

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	21 N Ashley Avenue, Woodland, CA 95695	Order ID	7349306	Property ID	30451715
Inspection Date	06/11/2021	Date of Report	06/12/2021		
Loan Number	42846	APN	064-224-002-000		
Borrower Name	Redwood Holdings LLC	County	Yolo		

Tracking IDs					
Order Tracking ID	0608_BPOUpdate	Tracking ID 1	0608_BPOUpdate		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Redwood Holdings LLC	Subject is a traditional single story with stucco and wood exterior and comp roof. Exterior view is obstructed by established trees, visible areas are maintained without required repairs or concerns. Condition of visible areas is believed to extend to visibly obstructed areas. No required repairs or concerns are considered for obstructed areas. Property easily conforms with neighborhood and adjacent properties. Subject is currently listed for sale and pending contract as of 6/3/2021 with 13 DOM at \$399,900 with multiple offers received. Listing details and photos indicate property is recently remodeled and updated with laminate wood floors, neutral paint. Updates to kitchen and baths.
R. E. Taxes	\$1,038	
Assessed Value	\$54,867	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Locked door, lock box by appt)	
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	Partially Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Established neighborhood of single family homes on standard lots, as well as, apartment homes with ample parking. Located within 1-2 miles to parks, schools, local commerce and commute access.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$550,000	
Market for this type of property	Increased 7 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	21 N Ashley Avenue	13 N Kern	280 Quail Dr	21 Dawn Dr
City, State	Woodland, CA	Woodland, CA	Woodland, CA	Woodland, CA
Zip Code	95695	95695	95695	95695
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.55 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$419,900	\$425,000	\$435,000
List Price \$	--	\$419,900	\$425,000	\$435,000
Original List Date		06/04/2021	03/01/2021	05/17/2021
DOM · Cumulative DOM	-- · --	7 · 8	6 · 103	7 · 26
Age (# of years)	50	50	25	50
Condition	Good	Good	Good	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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,231	1,231	1,289	1,231
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	4 · 2
Total Room #	7	7	6	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.13 acres	.12 acres	.14 acres
Other	N, A	N, A	N, A	N, A

* 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 Remodeled interior and maintained exterior with laminate floors, neutral paint. Updates to kitchen and baths in good condition. Pending 6/11/2021

Listing 2 Maintained interior and exterior with tiled floors, w/w carpet and neutral two toned paint. Kitchen and baths in good condition. 2 car garage. Pending 3/9/2021

Listing 3 Remodeled interior and maintained exterior with laminate and wood floors, neutral paint. Updates to kitchen and baths in good condition. Pending 5/25/2021

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	21 N Ashley Avenue	376 Quail Dr	347 Valleywoosd Dr	153 Utah Ave
City, State	Woodland, CA	Woodland, CA	Woodland, CA	Woodland, CA
Zip Code	95695	95695	95695	95695
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.18 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$410,000	\$425,000	\$409,000
List Price \$	--	\$430,000	\$425,000	\$409,000
Sale Price \$	--	\$435,000	\$440,000	\$460,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/01/2021	06/10/2021	05/04/2021
DOM · Cumulative DOM	-- · --	8 · 28	3 · 27	7 · 26
Age (# of years)	50	27	44	37
Condition	Good	Good	Good	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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,231	1,207	1,186	1,272
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 1 Car	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	.14 acres	.13 acres	.14 acres	.16 acres
Other	N, A	N, A	N, A	N, A
Net Adjustment	--	-\$11,750	-\$2,750	+\$16,450
Adjusted Price	--	\$423,250	\$437,250	\$476,450

* 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** Maintained interior and exterior. Tiled floors, laminate floors. Neutral paint. Updates to kitchen and baths in good condition. 13 offers received. Adjust SF \$1250, lot \$1000, age \$-11500.
- Sold 2** Maintained interior and exterior with laminate wood floors, w/w carpet and tiled floors. Neutral and non-neutral paint. Upgraded kitchen and baths in good condition. 2 offers received. Adjust SF \$2250, lot \$-2000, age \$-3000.
- Sold 3** Maintained interior and exterior with laminate wood floors, tiled floors. Near original kitchen and baths in good condition. 2 offers received. Adjust SF \$-2050, kitchen/baths/updates \$25000, age \$-6500.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Exclusive Realty and Mortgage	The subject property is currently listed and pending contract. at \$399,900 with multiple offers received. Property accepted offer and is pending contract on 6/3/2021. Property was previously listed as a short sale./distressed sale subject to acceptance. Property was listed 10/1/2020 at \$260,000 subject to approval. Property received multiple offers and went pending on 10/9/2020. Property expired listing and was withdrawn on 12/18/2020. Tax records indicate property was sold as of a notice of default filed on 8/4/2020, trustee sale notice 11/17/2020 and Notice of sale on 11/25/2020					
Listing Agent Name	Gilbert Torres						
Listing Agent Phone	916-760-8013						
# of Removed Listings in Previous 12 Months	1						
# 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
10/01/2020	\$260,000	--	--	Sold	12/30/2020	\$305,200	MLS
--	--	--	--	Sold	12/30/2020	\$305,200	Tax Records
05/21/2021	\$399,900	--	--	Pending/Contract	06/03/2021	\$399,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$430,000	\$430,000
Sales Price	\$425,000	\$425,000
30 Day Price	\$420,000	--
Comments Regarding Pricing Strategy		
<p>For purposes of this report and comparable selection. search completed within a 1 mile radius and with SF less than 1400, closing escrow within the previous 6 months. Subject is currently listed for sale and pending contract at \$399,900. Exterior view is partially obstructed by established landscape. Exterior is maintained without required repairs or concerns. Condition is assumed to continue to areas obstructed from view. Listing details indicate interior is remodeled and updated with updates to kitchen and baths in addition to new flooring and paint. Market property in current as-is condition, with minimal concession, if any, to owner and investor buyers. Property is expected to qualify for available lending programs.</p>		

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.

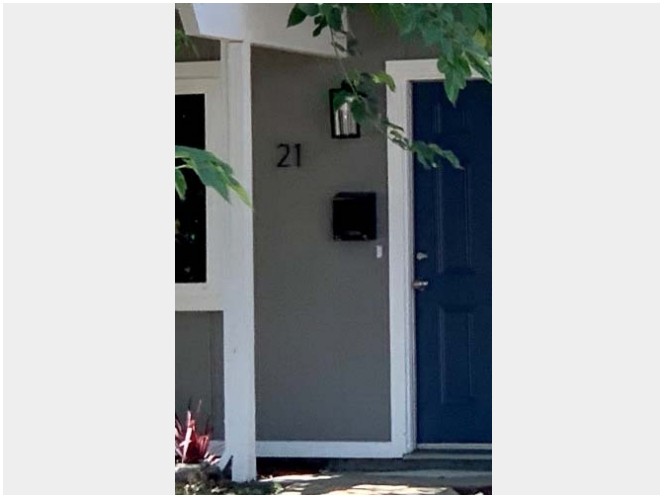
Subject Photos



Front



Front



Address Verification



Address Verification

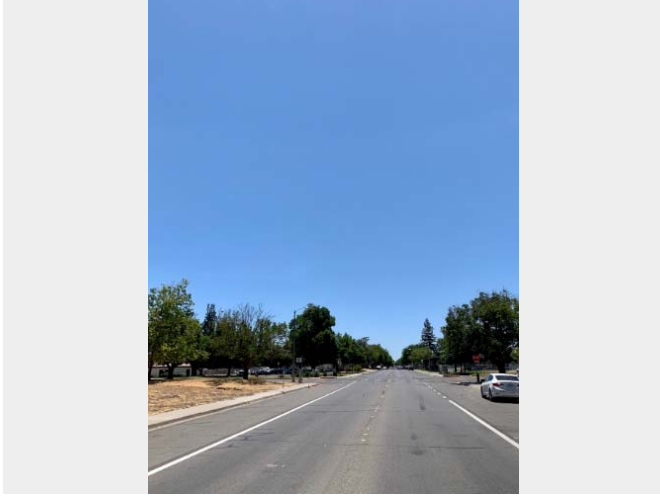


Side



Side

Subject Photos



Street



Street



Other

Listing Photos

L1 13 N Kern
Woodland, CA 95695



Front

L2 280 Quail Dr
Woodland, CA 95695



Front

L3 21 Dawn Dr
Woodland, CA 95695



Front

Sales Photos

S1 376 Quail Dr
Woodland, CA 95695



Front

S2 347 Valleywood Dr
Woodland, CA 95695



Front

S3 153 Utah Ave
Woodland, CA 95695



Front

ClearMaps Addendum

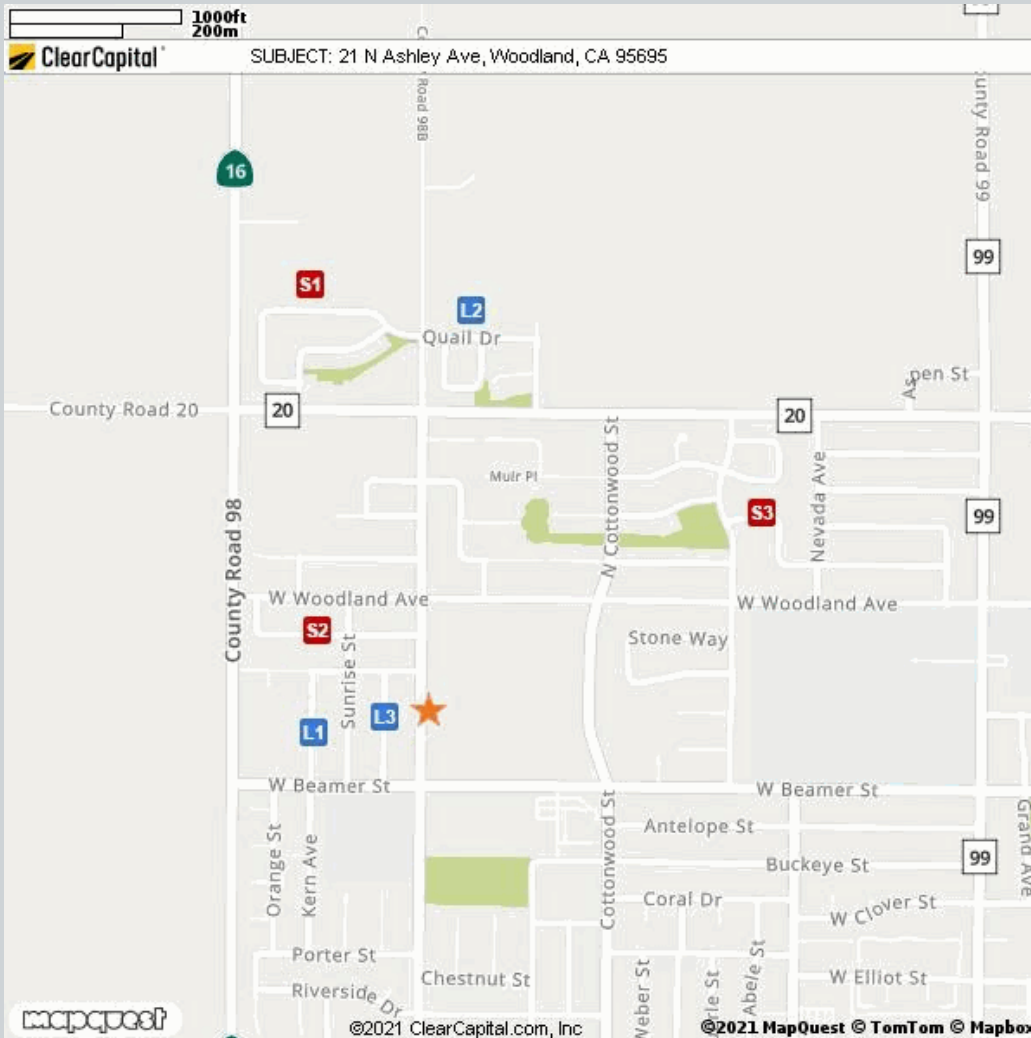
Address ★ 21 N Ashley Avenue, Woodland, CA 95695

Loan Number 42846

Suggested List \$430,000

Suggested Repaired \$430,000

Sale \$425,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	21 N Ashley Avenue, Woodland, CA 95695	--	Parcel Match
L1 Listing 1	13 N Kern, Woodland, CA 95695	0.14 Miles ¹	Parcel Match
L2 Listing 2	280 Quail Dr, Woodland, CA 95695	0.55 Miles ¹	Parcel Match
L3 Listing 3	21 Dawn Dr, Woodland, CA 95695	0.05 Miles ¹	Parcel Match
S1 Sold 1	376 Quail Dr, Woodland, CA 95695	0.60 Miles ¹	Parcel Match
S2 Sold 2	347 Valleywood Dr, Woodland, CA 95695	0.18 Miles ¹	Parcel Match
S3 Sold 3	153 Utah Ave, Woodland, CA 95695	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	Jeannette Rotz	Company/Brokerage	VISION REAL ESTATE
License No	01393764	Address	2771 Garrett Place Woodland CA 95776
License Expiration	12/20/2021	License State	CA
Phone	5303060766	Email	RotzSellsHomes@gmail.com
Broker Distance to Subject	4.32 miles	Date Signed	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.