

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	105 Yosemite Drive, Tracy, CA 95376	Order ID	7349306	Property ID	30451716
Inspection Date	06/11/2021	Date of Report	06/12/2021		
Loan Number	42856	APN	246-220-35		
Borrower Name	Redwood Holdings LLC	County	San Joaquin		

Tracking IDs

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

General Conditions

Owner	Redwood Holdings	Condition Comments	
R. E. Taxes	\$4,510	Subject appears occupied. Single family detached, conforms to homes on this street.	
Assessed Value	\$410,000		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Listed on MLS)		
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	Stable	Lack of available housing inventory has caused a decrease in days on market for homes in this area.	
Sales Prices in this Neighborhood	Low: \$500,000 High: \$600,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	105 Yosemite Drive	62 Charles St	230 Willow Creek Dr	440 Magnolia Ln
City, State	Tracy, CA	Tracy, CA	Tracy, CA	Tracy, CA
Zip Code	95376	95376	95376	95376
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.51 ¹	0.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$565,000	\$544,950	\$495,000
List Price \$	--	\$565,000	\$544,950	\$495,000
Original List Date		05/12/2021	05/26/2021	03/15/2021
DOM · Cumulative DOM	-- · --	15 · 31	5 · 17	9 · 89
Age (# of years)	40	27	35	37
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	1,167	1,075	1,199	1,199
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	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	0.15 acres	0.1 acres	0.13 acres	0.14 acres
Other	MLS#	MLS#221050331	MLS#221057784	MLS#221053996

* 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** Beautiful, well maintained single story in desirable Poet Christian K-8 school dist. This home offers 3 bedrooms and 2 bathrooms. Nest Thermostat. Flooring is Hand carved hardwood and 20x tiles, bathrooms and the kitchen were updated approx. 6 yrs. ago. The kitchen has a custom-made island, Oak professionally painted white cabinets, stone countertops, Garden window. Beautifully landscaped and the perfect backyard for entertaining with a covered patio and stamped concrete. Extra wide streets with the Wm. Larsen Park at the street entrance. Conveniently located 1.5 miles from all the downtown activities.
- Listing 2** Quaint & cozy in Sycamore Village. This dollhouse has had only original homeowners from when it was built in '86. Perfect starter home features 3bed/2full baths/2-car garage, mature landscape surround with freshly laid sod & bark. Open bright floorplan with spacious great room, brick fireplace & hearth, designer light fixtures, kitchen has beautiful slab countertop/breakfast bar open to eat-in dining area. Freshly Painted Interior and Exterior.
- Listing 3** Well maintained, single story home in Sycamore Village. 3 Bed/ 2 bath, 1199 sq ft. Newer carpet and laminate flooring. Great room concept with plantation shutters, ceiling fans and brick fireplace. Living room opens to kitchen and dining room. Remodeled bathrooms. Sliding glass doors off the living room that lead to the spacious, well manicured backyard with covered patio, grass and flower beds. Huge shed in side yard for plenty of storage. This one won't last!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	105 Yosemite Drive	231 Deerwood Ln	82 Henry Ct	211 Willow Creek Dr
City, State	Tracy, CA	Tracy, CA	Tracy, CA	Tracy, CA
Zip Code	95376	95376	95376	95376
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.25 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$489,995	\$479,000	\$525,000
List Price \$	--	\$489,995	\$479,000	\$525,000
Sale Price \$	--	\$535,000	\$553,000	\$575,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	02/16/2021	03/12/2021	04/23/2021
DOM · Cumulative DOM	-- · --	3 · 39	6 · 28	6 · 39
Age (# of years)	40	36	32	35
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	1,167	1,312	1,278	1,319
Bdrm · Bths · ½ Bths	3 · 2	34 · 2	3 · 2	3 · 2
Total Room #	6	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	0.15 acres	0.14 acres	0.1 acres	0.14 acres
Other	MLS#	MLS#20076283	MLS#221005649	MLS#221020867
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$535,000	\$553,000	\$575,000

* 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** Updated 3/4 bedroom 2 bathroom single family residence in established neighborhood. Just over 1,300 square feet of living space, tucked away on huge 6,300 square foot lot. Features new HVAC, dual pane windows, LVT flooring, new interior paint, updated kitchen and bathrooms, stainless steel appliances. Washer & Dryer Stays. Walking distance to K-8 School.
- Sold 2** Imagine the best positioned location in Victoria Park, across from Park on well maintained cul-de-sac and within walking distance to Gladys Poet Christian School! This home is simply beautiful with new carpet, paint and new fixtures to be installed in master bedroom bath vanity area, also bath and shower tub area. Beautiful backyard. All conveniences nearby.
- Sold 3** UPGRADES GALORE!! Beautiful single-story home in a preferred neighborhood! Oak Pergo flooring in public rooms, engineered hardwood Brazilian cherry floors in bedrooms, new dual-pane windows in front of house, 4 inch baseboards throughout, crown molding throughout, electric heater/fireplace w/ rock crystals, new blinds throughout, electric convection oven w/gas range, new stainless steel sink w/new faucet, new microwave oven, wainscoting in dining room, universal oiled bronze doorknobs throughout, custom door trim throughout, built-in solid oak desk in office w/built-in charging station, built-in ironing board in main bedroom, upgraded closet doors, built-in closet organizers, granite countertop in main bath, jetted tub in hall bath, 15' x 15' octagonal pergola in back yard, 50-gallon hot water heater, electric raising mechanism for storing kayaks in garage, Honeywell phone-controlled thermostat and front yard sprinklers.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject is currently pending in MLS.			
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
05/01/2021	\$499,900	05/10/2021	\$499,900	Pending/Contract	05/10/2021	\$499,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$550,000	\$550,000
Sales Price	\$550,000	\$550,000
30 Day Price	\$540,000	--
Comments Regarding Pricing Strategy		
Lack of available housing inventory has caused a decrease in days on market for homes in this 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



Address Verification



Side



Side

Subject Photos



Side



Street



Street



Other

Listing Photos

L1 62 Charles St
Tracy, CA 95376



Front

L2 230 Willow Creek Dr
Tracy, CA 95376



Front

L3 440 Magnolia Ln
Tracy, CA 95376



Front

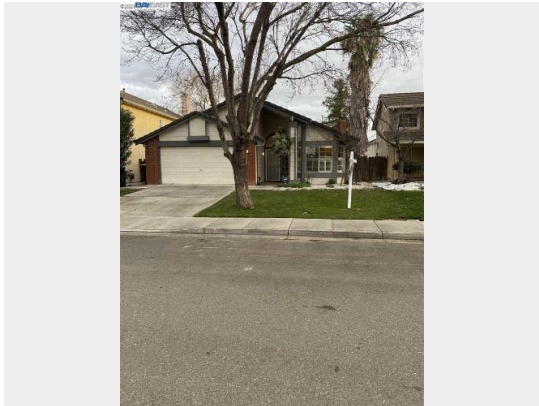
Sales Photos

S1 231 Deerwood Ln
Tracy, CA 95376



Front

S2 82 Henry Ct
Tracy, CA 95376



Front

S3 211 Willow Creek Dr
Tracy, CA 95376



Front

ClearMaps Addendum

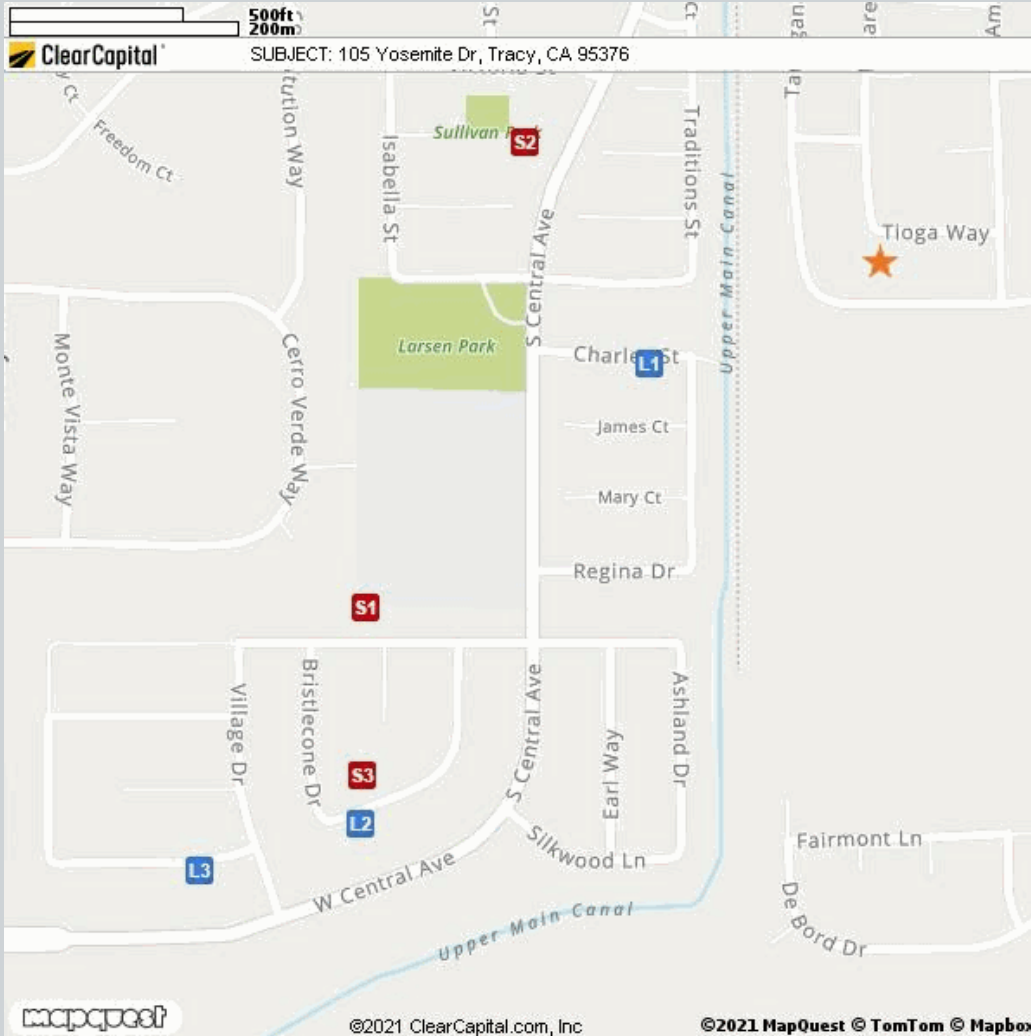
Address ★ 105 Yosemite Drive, Tracy, CA 95376

Loan Number 42856

Suggested List \$550,000

Suggested Repaired \$550,000

Sale \$550,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	105 Yosemite Drive, Tracy, CA 95376	--	Parcel Match
L1 Listing 1	62 Charles St, Tracy, CA 95376	0.17 Miles ¹	Parcel Match
L2 Listing 2	230 Willow Creek Dr, Tracy, CA 95376	0.51 Miles ¹	Parcel Match
L3 Listing 3	440 Magnolia Ln, Tracy, CA 95376	0.61 Miles ¹	Parcel Match
S1 Sold 1	231 Deerwood Ln, Tracy, CA 95376	0.41 Miles ¹	Parcel Match
S2 Sold 2	82 Henry Ct, Tracy, CA 95376	0.25 Miles ¹	Parcel Match
S3 Sold 3	211 Willow Creek Dr, Tracy, CA 95376	0.49 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	John Parisek	Company/Brokerage	Golden Lion Real Estate, Inc
License No	01296854	Address	4600 S Tracy Blvd Tracy CA 95377
License Expiration	09/05/2024	License State	CA
Phone	2098360200	Email	john@goldenlionhomes.com
Broker Distance to Subject	1.64 miles	Date Signed	06/11/2021

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.