

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	4104 Mcglothen Way, San Pablo, CA 94806	Order ID	7418051	Property ID	30614032
Inspection Date	07/08/2021	Date of Report	07/12/2021		
Loan Number	43140	APN	408-031-002		
Borrower Name	Redwood Holdings LLC	County	Contra Costa		

Tracking IDs					
Order Tracking ID	BPOUpdate_0707	Tracking ID 1	BPOUpdate_0707		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Redwood Holdings LLC	Condition Comments	
R. E. Taxes	\$6,415	No adverse conditions were noted at the time of inspection based on exterior observations. Located within an area where some of the properties lack average maintenance and may hinder value. Subjects curb appeal is diminished by cyclone fencing in front, with no landscape and weeds growing through concrete.	
Assessed Value	\$382,202		
Zoning Classification	R10		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
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	Slow	Subject is a conforming Single Family Residential Ranch style property located within the Parchester Village neighborhood with predominately single family properties. Subject backs to Giant Hwy with BNSF elevated Train Tracks that parallels Giant Hwy, along noted Chesney Golf and the Richmond Country Club beyond tracks. Subject conforms to the immediate area and is located within moderate proximity to hwy 80/580 freeway access, Richmond Pkwy, Parchester Park, neighborhood is flanked by Train tracks on both the East and West sides, and San Pablo Strait is within 3,000 square feet, n...	
Sales Prices in this Neighborhood	Low: \$465,000 High: \$532,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

Subject is a conforming Single Family Residential Ranch style property located within the Parchester Village neighborhood with predominately single family properties. Subject backs to Giant Hwy with BNSF elevated Train Tracks that parallels Giant Hwy, along noted Chesney Golf and the Richmond Country Club beyond tracks. Subject conforms to the immediate area and is located within moderate proximity to hwy 80/580 freeway access, Richmond Pkwy, Parchester Park, neighborhood is flanked by Train tracks on both the East and West sides, and San Pablo Strait is within 3,000 square feet, nearby shopping amenities, Restaurants and K-12 Schools.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4104 Mcglothen Way	721 Payne Ct	601 Harrison	616 Payne
City, State	San Pablo, CA	Richmond, CA	Richmond, CA	Richmond, CA
Zip Code	94806	94806	94806	94806
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.23 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$359,000	\$439,000	\$549,950
List Price \$	--	\$359,000	\$439,000	\$549,950
Original List Date		06/22/2021	06/24/2021	04/21/2021
DOM · Cumulative DOM	-- · --	14 · 20	13 · 18	9 · 82
Age (# of years)	71	71	71	71
Condition	Good	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	1,051	974	929	974
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	2 · 1	3 · 3
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.16 acres	0.11 acres	0.11 acres
Other	Fireplace	Fencing	Fencing	Fencing

* 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** A1 is similar in room count with 3 beds, 1 bath, in garage space, in year built. A1 is inferior in GLA, in baths. A1 is located Parchester Village and located between the Richmond Parkway and the marshes of Point Pinole Shoreline. A1 is located on a cul-de-sac, with the potential for expansion or addition on a 7,000 square foot lot and needs some TLC.
- Listing 2** A2 is similar in room count with 2 beds, 1 bath, in year built, in garage space. A2 is inferior in beds, in baths, in lot size, in GLA. A2 comes with a ample yard space, a bonus room for home office or guest bedroom, a single car garage with a secure driveway, a covered patio and storage shed.
- Listing 3** A3 is similar in room count with 3 beds, 3 baths, in year built. A3 is inferior in garage space, in GLA, in lot size. A3 is superior in baths, is used as a duplex without permits.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4104 Mcglothen Way	4413 Mcglothen Way	705 Harrison Dr	600 Bradford Dr
City, State	San Pablo, CA	Richmond, CA	Richmond, CA	Richmond, CA
Zip Code	94806	94806	94806	94806
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.19 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$449,000	\$499,000	\$499,000
List Price \$	--	\$449,000	\$499,000	\$499,000
Sale Price \$	--	\$465,000	\$531,000	\$532,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	09/26/2020	03/09/2021	05/25/2021
DOM · Cumulative DOM	-- · --	7 · 68	5 · 31	5 · 96
Age (# of years)	71	70	70	71
Condition	Good	Good	Good	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 ; Power Lines	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,051	1,051	1,252	1,051
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.12 acres	0.12 acres	0.12 acres
Other	Fireplace	Fencing	Fencing	Fireplace
Net Adjustment	--	+\$2,440	-\$13,125	-\$120
Adjusted Price	--	\$467,440	\$517,875	\$531,880

* Sold 2 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** S1 is similar in room count with 3 beds, 1 bath, in garage space, in year built, in GLA. S1 is inferior in lot size - (\$60.00). S1 is superior in lot size - (\$60.00). S1 features a remodeled kitchen and bath in 2016, fresh interior paint, new laminate floors, new lights, new dual pane windows, updated copper plumbing, electrical system, water heater and sewer lateral in compliant. S1 also notes views of the Bay and Mt. Tam.
- Sold 2** S2 is similar in room count with 3 beds, 2 baths, in garage space. S2 is inferior in lot size + (\$40.00). S2 is inferior in superior in GLA - (\$13,065), in year built - (\$100.00). S2 is located within Parchester Village near the park with a new kitchen granite counters, SS appliances, tile floors, updated baths, fresh paint inside/out, new laminate floors, dual pane windows, and lights,
- Sold 3** S3 is similar in room count with 3 beds, 2 baths, in year built, in garage space, in GLA. S3 is superior in GLA - (\$120.00). S3 comes with a 3 bed, 1 bath property with a studio + bath for the opportunity of a in-law/private office/zoom studio, and comes with a modern kitchen with white cabinets, granite counters, beamed ceiling and tiled floors.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject listed 6/2/2021 with a list price of \$499,000, off market on 6/14/2021 after a DOM of 12 days.			
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
06/02/2021	\$499,000	--	--	Pending/Contract	06/14/2021	\$499,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$509,500	\$509,500
Sales Price	\$512,500	\$512,500
30 Day Price	\$512,500	--
Comments Regarding Pricing Strategy		
<p>Subject value based on the most similar Single Family Residential Ranch style properties compared to subject, located through searches utilizing current market data on MLS. All comps are within a 20% square foot variance, 6 months and .25 miles. Search criteria extended 12 months and .50 miles due to low inventories, and the lack of similar recent comparable properties within subject's immediate neighborhood. Within parameters of search median list price is \$474,000 and median sold price \$531,000 with a DOM of 30 days. Subject located in an area of REO, Short Sales, Flipped properties and Fair Market value, supply meets demand according to Contra Costa Association of Realtors. According to the CCAR MLS, the average marketing time in subject's immediate area is 30 Day on the market. Trends for this zip code indicate that within the current inventory .5% are in foreclosure, Auction, and Bank Owned stages.</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



Front



Front



Front



Address Verification



Side

Subject Photos



Side



Side



Side



Side



Side



Side

Subject Photos



Side



Side



Side



Side



Side



Side

Subject Photos



Street



Street



Street



Street



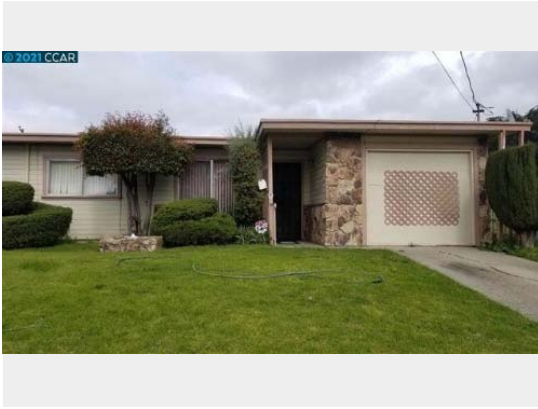
Street



Other

Listing Photos

L1 721 Payne Ct
Richmond, CA 94806



Front

L2 601 Harrison
Richmond, CA 94806



Front

L3 616 Payne
Richmond, CA 94806



Front

Sales Photos

S1 4413 McGlothen Way
Richmond, CA 94806



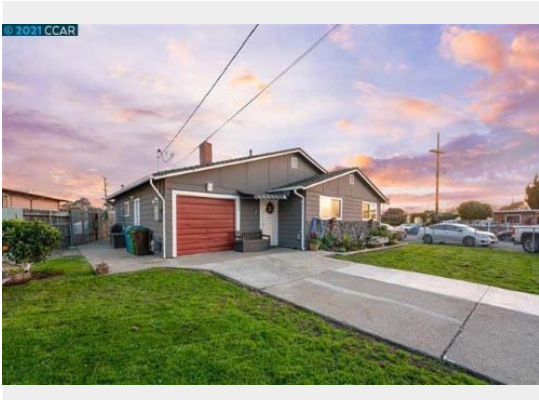
Front

S2 705 Harrison Dr
Richmond, CA 94806



Front

S3 600 Bradford Dr
Richmond, CA 94806



Front

ClearMaps Addendum

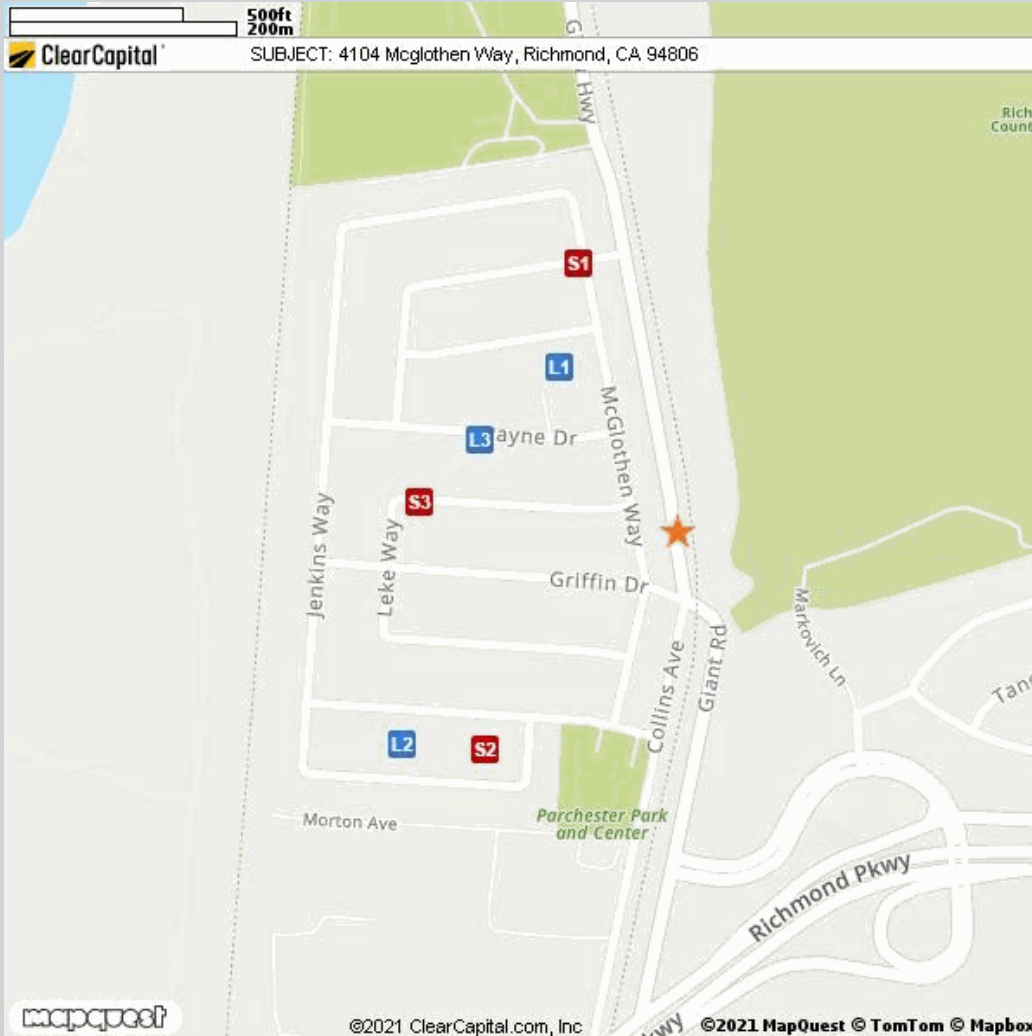
Address ★ 4104 Mcglothen Way, San Pablo, CA 94806

Loan Number 43140

Suggested List \$509,500

Suggested Repaired \$509,500

Sale \$512,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4104 Mcglothen Way, San Pablo, CA 94806	--	Parcel Match
L1 Listing 1	721 Payne Ct, San Pablo, CA 94806	0.14 Miles ¹	Parcel Match
L2 Listing 2	601 Harrison, San Pablo, CA 94806	0.23 Miles ¹	Parcel Match
L3 Listing 3	616 Payne, San Pablo, CA 94806	0.15 Miles ¹	Parcel Match
S1 Sold 1	4413 Mcglothen Way, San Pablo, CA 94806	0.20 Miles ¹	Parcel Match
S2 Sold 2	705 Harrison Dr, San Pablo, CA 94806	0.19 Miles ¹	Parcel Match
S3 Sold 3	600 Bradford Dr, San Pablo, CA 94806	0.17 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	Debbye Deister	Company/Brokerage	Stonehurst Real Estate Services
License No	01426142	Address	Stonehurst Real Estate Services Lafayette CA 94549
License Expiration	04/15/2024	License State	CA
Phone	9254513368	Email	stonehurstres00@gmail.com
Broker Distance to Subject	14.42 miles	Date Signed	07/11/2021

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.