

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.

<b>Address</b>	1828 Canton Drive, Milpitas, CA 95035	<b>Order ID</b>	7418051	<b>Property ID</b>	30614027
<b>Inspection Date</b>	07/08/2021	<b>Date of Report</b>	07/13/2021		
<b>Loan Number</b>	43071	<b>APN</b>	08814029		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Santa Clara		

Tracking IDs					
<b>Order Tracking ID</b>	BPOUpdate_0707	<b>Tracking ID 1</b>	BPOUpdate_0707		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	REDWOOD HOLDINGS LLC	<b>Condition Comments</b> One story ranch style home with 2-car garage attached, stucco exterior, composition roof and front yard in average condition. There is not need for any immediate exterior repairs. The most probable buyer is an owner occupant
<b>R. E. Taxes</b>	\$14,964	
<b>Assessed Value</b>	\$1,248,480	
<b>Zoning Classification</b>	Residential R16	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The subject is located in a well established, popular and average residential neighborhood in the city of Milpitas. Good access to schools , retails shopping and highway 680
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$877000 High: \$1685600	
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	1828 Canton Drive	459 Patricia Court	226 N Park Victoria Drive	452 Bixby Dr
<b>City, State</b>	Milpitas, CA	Milpitas, CA	Milpitas, CA	Milpitas, CA
<b>Zip Code</b>	95035	95035	95035	95035
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.23 <sup>1</sup>	0.73 <sup>1</sup>	0.22 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$1,150,000	\$1,242,000	\$1,099,888
<b>List Price \$</b>	--	\$1,150,000	\$1,149,000	\$1,099,888
<b>Original List Date</b>		06/10/2021	05/06/2021	07/06/2021
<b>DOM · Cumulative DOM</b>	-- · --	5 · 33	60 · 68	2 · 7
<b>Age (# of years)</b>	61	59	59	61
<b>Condition</b>	Average	Good	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,102	1,102	1,146	1,102
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	5	6	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.15 acres	0.14 acres	0.15 acres
<b>Other</b>	--	Deck	Solar panels	--

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Regular sale. It is practically equivalent based on living space, lot size and configuration. Remodeled kitchen with new cabinets, stainless appliances and quartz countertops. There is a living room & dining area combination with views of a redwood deck
- Listing 2** Regular sale with larger living space and similar lot size and utility count. Sunroom added with permits. Fireplace, hardwood floors, dual pane windows throughout, ceiling fan and Solar Tesla panels.
- Listing 3** Regular sale. It is practically equivalent based on living space, lot size and configuration. Recessed Lightings. Engineering Hardwood Floors. Dual Panel Windows Through- Out. Updated Kitchen with Granite Countertops and Wooden Cabinetry, Backsplash, GE Stainless Steel Appliances. Remodeled Bathrooms with Fans and Heaters, Tile Floors

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1828 Canton Drive	1849 Girard Drive	1600 Edsel Drive	1368 Olympic Drive
<b>City, State</b>	Milpitas, CA	Milpitas, CA	Milpitas, CA	Milpitas, CA
<b>Zip Code</b>	95035	95035	95035	95035
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.03 <sup>1</sup>	0.34 <sup>1</sup>	0.71 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$898,000	\$998,888	\$1,099,800
<b>List Price \$</b>	--	\$898,000	\$998,888	\$1,099,800
<b>Sale Price \$</b>	--	\$1,215,000	\$1,201,600	\$1,180,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	02/26/2021	04/13/2021	03/30/2021
<b>DOM · Cumulative DOM</b>	-- · --	6 · 35	9 · 29	7 · 58
<b>Age (# of years)</b>	61	61	58	57
<b>Condition</b>	Average	Good	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,102	1,102	1,312	1,065
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	5	6	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	Spa - Yes	--	--
<b>Lot Size</b>	0.14 acres	0.14 acres	0.16 acres	0.13 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$32,000	-\$25,000	-\$26,300
<b>Adjusted Price</b>	--	\$1,183,000	\$1,176,600	\$1,153,700

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Regular sale. It is practically equivalent based on living space, lot size and configuration. Spa. Updated. Fresh interior/exterior paint. There is updated designer lighting throughout, new flooring in the sunroom & a newly landscaped front & backyard. SoldCompAdjust= \$0(gla) +\$0(lot) +\$0(Utility)+\$0(Age)-\$3000(patio, deck,pool)+ \$0(garage)- \$30000(condition)=-\$32000
- Sold 2** Regular sale with larger living space and lot size. Same utility count. Gas stove in kitchen. Fresh interior paint. New sod in front yard. SoldCompAdjust= -\$21000(gla) -\$4000(lot) +\$0(Utility)+\$0(Age)+\$0(patio, deck,pool)+ \$0(garage)+ \$0(condition)=-\$25000
- Sold 3** Regular sale with smaller living space and similar lot size and utility count. This home features a living room with recessed lights and a wood burning fireplace, hardwood floors, updated kitchen with granite counters and maple cabinetry, eat-in kitchen, updated bathrooms with tile works. SoldCompAdjust= \$3700(gla) +\$0(lot) +\$0(Utility)+\$0(Age)+\$0(patio, deck,pool)+ \$0(garage)- \$30000(condition)=-\$26300

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There is not history of sales or listings in the MLS database in the last 12 months			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$1,190,000	\$1,190,000
<b>Sales Price</b>	\$1,180,000	\$1,180,000
<b>30 Day Price</b>	\$1,170,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Due to the limited amount of comps, the search was extended as follows: 1) closings were extended to 180 days 2) the age guidelines were extended slightly 3) Due to low inventory, marketing strategies ,market volatility and multiple offers some properties tend to sell higher than their respective listing prices. This is common in the local neighborhood and also in the whole Milpitas market. This is the reason why the unadjusted prices of the active comps do not bracket the recommended listing price for the subject. All comps were adjusted to reflect the differences in features, amenities and condition. The local market has remained stable since Jan 2020, but we see some decrease on prices as of lately due to the volatility induced by Covid19. It is driven by regular transactions. The sold comps provided a bracketed price range that once it was validated by the adjusted listings, led into the final opinion of value. The property should be marketed AS IS in a marketing cycle of 0-30 days.</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



Street



Street



## Listing Photos

**L1** 459 Patricia Court  
Milpitas, CA 95035



Front

**L2** 226 N Park Victoria Drive  
Milpitas, CA 95035



Front

**L3** 452 Bixby Dr  
Milpitas, CA 95035



Front

## Sales Photos

**S1** 1849 Girard Drive  
Milpitas, CA 95035



Front

**S2** 1600 Edsel Drive  
Milpitas, CA 95035



Front

**S3** 1368 Olympic Drive  
Milpitas, CA 95035



Front

### ClearMaps Addendum

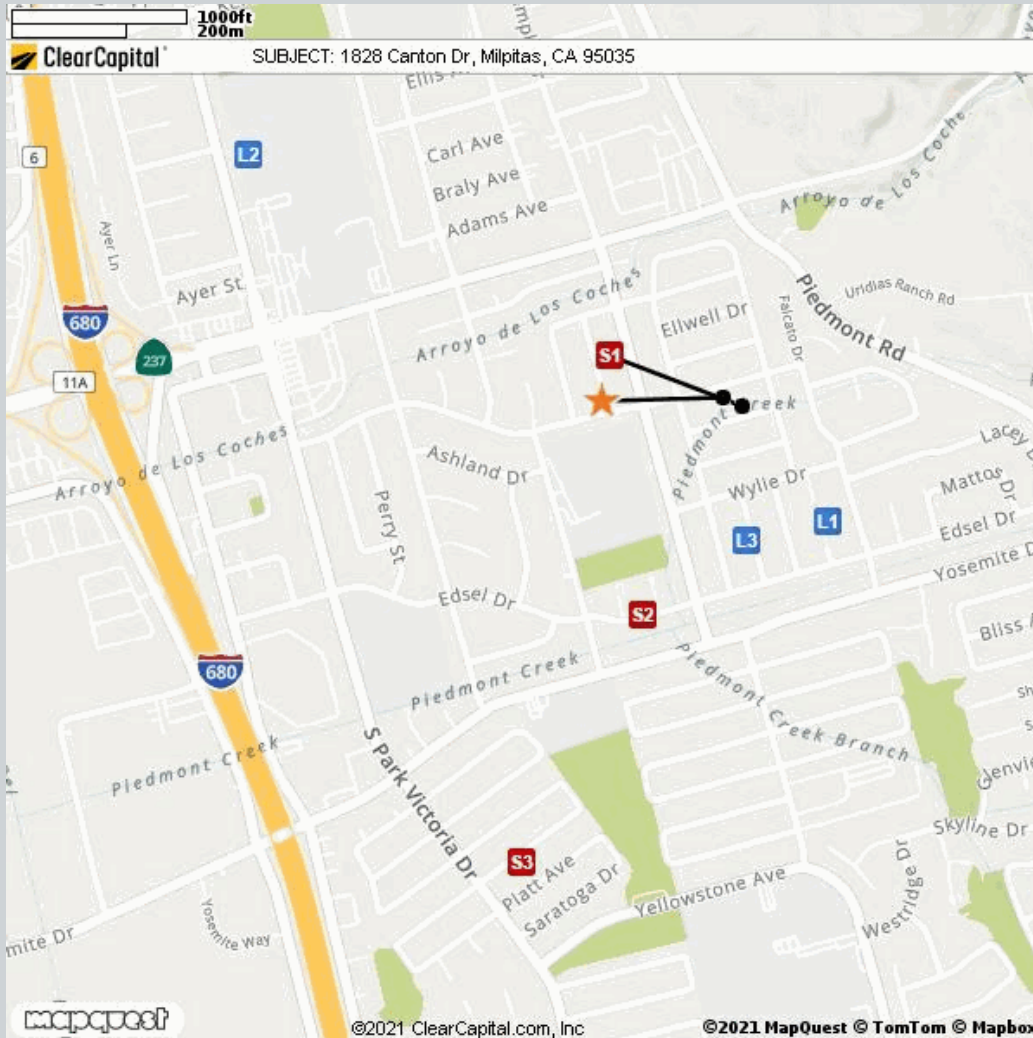
**Address** ★ 1828 Canton Drive, Milpitas, CA 95035

**Loan Number** 43071

**Suggested List** \$1,190,000

**Suggested Repaired** \$1,190,000

**Sale** \$1,180,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1828 Canton Drive, Milpitas, CA 95035	--	Parcel Match
L1 Listing 1	459 Patricia Court, Milpitas, CA 95035	0.23 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	226 N Park Victoria Drive, Milpitas, CA 95035	0.73 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	452 Bixby Dr, Milpitas, CA 95035	0.22 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1849 Girard Drive, Milpitas, CA 95035	0.03 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1600 Edsel Drive, Milpitas, CA 95035	0.34 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1368 Olympic Drive, Milpitas, CA 95035	0.71 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Lissette I. Robles	<b>Company/Brokerage</b>	Coralis Realty
<b>License No</b>	01794923	<b>Address</b>	4831 Rue Loiret San Jose CA 95136
<b>License Expiration</b>	07/16/2023	<b>License State</b>	CA
<b>Phone</b>	4083163547	<b>Email</b>	lissette77@sbcglobal.net
<b>Broker Distance to Subject</b>	11.92 miles	<b>Date Signed</b>	07/08/2021

*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.