

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	1721 Aspenwood Lane, Huntington Beach, CALIFORNIA 92648	Order ID	7452859	Property ID	30696051
Inspection Date	07/23/2021	Date of Report	07/29/2021		
Loan Number	43196	APN	023-053-07		
Borrower Name	Redwood Holdings LLC	County	Orange		

Tracking IDs

Order Tracking ID	BPO_Updates	Tracking ID 1	BPO_Updates
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Redwood Holdings Llc	Condition Comments Subject was last sold in 02/2021. The condition back then and the MLS photo indicates below average condition. Since the last sale, the subject appears to have been updated. The roof appears newer and there appears to be fresh exterior paint. The subject address marker is missing, so the street sign and neighbor's address have been uploaded.
R. E. Taxes	\$6,084	
Assessed Value	\$528,336	
Zoning Classification	sfr	
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 Increasing market with low supply and high demand. This is predominantly a fair market with 1 REO listing
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$895,000 High: \$2,650,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1721 Aspenwood Lane	1813 Huntington St	222 Memphis Ave	1925 Park St
City, State	Huntington Beach, CALIFORNIA	Huntington Beach, CA	Huntington Beach, CA	Huntington Beach, CA
Zip Code	92648	92648	92648	92648
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.56 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,295,000	\$1,389,000	\$1,649,000
List Price \$	--	\$1,274,500	\$1,389,000	\$1,649,000
Original List Date		05/27/2021	07/23/2021	06/19/2021
DOM · Cumulative DOM	-- · --	60 · 63	3 · 6	4 · 40
Age (# of years)	43	28	42	30
Condition	Good	Good	Good	Good
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	2 Stories colonial	2 Stories colonial	2 Stories colonial	2 Stories colonial
# Units	1	1	1	1
Living Sq. Feet	2,388	2,123	2,064	2,853
Bdrm · Bths · ½ Bths	3 · 3	4 · 3 · 1	3 · 2 · 1	3 · 3 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	Spa - Yes
Lot Size	.13 acres	.08 acres	.07 acres	.12 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Enjoy all that Surf City has to offer in this attractive downtown home conveniently located near beautiful public beaches, Pacific City and Main Street shopping and entertainment areas, as well as the famed Huntington Beach pier. This move-in ready property offers a flexible floor plan providing options for changing lifestyle needs. The simple addition of a door will transform an open space into a ground level master suite complete with a private bath, romantic fireplace, and sliding doors to the rear yard. Or, the space could be used as an expansive home office, complete with a Frontier fiber optic network and cat 5e network cabling. It could also be used as a media room, game room, comfortable guest room away from the normal household activities, etc. The opportunities are endless! Further flexibility is provided by a huge attic with the potential to create an additional living space. The living and dining areas are very light and bright featuring high ceilings, dormer windows, and an attractive fireplace. The kitchen is equipped with stainless steel appliances, plenty of storage and workspace, as well as a garden window overlooking the rear entertainer's patio. The large master suite boasts vaulted ceilings, a deck to enjoy the evening breeze, and a huge en suite bath including a spa tub and separate shower. Two comfortable secondary bedrooms share an attached bath. All three bedrooms feature ample closet space. The attractive front yard is enclosed by a white picket fence, creating "curb appeal" while providing a play area separate from the rear entertainment patio. Laundry hookups are conveniently located in both the garage and in an upstairs closet. This unique home is in excellent condition and ready for a new owner to move in. With easy access to the beach, shopping, entertainment, and schools, this delightful home has something for everyone!
- Listing 2** Welcome to 222 Memphis in sunny Huntington Beach. This one-of-a-kind home is less than one mile from Downtown Huntington Beach, Pacific City, Local Shops, and Restaurants. Custom designed and fully remodeled, this home highlights modern living at its finest while being nestled in one of Orange County's most popular Beach Cities. Enjoy the view from the rooftop deck with the entire perimeter covered in synthetic turf, or relax in the indoor/outdoor patio in the front of the house with friends. The kitchen has been fully redone and features new Viking appliances, a built-in fridge, recessed lighting, and brushed concrete flooring. The entire home features 36 built-in speakers, and every light is power over ethernet making this home ready and wired for all your smart home needs. Don't miss your chance to experience this home for yourself.
- Listing 3** Situated on an amazing street near Lake Park and Downtown this home has everything you need. Walking up to the front door you'll see the beautiful landscaping and curb appeal. As you enter the home you immediately notice the high ceilings, bright interior and open floor- plan. Completely upgraded throughout with high end finishes. This home is very special as it offers 3 large bedrooms each with their own en-suite baths, two bedrooms on the Main Level and one upstairs as well as a large loft. The spacious luxurious master at the front of the home has vaulted ceilings, walk in closet, fireplace and spa like bath including dual sinks, skylight, separate soaking tub and shower. Secondary bedroom downstairs has been expanded and includes a walk in closet as well as its own bathroom and French doors leading to the sunny private patio. Lots of attention to detail and extremely well taken care of. One of 3 patios has a relaxing Jacuzzi with soothing waterfall. Upstairs you will find a large loft perfect for an office or game room as well as a bedroom with a large private balcony, walk in closet and its own full bathroom. Must see!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1721 Aspenwood Lane	1032 Lake St	222 Utica Avenue	522 19th St
City, State	Huntington Beach, CALIFORNIA	Huntington Beach, CA	Huntington Beach, CA	Huntington Beach, CA
Zip Code	92648	92648	92648	92648
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.43 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$124,000	\$1,324,999	\$1,150,000
List Price \$	--	\$1,249,000	\$1,324,999	\$1,150,000
Sale Price \$	--	\$1,255,000	\$1,295,000	\$1,163,000
Type of Financing	--	Cash To New Loan	Cash	Conventional
Date of Sale	--	04/02/2021	06/01/2021	04/30/2021
DOM · Cumulative DOM	-- · --	5 · 37	122 · 141	11 · 54
Age (# of years)	43	41	30	44
Condition	Good	Good	Good	Good
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	2 Stories colonial	2 Stories colonial	2 Stories colonial	2 Stories colonial
# Units	1	1	1	1
Living Sq. Feet	2,388	1,958	2,512	1,955
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 4	2 · 2 · 1
Total Room #	8	8	8	6
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.		--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	.13 acres	.11 acres	.06 acres	.07 acres
Other	--	--	--	--
Net Adjustment	--	+\$15,750	-\$3,100	+\$18,325
Adjusted Price	--	\$1,270,750	\$1,291,900	\$1,181,325

* 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** +\$10750 GLA adjustment, +\$5000 bath adjustment. This stunning, turnkey Lake Park home sitting on a corner lot less than a mile from the crashing waves of Huntington Beach and the shopping and dining of nearby Main Street and Pacific City is truly a rare find. Enjoy rarely found privacy due to the corner lot location, with the flexibility of plenty of entertaining space on the enclosed patio areas. The living room greets you to eye-catching, newer flooring and a fireplace, leading to the recently remodeled kitchen complete with beautiful granite countertops, backsplash, recessed lighting, and stainless steel GE Profile appliances. The spacious family room off the kitchen offers more space to relax, leading to two guest bedrooms on the lower level and a full bathroom off the hallway. The second level hosts the sizable primary bedroom suite with vaulted ceilings and extra privacy due to the corner lot location. The primary bath has been upgraded with dual sinks with Caesarstone countertops, a walk-in shower, tub, and walk-in closet. Other incredible bonuses are the central cooling, which is rarely found on Lake Street, and spacious 3-car garage with plenty of storage. Offering an unbeatable corner lot location and sitting just a mile from the beach, this Lake Park home is a must-see.
- Sold 2** -\$3100 GLA adjustment, -\$5000 bath adjustment, +\$5000 garage adjustment . Location. location, location. Beautiful Huntington Beach home with ocean view, beautiful sunsets and cool ocean breezes from your private rooftop deck. Live and play in "Surf City USA". This three bed, four bath stunning turn key downtown home is the ultimate entertainer's dream. The huge front patio provides the perfect place for those warm summer nights with a custom built-in barbecue and plenty of space for lounging and relaxing. Newly remodeled kitchen features a breakfast bar, beautiful granite counter tops, gorgeous dark wood cabinets, and top of the line stainless steel appliances including a dual electric oven and a 42-inch sub zero built-in refrigerator. This a quiet and friendly neighborhood with great schools It's just a short walk to both the beach and downtown shops. Priced below market so it wont last long.
- Sold 3** +\$10825 GLA adjustment, +\$2500 bath adjustment, +\$5000 garage adjustment 2-story beach home in the heart of downtown Huntington Beach perfectly located just a few short blocks to the ocean, and a mile to all of the shops & restaurants on Main St. This well cared for home boasts pride of ownership, and is surrounded by lush, meticulously maintained landscaping. Step into the living room with 9 foot ceilings, plantation shutters, and an open concept floor plan. The formal dining room leads to the remodeled kitchen, featuring custom Neff International designed cooktop and cabinets, a stainless Sub Zero refrigerator, matching wine fridge, and Thermador oven. The kitchen opens to the den with 9 foot ceilings, French doors, tons of windows, and a gas fireplace. Both the kitchen windows and the den open to the side yard, perfect for that California indoor/outdoor living, al fresco dining and great for entertaining; you can serve drinks straight from the kitchen window onto the granite outside countertop. The custom wooden stairs lead you to the well proportioned spare room, with wall-to-wall closet, and a full bathroom off the bedroom. The master suite has vaulted ceilings, three closets, and a master bathroom with granite tops and a custom shower with dual shower heads. Upstairs has a bonus sitting/family room that can easily be rei

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject sold over 12 months ago				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,255,000	\$1,255,000
Sales Price	\$1,250,000	\$1,250,000
30 Day Price	\$1,240,000	--
Comments Regarding Pricing Strategy		
<p>The subjects value was determined by looking at the price of competing sold comps and list comps like the subject within the subjects competing area. My pricing opinion follows accordingly to what other comparable solds and active listings are going for in the area based upon analyzed data within the past 180 days .</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



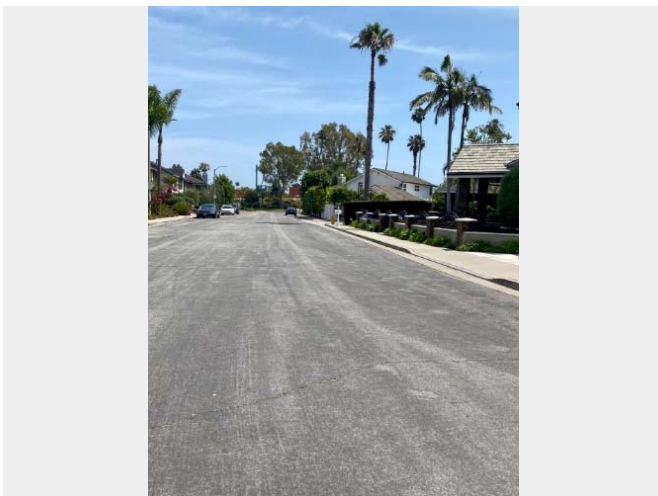
Address Verification



Address Verification



Side



Street

Listing Photos

L1 1813 Huntington St
Huntington Beach, CA 92648



Front

L2 222 Memphis Ave
Huntington Beach, CA 92648



Front

L3 1925 Park St
Huntington Beach, CA 92648



Front

Sales Photos

S1 1032 Lake St
Huntington Beach, CA 92648



Front

S2 222 Utica Avenue
Huntington Beach, CA 92648



Front

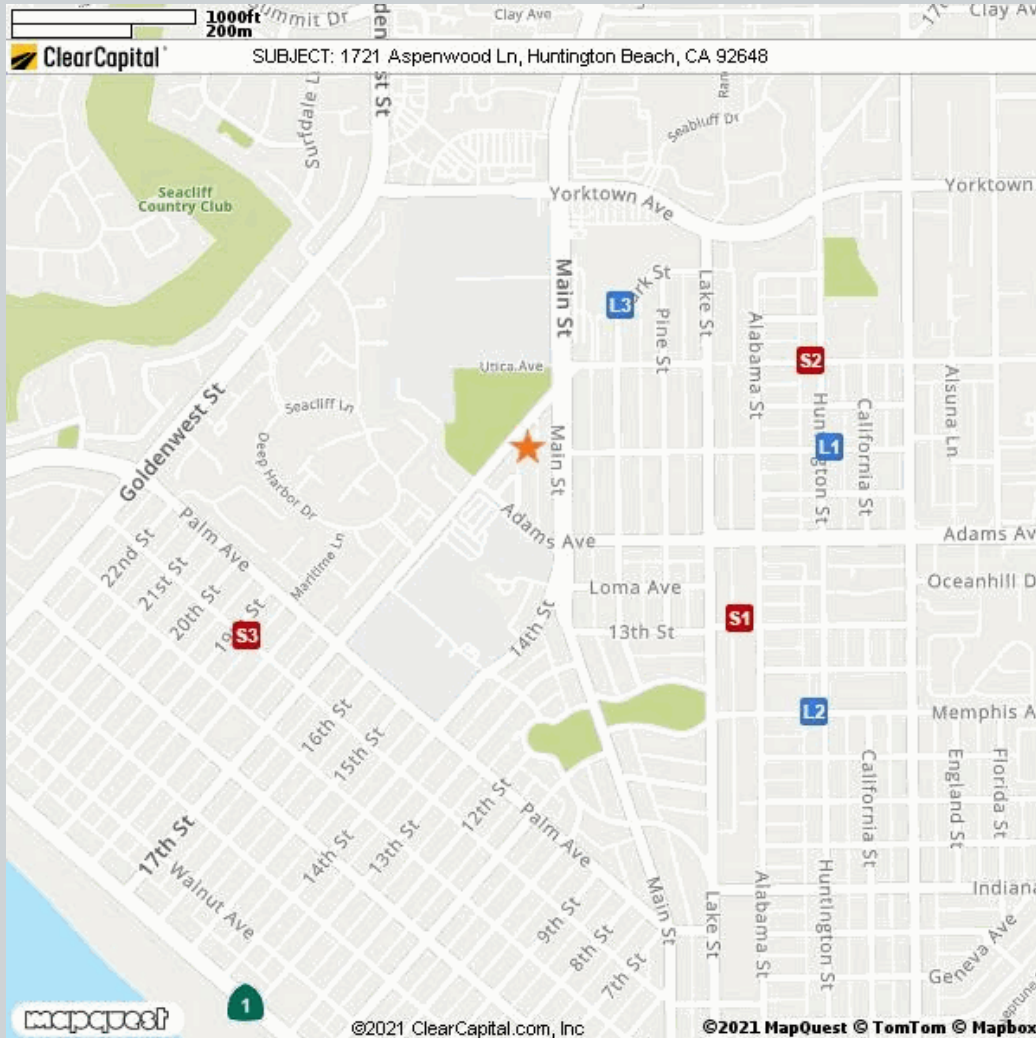
S3 522 19th St
Huntington Beach, CA 92648



Front

ClearMaps Addendum

Address ★ 1721 Aspenwood Lane, Huntington Beach, CALIFORNIA 92648
Loan Number 43196 **Suggested List** \$1,255,000 **Suggested Repaired** \$1,255,000 **Sale** \$1,250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1721 Aspenwood Lane, Huntington Beach, California 92648	--	Parcel Match
L1	1813 Huntington St, Huntington Beach, CA 92648	0.44 Miles ¹	Parcel Match
L2	222 Memphis Ave, Huntington Beach, CA 92648	0.56 Miles ¹	Parcel Match
L3	1925 Park St, Huntington Beach, CA 92648	0.25 Miles ¹	Parcel Match
S1	1032 Lake St, Huntington Beach, CA 92648	0.39 Miles ¹	Parcel Match
S2	222 Utica Avenue, Huntington Beach, CA 92648	0.43 Miles ¹	Parcel Match
S3	522 19th St, Huntington Beach, CA 92648	0.47 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	Jennifer Sharon Tukay	Company/Brokerage	Realty One Group
License No	01376082	Address	2300 East Katella Avenue Anaheim CA 92806
License Expiration	10/07/2023	License State	CA
Phone	7145808833	Email	sharontukay@gmail.com
Broker Distance to Subject	11.37 miles	Date Signed	07/29/2021

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.