

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	29700 Thornhill Drive, Sun City, CA 92586	Order ID	7103669	Property ID	29548769
Inspection Date	02/13/2021	Date of Report	02/16/2021		
Loan Number	43217	APN	336-120-027		
Borrower Name	Redwood Holdings LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	0211BPOS	Tracking ID 1	0211BPOS		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Shirley J Morgan	Condition Comments	
R. E. Taxes	\$917	Single story home with shingle roof, 1 car garage. Low maintenance front yard landscaping. Exterior trim and stucco needs painting.	
Assessed Value	\$80,965		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(Homes seems locked up)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$3,500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$3,500		
HOA	Sun City Civic Association 951-679-2311		
Association Fees	\$190 / Month (Pool,Greenbelt,Other: Club house)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is located in an older community, this is a 55+ community. Close to shopping, restaurants and easy access to the 215 freeway. Most homes in this community appears maintained. Standard sales are dominating the market at this time.	
Sales Prices in this Neighborhood	Low: \$195,000 High: \$280,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	29700 Thornhill Drive	30080 Thornhill Dr.	27041 El Rancho Dr	27160 Pinehurst Rd,
City, State	Sun City, CA	Sun City, CA	Sun City, CA	Sun City, CA
Zip Code	92586	92586	92586	92586
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.15 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$269,900	\$225,000	\$275,000
List Price \$	--	\$269,900	\$225,000	\$275,000
Original List Date		01/14/2021	01/13/2021	12/01/2020
DOM · Cumulative DOM	-- · --	12 · 33	30 · 34	10 · 77
Age (# of years)	57	57	57	57
Condition	Average	Good	Average	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	1 Story Tract	1 Story Tract	1 Story Tract	1 Story Tract
# Units	1	1	1	1
Living Sq. Feet	992	992	992	992
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	2 · 1	2 · 1
Total Room #	6	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	0.16 acres	0.13 acres	0.15 acres	0.13 acres
Other	--	--	--	--

* 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** 55+ Sun City Civic Association community remodeled 2 bedroom 1 bath and bonus living space with a den and converted laundry room from an outside access to direct access through the den. Kitchen remodeling includes new cabinets, granite counters/backsplash, recessed lighting, oven/range, microwave and dishwasher...all quality appliances. Bathroom new vanity with granite countertop, shower/tub combo with beautifully tiled walls and the new beautiful obscured window which brings an abundance of natural light in. New energy efficient double pane windows throughout. Even the water heater is new. Central AC/Heating system will keep you comfortable year-round! Beautiful water resistant luxury vinyl plank flooring in kitchen, den, laundry room hallway and bathroom, new fans, mirrored wardrobe doors in both bedrooms
- Listing 2** LOCATED IN A DESIRED LOCATION, HERE IS A GREAT HOME THAT HAS BEEN WAITING FOR, A ONE STORY HOME IN THIS QUIET NEIGHBORHOOD HAS 2 BEDROOMS AND 1 FULL BATH, AND 1 CAR GARAGE ATTACHED. WITH A LONG DRIVEWAY, IT WILL BE EASY TO PARK ANOTHER CAR. INTERIOR WAS PAINTED ABOUT 1.5 YEARS AGO. KITCHEN FLOOR, BATHROOM FLOOR, SINK AND VANITY JUST BEEN REMODELED ABOUT A YEAR AGO. HUGE BACKYARD WITH FRUIT AND MATURE TREES. CLOSE TO 215 FREEWAY, MINUTES AWAY FROM SHOPPING AND ENTERTAINMENT.
- Listing 3** Welcome to Beautiful Sun City in Menifee! Tastefully updated throughout and impeccably maintained, you will instantly fall in love with this charming home! Inviting spacious living room enhanced with natural light. Perfect Kitchen with granite counters, classic subway tile backsplash, and newer appliances. The dining room is the right size to entertain friends and family. Backyard adds to the ambiance and privacy of this home and features a large alumawood covered patio, storage shed, and 2 side yards. Low maintenance and drought-resistant landscape. A long driveway provides ample parking. Great area with lots of amenities, restaurants, shopping, banks, places of worship,

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	29700 Thornhill Drive	28928 Crosby Dr.	26716 Saint Andrews Dr	29400 Thornhill Dr
City, State	Sun City, CA	Sun City, CA	Sun City, CA	Sun City, CA
Zip Code	92586	92586	92586	92586
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.61 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$219,000	\$229,999
List Price \$	--	\$250,000	\$219,000	\$229,999
Sale Price \$	--	\$250,000	\$225,000	\$230,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	11/17/2020	10/16/2020	10/16/2020
DOM · Cumulative DOM	-- · --	13 · 56	5 · 49	3 · 45
Age (# of years)	57	57	57	57
Condition	Average	Good	Average	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	1 Story Tract	1 Story Tract	1 Story Tract	1 Story Tract
# Units	1	1	1	1
Living Sq. Feet	992	992	992	992
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	2 · 1	2 · 1
Total Room #	6	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	0.16 acres	0.15 acres	0.16 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$250,000	\$225,000	\$230,000

* 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** 55+ Community Sun City Civic you will find that this seller has done some serious upgrades. New flooring. New kitchen counter-tops. New kitchen backsplash. New stove. New backyard doors with an enclosed Lanai which makes this home feel bigger with a new lighting fixture. Updated bathroom vanity and new interior and exterior paint. When you walk in you get the feeling that this is bigger than 992 sq ft. The open concept and modern feel makes this property ready for you to move in and take over. You also will never lack for any privacy in the back yard with this home. True pride of homeownership in this property.
- Sold 2** 55+ Community home offers affordable Southern California lifestyle living with stellar association amenities which include golf course, pools, tennis courts, clubhouse, recreation room, biking trails, low HOA dues and much more. Convenient to shopping, restaurants, 215 freeway and parks. Interior features include updated forced air heating and cooling, walk-in shower, smooth ceilings and gas cooking. Exterior features include recently installed roof, newly painted exterior, individual laundry room, single car garage with automatic roll up door, enclosed lanai and a spacious flat lot.
- Sold 3** Beautifully updated 55+ home in the community of Sun City! NEW Fresh paint inside & out- newer roof, new carpet and light grey wood look tile throughout, updated kitchen with freshly painted cabinets, granite counter tops, new appliances as well as a peninsula with bar stools, updated bathroom, fresh airy bedrooms & all new matching ceiling fans through out. The yard has drought tolerant rock-scape in front and back with a nice patio out back to sit and enjoy the palm trees. This home is in a great location, close to 215, all the new shopping centers, & restaurants off Newport & shows pride of ownership!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				According to MLS and county records subject has not been listed or sold in the last 12 months.			
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	\$230,000	\$237,000
Sales Price	\$229,000	\$236,000
30 Day Price	\$220,000	--
Comments Regarding Pricing Strategy		
The information used to complete this report was gathered from the local MLS and the current market condition was taken into consideration. I went back 6 months, out in distance 1 mile.		

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.
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Subject Photos



Front



Address Verification



Address Verification



Side



Street



Other

Subject Photos



Other



Other



Other



Other

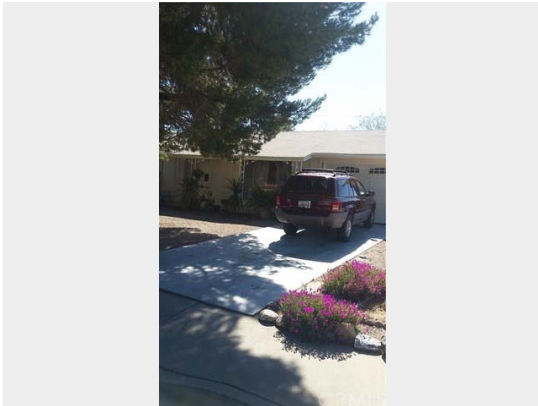
Listing Photos

L1 30080 Thornhill Dr.
Sun City, CA 92586



Front

L2 27041 El Rancho Dr
Sun City, CA 92586



Front

L3 27160 Pinehurst Rd,
Sun City, CA 92586



Front

Sales Photos

S1 28928 Crosby Dr.
Sun City, CA 92586



Front

S2 26716 Saint Andrews Dr
Sun City, CA 92586



Front

S3 29400 Thornhill Dr
Sun City, CA 92586



Front

ClearMaps Addendum

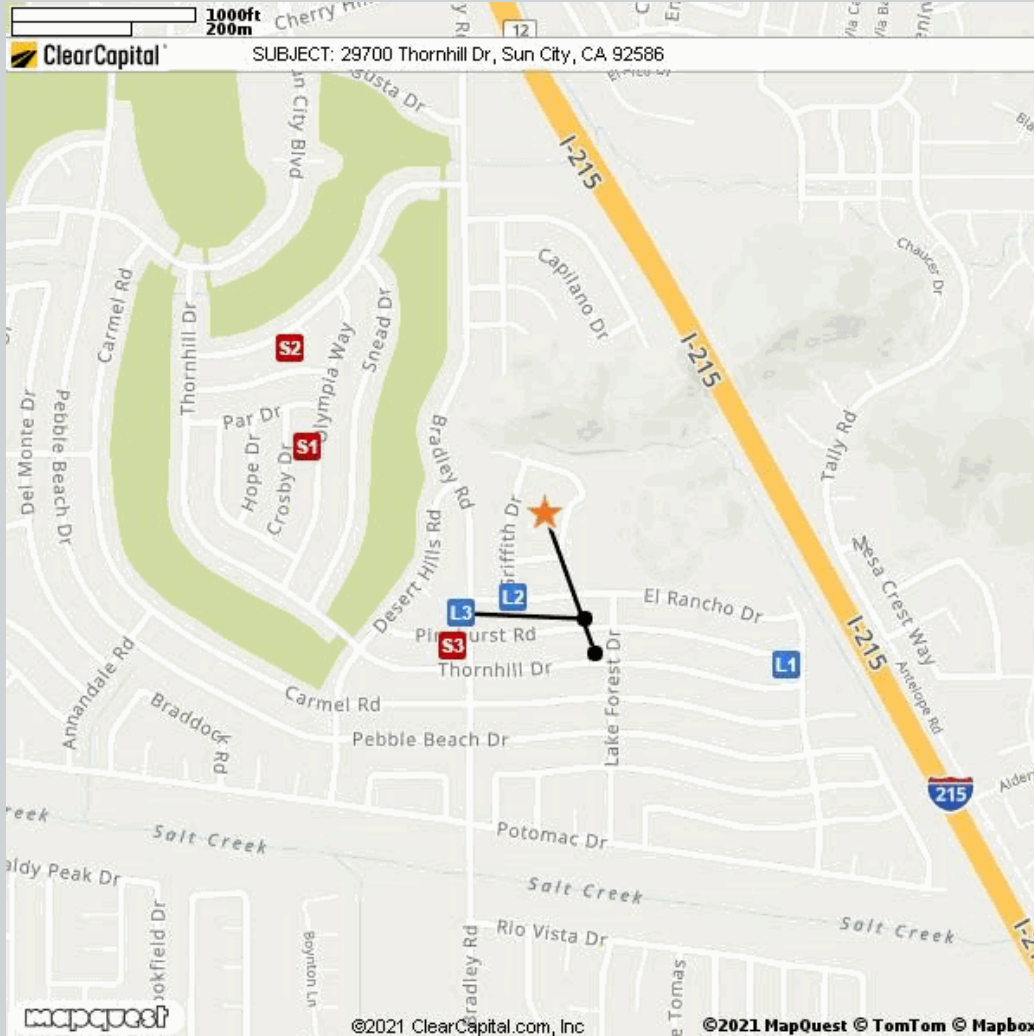
Address ★ 29700 Thornhill Drive, Sun City, CA 92586

Loan Number 43217

Suggested List \$230,000

Suggested Repaired \$237,000

Sale \$229,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	29700 Thornhill Drive, Sun City, CA 92586	--	Parcel Match
L1 Listing 1	30080 Thornhill Dr., Menifee, CA 92586	0.26 Miles ¹	Parcel Match
L2 Listing 2	27041 El Rancho Dr, Menifee, CA 92586	0.15 Miles ¹	Parcel Match
L3 Listing 3	27160 Pinehurst Rd., Menifee, CA 92586	0.05 Miles ¹	Parcel Match
S1 Sold 1	28928 Crosby Dr., Menifee, CA 92586	0.51 Miles ¹	Parcel Match
S2 Sold 2	26716 Saint Andrews Dr, Menifee, CA 92586	0.61 Miles ¹	Parcel Match
S3 Sold 3	29400 Thornhill Dr, Menifee, CA 92586	0.22 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	Fernand DeChristopher	Company/Brokerage	DeChristopher Properties
License No	01062377	Address	25810 Floyd Ave. Menifee CA 92585
License Expiration	07/05/2023	License State	CA
Phone	9517336896	Email	chrismovesu@gmail.com
Broker Distance to Subject	3.35 miles	Date Signed	02/13/2021

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.