

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	19185 Shoshonee Road, Apple Valley, CA 92307	Order ID	7112590	Property ID	29596344
Inspection Date	02/17/2021	Date of Report	02/23/2021		
Loan Number	43065	APN	0444-211-04-0000		
Borrower Name	Redwood Holdings LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	0217BPOs	Tracking ID 1	0217BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Roderick Rodney R	Subject build offers composition roofing and established landscaping. The square footage and room counts are common for the build as well as the lot size. Minor repairs appropriate to age as well as normal wear and tear updating should be expected though a full interior inspection is needed. Improved properties are still common so some level of updating may be needed to meet average market standards. This report is completed assuming subject was built using standard builder grade materials with no assumed updating.
R. E. Taxes	\$1,073	
Assessed Value	\$84,048	
Zoning Classification	SFR	
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		Neighborhood Comments
Location Type	Suburban	The market remains dominated by traditional sales with the majority of the homes sold in the last 6 months having been FMV. The market values have shown an average INcrease of around 10.8% for the last 12 months but have shown a total INcrease of 1.7% in the past month. Standard seller concessions remain at 3% sale price. Average marketing time is at 38 days. Median GLA for SFR is 2304. Data based on 1 mile radius and 6 month sale date.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$269,000 High: \$640,000	
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	19185 Shoshonee Road	14353 Choco Rd	18511 Cocqui Rd	13839 Okesa Rd
City, State	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
Zip Code	92307	92307	92307	92307
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	1.77 ¹	1.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,000	\$384,900	\$325,000
List Price \$	--	\$325,000	\$384,900	\$325,000
Original List Date		02/04/2021	01/19/2021	12/14/2020
DOM · Cumulative DOM	-- · --	13 · 19	29 · 35	65 · 71
Age (# of years)	61	44	48	43
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	1,658	1,596	1,946	1,599
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	--	Pool - Yes Spa - Yes	--
Lot Size	0.42 acres	0.42 acres	0.75 acres	0.46 acres
Other	Patio, porch	Patio, porch	Solar, RV garage	Patio, porch

* Listing 1 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.

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

Listing 1 Equal in location, similar in build, interior has been fully updated in recent years and is move in ready, helps to balance no pool.

Listing 2 Similar in build, interior appears to need average updating though move in ready with no major updating having been done in recent years, similar in location, superior solar and RV garage, chosen for pool.

Listing 3 Similar in build, interior appears to need average updating though move in ready with no major updating having been done in recent years, equal in location.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	19185 Shoshonee Road	18615 Mingo Rd	19926 Talihina Rd	19161 Shoshonee Rd
City, State	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA	Apple Valley, CA
Zip Code	92307	92307	92307	92307
Datasource	Tax Records	MLS	Public Records	MLS
Miles to Subj.	--	0.86 ¹	0.91 ¹	0.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$298,000	\$269,000	\$374,500
List Price \$	--	\$292,900	\$269,000	\$374,500
Sale Price \$	--	\$293,000	\$269,000	\$364,000
Type of Financing	--	4k Fha	0 Conv	0 Va
Date of Sale	--	12/09/2020	08/21/2020	12/10/2020
DOM · Cumulative DOM	-- · --	174 · 174	1 · 1	101 · 101
Age (# of years)	61	42	43	41
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	1,658	1,634	1,590	1,948
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 3 · 1
Total Room #	6	6	6	10
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	--	--	Pool - Yes
Lot Size	0.42 acres	0.74 acres	0.43 acres	0.45 acres
Other	Patio, porch	Patio, porch	Patio, porch	Patio, porch
Net Adjustment	--	+\$5,800	+\$12,000	-\$41,200
Adjusted Price	--	\$298,800	\$281,000	\$322,800

* Sold 1 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** Newer in age though no pool, similar in build and condition needing average updating, larger lot. -5700 age, -3500 lot, +15K pool
- Sold 2** Newer in age though no pool, similar in build and appeal, no interior photos though assumed to be in similar condition. -5400 age, +2400 sqft, +15K pool
- Sold 3** Similar in build, interior appears to need average updating though move in ready with no major updating having been done in recent years, equal in location, additional detached garage. -6K age, -10200 sqft, -10K bath, -15K garage

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Coldwell Banker	No priors, currently pending					
Listing Agent Name	Fran Fox						
Listing Agent Phone	760-559-3589						
# 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
11/11/2020	\$250,000	--	--	Pending/Contract	12/31/2020	\$250,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$310,000	\$310,000
Sales Price	\$300,000	\$300,000
30 Day Price	\$285,000	--
Comments Regarding Pricing Strategy		
<p>Please note: subject listed value is not equal to provided value most likely due to repairs needed on the subject that are not known. It is also tenant occupied which can affect value. Adjustments to the comps have been made, where necessary, to bring the comps as close to subject as possible for accurate pricing. The most weight has been placed on sold comp 1 which is most similar in appeal and condition. Subject is located in a populated area that can be marketed to most average home buyers. Subject list price should be competitive with the available list comps for maximum exposure with pricing emphasis placed on the pending list comps. 90 day marketing times are uncommon in this area so an increased list price above available list comps would be needed if 90+ day marketing time is the goal. Value is based on exterior only and the assumption the interior is in average condition. Any discrepancies in this assumption could affect the suggested value either way.</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



Side



Side



Street



Street

Listing Photos

L1 14353 Choco Rd
Apple Valley, CA 92307



Front

L2 18511 Cocqui Rd
Apple Valley, CA 92307



Front

L3 13839 Okesa Rd
Apple Valley, CA 92307



Front

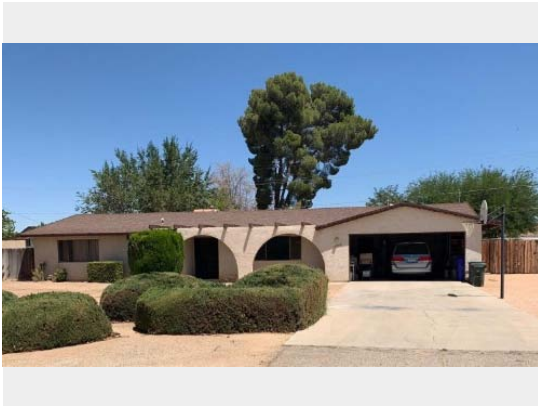
Sales Photos

S1 18615 Mingo Rd
Apple Valley, CA 92307



Front

S2 19926 Talihina Rd
Apple Valley, CA 92307



Front

S3 19161 Shoshonee Rd
Apple Valley, CA 92307



Front

ClearMaps Addendum

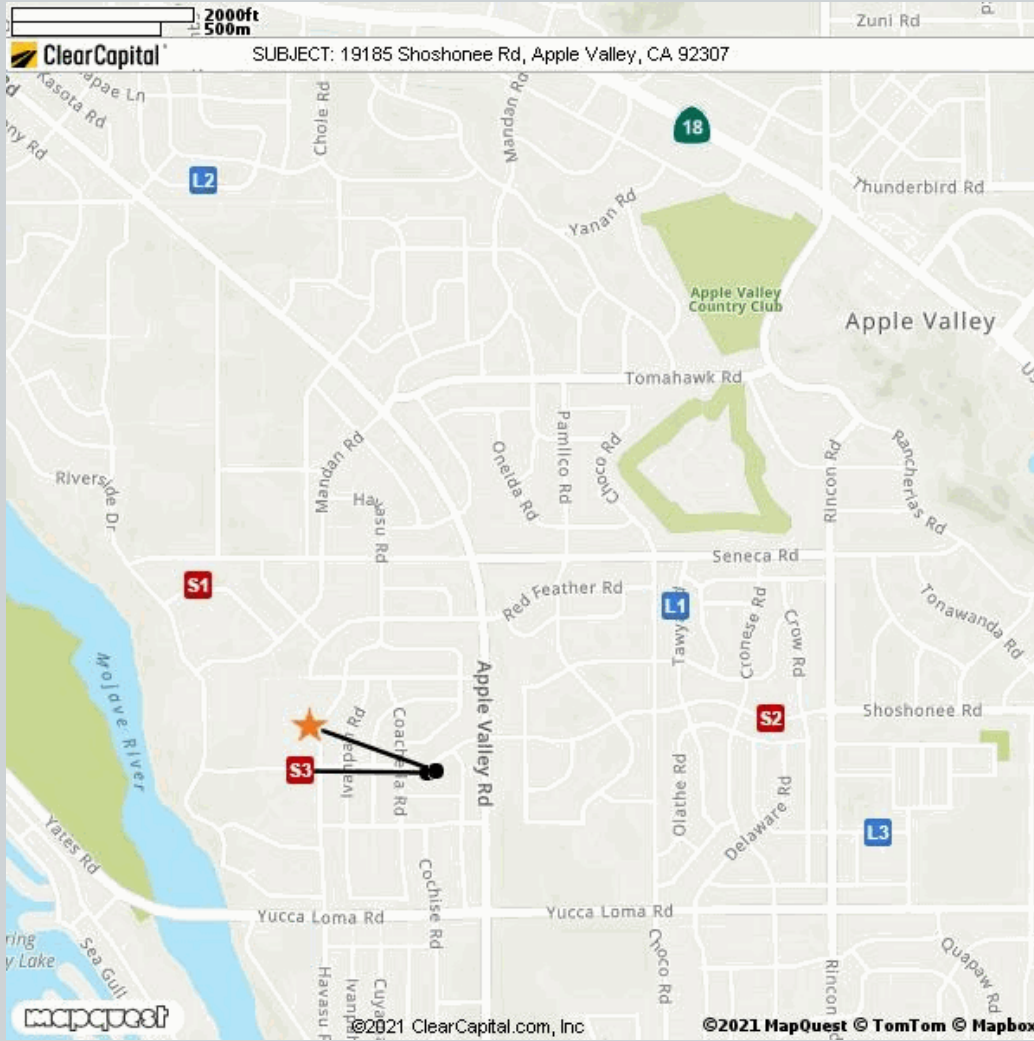
Address ★ 19185 Shoshonee Road, Apple Valley, CA 92307

Loan Number 43065

Suggested List \$310,000

Suggested Repaired \$310,000

Sale \$300,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	19185 Shoshonee Road, Apple Valley, CA 92307	--	Parcel Match
L1 Listing 1	14353 Choco Rd, Apple Valley, CA 92307	0.77 Miles ¹	Parcel Match
L2 Listing 2	18511 Cocqui Rd, Apple Valley, CA 92307	1.77 Miles ¹	Parcel Match
L3 Listing 3	13839 Okesa Rd, Apple Valley, CA 92307	1.23 Miles ¹	Parcel Match
S1 Sold 1	18615 Mingo Rd, Apple Valley, CA 92307	0.86 Miles ¹	Parcel Match
S2 Sold 2	19926 Talihina Rd, Apple Valley, CA 92307	0.91 Miles ¹	Parcel Match
S3 Sold 3	19161 Shoshonee Rd, Apple Valley, CA 92307	0.03 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	Jessica Lynn Lewis 1	Company/Brokerage	Elite REO Services
License No	01733706	Address	13735 Kiowa Rd Apple Valley CA 92308
License Expiration	12/27/2022	License State	CA
Phone	7607845224	Email	jessica.lewis@elitereo.com
Broker Distance to Subject	2.25 miles	Date Signed	02/20/2021

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.