

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	2104 Winafred Street, Sacramento, CA 95825	Order ID	7418051	Property ID	30614020
Inspection Date	07/09/2021	Date of Report	07/13/2021		
Loan Number	42799	APN	278-0143-010-0000		
Borrower Name	Redwood Holdings LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	BPOUpdate_0707	Tracking ID 1	BPOUpdate_0707		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Redwood Holdings LLC	The subject property appears well maintained with no obvious deferred repairs required. Listing information indicate the subject property has been updated.
R. E. Taxes	\$615	
Assessed Value	\$46,807	
Zoning Classification	RD-5	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject neighborhood is an older, modest area of Sacramento located near retail and commercial services.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$320,000 High: \$360,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2104 Winafred Street	2843 Aurora	1920 Bowling	2713 Plover
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95825	95821	95825	95815
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.93 ¹	2.06 ¹	0.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,999	\$405,000	\$164,900
List Price \$	--	\$399,999	\$405,000	\$164,900
Original List Date		06/15/2021	07/07/2021	07/08/2021
DOM · Cumulative DOM	-- · --	13 · 28	4 · 6	3 · 5
Age (# of years)	65	68	65	66
Condition	Good	Good	Good	Fair
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	897	1,023	1,014	826
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	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	0.14 acres	0.31 acres	0.15 acres	0.13 acres
Other	--	--	--	--

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 According to the MLS: Nicely updated 3 bedroom 1.5 bath home with newer gray kitchen cabinets, stainless steel appliances, quartz counters, tile backsplash, light fixtures, hardware, wood burning fireplace, HVAC system, dual pane windows & sliding door, updated bathrooms, laminate flooring through out the house.

Listing 2 According to the MLS: Centrally located to shopping. freeway access, schools. Updated interior with upgraded materials; wood & tile flooring. Tastefully landscaped backyard with mature trees, covered patio. Roof, HW Tank & HVAC 3 yrs.

Listing 3 According to the MLS: Amazing opportunity to own for first-time buyers or investors! Single-family residence with 3 bedrooms and 1 bath. This property is occupied with long-term tenants and has an extremely high occupancy rate.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2104 Winafred Street	2119 Whippoorwill	2000 Joan	1608 Wayland
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95825	95821	95825	95825
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.89 ¹	0.26 ¹	0.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,000	\$339,000	\$349,000
List Price \$	--	\$319,000	\$339,000	\$349,000
Sale Price \$	--	\$335,000	\$360,000	\$343,000
Type of Financing	--	Cal Vet	Fha	Cash
Date of Sale	--	05/11/2021	06/07/2021	04/13/2021
DOM · Cumulative DOM	-- · --	15 · 50	3 · 32	31 · 29
Age (# of years)	65	68	68	66
Condition	Good	Good	Average	Good
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	897	990	1,069	912
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.12 acres	0.17 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	+\$8,000	\$0	-\$8,000
Adjusted Price	--	\$343,000	\$360,000	\$335,000

* 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** According to the MLS: Updated charming 990 sqft, 3bd,2bath house, Move-in ready with a great floor plan, 4th office/bedroom with wall A/C in backyard could be a great teen room or an office, 100% waterproof vinyl laminate floor covering throughout the house, New kitchen with stainless-steel appliances, new bathroom, indoor laundry room, quartz kitchen countertop, fresh paint inside / outside. The adjustment is for the missing garage.
- Sold 2** According to the MLS: Welcome home to this adorable single story bungalow on an oversized corner lot, oozing with curb appeal and waiting to be called yours! Bright and cheery, with fresh paint, cozy fireplace and gleaming hardwood flooring throughout. Plantation shutters dress up the living room along with updated fireplace surround. Vintage details like built-in shelves and bookcases, checkered tiled floors and tile counters in kitchen, crisp and clean and ready for your special touches! Sizeable 3 bedrooms with ample closet space. Separate dining area or flex space separated by French Door.
- Sold 3** According to the MLS: This is a gorgeous home remodeled in 2019 with beautiful laminate flooring, quartz countertops, Newer roof, AC, appliances, kitchen cabinets, interior & exterior paint, garage door. Remodeled bathroom. Large backyard with possible RV access. The adjustment is for the extra garage space.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Tax records indicate the subject property has not been listed/sold for several years			
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	\$355,000	\$355,000
Sales Price	\$350,000	\$350,000
30 Day Price	\$350,000	--
Comments Regarding Pricing Strategy		
The suggested value is bracketed by the sold comps.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes There is a positive variance of 25.0% to the prior report completed on 01/2021. The variance is due to the subject condition. The prior report shows the subject in Average condition. The current report shows that the subject has been updated and in Good condition. The current report utilizes comps that are within a reasonable distance, relatively current, fair market sales, and accurately reflect the subject's overall defining characteristics. Thus the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 2843 Aurora
Sacramento, CA 95821



Front

L2 1920 Bowling
Sacramento, CA 95825



Front

L3 2713 Plover
Sacramento, CA 95815



Front

Sales Photos

S1 2119 Whippoorwill
Sacramento, CA 95821



Front

S2 2000 Joan
Sacramento, CA 95825



Front

S3 1608 Wayland
Sacramento, CA 95825



Front

ClearMaps Addendum

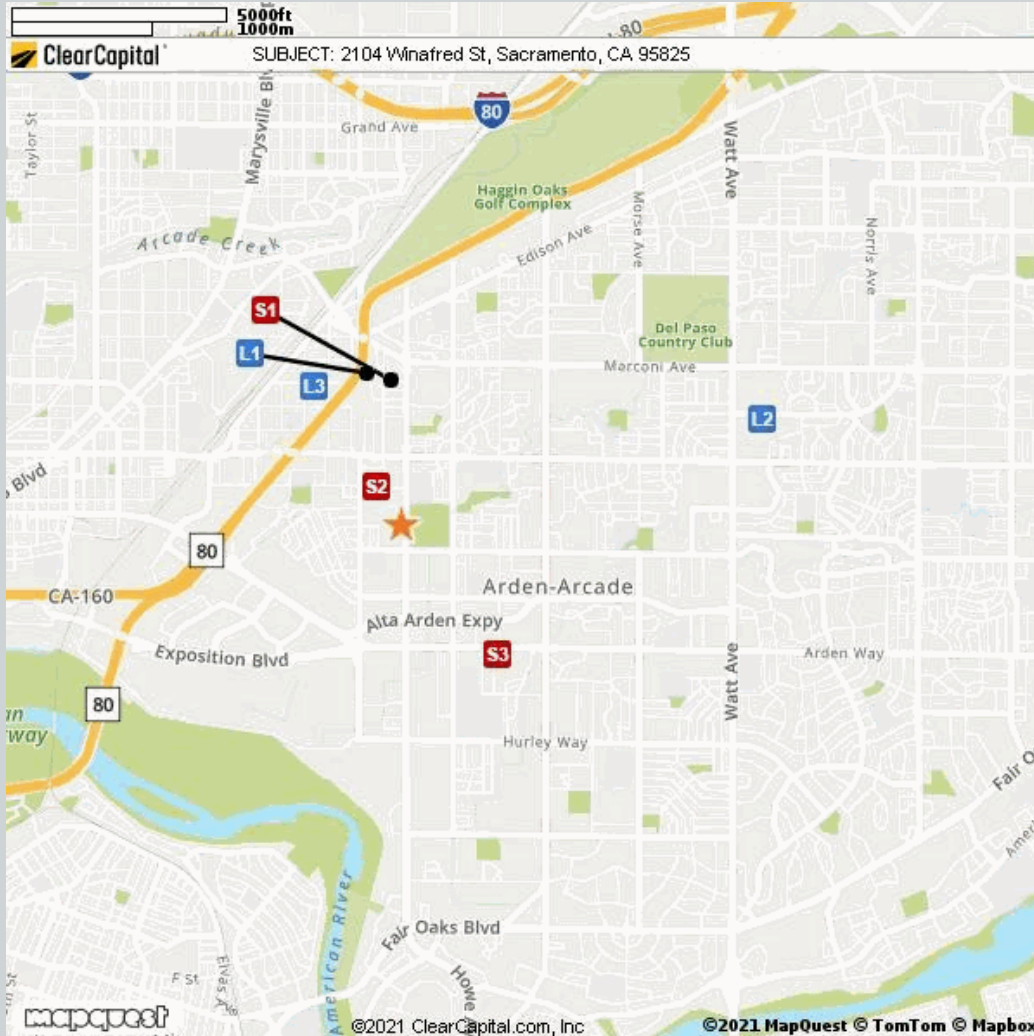
Address ★ 2104 Winafred Street, Sacramento, CA 95825

Loan Number 42799

Suggested List \$355,000

Suggested Repaired \$355,000

Sale \$350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2104 Winafred Street, Sacramento, CA 95825	--	Parcel Match
L1 Listing 1	2843 Aurora, Sacramento, CA 95825	0.93 Miles ¹	Parcel Match
L2 Listing 2	1920 Bowling, Sacramento, CA 95825	2.06 Miles ¹	Parcel Match
L3 Listing 3	2713 Plover, Sacramento, CA 95825	0.88 Miles ¹	Parcel Match
S1 Sold 1	2119 Whippoorwill, Sacramento, CA 95825	0.89 Miles ¹	Parcel Match
S2 Sold 2	2000 Joan, Sacramento, CA 95825	0.26 Miles ¹	Parcel Match
S3 Sold 3	1608 Wayland, Sacramento, CA 95825	0.86 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	Steven Brock	Company/Brokerage	Elite REO Services
License No	00425910	Address	8643 Beauxart Cir Sacramento CA 95828
License Expiration	09/25/2024	License State	CA
Phone	9162959446	Email	steve.brock@elitereo.com
Broker Distance to Subject	8.28 miles	Date Signed	07/11/2021

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.