

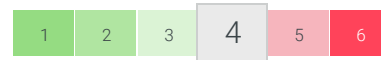
Subject Details

PROPERTY TYPE	GLA
SFR	2,117 Sq. Ft.
BEDS	BATHS
4	2.0
STYLE	YEAR BUILT
Traditional	1956
LOT SIZE	OWNERSHIP
0.16 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
None	None
COUNTY	APN
Contra Costa	1330220144

Analysis Of Subject

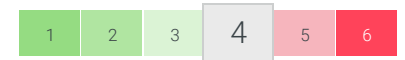
Provided by Appraiser

CONDITION RATING



The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

VIEW

🏠 Residential



LOCATION

🏠 Residential











SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

Per the prior listing the subject needs some TLC. The photos do not show recent updating. Per the listing: This loving home has known only one family and now is ready to welcome yours! Large and private front yard and backyard. Located in an established neighborhood in a desirable area of Concord. This home features d ... **(continued in Appraiser Commentary Summary)**

Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 4346 Grammercy Ln Concord, CA 94521 	 4371 Cheltenham Ct Concord, CA 94521 	 4333 Stephanie Dr Concord, CA 94521 	 1287 Sussex Ct Concord, CA 94521 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.21 miles	0.11 miles	0.28 miles
DATA/ VERIFICATION SOURCE	MLS	MLS	MLS	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	11/21/2019	03/04/2020	11/01/2020
SALE PRICE/PPSF	--	\$660,000 \$357/Sq. Ft.	\$740,000 \$374/Sq. Ft.	\$720,000 \$313/Sq. Ft.
CONTRACT/ PENDING DATE	--	01/28/2020	03/13/2020	11/13/2020
SALE DATE	--	02/24/2020	04/09/2020	12/11/2020
DAYS ON MARKET	--	95	36	40
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.16 Acre(s)	0.18 Acre(s)	0.22 Acre(s)	0.17 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Traditional	Traditional	Traditional	Traditional
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	64	63	42	63
CONDITION	C4	C4	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	7/4/2	8/4/2	9/4/2.1	10/6/4
GROSS LIVING AREA	2,117 Sq. Ft.	1,850 Sq. Ft.	1,977 Sq. Ft.	2,301 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	None	Unknown	Forced Air	Forced Air
COOLING	None	Unknown	Central	Central
GARAGE	2 GA	2 GA	2 GA	2 GA
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		1.21% \$8,000	-10.95% -\$81,000	-10.83% -\$78,000
GROSS ADJUSTMENTS		1.21% \$8,000	10.95% \$81,000	10.83% \$78,000
ADJUSTED PRICE		\$668,000	\$659,000	\$642,000

Value Conclusion + Reconciliation



Provided by
Appraiser

\$664,000
AS-IS VALUE

1-90 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Search conducted on a .75 mile radius and +/-15%.

EXPLANATION OF ADJUSTMENTS

4371 Cheltenham Ct - No comments online 4333 Stephanie Dr - Private & quiet... This lovely rancher is nestled at the end of flag lot surrounded by trees & a "riot of color" as flowers bloom! SENIOR FRIENDLY & MULTIGENERATIONAL! There is space to be apart & space to be together in this updated kitchen & adjoining formal dining room & separate living room! Huge deck in front, relax & enjoy Mount Diablo views! ALL LEVEL-IN decks - to living room, out of family room to another deck that sweeps around to master suite! Parking for extra cars. Close to Treat & Ygnacio, shopping, hospitals & BART. Wheelchair accessible (Ramps will stay). - Superior in condition. 1287 Sussex Ct - Location, location, location! Beautiful and spacious ranch style home in a Cul-De-Sac. Near schools, groceries stores, restaurants and Cal State East Bay. This home has potential for extra income since there is a separate entrance. Come and find out yourself and put your imagination to work! This home features:
* Brand new appliances * Updated kitchen * Dual pane windows * Updated electric garage door * The 3 beds and 2 baths added are updated. * Original home has solid hardwood floors through out. - Superior in condition.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

Most weight is given to comps 1 and 2. Comp 1 for similar condition and comp 2 for location.

Appraiser Commentary Summary

 Provided by Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

Per the prior listing the subject needs some TLC. The photos do not show recent updating. Per the listing: This loving home has known only one family and now is ready to welcome yours! Large and private front yard and backyard. Located in an established neighborhood in a desirable area of Concord. This home features dual paned windows, laundry room, custom wall to wall bookshelf, newer water heater, steel-tile roof with lifetime warranty. New fence recently installed. With some TLC this property can be your home sweet home!

Neighborhood and Market

From Page 6

The search was conducted on .75 mile radius and +/-15%. The above is generated by the client however it is within the .75 mile radius.

Analysis of Prior Sales & Listings

From Page 5

There was 1 price drop and went into contract for \$650,000.

Highest and Best Use Additional Comments

The subject meets the H&B use criteria.

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?	Event	Date	Price	Data Source
Yes	● Sold	Dec 23, 2020	\$650,000	MLS 40931435
LISTING STATUS Listed in Past Year	● Pending	Dec 16, 2020	\$699,000	MLS 40931435
	● Active	Dec 8, 2020	\$699,000	MLS 40931435
DATA SOURCE(S) MLS	● Withdrawn	Dec 5, 2020	\$659,000	MLS 40930980
	● Active	Dec 3, 2020	\$659,000	MLS 40930980
EFFECTIVE DATE 12/29/2020				

SALES AND LISTING HISTORY ANALYSIS

There was 1 price drop and went into contract for \$650,000.

Order Information

BORROWER Redwood Holdings LLC	LOAN NUMBER 42880
PROPERTY ID 29273300	ORDER ID 7011731
ORDER TRACKING ID 1223CV	TRACKING ID 1 1223CV

Legal

OWNER WALKER LIVING TRUST	ZONING DESC. Residential
ZONING CLASS R7	ZONING COMPLIANCE Legal
LEGAL DESC. TRACT 2352 LOT 14	

Highest and Best Use

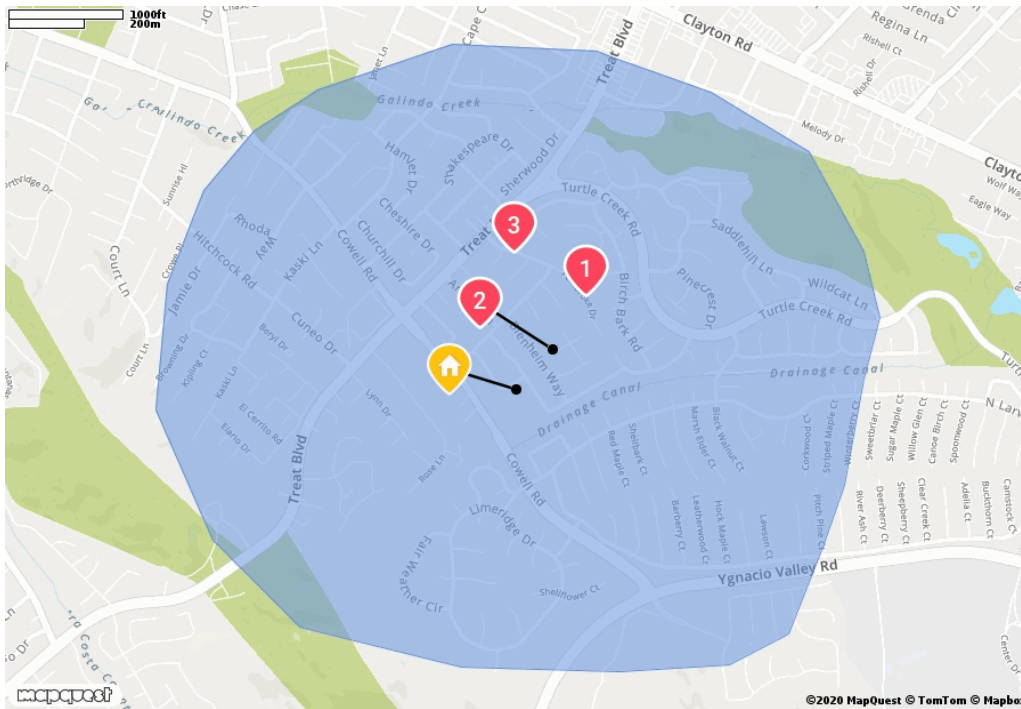
IS HIGHEST AND BEST USE THE PRESENT USE Yes	
PHYSICALLY POSSIBLE? ✓	FINANCIALLY FEASIBLE? ✓
LEGALLY PERMISSABLE? ✓	MOST PRODUCTIVE USE? ✓

Economic

R.E. TAXES \$1,538	HOA FEES N/A	PROJECT TYPE N/A
FEMA FLOOD ZONE Zone X		
FEMA SPECIAL FLOOD ZONE AREA No		

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

33

Months Supply

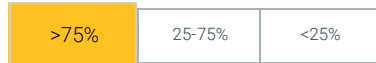
1.0

Avg Days Until Sale

45

Subject Neighborhood as defined by the Appraiser

TYPE BUILT-UP NEIGHBORHOOD & MARKET COMMENTS

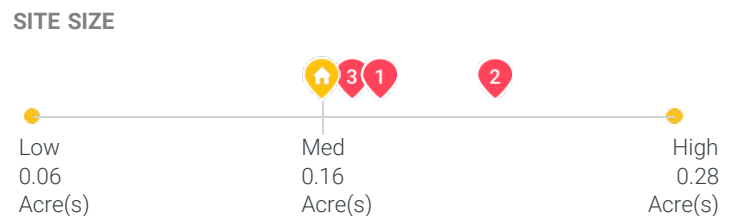
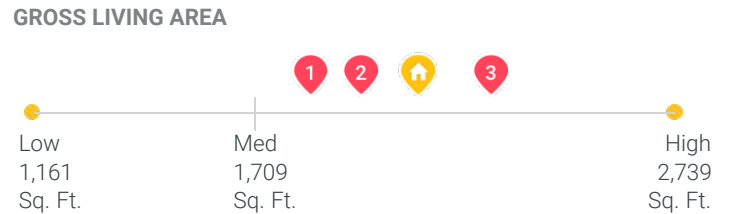
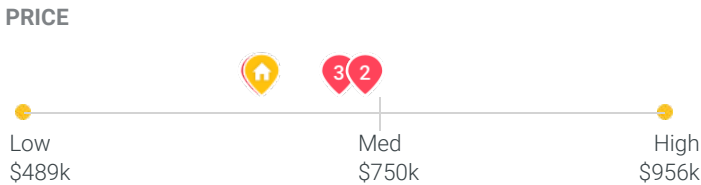
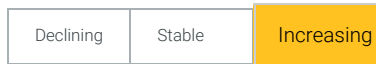


The search was conducted on .75 mile radius and +/-15%. The above is generated by the client however it is within the .75 mile radius.

DEMAND / SUPPLY



VALUES



Subject Photos



Front



Front



Front



Front



Front



Address Verification

Subject Photos



Side



Side



Side



Side



Side



Side

Subject Photos



Side



Side



Side



Side



Street



Street

Subject Photos



Street



Street



Other

Comparable Photos

Provided by
Appraiser

1 4371 Cheltenham Ct
Concord, CA 94521



Front

2 4333 Stephanie Dr
Concord, CA 94521



Front

3 1287 Sussex Ct
Concord, CA 94521



Front

Scope of Work



Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Debbye Deister, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

none

Assumptions, Conditions, Certifications, & Signature



EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

LIMITING CONDITIONS COMMENTS

none

Assumptions, Conditions, Certifications, & Signature (Cont.)



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Debbye Deister and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

APPRAISER'S CERTIFICATION COMMENTS

none

SIGNATURE

NAME

Lisa Sheets

EFFECTIVE DATE

12/28/2020

DATE OF REPORT

12/29/2020

LICENSE #

AL033198

STATE

CA

EXPIRATION

02/21/2022

COMPANY

Ana Elizabeth Sheets

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Vacant	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 2 spaces	2	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

Condition & Marketability

CONDITION	✓ Good	No adverse conditions were noted at the time of inspection based on exterior observations. Subject does have a Sold sign in front.
SIGNIFICANT REPAIRS NEEDED	✓ No	No repairs noted based from drive-by observations. Adjustments might be necessary in the property if there are aspects of functional obsolescence.
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	No zoning violations or potential zoning issues noted at time of drive-by inspection.
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	Located within an area of similar properties, subject conforms.
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	Property is located within an established neighborhood consisting of average to good quality properties with average to good levels of maintenance. All amenities and hwy access are located nearby.
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	-
SUBJECT NEAR POWERLINES	✓ No	-
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	-

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	-
ROAD QUALITY	✓	Good	-
NEGATIVE EXTERNALITIES	✓	No	No negative external issues noted affecting marketability, is 1.5 miles from nearest freeway access and BART over surface streets.
POSITIVE EXTERNALITIES	✓	Yes	Subject offers good curb appeal, nice landscaping, and within moderate proximity to shopping, dining options, schools and Lime Ridge Open Space with hiking and biking.

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Debbye Deister/	01426142	Debbye Deister	Stonehurst Real Estate Services	12/28/2020