

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	6211 N Bond Street, Fresno, CA 93710	Order ID	7031385	Property ID	29311631
Inspection Date	01/08/2021	Date of Report	01/09/2021		
Loan Number	43000	APN	409-323-10		
Borrower Name	Redwood Holdings LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	0107BPOs	Tracking ID 1	43000		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Aiello Teresa M	Condition Comments	
R. E. Taxes	\$995	Corner lot, composition roof, fireplace, stucco / brick exterior, two car garage attached. Subdivision Headliner Homes 17	
Assessed Value	\$83,596		
Zoning Classification	RS5		
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	Stable	Neighborhood is near businesses, park, restaurants, medical center, basins, school; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of different styles and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4 mile radius there is no active, 2 pending and 7 sold comps and in the last year there are 12 homes that sold. There are no short sales and no foreclosure in area. There is...	
Sales Prices in this Neighborhood	Low: \$265,000 High: \$310,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

Neighborhood is near businesses, park, restaurants, medical center, basins, school; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of different styles and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4 mile radius there is no active, 2 pending and 7 sold comps and in the last year there are 12 homes that sold. There are no short sales and no foreclosure in area. There is no search parameters used in search.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6211 N Bond Street	554 E Sample Ave	6467 N Angus St	1628 E Sierra Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93710	93710	93710	93710
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.50 ¹	0.58 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$329,950	\$289,000	\$270,000
List Price \$	--	\$329,950	\$289,000	\$270,000
Original List Date		10/28/2020	11/18/2020	12/10/2020
DOM · Cumulative DOM	-- · --	6 · 73	6 · 52	8 · 30
Age (# of years)	51	54	50	50
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	1,664	1,672	1,725	1,432
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	--	Pool - Yes	--	--
Lot Size	.18 acres	0.18 acres	0.17 acres	.14 acres
Other	NA	MLS#550379	MLS#551341	MLS#551159

* 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** Stop the Car!! Gorgeous Family home Ready to Move in!! Featuring 3 spacious Bedrooms, 2 Full Bathrooms with 1672 Square Feet of Living space. Great Curb Appeal. Step inside and enjoy the New carpet and Tile Flooring Throughout. Freshly Painted with Neutral Colors. Bright Open Kitchen with Snow White Cabinetry, Black Appliances, Upgraded Lighting and Tons of Storage Space. Huge Living Area with Tons of Windows and Eye popping Fireplace to Snuggle up to in the winter. Bonus Patio Area great for a Gaming Room or Man Cave. Central Heating and Air and 2 Car Garage. Feast your eyes on this Oasis Backyard with Built in Pool and Spa perfect for summertime family Fun!! All of this located in a great Area. What are you waiting for
- Listing 2** This 1725 Sq. Ft. Hallmark home is located in North Central Fresno and in a wonderful, well established neighborhood. The pride of ownership is evident within the home and carries into both the front and backyard. It's 3 bedrooms and 2 baths and modest upgrades throughout the house. This home is a must see, don't wait! Open House Saturday and Sunday by appointment from 11:00am-2:00pm.
- Listing 3** Adorable home located in the heart of Fresno, close to Fresno State, dining and shopping. Enjoy two large living spaces and large windows allowing an abundance of natural light. Entertain in the lush backyard with plenty of covered patio space. A large owner's suite with private backyard access is perfect for relaxation after a long day. Schedule your showing today!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	6211 N Bond Street	6062 N 6th St	6272 N Bond St	6286 N 3rd St
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93710	93710	93710	93710
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.09 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,000	\$285,000	\$294,950
List Price \$	--	\$299,000	\$285,000	\$294,950
Sale Price \$	--	\$310,000	\$265,000	\$300,000
Type of Financing	--	Conv	Cash	Fha
Date of Sale	--	09/08/2020	11/20/2020	01/04/2021
DOM · Cumulative DOM	-- · --	3 · 39	16 · 45	4 · 38
Age (# of years)	51	55	53	53
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	1,664	1,680	1,616	1,680
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	.18 acres	0.14 acres	0.14 acres	0.14 acres
Other	NA	MLS#545605	MLS#549347	MLS#551359
Net Adjustment	--	+\$2,560	+\$4,320	-\$1,760
Adjusted Price	--	\$312,560	\$269,320	\$298,240

* Sold 3 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** Come see this beautiful move in ready house that is ready to be called a home! The house has been recently remodeled with granite counter tops and an open concept kitchen and dining room that can even be used as a den or second living room. The guest bathroom has double sinks and newly installed granite counter tops as well. The front yard has a wooden deck and the backyard has a beautifully built raised garden and a shaded backyard perfect for kids or pets. Home also has solar panels installed. The owners took great pride in keeping the house in great shape and improving its value and functionality.
- Sold 2** Great Headliner built home in a well established neighborhood. Nice open floor plan. Family room with full wall used brick heart. Double bowl vanities. Master suite with large walk-in closet and adjoining bathroom. Lots of storage. A portion of the rear patio has been converted (without permit) into an office, easily accessed from the master bathroom or rear yard. Very large covered patio. Within walking distance to Ahwahnee Middle School and conveniently located close to shopping, hospitals, restaurants and Hwy 41.
- Sold 3** Memory making starts here! This original owner 3 BR 2 BA Headliner Home in Northeast Fresno has been immaculately cared for. The wonderful floor plan has a central kitchen that opens to both the living room/dining room combo and the step-down family room featuring a cozy fireplace. Plentiful storage and closet space. Lots of room to play and entertain in the backyard with large covered patio. 2-car attached garage has a convenient utility sink. Great location near schools, restaurants, shopping, and hospitals, with easy access to Fwy 41.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject is not listed or has it been listed in the last 12 months per Fresno 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$299,000	\$299,000
Sales Price	\$299,000	\$299,000
30 Day Price	\$289,000	--
Comments Regarding Pricing Strategy		
<p>There is a paper in windows unknown if vacant or occupied. Search parameters used for comps, sold date 8/12/20 or sooner, no short sales or foreclosures, SFR, square foot 1464-1864, 1960-1980, single story, within ¼ mile radius there is 5 comps, within ½ mile radius there is 21 comps, there is 4 pending and 17 sold comps however some comps have pools, four bedrooms, updated. A lot of homes in area have been updated, extended radius to one mile for active/pending due to conditions being superior. Comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot, style, and GLA. When pricing the subject all 6 comparable were factored in as well as the subject's location, design and appeal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster.</p>		

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



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 554 E Sample Ave
Fresno, CA 93710



Front

L2 6467 N Angus St
Fresno, CA 93710



Front

L3 1628 E Sierra ave
Fresno, CA 93710



Front

Sales Photos

S1 6062 N 6Th St
Fresno, CA 93710



Front

S2 6272 N Bond St
Fresno, CA 93710



Front

S3 6286 N 3rd St
Fresno, CA 93710



Front

ClearMaps Addendum

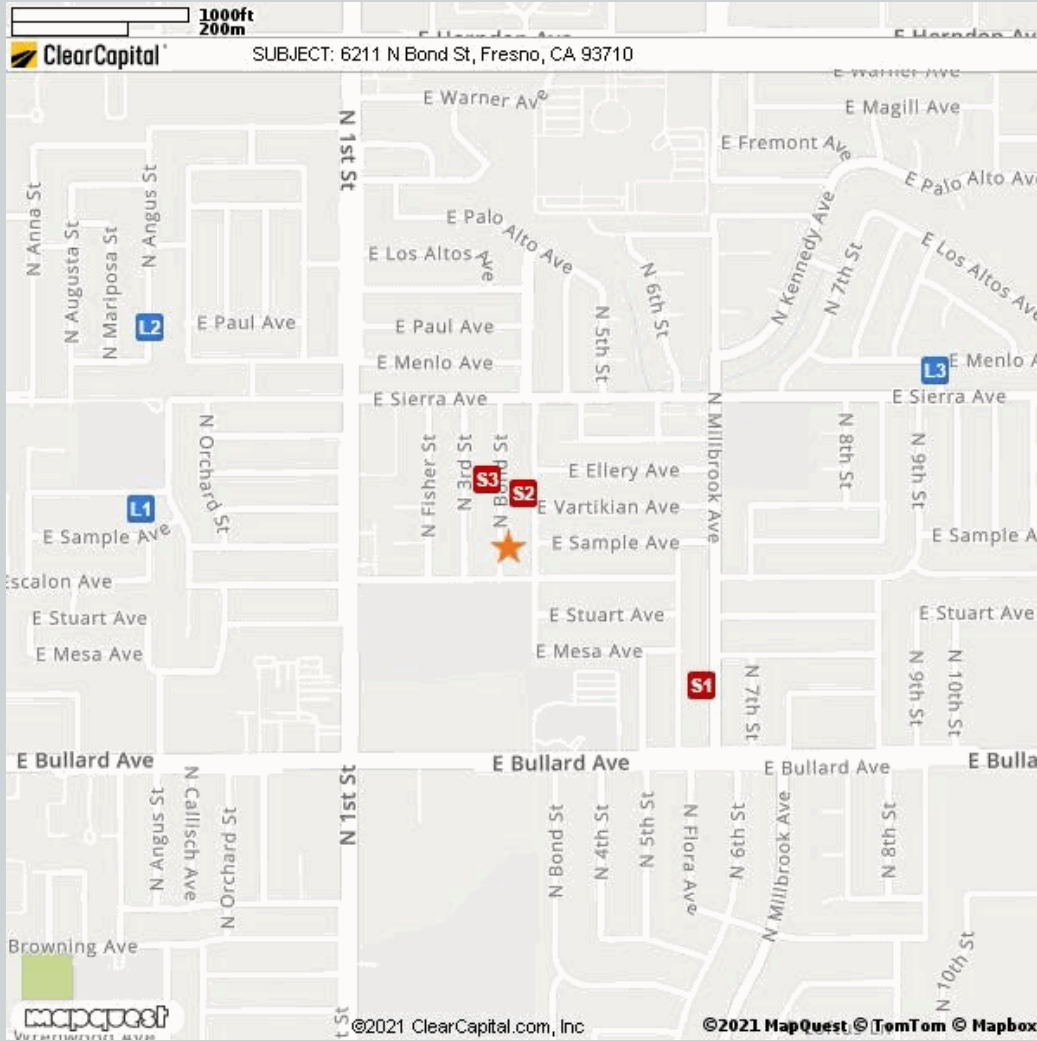
Address ★ 6211 N Bond Street, Fresno, CA 93710

Loan Number 43000

Suggested List \$299,000

Suggested Repaired \$299,000

Sale \$299,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6211 N Bond Street, Fresno, CA 93710	--	Parcel Match
L1 Listing 1	554 E Sample Ave, Fresno, CA 93710	0.50 Miles ¹	Parcel Match
L2 Listing 2	6467 N Angus St, Fresno, CA 93710	0.58 Miles ¹	Parcel Match
L3 Listing 3	1628 E Sierra Ave, Fresno, CA 93710	0.65 Miles ¹	Parcel Match
S1 Sold 1	6062 N 6th St, Fresno, CA 93710	0.33 Miles ¹	Parcel Match
S2 Sold 2	6272 N Bond St, Fresno, CA 93710	0.09 Miles ¹	Parcel Match
S3 Sold 3	6286 N 3rd St, Fresno, CA 93710	0.10 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	Dannielle Carnero	Company/Brokerage	HomeSmart PV and Associates
License No	01507071	Address	362 S. Sierra Vista ave Fresno CA 93702
License Expiration	06/15/2021	License State	CA
Phone	5598362601	Email	danniellecarnero@gmail.com
Broker Distance to Subject	6.20 miles	Date Signed	01/08/2021

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.