

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	936 Gunner Street, Santa Maria, CA 93458	Order ID	7096676	Property ID	29529967
Inspection Date	02/11/2021	Date of Report	02/12/2021		
Loan Number	43057	APN	119-360-007		
Borrower Name	Redwood Holdings LLC	County	Santa Barbara		

Tracking IDs					
Order Tracking ID	0209BPO	Tracking ID 1	0209BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Veronica Taylor	Condition Comments	
R. E. Taxes	\$1,596	<p>Legal Description: TRACT 5248 UNIT I LOT 7 Built in 1980, the subject is a 3-bedroom, 2.0 bathroom single family residence home with 1,280 square foot of living area. The subject has 5 rooms per tax record information. The subjects lot size is 0.14 acres (6,098 sq. foot lot) Quality of construction is Q4. Condition rating is estimated to be C4 condition rating. The subject has an attached (2) car garage per inspection. The subjects exterior paint at wood trim is worn in all areas. Stucco paint appears to be in good and serviceable condition. Broker recommends entire exterior be painted at all trim areas with estimated cost of \$1,600. The subjects bottom panel on its sectional garage is damaged. Recommend panel be replaced at a estimated cost of \$200. All other exterior components visible at the time of inspection appear to be serviceable. The subject conforms to the surrounding homes in its neighborhood in age, architectural style, quality of construction, condition and size.</p>	
Assessed Value	\$149,061		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$1,800		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$1,800		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Slow	<p>The subject is located in a older neighborhood of SFR homes in between Oakley Park and Atkinson Park in northwest Santa Maria, just east of North Blosser Road, south of W Donovan Road, north of Alvin Avenue and west of N Broadway. Neighborhood consists of mostly single story, Ranch styled homes. Fee simple land. No HOA. Close to typical amenities - schools, shopping and services. REO and Short Sale activity is minimal in the current market but NOD's on the rise across Santa Maria. The subject is located close to two nearby public parks and close to The Boys and Gi...</p>	
Sales Prices in this Neighborhood	Low: \$310,000 High: \$450,000		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

The subject is located in a older neighborhood of SFR homes in between Oakley Park and Atkinson Park in northwest Santa Maria, just east of North Blosser Road, south of W Donovan Road, north of Alvin Avenue and west of N Broadway. Neighborhood consists of mostly single story, Ranch styled homes. Fee simple land. No HOA. Close to typical amenities - schools, shopping and services. REO and Short Sale activity is minimal in the current market but NOD's on the rise across Santa Maria. The subject is located close to two nearby public parks and close to The Boys and Girls Club of Santa Maria and Bruce Elementary School. No boarded up homes noted in the subjects neighborhood. Vandalism risk is moderate. Demand exceeds supply. Multiple offers common. List price escalation has been pronounced in the last (90) days with rapidly rising sales prices due to demand and low inventory of homes for sale in Santa Maria. Buyer demand remains strong despite the economic effects of the pandemic on the local economy and jobs. Marketing time is abbreviated. Notices of default on the rise. REO sales are rare currently due to the federal moratorium on no foreclosures. Standard retail sales are driving sales prices in the current market. This area has high prevalence of FHA financed homes with seller concessions for buyers closing costs. Due to rapidly appreciating sales prices, active comps should be given equal weight in the analysis of the subjects 90-120 market value. The subjects neighborhood is comprised of SFR homes with older age of construction than the subject. The subjects age of construction is newer than most surrounding homes on its block and in its immediate neighborhood.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	936 Gunner Street	1415 N Railroad Ave	416 N Benwiley Avenue	1017 W El Camino Street
City, State	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93458	93458	93458	93458
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.46 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$375,000	\$385,000	\$429,900
List Price \$	--	\$375,000	\$385,000	\$429,900
Original List Date		01/13/2021	01/09/2021	12/18/2020
DOM · Cumulative DOM	-- · --	26 · 30	33 · 34	12 · 56
Age (# of years)	41	60	65	48
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Adverse ; Busy Road	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	1,280	1,040	1,343	1,410
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	3 · 2
Total Room #	5	5	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	--	--	--	--
Lot Size	0.14 acres	0.14 acres	0.16 acres	0.17 acres
Other	Current MLS Listing	Needs Cosmetic Repairs	--	Remodeled

* 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** List #1 is a standard sale. List #1 is located in the same general area of Santa Maria in a like kind neighborhood of SFR homes, approx. 0.30 miles away from the subject. The subject has superior neighborhood lot location value as List #1 fronts a busy road and has adverse lot location value. The subject has superior lot location value at interior of its neighborhood away from busy roads. List Comp #1 is a (1) story, Ranch styled SFR home like the subject. Similar Q4 quality of construction rating like the subject. Age of construction is older than the subject. List #1 was built in 1961 and is a (19) year older home. List #1 has the same bedroom count as the subject. List #1 has the same (2.0) bathroom count as the subject. List #1 has the same room count as the subject. List #1 has a inferior sized floor plan and inferior GLA values to the subject. The subject has the same sized lot as List #1 and similar lot and land value to List #1. The subject has an attached (2) car garage. List #1 has a inferior attached single car garage. List #1 has estimated similar C4 condition rating (average). MLS info and photos indicate List #1 needs cosmetic repairs at interior and is dated. Both homes have fenced side and rear yards. Both homes have landscaped yards. The subject has a similar view amenity to List #1 - both homes have neighborhood views only. The subject has superior lot location value at interior of its neighborhood. List #1 fronts a busy road and has adverse lot location value. With adjustments, List #1 has estimated inferior fair market resale value to the subject due to its inferior single car garage, inferior GLA values and inferior adverse lot location value fronting a busy street. The subject is estimated to have superior resale value over List #1. Edge to the subject. MLS status has been changed twice to "pending" and then changed back to "active" status since initial list date. Current status of List #1 is "active" in the MLS.
- Listing 2** Listing #2 is a fair market sale per MLS information. List #2 is located in the same general area of Santa Maria as the subject, approximately 0.46 miles away from the subject. The subject has similar overall neighborhood location value to List #2. List #2 is a (1) story, Ranch styled home like the subject. Estimated similar Q4 quality of construction rating like the subject. Age of construction is similar to the subject - List #2 was built in 19 and is a (24) year older home. List #2 has the same bedroom count as the subject. List #2 has inferior (1.0) bathroom count to the subject which has superior (2.0) bathrooms. List #2 has superior room count over the subject. List #2 has superior GLA values over the subject. List #2 has a slightly superior sized lot over the subject and slightly superior lot and land value over the subject. Both homes have an (2) car garage. List #1 has a inferior detached garage. List #2 has estimated similar C4 condition like the subject. Both homes have fenced side and rear yards. Both homes have landscaped yards. View amenity at the subject is estimated to be similar to List #2 - neighborhood views. With adjustments, the subject has estimated similar fair market resale value to List #2 due to the subjects newer age of construction and superior bath count versus List Comp #2 superior GLA values and slightly superior sized lot. The subject is estimated to have similar fair market resale value to List #2 with adjustments. Values are estimated to be in range with adjustments. Edge to the subject.
- Listing 3** List #3 is a arms length sale per MLS omfirmation. List #3 is located in the same general area of northwest Santa Maria as the subject, approximately 0.32 miles away from the subject in a like kind older neighborhood of SFR homes. List #3 has similar age of construction to the subject - List #3 was built in 1973 and is a (7) year older home than the subject. Neighborhood location is similar in the same north Santa Maria area on a non busy street with no adverse influences. List #3 is a (1) story home with Ranch styled architecture like the subject. Estimated similar Q4 quality of construction rating. List #3 has the same bedroom count as the subject. List #3 has the same (2.0) bathroom count. List #3 has superior room count over the subject. List #3 has a superior sized floor plan with superior GLA values over the subject. List #3 has a superior sized lot over the subject and superior lot and land value over the subject. Both homes have an attached (2) car garage. List #3 has estimated superior "C3" condition rating (good) over the subject as MLS profile information and photos indicate List #3 has been updated and remodeled recently. Both homes have fenced side and rear yards. Both homes have landscaped yards. The subject has a similar view amenity to List #3 - neighborhood views only. With adjustments, The subject has estimated inferior fair market resale value to List #3, with edge to List #3 for its superior GLA values, superior room count, superior upgraded C3 condition rating and for its superior lot value over the subject. List #3 has estimated superior resale value over the subject. List #3 is the most heavily weighted LIST comparable due to it similar age of construction and proximity to the subject. List #3 is a superior property however, and has estimated superior fair market resale value over the subject. List #3 is superior.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	936 Gunner Street	1647 Mary Drive	1641 N Depot Street	1614 Dejoy Court
City, State	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93458	93458	93458	93458
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.47 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,900	\$363,500	\$425,000
List Price \$	--	\$357,900	\$363,500	\$425,000
Sale Price \$	--	\$352,000	\$376,000	\$425,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	04/10/2020	04/28/2020	12/11/2020
DOM · Cumulative DOM	-- · --	22 · 50	16 · 49	46 · 46
Age (# of years)	41	62	62	41
Condition	Average	Average	Average	Average
Sales Type	--	Investor	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Adverse ; Busy Road	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	1,280	1,204	1,400	1,292
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 1 · 1	3 · 2
Total Room #	5	5	7	5
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	0.14 acres	0.14 acres	0.14 acres	0.15 acres
Other	Current MLS Listing	Dated Sale	Backs Busy Road	Cul de sac lot
Net Adjustment	--	+\$42,460	+\$39,200	-\$12,600
Adjusted Price	--	\$394,460	\$415,200	\$412,400

* 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** Sold #1 was a investor sale per MLS profile info. Sold #1 is located directly north of the subject in same general area of Santa Maria, approximately 0.41 miles away from the subject. Sold Comp #1 is a (1) story, Ranch styled SFR home like the subject. Sold #1 has older age of construction to the subject - Sold #1 is a (21) year older home (+\$10,500) The subject has the same bedroom count as Sold #1. Both homes have the same (2.0) bath count (\$0) Sold #1 has the same room count as the subject per both properties tax record info (\$0) Quality of construction and build at Sold #1 is similar to the subject - both homes have estimated similar Q4 quality of construction ratings (\$0) Sold #1 has a similar sized floor plan to the subject with GLA value edge to the subject (+\$3,800) Condition rating of Sold #1 is estimated to be similar "C4" condition rating like the subject (\$0) Sold #1 has the same sized lot as the subject and similar lot and land value to the subject (\$0) Sold #1 has similar lot location value as it is located at the interior of its neighborhood away from busy streets or commercial influences like the subject (\$0) Both homes have an attached (2) car garage amenity (\$0) Both homes have landscaped & fenced yards (\$0) View amenity at the subject is estimated to be similar to Sold #1 - neighborhood views only (\$0) Sold #1 is a dated sale. Prices have increased approximately 8% since Sold #1 closed escrow in April of 2020 so a 8% upward adjustment of \$28,160 is added to the subjects adjusted value. With adjustments, the subject has a estimated \$42,460 upward adjustment over Sold #1. The subject is estimated to have superior fair market resale value over Sold #1 with adjustments between the two properties due to rising home values in Santa Maria since Sold #1 closed escrow. Subjects adjusted value: \$394,460. Sold #1 had FHA loan financing type with no reported credits or concessions per MLS info. The subject is superior.
- Sold #2** Sold #2 was a standard sale per MLS profile info. Sold #2 is located in the same general area as the subject in Santa Maria, approximately 0.47 miles away from the subject. Sold #2 is a (1) story, Ranch styled SFR home like the subject. Sold #2 has older age of construction to the subject - Sold #2 was built in 1962 and is a (21) year older home (+\$10,500) Sold #2 has superior bedroom count over the subject. Sold #2 has inferior (1.5) baths per MLS information - the subject has superior (2.0) bathroom count (+\$1,500) Sold #2 has superior room count over the subject (-\$10,000) Quality of construction and build at Sold #2 is similar to the subject - both homes have similar Q4 quality of construction ratings (\$0) The subject has inferior sized floor plan and inferior GLA values to Sold #2 (-\$6,000) Condition rating of Sold #2 is estimated to be similar "C4" condition rating like the subject (\$0) Sold #2 has the same sized lot as the subject with estimated similar lot and land value to the subject (\$0) Both homes have an attached (2) car garage (\$0) Both homes have landscaped & fenced yards yards (\$0) View amenity at the subject is estimated to be similar to Sold #2 - neighborhood views only (\$0) The subject has superior neighborhood lot location value on a interior of neighborhood street away from a busy road like Sold #2. Sold #2 lot backs busy N Railroad Avenue and has adverse lot location value backing a busy street (+\$5,000) Sold #2 is a dated sale. Prices have increased approximately 7.5% since Sold #2 closed escrow in late May of 2020 so a 7.5% upward adjustment of \$28,200 is added to the subjects adjusted value. With adjustments, the subject has a estimated \$39,200 upward adjustment over Sold #2. The subject is estimated to have superior fair market resale value over Sold #2 with adjustments between the two properties due to rising home values in Santa Maria since Sold #2 closed escrow. The subject is estimated to have slightly superior fair market resale value over Sold #2 closed sales price with adjustments between the two properties due to rising home values in Santa Maria since Sold #2 closed escrow. Subjects adjusted value: \$415,200. Sold #2 had conventional loan financing type per MLS information, with no reported credits or concessions. Resale values are estimated to be in range. Edge to the subject.
- Sold #3** Sold Comp #3 was a standard sale per MLS profile info. Sold #3 is located northwest of the subject in Santa Maria approximately 0.39 miles away from the subject. Sold #3 is a (1) story Ranch styled SFR home like the subject. Sold #3 has the same age of construction as the subject - both the subject and Sold #3 were built in 1980 (\$0) Sold #3 has the same bedroom count and the same (2.0) bathroom count as the subject (\$0) Sold #3 has the same room count as the subject (\$0) Quality of construction and build at Sold Comp #3 is similar to the subject - both homes have estimated similar Q4 quality of construction ratings (\$0) The subject has a similar sized floor plan and similar GLA values to Sold #3, with slight edge to Sold #3 (-\$600) GLA values are close. Condition rating of Sold #3 is estimated to be similar "C4" condition rating, with edge to Sold #3 over the subject per Sold #3 MLS information and photos. Sold #3 has superior overall condition over the subject (-\$5,000) Sold #3 has a slightly superior sized lot over the subject with slightly superior lot and land value over the subject (-\$2,000) Sold #3 is located on a superior cul de sac lot (-\$5,000) Neighborhood lot location values are similar and have no adverse influence (\$0) Both homes have an attached (2) car garage (\$0) Both homes have landscaped & fenced yards yards (\$0) View amenity at the subject is estimated to be similar to Sold #3 - neighborhood views only (\$0) With adjustments, the subject has a estimated \$12,600 downward adjustment to Sold #3. The subject is estimated to have inferior fair market resale value to Sold #3 with adjustments between the two properties, with edge to Sold #3 due to its slightly superior sized lot, superior cul de sac lot and slightly superior GLA values over the subject. Subjects adjusted value: \$412,400. Sold Comp #3 is a current comp. Sold #3 had conventional loan financing type per MLS information, with no reported credits or concessions. Sold #3 is estimated to have slightly superior resale over the subject, but values are in range. Edge to Sold #3. Sold #3 is estimated to be the most heavily weighted SOLD comp and its adjusted value is estimated to represent the range of the subjects current market value, with edge to Sold #3. Best SOLD comp.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Realty World - The Lucas Group	MLS LISTING HISTORY INFO NSBCRMLS #21000007 On Market Date: 01/04/2021 Status: PENDING Orig List Price: \$365,000 Final List Price: \$365,000 Pending Date: 01/07/2021 Area: Listing Office: Listing Agent: DOM/CDOM: 3					
Listing Agent Name	Sandra Lucas						
Listing Agent Phone	(925) 392-8926						
# 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
01/04/2021	\$365,000	--	--	Pending/Contract	01/07/2021	\$365,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$405,900	\$408,600
Sales Price	\$400,000	\$402,700
30 Day Price	\$390,000	--

Comments Regarding Pricing Strategy

I initially went back (3) months for SOLD comps, out in distance (1) mile in my comp search and LIST & SOLD comps that match the subjects profile & estimated value range are extremely scarce in Santa Maria. Sold comps that have closed in the past 3 months are not readily available due to scarce comp factors. List comp are scarce overall and list comps that match the subjects GLA profile and estimated range of resale value are extremely scarce. With relaxing the bed/bath count, age of construction, room count variance and distance radius beyond 0.50 miles for URBAN of the search criteria, I was able to find comps which I could use to complete the report. Within (1) mile & backing up the sales dates up to (12) months, I found sufficient listing & sold comps of which I could use due to scarce comp factors. Comps used in the report are the best possible currently available comps within (5) miles from the subject and the adjustments are sufficient for this area to account for the differences in the subject and comps. The subject is a (1) story, older, Ranch styled SFR home. The subjects curb appeal and exterior condition is equal (average) to most surrounding homes in its immediate neighborhood. The subjects parcel size is the standard tier parcel size for its neighborhood. Prices have been appreciating for this type of home in the current market due to low inventory and stable buyer demand. Market trend appears to be continued appreciation as demand continues to exceed supply of available homes For Sale in Santa Maria. Marketing time is abbreviated and under (30) days in the current market. Buyer activity prior to the corona virus outbreak was stable with abbreviated marketing time when list prices were set close to actual market value. The resale market remains strong in Santa Maria currently, despite a slow economy and high unemployment due to the effects of the COVID- 19 pandemic. The subjects current fair market value is estimated to be in line with Sold Comp #3, with edge to Sold #3. Adjusted comps are estimated to accurately bracket the range of the subjects current resale value. The subjects estimated range of value is \$395,000 to \$409,000 in the current market. The subjects estimated quick sale value is \$390,000 "AS-IS" The subjects list price does not support its current market value unless there is a major repair issue that exists at the subject that is not disclosed in its MLS information or the subject is a Quick Sale. The subjects current market value exceeds its list price by approximately 10% per analysis. Estimated tax record value per Realist.com tax websites Corelogic software algorithm - RealAVM™ Value: \$362,000 Confidence Score: 75 RealAVM™ Value Range: \$347,520 - \$376,480 Forecast Standard Deviation: 4 Value as of 02/03/2021 (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales. (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

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



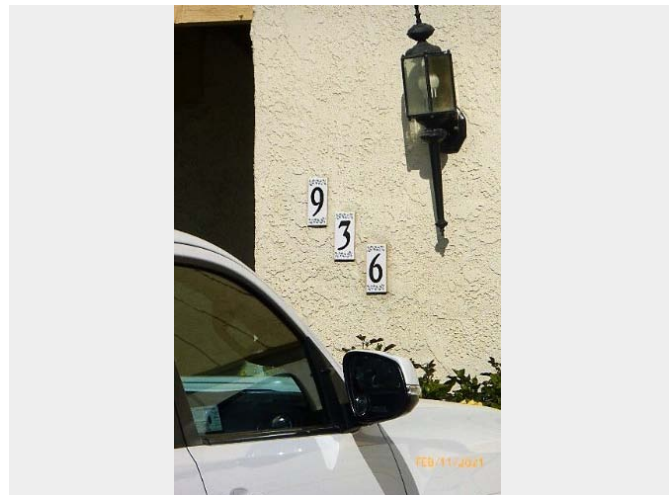
Front



Front



Front



Address Verification



Side

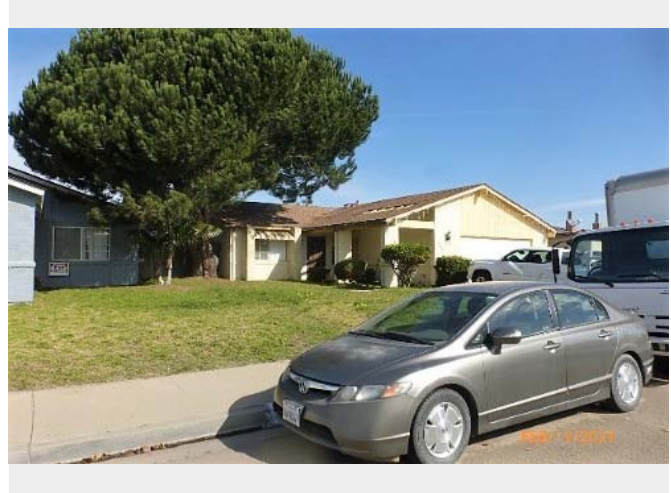


Side

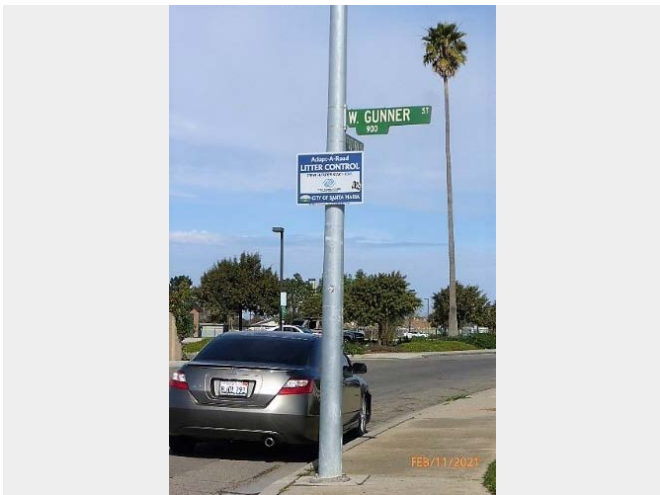
Subject Photos



Side



Side



Street



Street



Street



Garage

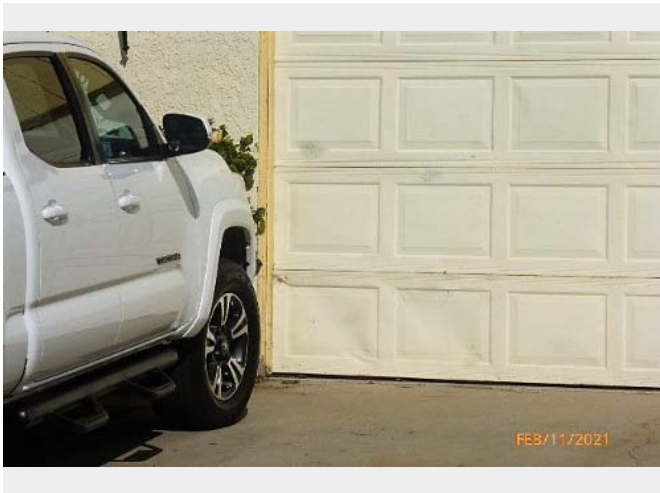
Subject Photos



Other



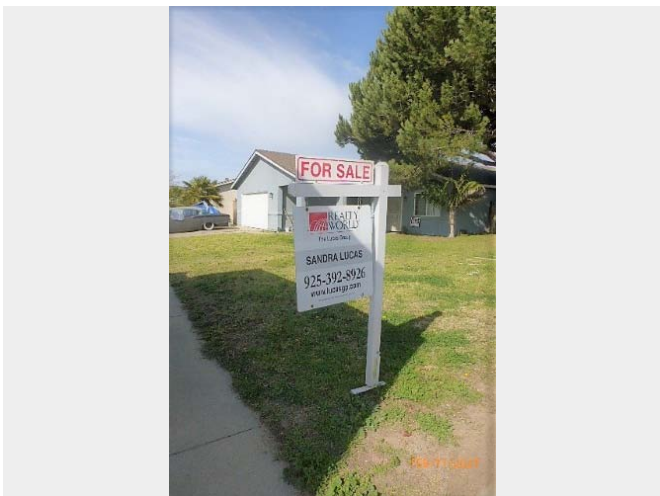
Other



Other



Other



Other

Listing Photos

L1 1415 N Railroad Ave
Santa Maria, CA 93458



Front

L2 416 N Benwiley Avenue
Santa Maria, CA 93458



Front

L3 1017 W El Camino Street
Santa Maria, CA 93458



Front

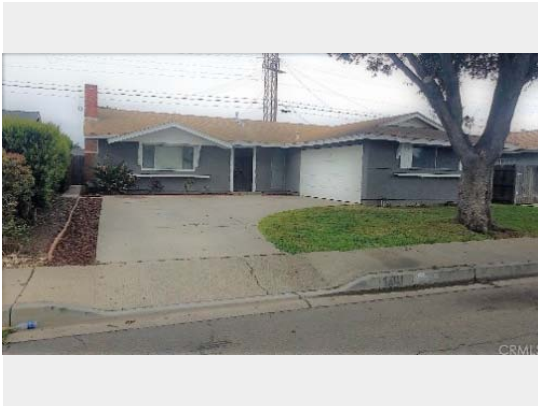
Sales Photos

S1 1647 Mary Drive
Santa Maria, CA 93458



Front

S2 1641 N Depot Street
Santa Maria, CA 93458



Front

S3 1614 Dejoy Court
Santa Maria, CA 93458



Front

ClearMaps Addendum

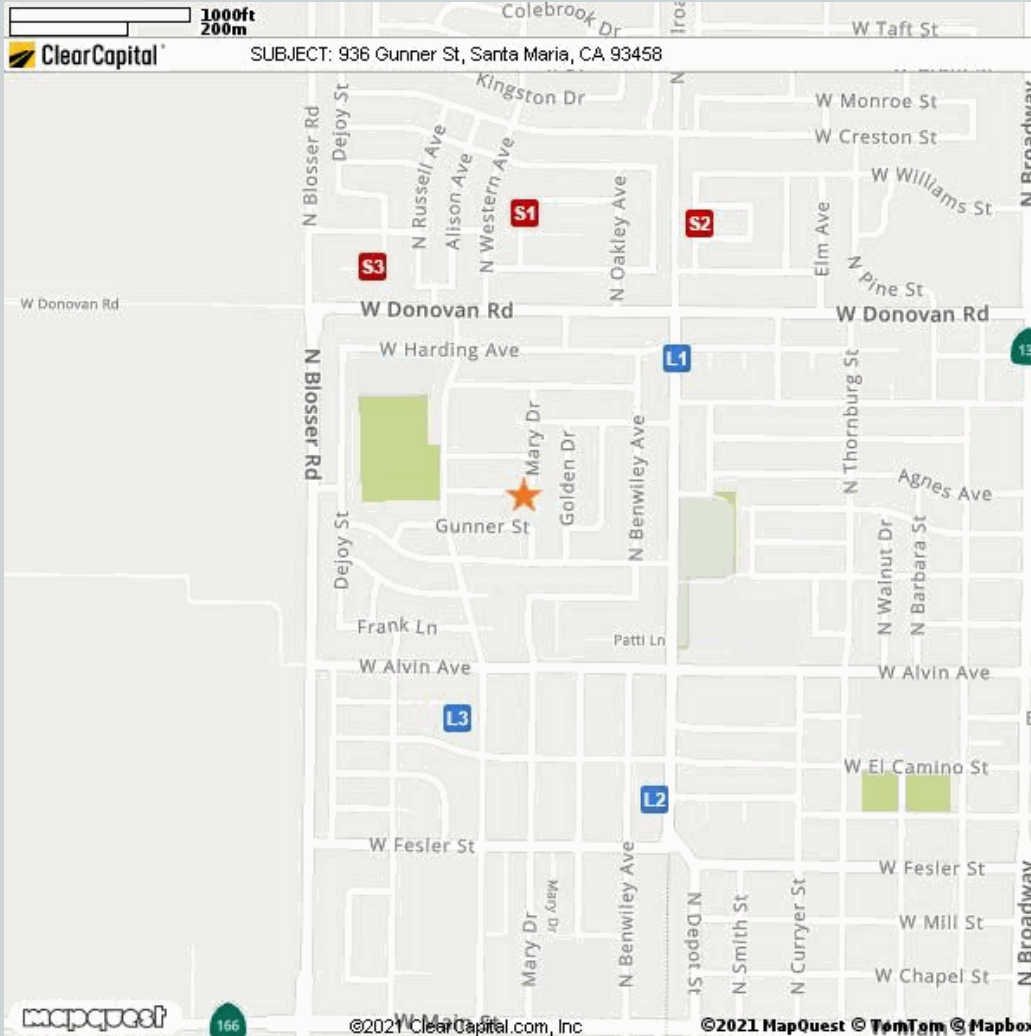
Address ★ 936 Gunner Street, Santa Maria, CA 93458

Loan Number 43057

Suggested List \$405,900

Suggested Repaired \$408,600

Sale \$400,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	936 Gunner Street, Santa Maria, CA 93458	--	Parcel Match
L1 Listing 1	1415 N Railroad Ave, Santa Maria, CA 93458	0.30 Miles ¹	Parcel Match
L2 Listing 2	416 N Benwiley Avenue, Santa Maria, CA 93458	0.46 Miles ¹	Parcel Match
L3 Listing 3	1017 W El Camino Street, Santa Maria, CA 93458	0.32 Miles ¹	Parcel Match
S1 Sold 1	1647 Mary Drive, Santa Maria, CA 93458	0.41 Miles ¹	Parcel Match
S2 Sold 2	1641 N Depot Street, Santa Maria, CA 93458	0.47 Miles ¹	Parcel Match
S3 Sold 3	1614 Dejoy Court, Santa Maria, CA 93458	0.39 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	Christian Stuart Workmon	Company/Brokerage	Century 21 Hometown Realty - Pismo Beach,CA
License No	01317218	Address	727 South Halcyon Road #11 Arroyo Grande CA 93420
License Expiration	08/15/2021	License State	CA
Phone	7604048735	Email	chrisworkmon@gmail.com
Broker Distance to Subject	12.74 miles	Date Signed	02/12/2021

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:

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