED IN SUBJECTS MARKET AREA. CURRENT MARKET APPEARS NOT TO RECOGNIZE DIFFERENCE BETWEEN CONVENTIONAL AND GOVERNMENTAL FINANCING, LOT SIZES, SQUARE FOOTAGE DIFFERENCES UNDER 100 SQ. FT THEREFORE NO ADJUSTMENTS WERE GIVEN. CURRENT MARKET APPEARS TO NOT RECOGNIZE DIFFERENCE IN AGE ADJUSTMENTS DUE TO THIS IS REFLECTED IN CONDITION RATING. GLA adjustments were based on 10%-15% of the price/sq.ft. of living area of each comparable. This adjustment was extracted from market data within this report.

EXPLANATION OF ADJUSTMENTS

CONDITION ADJUSTMENT IS BASED ON EXPERTISE IN THE AREA. COMP 1 HAS SIMILAR EXTERNAL OBSOLESCENCE.


ADDITIONAL COMMENTS (OPTIONAL)

GREATEST WEIGHT WAS GIVEN TO COMP #2 DUE TO SIMILAR SQUARE FOOTAGE. COMPS #1 AND 3 WERE ALSO GIVEN CONSIDERATION DUE TO MOST RECENT SALES.

Reconciliation Summary

MOST RESIDENCES IN SUBJECTS AREA ARE OWNER OCCUPIED WHICH SUGGESTS THAT THE INCOME APPROACH IS INAPPLICABLE. COST APPROACH IS WEAKENED BY ITS INABILITY TO ACCURATELY MEASURE DEPRECIATION. THE MOST WEIGHT WAS GIVEN TO TO THE SALES COMPARISON APPROACH.

Appraiser Commentary Summary

 Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

SUBJECT IS A INTERIOR LOT WHICH FRONTS TO A HIGH SCHOOL WITH NO ADVERSE EFFECT NOTED. TITLE REPORT WAS NOT SUBMITTED OR REVIEWED. NO ADVERSE EFFECT NOTED.

Neighborhood and Market

From Page 7

SUBJECT IS LOCATED IN A NEIGHBORHOOD CONSISTING OF AVERAGE QUALITY DWELLINGS WITH SIMILAR STYLES VARYING IN SIZE, CONDITION AND AGE. SCHOOLS, SHOPPING ARE WITHIN TWO MILES. OTHER NEEDED SERVICES ARE LOCATED WITHIN ONE MILE.

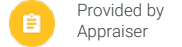
Analysis of Prior Sales & Listings

From Page 6

Highest and Best Use Additional Comments

HIGHEST AND BEST USE THE SUBJECT HAS BEEN USED AS A RESIDENTIAL PROPERTY AND THAT IS THE APPROPRIATE USE OF THE SUBJECT AS OF THE DATE OF APPRAISAL. THE SITE IS DEVELOPED FOR RESIDENTIAL USES AND THE CURRENT ZONING, DEMAND AND PAST HISTORY WAS AS A RESIDENTIAL SITE OR VACANT LAND WHICH HAS A HIGHEST AND BEST USE AS IF VACANT OF RESIDENTIAL USES. I CONCLUDE THE HIGHEST AND BEST USE IS RESIDENTIAL AND IS THE MAXIMALLY PRODUCTIVE USE OF THE PROPERTY

Subject Details



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

EFFECTIVE DATE
01/09/2021

SALES AND LISTING HISTORY ANALYSIS

Order Information

BORROWER **LOAN NUMBER**
Redwood Holdings LLC 42797

PROPERTY ID **ORDER ID**
29303059 7027712

ORDER TRACKING ID **TRACKING ID 1**
0105CV 0105CV

Legal

OWNER **ZONING DESC.**
GARY L BARTON Residential

ZONING CLASS **ZONING COMPLIANCE**
LKR1* Legal

LEGAL DESC.
TRACT NO 16222 LOT 157

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE
Yes

PHYSICALLY POSSIBLE? **FINANCIALLY FEASIBLE?**
✓ ✓

LEGALLY PERMISSABLE? **MOST PRODUCTIVE USE?**
✓ ✓

Economic

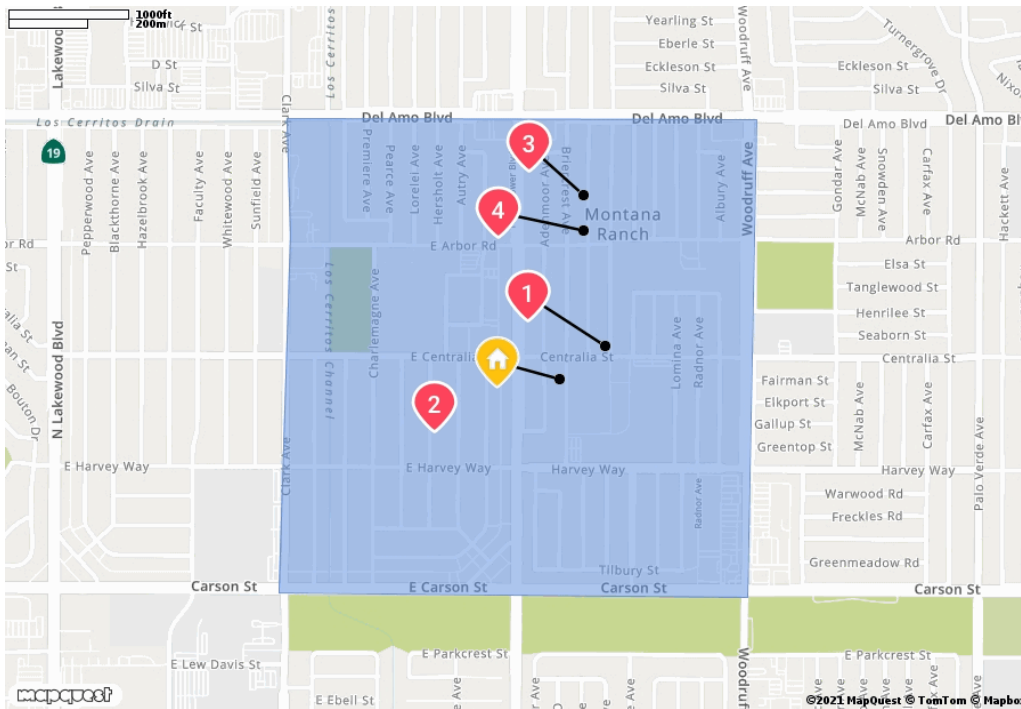
R.E. TAXES **HOA FEES** **PROJECT TYPE**
\$6,831 N/A N/A

FEMA FLOOD ZONE
06037C1980F

FEMA SPECIAL FLOOD ZONE AREA
No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

61

Months Supply

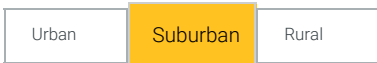
0.5

Avg Days Until Sale

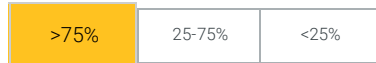
10

Subject Neighborhood as defined by the Appraiser

TYPE



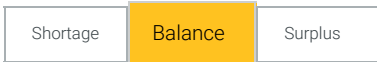
BUILT-UP



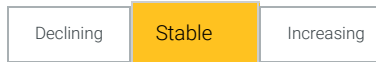
NEIGHBORHOOD & MARKET COMMENTS

SUBJECT IS LOCATED IN A NEIGHBORHOOD CONSISTING OF AVERAGE QUALITY DWELLINGS WITH SIMILAR STYLES VARYING IN SIZE, CONDITION AND AGE. SCHOOLS, SHOPPING ARE WITHIN TWO MILES. OTHER NEEDED SERVICES ARE LOCATED WITHIN ONE MILE.

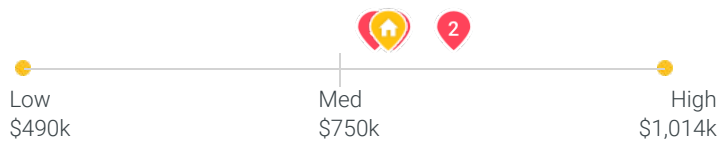
DEMAND / SUPPLY



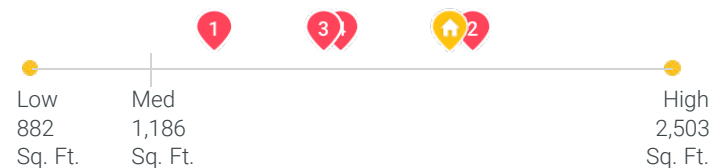
VALUES



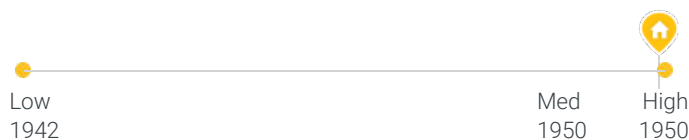
PRICE



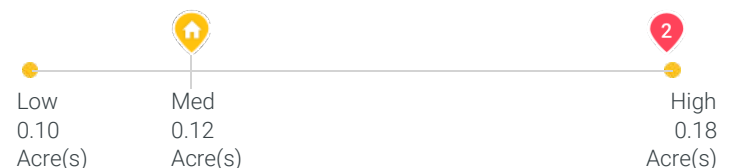
GROSS LIVING AREA



YEAR BUILT



SITE SIZE



Subject Photos



Front



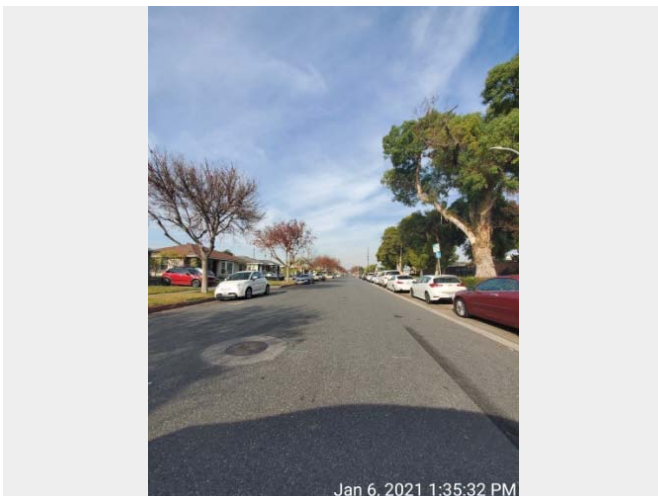
Front



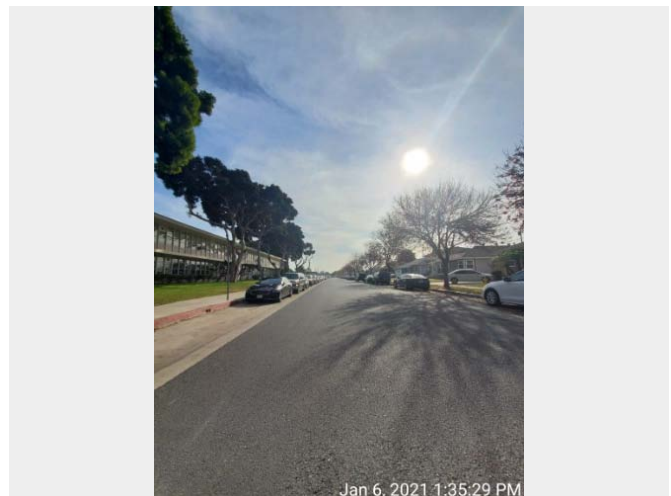
Front



Address Verification



Street



Street

Comparable Photos

Provided by
Appraiser

1 4509 Dunrobin Ave
Lakewood, CA 90713



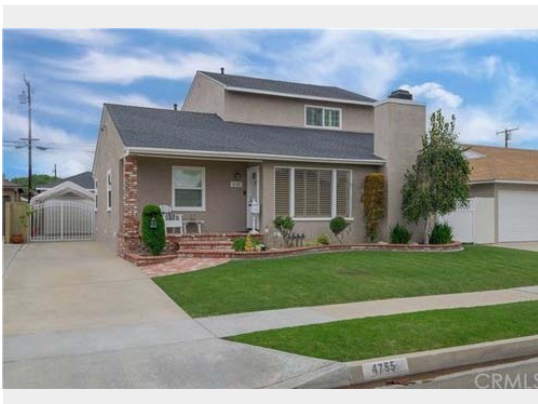
Front

2 4334 Rutgers Ave
Long Beach, CA 90808



Front

3 4755 Coldbrook Ave
Lakewood, CA 90713



Front

Comparable Photos

Provided by
Appraiser

4 4715 Coldbrook Ave
Lakewood, CA 90713



Front

Scope of Work



Provided by
Appraiser

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 Sean Freeman, 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.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

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.

LIMITING CONDITIONS COMMENTS

none

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 Sean Freeman 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.

APPRAISER'S CERTIFICATION COMMENTS

none

SIGNATURE

NAME

Tori Turner

EFFECTIVE DATE

01/06/2021

DATE OF REPORT

01/10/2021

LICENSE #

AR005830

STATE

CA

EXPIRATION

09/19/2022

COMPANY

Clario Appraisal Network

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE SFR	CURRENT USE SFR	PROJECTED USE Multifamily
OCCUPANCY Unknown	GATED COMMUNITY No	ATTACHED TYPE Attached
PARKING TYPE Attached Garage; 2 spaces	STORIES 1	UNITS 1
EXTERIOR REPAIRS \$0	INTERIOR REPAIRS N/A	TOTAL REPAIRS \$0

Condition & Marketability

CONDITION	✓ Good	Subject appears to be in good condition
SIGNIFICANT REPAIRS NEEDED	✓ No	-
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	-
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	-
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
/Sean Freeman/	01366376	Sean Freeman	Coldwell Banker	01/06/2021