

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	8716 Central Avenue, Orangevale, CA 95662	Order ID	7001822	Property ID	29253464
Inspection Date	12/19/2020	Date of Report	12/22/2020		
Loan Number	42845	APN	261-0190-007-0000		
Borrower Name	Redwood Holdings LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	1218BPOs	Tracking ID 1	1218BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Anspach Jane A	Subject property located in well established area. Subject property is in average visible condition. To find good comparable comps I was forced to increase radius up to 1 mile radius. Neighborhood consists of similar SF detached homes of average quality and maintenance levels. Close to schools, shopping, freeways, employment centers, entertainment and most services.
R. E. Taxes	\$767	
Assessed Value	\$66,126	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Subject property is located in average neighborhood. No Major problems.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$335,000 High: \$770,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	8716 Central Avenue	6832 Hickory Ave	8530 Noel Dr	6405 Cerromar Cir
City, State	Orangevale, CA	Orangevale, CA	Orangevale, CA	Orangevale, CA
Zip Code	95662	95662	95662	95662
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.48 ¹	0.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$395,000	\$360,000	\$419,000
List Price \$	--	\$395,000	\$360,000	\$419,000
Original List Date		07/08/2020	10/15/2020	11/08/2020
DOM · Cumulative DOM	-- · --	33 · 167	55 · 68	5 · 44
Age (# of years)	61	62	63	47
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	1,572	1,556	1,500	1,419
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 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	.31 acres	0.2758 acres	0.25 acres	0.13 acres
Other	None	None	None	None

* 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** Perfectly situated in the heart of Orangevale! Comfortable, rustic and relaxing describe this country home located close in, but far away from the hustle and bustle. Features include a fabulous floor plan; new upgrades to the kitchen; full dual pane windows and a huge family/game room that overlooks a picturesque backyard that invites morning coffee or evening cocktails. The many windows allow abundant natural light that encourages a cozy stay-cation. Convenient to the Orangevale Farmers Market, water activities at Folsom Lake and the Roseville Galleria for shopping or dining. This home is located in the SJUSD with an easy commute to anywhere in the Sacramento and Roseville areas. Come take a look today, I'm the gorgeous home with the white picket fence!
- Listing 2** Great investment opportunity in a quiet established Orangevale neighborhood. 4 bedroom, 2 bathroom, large backyard with fruit trees and RV access. Newer roof, windows and exterior paint. Close to shopping and transportation.
- Listing 3** You will fall in love! This beautifully maintained home has been updated with new Aquarella Quartzite stone countertops, brand new gorgeous tile flooring, new stainless steel appliances and recessed lighting. Gorgeous wood laminate floors. You will flip over the oversized master bedroom with slider that leads to the covered patio. Ceiling fans throughout. This home, in an established family neighborhood, is just walking distance to Trajan Elementary and the park. Welcome Home!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8716 Central Avenue	6635 Hazel Ave	8457 Cortadera Dr	8883 Cerezo Dr
City, State	Orangevale, CA	Orangevale, CA	Orangevale, CA	Orangevale, CA
Zip Code	95662	95662	95662	95662
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.71 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$379,000	\$410,000	\$428,000
List Price \$	--	\$379,000	\$410,000	\$428,000
Sale Price \$	--	\$355,000	\$440,000	\$434,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/11/2020	07/10/2020	12/11/2020
DOM · Cumulative DOM	-- · --	174 · 205	5 · 29	15 · 56
Age (# of years)	61	63	44	64
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	1,572	1,655	1,469	1,367
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	.31 acres	0.21 acres	0.15 acres	0.23 acres
Other	None	None	None	None
Net Adjustment	--	+\$6,680	+\$13,320	+\$16,200
Adjusted Price	--	\$361,680	\$453,320	\$450,200

* 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** Welcome to this charming single story in the heart of Orangevale. This ranch-style home boasts wood flooring, updated cabinets, newer windows, and newer paint inside and out. Two separate living areas are perfect for relaxing or entertaining. The oversized, terraced backyard feels secluded and private, and offers low-maintenance landscaping and lots of space for activities, storage, and outdoor toys! Price adjusted for SqFt -\$3320, lot size +\$10000.
- Sold 2** Welcome home! This beautiful home has been lovingly restored with all kinds of touches from the wainscoting in the entry to the dark rich laminate flooring. Trending decorator paint colors throughout the house. Gourmet kitchen with neutral color granite counters, SS appliances. Enjoy the cozy fireplace while dining. Enjoy the master suite with farmhouse style bathroom that includes double sinks and walk in closet. Ready to BBQ and entertain in the fully landscaped with sprinklers backyard. Make your own lemon drops from the lemon tree and rest in your private porch. Price adjusted for SqFt +\$4120, lot size +\$16000, age - \$6800.
- Sold 3** Move in Ready with seller updating and upgrading numerous components. New HVAC 2018, Roof 2020, Plumbing 2013 is just the start of the quality improvements. This home is just the right fit with kitchen remodel including granite counters and upgraded appliances, Hall and Master Baths have been remodeled (2014) hardwood flooring, shutters and great floor plan. There is a large living/great room with fireplace insert, a family room with laminate flooring and access to rear deck(10X20). The almost 1/4 acre lot is prime for those who love to entertain and garden. From the Gazebo with Vines to greenhouse and chicken coup this is the best of outdoor living. 7 fruit trees, dry creek bed and storage sheds all enhance the feel of home. There is plenty of off street parking with large half circle driveway to large garage. You will not be disappointed when showing this ultra clean home which has been truly cared for and upgraded for a new buyer. Price adjusted for SqFt +\$8200, lot size +\$8000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject property was not listed in last 12 months.			
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	\$410,000	\$410,000
Sales Price	\$395,000	\$395,000
30 Day Price	\$380,000	--
Comments Regarding Pricing Strategy		
Price is based on closest and most comparable comps in the area.		

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



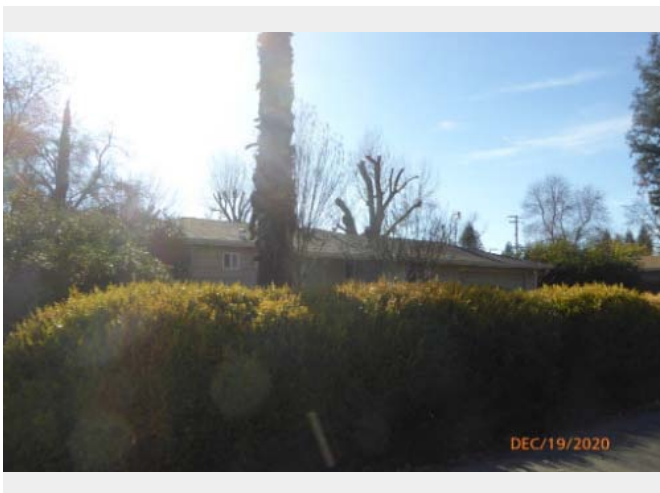
Front



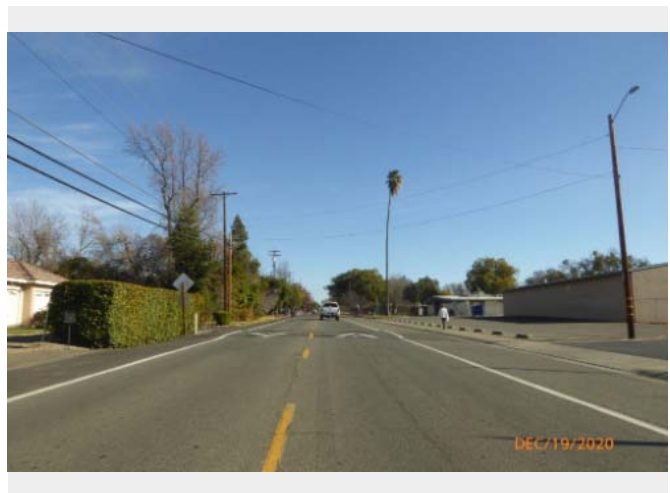
Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 6832 Hickory Ave
Orangevale, CA 95662



Front

L2 8530 Noel Dr
Orangevale, CA 95662



Front

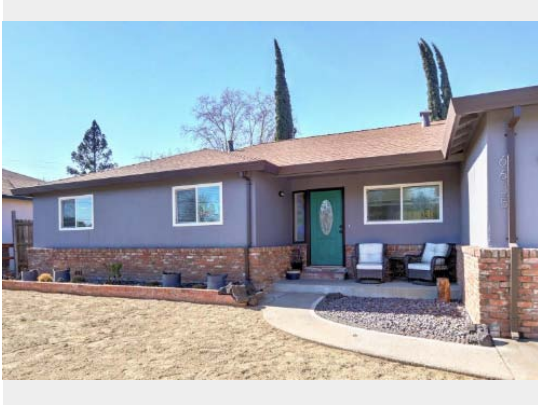
L3 6405 Cerromar Cir
Orangevale, CA 95662



Front

Sales Photos

S1 6635 Hazel Ave
Orangevale, CA 95662



Front

S2 8457 Cortadera Dr
Orangevale, CA 95662



Front

S3 8883 Cerezo Dr
Orangevale, CA 95662



Front

ClearMaps Addendum

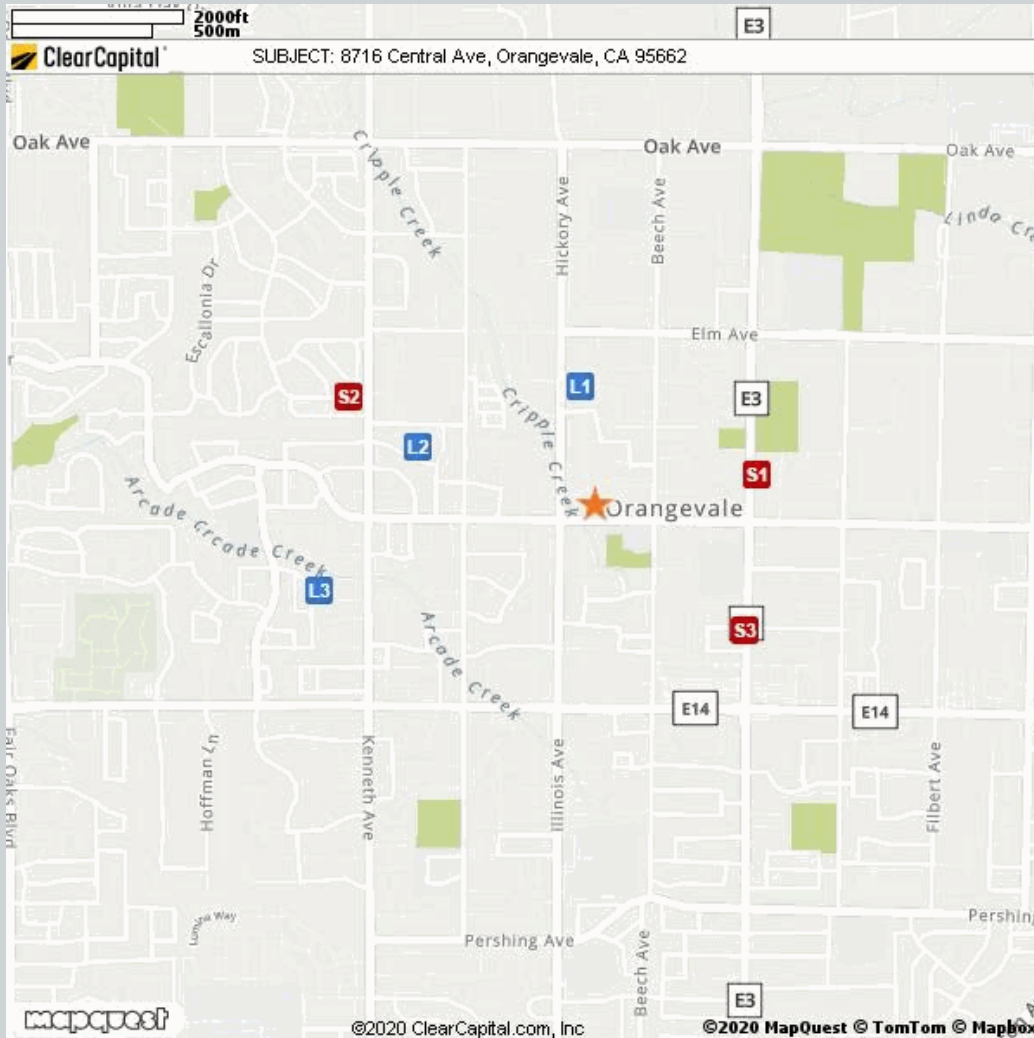
Address ★ 8716 Central Avenue, Orangevale, CA 95662

Loan Number 42845

Suggested List \$410,000

Suggested Repaired \$410,000

Sale \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8716 Central Avenue, Orangevale, CA 95662	--	Parcel Match
L1 Listing 1	6832 Hickory Ave, Orangevale, CA 95662	0.33 Miles ¹	Parcel Match
L2 Listing 2	8530 Noel Dr, Orangevale, CA 95662	0.48 Miles ¹	Parcel Match
L3 Listing 3	6405 Cerromar Cir, Orangevale, CA 95662	0.75 Miles ¹	Parcel Match
S1 Sold 1	6635 Hazel Ave, Orangevale, CA 95662	0.47 Miles ¹	Parcel Match
S2 Sold 2	8457 Cortadera Dr, Orangevale, CA 95662	0.71 Miles ¹	Parcel Match
S3 Sold 3	8883 Cerezo Dr, Orangevale, CA 95662	0.53 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	Sergey Pustynovich	Company/Brokerage	Usko Realty Inc
License No	01735065	Address	5245 Harston Way Antelope CA 95843
License Expiration	02/14/2022	License State	CA
Phone	9167184319	Email	Sergrealtor@icloud.com
Broker Distance to Subject	5.99 miles	Date Signed	12/19/2020

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.