

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	1504 Lipton Street, Antioch, CA 94509	Order ID	7121064	Property ID	29621525
Inspection Date	02/26/2021	Date of Report	02/26/2021		
Loan Number	43245	APN	065-303-008		
Borrower Name	Redwood Holdings LLC	County	Contra Costa		

Tracking IDs

Order Tracking ID	0222BPO	Tracking ID 1	0222BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Quimson Rodel A	Condition Comments	
R. E. Taxes	\$2,154	Subject is single story. Large bonus room, not permitted and not part of square footage. HVAC. Level lot. Gunite in-ground pool in rear. Stucco siding. Neutral colors. Recently listed on local mls with NO interior photos. Note: Owner is taken from tax records, just sold, new owners' name is unknown.	
Assessed Value	\$151,885		
Zoning Classification	SFD		
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	Improving	Very small subdivision located on north side of Hwy 4, northern most part of Antioch. Affordable and entry level neighborhood. Detached single-family homes. Established neighborhood. No obsolescence. No industrial or commercial in area with negative impact. No environmental factors. Close to schools, park, shopping and freeway. Not a distress driven market. Since end of March (2020), remarkable change with values spiking 8-1% due to historic low inventory and interest rates. COVID-19 has many people deciding against moving with buyer demand continuing with low interest rates. ...	
Sales Prices in this Neighborhood	Low: \$390,000 High: \$515,000		
Market for this type of property	Increased 15 % in the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

Very small subdivision located on north side of Hwy 4, northern most part of Antioch. Affordable and entry level neighborhood. Detached single-family homes. Established neighborhood. No obsolescence. No industrial or commercial in area with negative impact. No environmental factors. Close to schools, park, shopping and freeway. Not a distress driven market. Since end of March (2020), remarkable change with values spiking 8-1% due to historic low inventory and interest rates. COVID-19 has many people deciding against moving with buyer demand continuing with low interest rates. Comparable sales are very limited due to the low inventory over last year. Current active inventory is down 80% from levels one year ago.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1504 Lipton Street	1505 Lipton Street	613 Gary Ave	319 Minner Ave
City, State	Antioch, CA	Antioch, CA	Antioch, CA	Antioch, CA
Zip Code	94509	94509	94509	94509
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.72 ¹	0.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$390,000	\$419,000	\$400,000
List Price \$	--	\$390,000	\$419,000	\$400,000
Original List Date		02/05/2021	02/05/2021	02/15/2021
DOM · Cumulative DOM	-- · --	10 · 21	21 · 21	11 · 11
Age (# of years)	52	52	61	69
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 ; Power Lines
Style/Design	1 Story Ranch/Rambler	1 Story Ranch	2 Stories Ranch/Rambler	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	984	984	1,200	998
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	5	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	Pool - Yes
Lot Size	0.14 acres	0.15 acres	0.15 acres	0.14 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 MOST similar to subject. Across the street from subject. Inferior due to no pool. Newer laminate flooring in living room with wood burning fireplace. Electrical in the home was updated 10 years ago. Bathroom was updated within the last five years. Potential RV parking on side of house. Spacious backyard.

Listing 2 Superior due to larger GLA. No updating. Neutral colors. Two car garage. Fireplace. Fenced yard. Neutral colors.

Listing 3 Inferior due to older construction and one less garage parking. No pool as well. Cosmetic updating to flooring, windows, kitchen and one bathroom.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1504 Lipton Street	912 Jacobsen St	1317 Shaddick Drive	1512 Lipton St
City, State	Antioch, CA	Antioch, CA	Antioch, CA	Antioch, CA
Zip Code	94509	94509	94509	94509
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.93 ¹	0.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$410,000	\$358,000	\$440,000
List Price \$	--	\$410,000	\$358,000	\$440,000
Sale Price \$	--	\$425,000	\$390,000	\$460,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	11/25/2020	12/31/2020	09/01/2020
DOM · Cumulative DOM	-- · --	5 · 47	2 · 59	9 · 42
Age (# of years)	52	64	37	52
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/Rambler	1 Story Ranch	1 Story Duet	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	984	1,087	1,006	1,296
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 2	4 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 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	--	--	--
Lot Size	0.14 acres	0.13 acres	0.07 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	+\$15,000	+\$23,000	-\$35,000
Adjusted Price	--	\$440,000	\$413,000	\$425,000

* 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** MOST similar to subject b/c of floorplan and location. Similar style and lot. Harwood floors. Updates in bathroom and kitchen. New furn in all bedrooms. Laundry room on the garage. Adjustment of -\$10K for larger GLA. \$10K for no second garage and \$15K for no pool.
- Sold 2** Some updating to kitchen and baths. Updates are only consistent with age/neighborhood. Not renovated. Adjustment of -\$2K for larger GLA. \$15K for smaller lot. -\$10K for extra full bath. \$15K for no pool. -\$15K for newer construction. \$20K for style being attached.
- Sold 3** Same street/neighborhood. Superior due to above average updating, GLA, bath and owned solar. Updated with energy efficient appliances, newer LED recessed lighting throughout, smart light switches, eat-in kitchen with granite counters and impressive Thermador gas range. Laminate flooring in kitchen & living rooms. Light & bright with dual pane windows. Tesla Solar. -\$30k for larger GLA, -\$10K for extra bath, - \$10K for owned solar and -\$10K for above average updating. \$20K for appreciation, necessary to use older comparable due to lack of more recent available comparables.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Recently sold on mls. Cash sale, see sales history below. Note: Long DOM due to first buyer did not qualify at no fault of seller/property.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		0					
# of Sales in Previous 12 Months		1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
09/18/2020	\$420,000	01/02/2021	\$420,000	Sold	02/19/2021	\$408,200	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$435,000	\$435,000
Sales Price	\$425,000	\$425,000
30 Day Price	\$405,000	--
Comments Regarding Pricing Strategy		
<p>Subject and comparables are affordable and entry level for this community. Location of subject is northeastern part of Antioch, very small subdivision with limited comparables. Recently sold, quick sale which was cash. Sold below market. Most important criteria for valuing subject is first location/style. Then GLA, condition, lot size and amenities. With low inventory over last few years, very limited comparables. Necessary to find comparables, at least one in the same neighborhood even having to go back no more than 9 months due to considerable appreciation after April of 2020. Optimal comparable is same subdivision and floorplan. The value for this report is fair market value. Arrived at valuation by using the most recent similar comparables and careful not to use distress sale (REO and Short Sale) comparables. Not a distress driven market. Homes in above average condition or something unique can get multiple offers. Also, over last 3 years, below average inventory resulting in fewer available comparables and most times having to expand search radius to similar neighborhoods. Every attempt made to use the most recent and closest available comparables. Very extensive review of ALL comparables in subject's neighborhood and similar surrounding neighborhoods. I very much understand using comparables that are similar age, GLA, condition, etc. However, due to low inventory and lack of comparables, variances of comparable property characteristics and values had to be expanded. Very recent sales and active listings most accurately reflect today's market value. Very careful in comparable selection at this time due to limited inventory. Subject is bracketed with inferior and superior properties giving a value range.</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



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 1505 Lipton Street
Antioch, CA 94509



Front

L2 613 Gary Ave
Antioch, CA 94509



Front

L3 319 Minner Ave
Antioch, CA 94509



Front

Sales Photos

S1 912 Jacobsen St
Antioch, CA 94509



Front

S2 1317 Shaddick Drive
Antioch, CA 94509



Front

S3 1512 Lipton St
Antioch, CA 94509



Front

ClearMaps Addendum

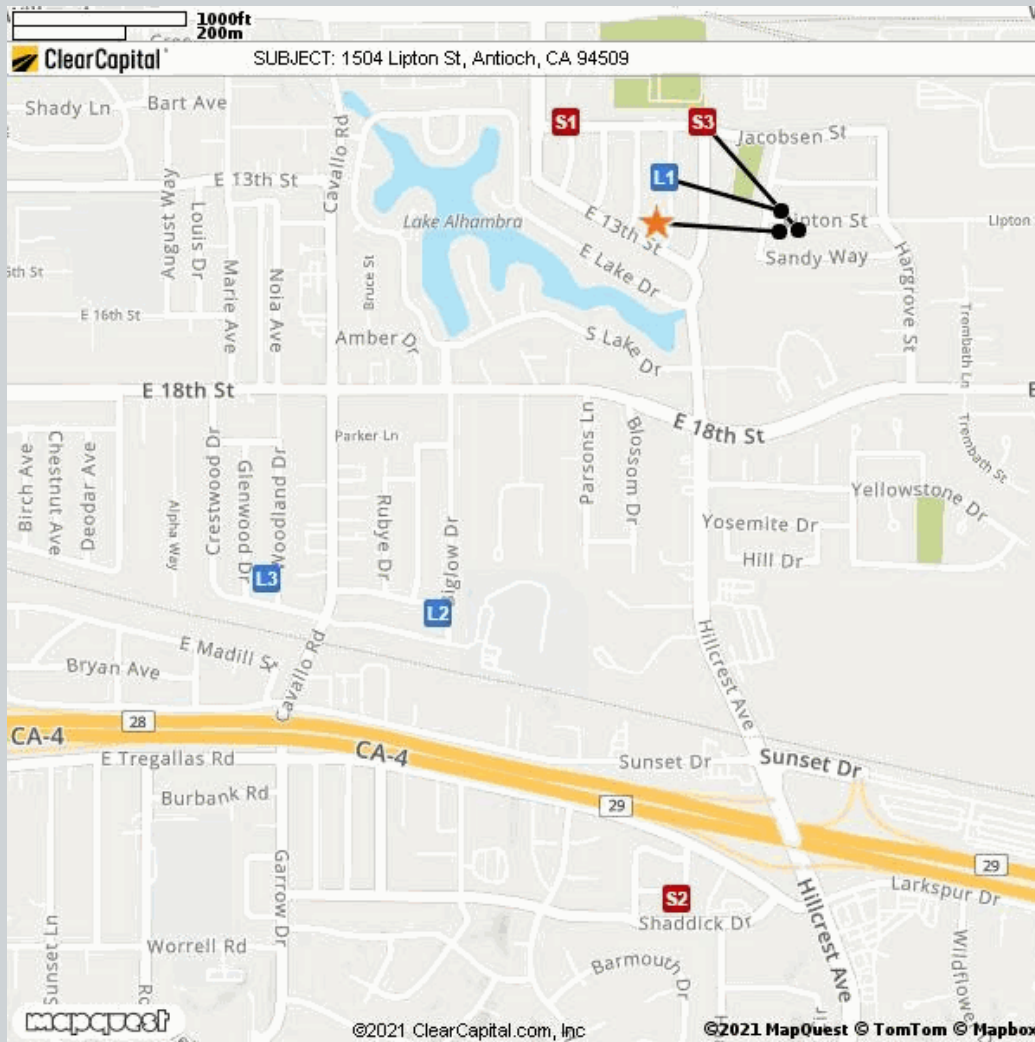
Address ★ 1504 Lipton Street, Antioch, CA 94509

Loan Number 43245

Suggested List \$435,000

Suggested Repaired \$435,000

Sale \$425,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1504 Lipton Street, Antioch, CA 94509	--	Parcel Match
L1	1505 Lipton Street, Antioch, CA 94509	0.03 Miles ¹	Parcel Match
L2	613 Gary Ave, Antioch, CA 94509	0.72 Miles ¹	Parcel Match
L3	319 Minner Ave, Antioch, CA 94509	0.86 Miles ¹	Parcel Match
S1	912 Jacobsen St, Antioch, CA 94509	0.33 Miles ¹	Parcel Match
S2	1317 Shaddick Drive, Antioch, CA 94509	0.93 Miles ¹	Parcel Match
S3	1512 Lipton St, Antioch, CA 94509	0.02 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	Michael Gadams	Company/Brokerage	Bay Area Homes Sales and Evaluations
License No	01037884	Address	5047 Wittenmeyer Ct Antioch CA 94531
License Expiration	05/12/2024	License State	CA
Phone	9257878676	Email	mikefgadams@sbcglobal.net
Broker Distance to Subject	3.39 miles	Date Signed	02/26/2021

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.