

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	1001 N Roanne Place, Anaheim, CA 92801	Order ID	7009710	Property ID	29266585
Inspection Date	12/26/2020	Date of Report	12/28/2020		
Loan Number	42862	APN	071-392-15		
Borrower Name	Redwood Holdings LLC	County	Orange		

Tracking IDs

Order Tracking ID	1222BPOs	Tracking ID 1	1222BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Leah Whitson	Condition Comments	
R. E. Taxes	\$8,669	Subject is found to be in average condition, no repairs are necessary. No functional or external obsolescence noted.	
Assessed Value	\$220,747		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	Slow market with stable property values . This is predominantly a fair market with no REO activity	
Sales Prices in this Neighborhood	Low: \$525,000 High: \$749,900		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1001 N Roanne Place	809 N Hanover St	1006 N Magnolia Ave	2622 W Shadow Ln
City, State	Anaheim, CA	Anaheim, CA	Anaheim, CA	Anaheim, CA
Zip Code	92801	92801	92801	92801
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.35 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$620,000	\$639,900	\$59,000
List Price \$	--	\$620,000	\$639,900	\$595,000
Original List Date		11/19/2020	11/20/2020	11/19/2020
DOM · Cumulative DOM	-- · --	16 · 39	37 · 38	8 · 39
Age (# of years)	65	64	66	65
Condition	Average	Good	Good	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	1,291	1,141	1,164	1,318
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 1 · 1	3 · 1 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 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	--	Pool - Yes	--	--
Lot Size	.14 acres	.14 acres	.15 acres	.14 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Gorgeous curb appeal with this 3-bedroom, single story home with an open and airy floor plan, dual pane vinyl windows, newer wood flooring, a sparkling private pool, copper piping throughout, a totally remodeled kitchen, custom slate flooring, crown molding, enclosed sunroom, and more. Be warmly greeted by a white picket fence, lush front lawn, and an abundance of citrus trees, then enter thru a beautiful front door with leaded glass insets. Enter into the foyer with custom slate flooring and into the open living room with lovely wood flooring and enclosed sunroom right off the pool with dual pane vinyl windows all around. Kitchen is remodeled with elegant cherry wood cabinetry, granite counters, 6 burner Electrolux commercial grade range, roll out spice rack cabinet, slate flooring, Samsung stainless steel microwave, stainless steel Maytag dishwasher, extra large sink with upgraded fixtures, garden window and a quaint breakfast nook. Even has an extra-large dining room with beautiful chandelier. Half bath has a pedestal sink and hallway bath has upgraded flooring, tiled walled shower (over tub) with designer insets. Bedrooms have extra tall baseboards, laminate flooring, & lighted ceiling fans. Garage has been converted into large master bedroom w/ 2 lighted ceiling fans, extra wide closets & vinyl plank flooring. The private pool is the perfect place to relax or entertain all your friends. See Supplements for extra work being done. A must see!
- Listing 2** Wonderfully Remodeled Single Story Anaheim Home for Sale! This home has been fully remodeled with brand new everything! Brand new Dual Pane Vinyl Tinted Low- E Windows, new AC/Heating Unit, new Roof, new Tankless Water Heater, new Water-proof Vinyl Plank Flooring throughout. Features 3 Bedrooms, 1 1/2 Bathrooms, 1,164 Sq. Ft, All New Light Fixtures or Ceiling Fans, an Abundance of Windows, Detached 2 Car-Garage w/ Alley Access perfect for future ADU Conversion. Beautiful brand new Open Kitchen with Floating Vent Hood, Quartz Counter-tops, Soft-Close Cabinets & Drawers with European Hinges, Spice Racks built in to Cabinets, & Pull-Out Trash Bins w/in Cabinets. Washer & Gas Dryer Hookups in Garage, Huge Flat Lot 6,349 Sq. Ft., Alley Access, RV/Boat Parking, Side yard nicely landscaped, Huge Backyard is entertainers dream and blank canvas for new homeowners to design and create to their own liking! Near all amenities including schools, shopping, entertainment, transportation, and easy access to 5 & 91 freeways. Make Offer now! This property will go quick!
- Listing 3** Let's take a step back in time to the year 1955, when this single story gem was last on the market for sale. Orange County residential real estate building was booming, Disneyland was open for the first time, and families found Anaheim to be a great place to call home! After 65 enjoyable years, the original owner is ready for the next family to make this house a home. Welcome to 2622 W Shadow Ln, perfectly positioned in a quiet pride of ownership West Anaheim neighborhood! The tastefully designed floor-plan offers 3/Beds, 2/Baths, with over 1,300 square feet of living space. All three bedrooms are generously sized, including the master bedroom with walk-in-closet, and private 3/4 bath. The main bath is easily accessible for the two bedrooms located off the hallway. The living room provides a relaxing social setting, and the formal dining room is the ideal setting to enjoy a home cooked meal. The kitchen features white tile counters, gas range, dishwasher, and walk-in pantry. Additionally, the home features an upgraded central furnace, semi high ceiling in the bedrooms and living room, and a two car attached garage with direct interior access. The backyard has plenty of space for a pool addition, or simply create your ideal backyard paradise. Come enjoy all that Anaheim has to offer. Make your offer today!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1001 N Roanne Place	2305 W Coronet Ave	2664 W Shadow Ln	2334 W Falmouth Avenue
City, State	Anaheim, CA	Anaheim, CA	Anaheim, CA	Anaheim, CA
Zip Code	92801	92801	92801	92801
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.55 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$590,000	\$570,000	\$625,000
List Price \$	--	\$590,000	\$570,000	\$599,000
Sale Price \$	--	\$595,000	\$618,000	\$620,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	12/11/2020	09/30/2020	10/27/2020
DOM · Cumulative DOM	-- · --	19 · 64	4 · 34	14 · 52
Age (# of years)	65	65	65	65
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	1,291	1,345	1,184	1,248
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 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	.14 acres	.21 acres	.14 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$595,000	\$618,000	\$620,000

* 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** Great Opportunity to own a home in the OC. This Home features 3bedroom and 2 bath home. Kitchen was remodeled a few years ago with cherry wood cabinetry and granite counter tops with stainless steal appliances. The kitchen opens to the family room and is great for entertaining. The living room has a gas burning fireplace for those cold winter nights. There is an additional room with closet that is used as the Art room, it's a great space for an home office and perfect for a study room for the children. The house does need a little TLC.
- Sold 2** Beautiful 3 Bedrooms 2 Bathrooms, 2-Garage and RV parking with a huge and gorgeous back yard with block walls. Open floor plan with dining area next to the kitchen. Huge back yard with covered patio and 2 sheds. Home located in a desirable neighborhood in Anaheim. This home is located near a park, schools, shopping, Knott's Very Farm and easy freeway access.
- Sold 3** Welcome to this quiet neighborhood in Anaheim city! Close to freeways, shopping, restaurants, Disneyland and more! See yourself living here and the possibilities of making this home your ideal home! This home features 3 bedrooms with 2 baths and a cozy brick fireplace in the living-room area. Ready for your personal touches to make this home your perfect home by the Holidays! Call for a private showing Today!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			no recent MLS activity				
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

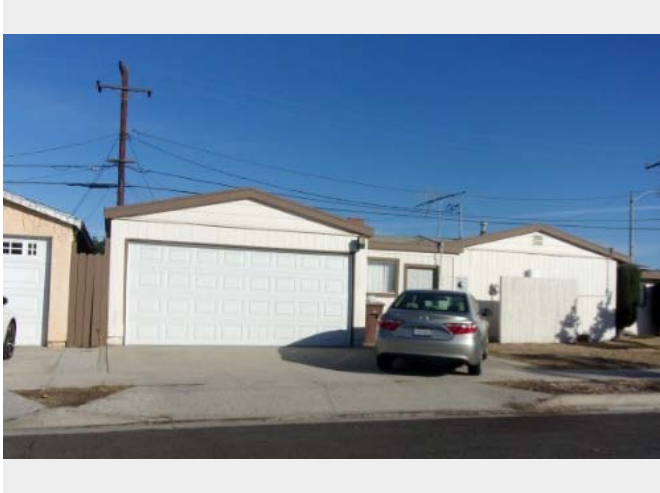
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$615,000	\$615,000
Sales Price	\$610,000	\$610,000
30 Day Price	\$600,000	--
Comments Regarding Pricing Strategy		
The subject's value was determined by looking at the price of competing sold comps and list comps like the subject within the subjects competing area in the past 90 days		

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.
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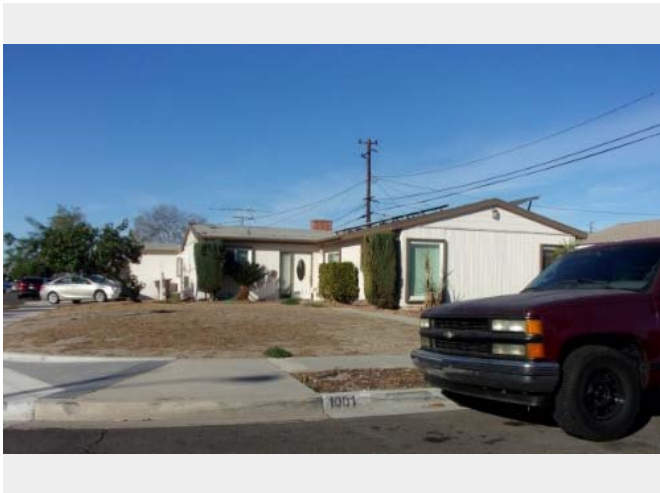
Subject Photos



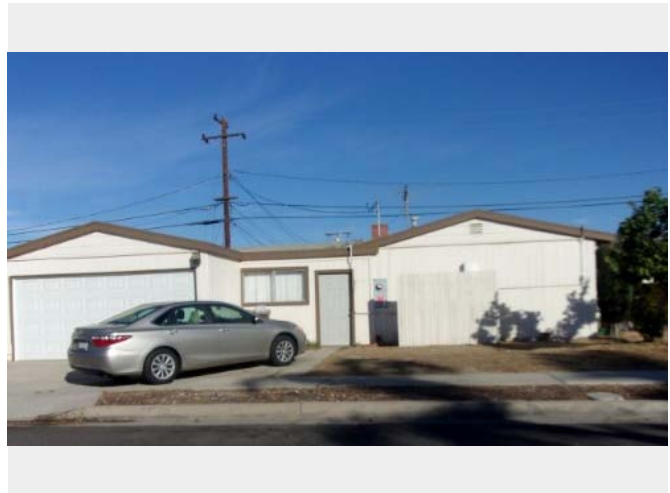
Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 809 N Hanover St
Anaheim, CA 92801



Front

L2 1006 N Magnolia Ave
Anaheim, CA 92801



Front

L3 2622 W Shadow Ln
Anaheim, CA 92801



Front

Sales Photos

S1 2305 W Coronet Ave
Anaheim, CA 92801



Front

S2 2664 W Shadow Ln
Anaheim, CA 92801



Front

S3 2334 W Falmouth Avenue
Anaheim, CA 92801



Front

ClearMaps Addendum

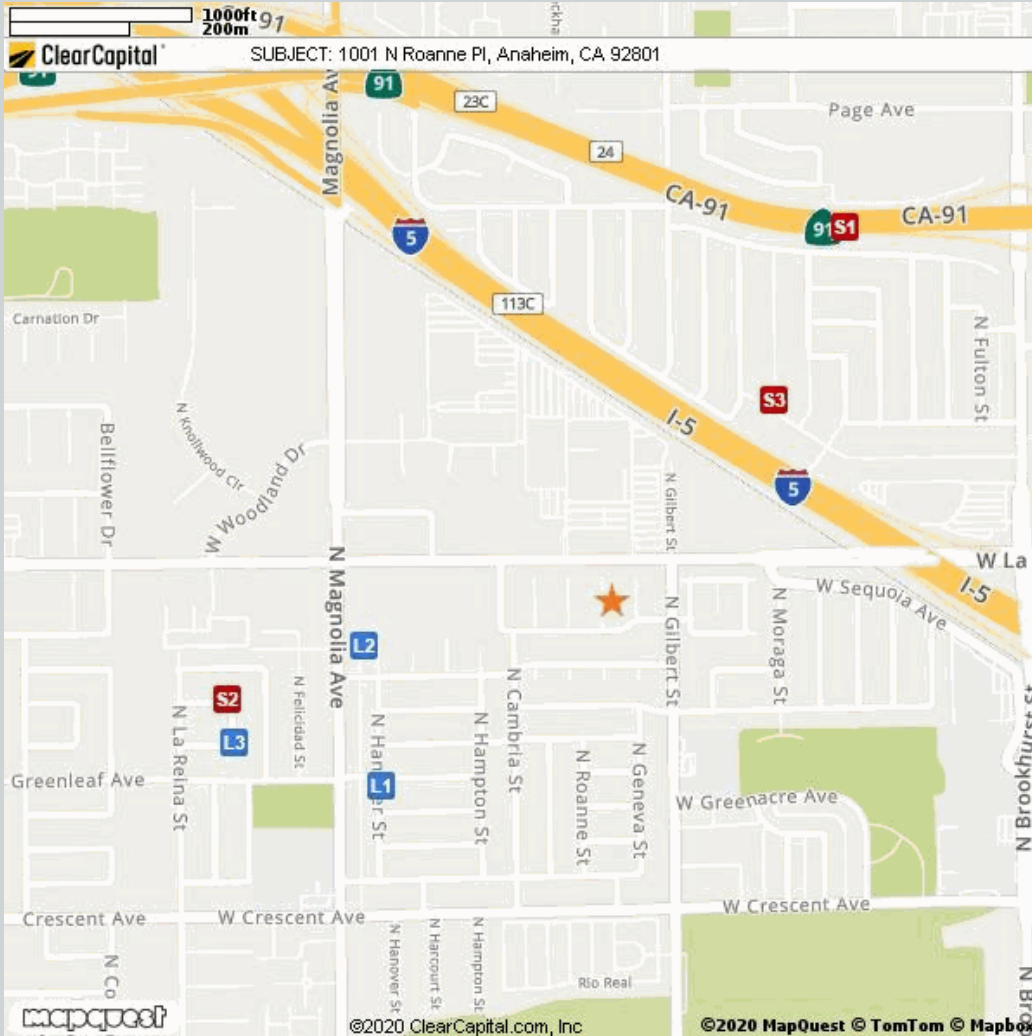
Address ★ 1001 N Roanne Place, Anaheim, CA 92801

Loan Number 42862

Suggested List \$615,000

Suggested Repaired \$615,000

Sale \$610,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1001 N Roanne Place, Anaheim, CA 92801	--	Parcel Match
L1 Listing 1	809 N Hanover St, Anaheim, CA 92801	0.41 Miles ¹	Parcel Match
L2 Listing 2	1006 N Magnolia Ave, Anaheim, CA 92801	0.35 Miles ¹	Parcel Match
L3 Listing 3	2622 W Shadow Ln, Anaheim, CA 92801	0.56 Miles ¹	Parcel Match
S1 Sold 1	2305 W Coronet Ave, Anaheim, CA 92801	0.64 Miles ¹	Parcel Match
S2 Sold 2	2664 W Shadow Ln, Anaheim, CA 92801	0.55 Miles ¹	Parcel Match
S3 Sold 3	2334 W Falmouth Avenue, Anaheim, CA 92801	0.38 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	Jennifer Sharon Tukay	Company/Brokerage	Realty One Group
License No	01376082	Address	2300 East Katella Avenue Anaheim CA 92806
License Expiration	10/07/2023	License State	CA
Phone	7145808833	Email	sharontukay@gmail.com
Broker Distance to Subject	5.70 miles	Date Signed	12/27/2020

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.