

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	8336 Calvin Avenue, Northridge, CALIFORNIA 91324	Order ID	7452859	Property ID	30696015
Inspection Date	07/25/2021	Date of Report	07/28/2021		
Loan Number	43238	APN	2783-004-018		
Borrower Name	Redwood Holdings LLC	County	Los Angeles		

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	
R. E. Taxes	\$4,208	The subject property appears to be in average condition with no damage or deferred maintenance observed. Reviewer could not capture the entire address in photo due to flower blocking the #8 - verified it physically and via title. (This is the 4th report on this property by Reviewer - see previous reports.)	
Assessed Value	\$330,930		
Zoning Classification	Residential LARA		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject property is located in the city of Northridge in an area known as the San Fernando Valley, a suburb of Los Angeles. The subject is located and borders the city of Reseda and Winnetka which in this area of Northridge has similar demographics. Northridge is home of California State University. Public transportation, restaurants, hospitals, the Northridge shopping mall and other support services are nearby and readily available. Market area searched was a 1 mile radius from subject. The subject market is comprised of average quality single family homes built mainly in the ...	
Sales Prices in this Neighborhood	Low: \$436,000 High: \$1,200,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

The subject property is located in the city of Northridge in an area known as the San Fernando Valley, a suburb of Los Angeles. The subject is located and borders the city of Reseda and Winnetka which in this area of Northridge has similar demographics. Northridge is home of California State University. Public transportation, restaurants, hospitals, the Northridge shopping mall and other support services are nearby and readily available. Market area searched was a 1 mile radius from subject. The subject market is comprised of average quality single family homes built mainly in the 1940's and 1950's. The subject market is driven mainly by standard sales.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	8336 Calvin Avenue	8368 Aura Ave	19516 Blythe St	8125 Hatillo Ave
City, State	Northridge, CALIFORNIA	Northridge, CA	Reseda, CA	Winnetka, CA
Zip Code	91324	91324	91335	91306
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.51 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$630,000	\$649,900	\$699,000
List Price \$	--	\$630,000	\$655,500	\$699,000
Original List Date		05/08/2021	04/16/2021	07/21/2021
DOM · Cumulative DOM	-- · --	19 · 81	3 · 103	3 · 7
Age (# of years)	74	19	68	70
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	1,075	1,046	1,361	1,303
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Detached 1 Car	Attached 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	0.22 acres	0.19 acres	0.17 acres	0.20 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.

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

Listing 1 Comparable listing 1 has similar square footage, bedroom and bathroom with 1 less garage space.

Listing 2 Comparable listing 2 is larger than the subject with 1 additional bathroom and 1 less garage space.

Listing 3 Comparable listing 3 is larger than the subject with 1 additional bathroom. All other characteristics are similar to the subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	8336 Calvin Avenue	8414 Sylvia Ave	8130 Shirley Ave	8261 Corbin Ave
City, State	Northridge, CALIFORNIA	Northridge, CA	Reseda, CA	Winnetka, CA
Zip Code	91324	91324	91335	91306
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.29 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$699,900	\$599,900	\$699,000
List Price \$	--	\$699,900	\$599,900	\$699,000
Sale Price \$	--	\$765,000	\$690,000	\$685,000
Type of Financing	--	Conventional	Private	Conventional
Date of Sale	--	06/09/2021	06/07/2021	07/15/2021
DOM · Cumulative DOM	-- · --	7 · 57	7 · 47	18 · 97
Age (# of years)	74	64	67	71
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	1,075	1,254	1,296	1,283
Bdrm · Bths · ½ Bths	3 · 1	4 · 2	4 · 2	3 · 2
Total Room #	6	7	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 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	0.22 acres	0.17 acres	0.19 acres	0.19 acres
Other	--	--	--	--
Net Adjustment	--	-\$30,970	-\$74,200	-\$51,600
Adjusted Price	--	\$734,030	\$615,800	\$633,400

* Sold 3 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** Comparable sale 1 is a little larger than the subject with 1 additional bedroom, 1 additional bathroom and a smaller lot. Negative adjustments for GLA \$35,800, BR \$20,000 and bathroom \$10,000 with positive adjustments for lot \$9,830 and pool \$25,000.
- Sold 2** Comparable sale 2 is a little larger than the subject with 1 additional bedroom and 1 additional bathroom. Negative adjustments for GLA \$44,200, BR \$20,000 and bathroom \$10,000.
- Sold 3** Comparable sale 3 is a little large than the subject with 1 additional bathroom. Negative adjustments for GLA \$41,600 and bathroom \$10,000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history found in the MLS or internet.			
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	\$640,000	\$640,000
Sales Price	\$640,000	\$640,000
30 Day Price	\$620,000	--
Comments Regarding Pricing Strategy		
<p>Most weight is given to sale 2 for being similar to the subject overall and a recent sale. There were no model matches to the subject. Reviewer could not capture the entire address in photo due to flower blocking the #8 - verified it physically and via title. (This is the 4th report on this property by Reviewer - see previous reports.) The market appears to be slowing down and coming to a more normal market, evidenced by longer marketing times and some current sales selling at or below asking price. There was a very limited number of similar listings available. The sales and listings used were among the only ones that did not mention remodeling or renovations. There were no listings with pools. The subject property borders Reseda and Winnetka which have very similar demographics at the borders.</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



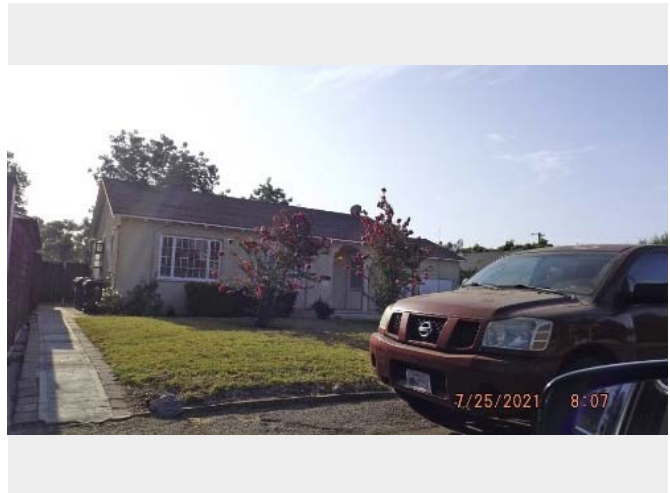
Front



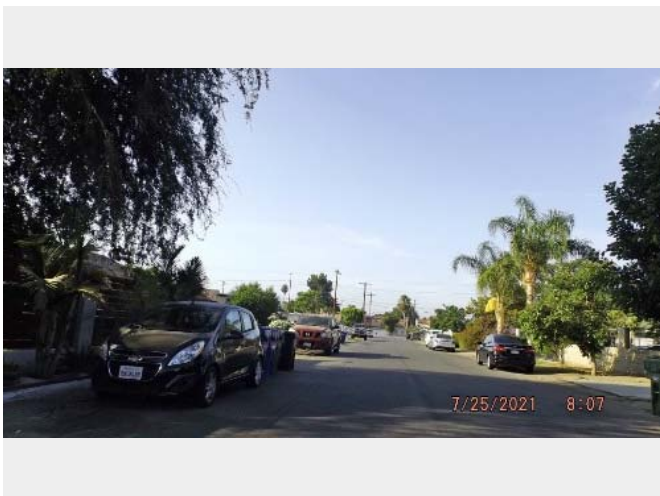
Front



Address Verification



Side



Street

Listing Photos

L1 8368 Aura Ave
Northridge, CA 91324



Front

L2 19516 Blythe St
Reseda, CA 91335



Front

L3 8125 Hatillo Ave
Winnetka, CA 91306



Front

Sales Photos

S1 8414 Sylvia Ave
Northridge, CA 91324



Front

S2 8130 Shirley Ave
Reseda, CA 91335



Front

S3 8261 Corbin Ave
Winnetka, CA 91306



Front

ClearMaps Addendum

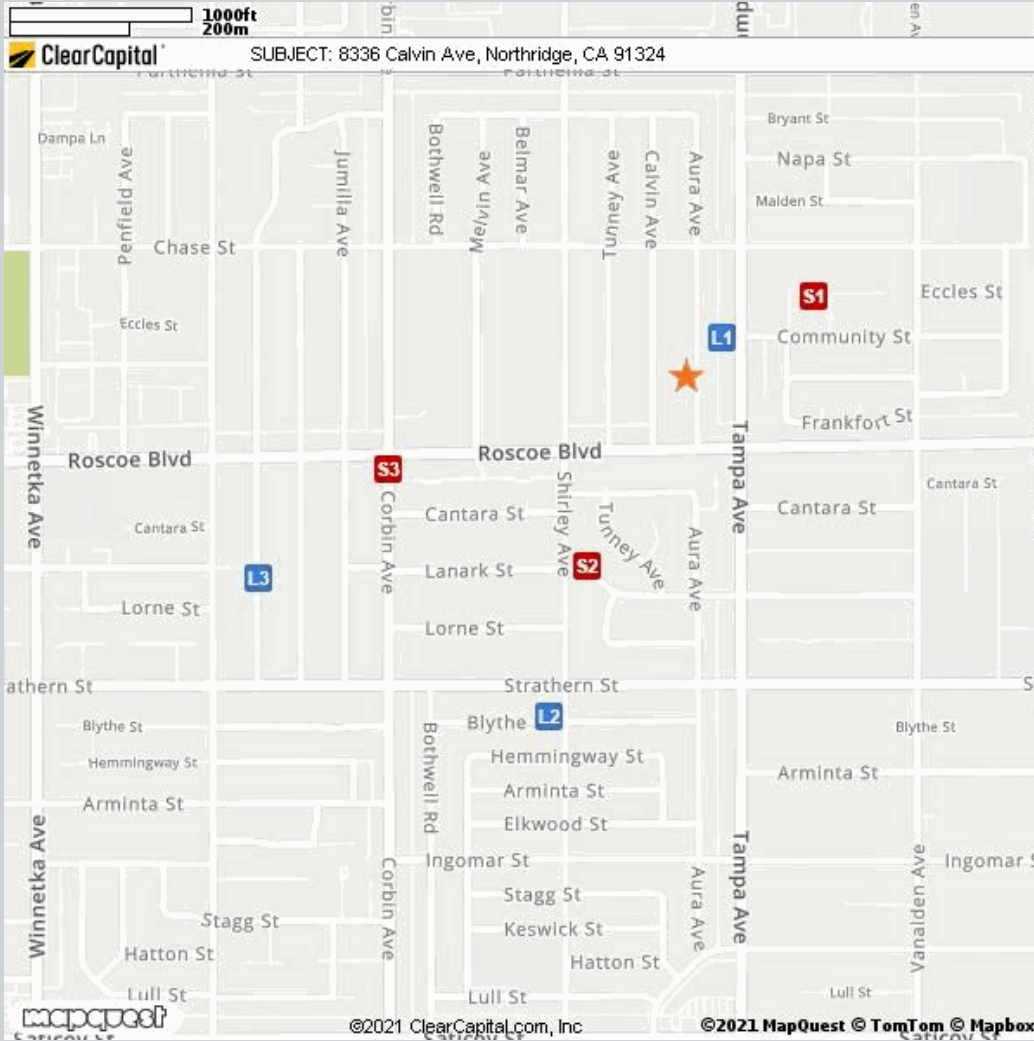
Address ★ 8336 Calvin Avenue, Northridge, CALIFORNIA 91324

Loan Number 43238

Suggested List \$640,000

Suggested Repaired \$640,000

Sale \$640,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8336 Calvin Avenue, Northridge, California 91324	--	Parcel Match
L1 Listing 1	8368 Aura Ave, Northridge, CA 91324	0.09 Miles ¹	Parcel Match
L2 Listing 2	19516 Blythe St, Reseda, CA 91335	0.51 Miles ¹	Parcel Match
L3 Listing 3	8125 Hatillo Ave, Winnetka, CA 91306	0.66 Miles ¹	Parcel Match
S1 Sold 1	8414 Sylvia Ave, Northridge, CA 91324	0.23 Miles ¹	Parcel Match
S2 Sold 2	8130 Shirley Ave, Reseda, CA 91335	0.29 Miles ¹	Parcel Match
S3 Sold 3	8261 Corbin Ave, Winnetka, CA 91306	0.43 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	Celestine Heathington	Company/Brokerage	Beverly & Company
License No	01217850	Address	17950 Delano Street Encino CA 91316
License Expiration	01/10/2025	License State	CA
Phone	8189702574	Email	heathingtonc@yahoo.com
Broker Distance to Subject	3.21 miles	Date Signed	07/27/2021

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.