

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	3130 Woodmont Drive, San Jose, CA 95118	Order ID	7349306	Property ID	30451712
Inspection Date	06/08/2021	Date of Report	06/14/2021		
Loan Number	42805	APN	45103070		
Borrower Name	Redwood Holdings LLC	County	Santa Clara		

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	\$12,045	Subject property is in a typical residential lot in a tree lined street in the highly desired Cambrian area of the city. From the drive-by observation property exterior finish, windows and roof, are in average condition and no exterior damages observed. Per current MLS listing property has been upgraded recently. Property conforms to most neighborhood properties in style and type. No Easements or encroachments observed. No negative factor or features of property that could affect sale of property. Per County Detail Report subject was last sold on 12/18/2020.	
Assessed Value	\$923,249		
Zoning Classification	Residential R1-8		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Secured neighborhood)		
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	Improving	Subject is within 1 mi. distance to desired elementary school, neighborhood shopping center and neighborhood park. Many properties in the area and neighborhood have being remodeled and/or upgraded. No REO or short sales activities in the immediate area, due to its proximity to Silicon Valley Businesses (within 5 miles, 10 to 15 min. drive), No industrial zones nearby, or in the path of airport, or w/in 1,000 ft. to freeway or from a railroad track.	
Sales Prices in this Neighborhood	Low: \$999,000 High: \$1,600,000		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3130 Woodmont Drive	1461 Revere Avenue	1484 Jeffery Avenue	1163 Lynhurst Way
City, State	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95118	95118	95118	95118
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.44 ¹	0.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,295,000	\$1,299,888	\$1,299,950
List Price \$	--	\$1,295,000	\$1,299,888	\$1,299,950
Original List Date		06/09/2021	06/09/2021	05/28/2021
DOM · Cumulative DOM	-- · --	1 · 5	1 · 5	4 · 17
Age (# of years)	64	66	61	46
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	1,376	1,363	1,270	1,392
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	--	--	--	--
Lot Size	0.14 acres	0.13 acres	0.17 acres	0.15 acres
Other	FP, Patio, Fence	FP, Patio, Fence	FP, Patio, Fence	FP, Patio, Fence

* Listing 3 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 Similar in most of its characteristics, location, condition, age, and amenities. Active listing as a Standard Sale.

Listing 2 Similar in most of its characteristics, location, condition, age, and amenities. Superior due to larger lot size. Active listing as a Standard Sale.

Listing 3 Similar in most of its characteristics, location, condition, age, and amenities. Property Under Contract as a Standard Sale.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3130 Woodmont Drive	1453 Fairhaven Drive	3794 Marks Avenue	3540 Vistamont Drive
City, State	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95118	95118	95118	95118
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.48 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,228,500	\$1,195,000	\$1,238,888
List Price \$	--	\$1,228,500	\$1,195,000	\$1,238,888
Sale Price \$	--	\$1,400,000	\$1,425,000	\$1,505,000
Type of Financing	--	Conventional	Conv.	Conv.
Date of Sale	--	04/01/2021	06/02/2021	03/17/2021
DOM · Cumulative DOM	-- · --	4 · 28	10 · 40	9 · 41
Age (# of years)	64	60	62	62
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	1,376	1,391	1,280	1,460
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	--	--	--	--
Lot Size	0.14 acres	0.14 acres	0.16 acres	0.15 acres
Other	FP, Patio, Fence	FP, Patio, Fence	FP, Patio, Fence	FP, Patio, Fence
Net Adjustment	--	\$0	+\$3,000	-\$8,500
Adjusted Price	--	\$1,400,000	\$1,428,000	\$1,496,500

* 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** Similar in most of its characteristics, location, condition, age, and amenities. Property Sold as a Standard Sale.
- Sold 2** Similar in most of its characteristics, location, condition, age, and amenities. Adjusted value -\$7,000 larger lot size, and +\$10,000 smaller GLA. Property Sold as a Standard Sale.
- Sold 3** Similar in most of its characteristics, location, condition, age, and amenities. Adj. value -\$8,500 for larger GLA. Property Sold as a Standard Sale.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	EXP Realty of California	Per Public Records and 2020 MLS, property was last Sold on 12/18/2020 at a Sale Price of \$1,030,000.					
Listing Agent Name	DeVonna Meyer						
Listing Agent Phone	408-981-4079						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
11/12/2020	\$1,180,000	04/30/2021	\$1,299,000	Sold	12/18/2020	\$1,030,000	MLS
04/30/2021	\$1,299,000	--	--	Pending/Contract	05/14/2021	\$1,299,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,300,000	\$1,300,000
Sales Price	\$1,450,000	\$1,450,000
30 Day Price	\$1,420,000	--

Comments Regarding Pricing Strategy

The sale and listing search are of properties within 1 mile radius, and sold within subjects zip code and of properties sold in the the last 4 months of similar to subject in most of its characteristics, condition, room numbers, and GLA. The As-Is Value identified for subject property is for a Fair Market price and with a marketing time of approx. 7 days. The comps used are the best possible currently available comps and the adjustments are sufficient for this area to account for the differences in the subject and comparables. Please note, due to the shortage of properties in this particular area of the city, Cambrian area, since the beginning of the year properties values are experiencing sale prices above listing prices due to multiple offers, and prices are currently fluctuating, pending on condition. Since the start of the year, and even with the Covid-19 uncertainties, values in this zip code and adjacent zip code have increased a min. of 6%. MLS and Online sources (Zillow and Movoto.com) indicate Market values as having increased over 12% in the past 12 months in subjects' zip code, due to the high demand and proximity to nearby high-tech area, and due to the rapid increase in the previous 3 years due to economy surge in the area. There is no Economic Obsolescence in the area. According to Movoto.com, and as of this month, the median DOM reported for single family dwellings in the subjects' zip code is 16 days, and as of this month 0% of new listings are distressed properties, either as a Short Sale or REO. PLEASE NOTE: Subject property nor neighborhood or city has been affected by the FEMA declared disaster. And there has been no effect on subject's, nor neighborhood, in value and marketability due to current COVID-19 Pandemic.

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Street



Street



Other

Subject Photos



Other

Listing Photos

L1 1461 Revere Avenue
San Jose, CA 95118



Front

L2 1484 JEFFERY Avenue
San Jose, CA 95118



Front

L3 1163 Lynhurst Way
San Jose, CA 95118



Front

Sales Photos

S1 1453 Fairhaven Drive
San Jose, CA 95118



Front

S2 3794 Marks Avenue
San Jose, CA 95118



Front

S3 3540 Vistamont Drive
San Jose, CA 95118



Front

ClearMaps Addendum

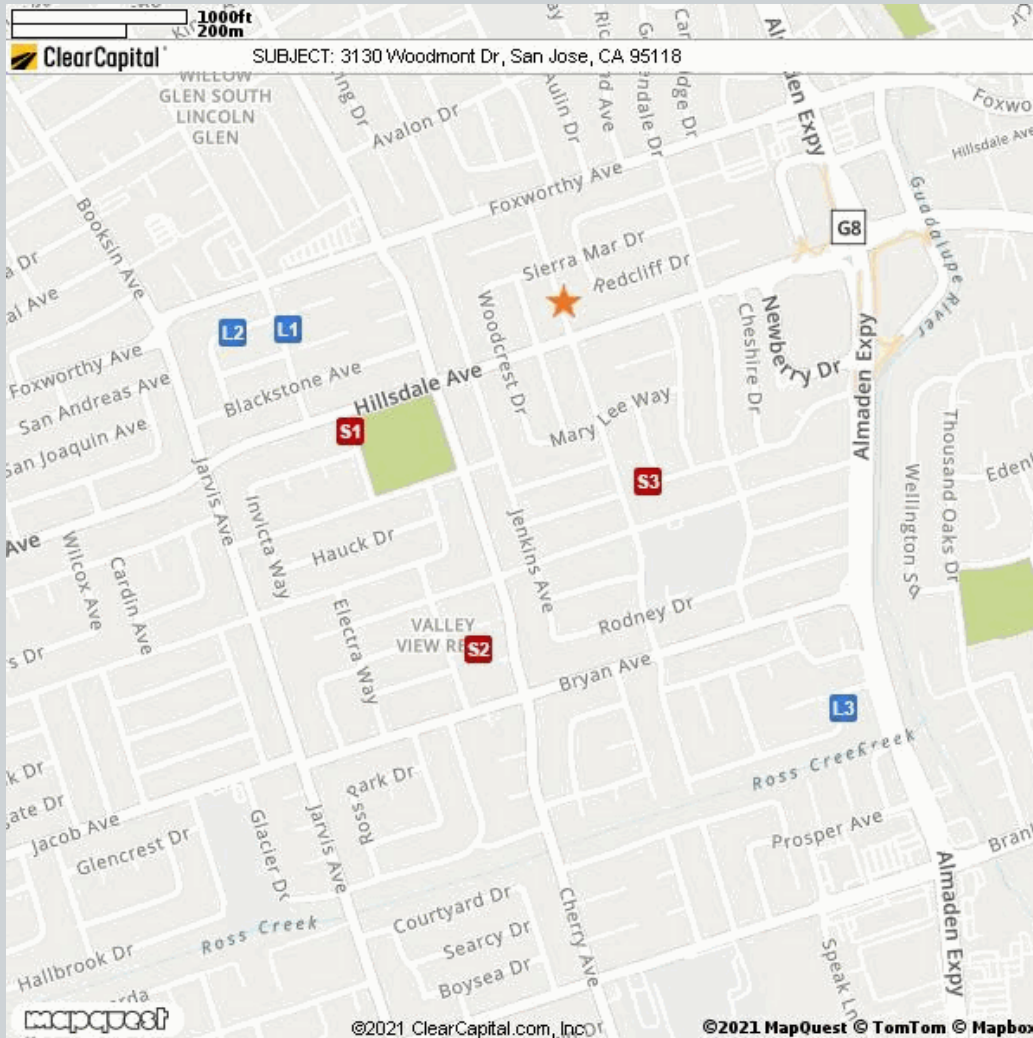
Address ★ 3130 Woodmont Drive, San Jose, CA 95118

Loan Number 42805

Suggested List \$1,300,000

Suggested Repaired \$1,300,000

Sale \$1,450,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3130 Woodmont Drive, San Jose, CA 95118	--	Parcel Match
L1 Listing 1	1461 Revere Avenue, San Jose, CA 95118	0.37 Miles ¹	Parcel Match
L2 Listing 2	1484 Jeffery Avenue, San Jose, CA 95118	0.44 Miles ¹	Parcel Match
L3 Listing 3	1163 Lynhurst Way, San Jose, CA 95118	0.67 Miles ¹	Parcel Match
S1 Sold 1	1453 Fairhaven Drive, San Jose, CA 95118	0.33 Miles ¹	Parcel Match
S2 Sold 2	3794 Marks Avenue, San Jose, CA 95118	0.48 Miles ¹	Parcel Match
S3 Sold 3	3540 Vistamont Drive, San Jose, CA 95118	0.27 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	Vito Lippolis	Company/Brokerage	Compass Realty
License No	01351146	Address	5353 Almaden Expressway, Suite 150A San Jose CA 95118
License Expiration	09/18/2022	License State	CA
Phone	4082194085	Email	vitohomesales@gmail.com
Broker Distance to Subject	1.58 miles	Date Signed	06/10/2021

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.