

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.

<b>Address</b>	849 E Alamos Avenue, Fresno, CA 93704	<b>Order ID</b>	7349306	<b>Property ID</b>	30451717
<b>Inspection Date</b>	06/09/2021	<b>Date of Report</b>	06/15/2021		
<b>Loan Number</b>	42821	<b>APN</b>	425-152-10		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Fresno		

**Tracking IDs**

<b>Order Tracking ID</b>	0608_BPOUpdate	<b>Tracking ID 1</b>	0608_BPOUpdate
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Redwood Holdings LLC	<b>Condition Comments</b> Wood exterior, corner lot, composition roof, shade trees, two car garage.
<b>R. E. Taxes</b>	\$5,290	
<b>Assessed Value</b>	\$334,000	
<b>Zoning Classification</b>	R1B	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject is near businesses; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of different styles and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4 mile radius there is no active, 2 pending and 12 sold comps and in the last year there are 18 homes that sold. There are no short sales and no foreclosure in area. There is no search parameters used in search.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$537,440 High: \$638,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	849 E Alamos Avenue	1119 E Sierra Madre Ave	345 E Swift	1251 W Keats Ave
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93704	93704	93704	93711
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.21 <sup>1</sup>	0.82 <sup>1</sup>	0.84 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$649,900	\$565,000	\$595,000
<b>List Price \$</b>	--	\$599,000	\$565,000	\$595,000
<b>Original List Date</b>		01/22/2021	06/11/2021	05/07/2021
<b>DOM · Cumulative DOM</b>	-- · --	78 · 144	1 · 4	5 · 39
<b>Age (# of years)</b>	72	59	73	66
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,589	2,730	2,342	2,369
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 3	4 · 2 · 1	5 · 3
<b>Total Room #</b>	7	7	8	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Carport 1 Car	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	Pool - Yes	Pool - Yes	Pool - Yes
<b>Lot Size</b>	.35 acres	0.38 acres	0.35 acres	0.29 acres
<b>Other</b>	NA	MLS#553646	MLS#557816	MLS#558845

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Proud to introduce 1119 E Sierra Madre Ave! If your looking for a Multi-Generation home in the historic Old Fig Garden area, you have found it. Buyers will love the 4 bedroom 3 bath main house with new hardwood vinyl plank flooring throughout fresh new carpet in all the large bedrooms that have large walk-in closets.The open kitchen has custom quartz counter tops and back splash, all new stainless steel appliances and hand made custom cabinets.The open floor plan of this home is a real selling point with lots of natural light and and bright colors throughout.The home also offers all new custom paint crown molding and baseboards.The 700 square foot attached apartment with private entry is perfect Mother in Law set up or it could be used as a AirBnB. The apartment has a full updated kitchen, living and dining room with a large private bedroom with full bathroom, that has access to the large backyard. The large swimming pool is perfectly situated in the large backyard setting perfect for entertaining. Not to mention there is RV parking also. This is truly a must see property that do not come along very often!!
- Listing 2** At 345 E. Swift, classic Old Fig charm gets a modern touch. This 1950s-era home on a quiet tree-lined street features an addition designed by acclaimed architect Arthur Dyson, providing added space and an eclectic feel. The main living area and dining room feature hardwood flooring, high-end window treatments, updated fixtures, and a cozy fireplace. The home's two light-filled front bedrooms have refreshed flooring and share a hallway with a large, beautifully tiled bathroom. The kitchen's expansive windows, gas range, and artistic tile set it apart, while the adjacent sitting room provides a cozy retreat with another fireplace and access to the expansive patio. The modern addition offers a 1/2 bath, bedroom, and beautiful master suite with a large walk-in closet and spacious bathroom. The home's front yard has manicured landscaping and beautiful trees, and the back is an oasis with a patio for entertaining and a sparkling swimming pool. Don't miss this gem in the heart of Old Fig!
- Listing 3** 2005 rebuilt custom home - This beautiful home is light and bright and features: hardwood floors; dual pane windows; a galley kitchen with a breakfast bar, stainless steel appliance, granite counter tops and gas stove; a living room with formal dining area; an office; indoor utility room; pool; and over sized garage. The two bedrooms on the east side of the home are secluded and could serve as an in-law set up. The owners suite includes built in dressers/closets, a sliding glass door that leads to a patio on the west side of the home, and a lovely bathroom with a soaking tub. The new owner will enjoy the covered patio, mature landscape and pool. This home is in close proximity to Fig Garden Village, Gibson Elementary School and Bullard High School. Call your agent today for a private showing.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	849 E Alamos Avenue	1127 E Fairmont Ave	1027 E Alamos Ave	1009 E Gettysburg Ave
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93704	93704	93704	93704
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.19 <sup>1</sup>	0.10 <sup>1</sup>	0.32 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$599,000	\$595,000	\$529,000
<b>List Price \$</b>	--	\$599,000	\$595,000	\$529,000
<b>Sale Price \$</b>	--	\$600,000	\$638,000	\$575,000
<b>Type of Financing</b>	--	Va	Conv	Conv
<b>Date of Sale</b>	--	12/17/2020	05/21/2021	06/01/2021
<b>DOM · Cumulative DOM</b>	-- · --	6 · 52	6 · 43	7 · 40
<b>Age (# of years)</b>	72	71	65	70
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,589	2,523	2,298	2,613
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 3	3 · 3	4 · 2 · 1
<b>Total Room #</b>	7	7	7	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	Pool - Yes	Pool - Yes
<b>Lot Size</b>	.35 acres	0.29 acres	0.5 acres	0.37 acres
<b>Other</b>	NA	MLS#550265	MLS#557335	MLS#557985
<b>Net Adjustment</b>	--	+\$4,640	-\$17,160	-\$37,560
<b>Adjusted Price</b>	--	\$604,640	\$620,840	\$537,440

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Sophisticated luxury in Old Fig Garden. Unmatched quality flows through every aspect of this custom home. Completely redesigned in 2006, the thoughtful renovation masterfully incorporates the landscape, outdoor living spaces and functional floor plan to create the perfect blend of modern living and classic design. The large picture windows provide an abundance of natural light throughout while showcasing wonderful views of the well-manicured garden. Enjoy entertaining guests in the large formal dining room or in a more casual setting outside in the courtyard or on the large covered patio. Two living areas create plenty of space to relax and enjoy a good book or conversation with loved ones. The custom kitchen features plenty of storage, upgraded stainless steel appliances and a perfect layout for food prep and gourmet creations. Hand textured walls, crown molding and beautiful alder wood built-ins complete the lasting final touches on this move-in ready home. Call today for a private tour, you will be glad you did! Added (+) \$2640 sf and \$2400 lot. Deducted (-) \$400 age.
- Sold 2** A short distance from Fig Garden Swim and Racquet Club and Fig Garden Village, this Mid Century modern in Old Fig comes on the market for the first time in 30 years. The style is clean and classic with large windows and sliders that makes the home blend into it's surroundings. California living at its best! Fantastic for entertaining, parties or family holidays, your guests can flow freely to and from the outdoors. The layout is nicely planned with 3 bedrooms on one wing, living, dining, and kitchen at the center and a bonus room at the far end. The bonus room makes a great office or den and the neighboring full bath has a door leading directly from the pool. The kitchen features newer stainless steel appliances. There is hard wood flooring throughout and a charming brick fireplace shared between the kitchen and living. The main living spaces and kitchen all overlook the lush and private backyard with gorgeous mature trees, large pool, grassy area and a concrete patio. Go see it today! Deducted (-) \$2800 age, \$6000 lot and \$20k pool. Added (+) \$11640 sf
- Sold 3** Phenomenal back yard in the heart of Old Fig! Traditional styling, shuttered windows and courtyard entry welcome you into this 4BR- 2.5BA home with 2613 sq ft on a 16,080 sq ft lot in walking distance of Fig Garden Swim and Racquet Club! Live and entertain in your own resort with a big fiberglass-lined pool safely enclosed with a removable fence, pool house, patio, huge grass area, roses, fruit trees, mature palm trees, and koi pond with the tranquil sound of falling water. Formal living spaces include a living room with stone fireplace and separate dining room. The light kitchen has white cabinets, tile floor, updated stainless steel appliances, pantry, computer desk and breakfast area that opens to a large family room with massive brick fireplace and raised hearth. From the breezeway, you enter a convenient mud room with closeted laundry. Solar, dual-pane windows, added insulation and zoned HVAC offer energy savings. Conveniently located close to shopping and dining in Fig Garden Village and Farmer's Market. Deducted (-) \$10k leased solar, \$800 age, \$5k bed, \$960 sf, \$800 lot and \$20k pool.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Iron Key Real Estate	Subject home is listed.					
<b>Listing Agent Name</b>	Art Falcon III						
<b>Listing Agent Phone</b>	559-960-2812						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
04/16/2021	\$699,000	05/11/2021	\$599,000	Pending/Contract	05/19/2021	\$599,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$604,640	\$604,640
<b>Sales Price</b>	\$604,640	\$604,640
<b>30 Day Price</b>	\$594,640	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, sold date 11/28/20 or sooner, no short sales or foreclosures, SFR, square 2289-2889, 1939-1959 in age, single story, within ¼ mile radius there is 5 comps, within ½ mile radius there is 6 comps, there is no active, no pending and 3 sold comps, due to shortage of active/pending comps extended radius one mile there is 2 comps, removed age there is still a shortage of comps, extended radius 2 miles. Comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot, style, and GLA. When pricing the subject all 6 comparable were factored in as well as the subject's location, design and appeal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the  
**Notes** subject's current listing and sales history and the market increase. The subject's current pending price is \$599,000. The market has increased over 7% within the last 12 months. The current report is right in line with the average sales in the immediate area.



## Subject Photos



Front



Address Verification



Address Verification



Side



Side



Side



## Subject Photos



Side



Street



Street



Other

## Listing Photos

**L1** 1119 E SIERRA MADRE Ave  
Fresno, CA 93704



Front

**L2** 345 E Swift  
Fresno, CA 93704



Front

**L3** 1251 W Keats Ave  
Fresno, CA 93711



Front



## Sales Photos

**S1** 1127 E Fairmont Ave  
Fresno, CA 93704



Front

**S2** 1027 E Alamos Ave  
Fresno, CA 93704



Front

**S3** 1009 E Gettysburg Ave  
Fresno, CA 93704



Front

### ClearMaps Addendum

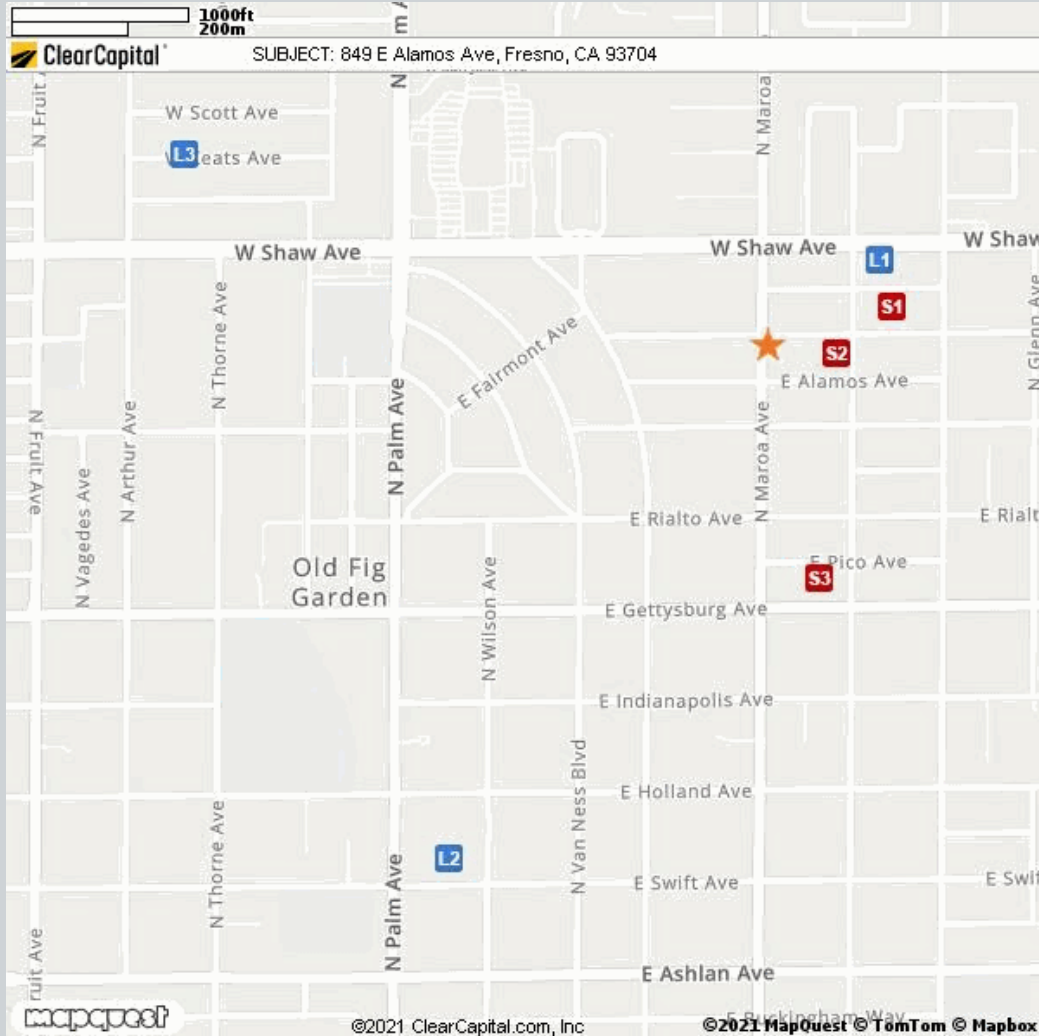
**Address** ★ 849 E Alamos Avenue, Fresno, CA 93704

**Loan Number** 42821

**Suggested List** \$604,640

**Suggested Repaired** \$604,640

**Sale** \$604,640



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	849 E Alamos Avenue, Fresno, CA 93704	--	Parcel Match
L1 Listing 1	1119 E Sierra Madre Ave, Fresno, CA 93704	0.21 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	345 E Swift, Fresno, CA 93704	0.82 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1251 W Keats Ave, Fresno, CA 93711	0.84 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1127 E Fairmont Ave, Fresno, CA 93704	0.19 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1027 E Alamos Ave, Fresno, CA 93704	0.10 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1009 E Gettysburg Ave, Fresno, CA 93704	0.32 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Danielle Carnero	<b>Company/Brokerage</b>	HomeSmart PV and Associates
<b>License No</b>	01507071	<b>Address</b>	362 S. Sierra Vista ave Fresno CA 93702
<b>License Expiration</b>	06/15/2025	<b>License State</b>	CA
<b>Phone</b>	5598362601	<b>Email</b>	daniellecarnero@gmail.com
<b>Broker Distance to Subject</b>	5.59 miles	<b>Date Signed</b>	06/12/2021

*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.**