

## Subject Details

<b>PROPERTY TYPE</b>	GLA
SFR	1,791 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
4	2.0
<b>STYLE</b>	<b>YEAR BUILT</b>
Ranch	1964
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
0.16 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	2 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Forced Air	Central
<b>COUNTY</b>	<b>APN</b>
Ventura	1340263065

## Analysis Of Subject

Provided by Appraiser

### CONDITION RATING



The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

### QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

### VIEW

**Residential**



### LOCATION

**Residential**











### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject is located in the city of Ventura. The area consists of well maintained homes 1 to 2 story and multi-family dwellings that for the most part have effective ages less than actual ages. The subject is described as a SFR with 1,719sf, 6/4/2 room count on a 1,791sf site (mostly level) built in 1964 in average co ... **(continued in Appraiser Commentary Summary)**



# Sales Comparison

Provided by  
Appraiser

	 <b>8691 Neath St</b> Ventura, CA 93004 	 <b>8962 Neath St</b> Ventura, CA 93004 	 <b>8639 Aberdare St</b> Ventura, CA 93004 	 <b>9184 Neath St</b> Ventura, CA 93004 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.14 miles	0.42 miles	0.39 miles
DATA/ VERIFICATION SOURCE	MLS	MLS	Public Records	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	04/08/2020	12/30/2020	10/19/2020
SALE PRICE/PPSF	--	\$595,000      \$344/Sq. Ft.	\$750,000      \$429/Sq. Ft.	\$655,000      \$345/Sq. Ft.
CONTRACT/ PENDING DATE	--	07/21/2020	Unknown	12/09/2020
SALE DATE	--	07/30/2020	01/29/2021	12/30/2020
DAYS ON MARKET	--	113	4	72
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.16 Acre(s)	0.16 Acre(s)	0.17 Acre(s)	0.16 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q3      -\$50,000	Q4
ACTUAL AGE	57	52	57	51
CONDITION	C4	C4	C3      -\$50,000	C4
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	6/4/2	6/4/2	6/4/2	6/4/2
GROSS LIVING AREA	1,791 Sq. Ft.	1,728 Sq. Ft.	1,750 Sq. Ft.	1,900 Sq. Ft.      -\$16,000
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Central	Forced Air
COOLING	Central	None	Central	None
GARAGE	2 GA	2 GA	2 GA	2 GA
OTHER	--	Pool      -\$10,000	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		-1.68%    -\$10,000	-13.33%    -\$100,000	-2.44%    -\$16,000
GROSS ADJUSTMENTS		1.68%    \$10,000	13.33%    \$100,000	2.44%    \$16,000
ADJUSTED PRICE		\$585,000	\$650,000	\$639,000

## Sales Comparison (Continued)

Provided by  
Appraiser

		MOST COMPARABLE			
	 <p><b>8691 Neath St</b> Ventura, CA 93004</p>	 <p><b>9139 Neath St</b> Ventura, CA 93004</p>			
COMPARABLE TYPE	--	Sale			
MILES TO SUBJECT	--	0.34 miles			
DATA/ VERIFICATION SOURCE	MLS	MLS			
LIST PRICE	--	--			
LIST DATE	--	09/17/2020			
SALE PRICE/PPSF	--	\$650,000	\$400/Sq. Ft.		
CONTRACT/ PENDING DATE	--	10/21/2020			
SALE DATE	--	11/02/2020			
DAYS ON MARKET	--	46			
LOCATION	N; Res	N; Res			
LOT SIZE	0.16 Acre(s)	0.18 Acre(s)			
VIEW	N; Res	N; Res			
DESIGN (STYLE)	Ranch	Ranch			
QUALITY OF CONSTRUCTION	Q4	Q3	-\$25,000		
ACTUAL AGE	57	51			
CONDITION	C4	C4			
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	6/4/2	6/4/2			
GROSS LIVING AREA	1,791 Sq. Ft.	1,624 Sq. Ft.	\$25,000		
BASEMENT	None	None			
HEATING	Forced Air	Forced Air			
COOLING	Central	None			
GARAGE	2 GA	2 GA			
OTHER	--	--	--		--
OTHER	--	--	--		--
NET ADJUSTMENTS			0.00%	\$0	
GROSS ADJUSTMENTS			7.69%	\$50,000	
ADJUSTED PRICE				\$650,000	

## Value Conclusion + Reconciliation



Provided by  
Appraiser

**\$640,000**  
AS-IS VALUE

**1-120 Days**  
EXPOSURE TIME

**EXTERIOR**  
INSPECTION PERFORMED  
BY A 3RD PARTY

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

All comps are from the subject's neighborhood and are recently closed. The appraiser chose the best comparables available. Comps 1 and 2 are less than 100sf different in GLA therefore, no adjustment is warranted and per online photos comps 1 and 3 appear to be similar in condition/quality. Comp 2 had recent improvements and is superior in condition and quality while comp 4 has some minor improvements and is slightly superior in quality. Most weight is given to comp 4 for its similarity, proximity, and timeliness.

#### EXPLANATION OF ADJUSTMENTS

Amenity differences have been adjusted properly and are deemed customary for the area. Net/gross adjustments are within the standard 15%/25% guidelines. No negative external factors were noted which would negatively impact marketability. Value appears to be adequately supported.

#### ADDITIONAL COMMENTS (OPTIONAL)

### Reconciliation Summary

After reconciliation of the supplied comparables, a value estimate of \$640k +/- appears to be considered reasonable as of 3/01/21. Extra ordinary assumptions were made in terms of interior condition/finishes, room count, etc. The comparables sales are acceptable and appear to be competitive in age, GLA and appeal to the subject.

## Appraiser Commentary Summary

 Provided by Appraiser

### Subject Comments (Site, Condition, Quality)

From Page 1

The subject is located in the city of Ventura. The area consists of well maintained homes 1 to 2 story and multi-family dwellings that for the most part have effective ages less than actual ages. The subject is described as a SFR with 1,719sf, 6/4/2 room count on a 1,791sf site (mostly level) built in 1964 in average condition. The subject is noted to need repairs and exterior paint. Estimated cost to paint is \$5k.

### Neighborhood and Market

From Page 7

Market research indicates the subject's market have remained stable in value. The subject's market does not appear to be a REO driven market. Marketing time is noted at 90 days or less for properly priced homes.

### Analysis of Prior Sales & Listings

From Page 6

See above for the subject's listing/sale history.

### Highest and Best Use Additional Comments

The highest and best use is as a SFR.

## Subject Details

 Provided by Appraiser

### Sales and Listing History

**PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?**

No ● Contingent Jan 25, 2021 \$603,000 MLS V1-3467

**LISTING STATUS**

Listed in Past Year ● Active Jan 18, 2021 \$603,000 MLS V1-3467

**DATA SOURCE(S)**

MLS

**EFFECTIVE DATE**

03/01/2021

**SALES AND LISTING HISTORY ANALYSIS**

See above for the subject's listing/sale history.

### Order Information

**BORROWER**

Redwood Holdings LLC

**LOAN NUMBER**

43249

**PROPERTY ID**

29680052

**ORDER ID**

7134028

**ORDER TRACKING ID**

0226CV

**TRACKING ID 1**

0226CV

### Legal

**OWNER**

WILLIAM J HART

**ZONING DESC.**

Residential

**ZONING CLASS**

R1-6

**ZONING COMPLIANCE**

Legal

**LEGAL DESC.**

TRACT 133301 LOT 79, REF: 030MR 051

### Highest and Best Use

**IS HIGHEST AND BEST USE THE PRESENT USE**

Yes

**PHYSICALLY POSSIBLE?**

✓

**FINANCIALLY FEASIBLE?**

✓

**LEGALLY PERMISSABLE?**

✓

**MOST PRODUCTIVE USE?**

✓

### Economic

**R.E. TAXES**

\$706

**HOA FEES**

N/A

**PROJECT TYPE**

N/A

**FEMA FLOOD ZONE**

X

**FEMA SPECIAL FLOOD ZONE AREA**

No

# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

**50**

Months Supply

**1.0**

Avg Days Until Sale

**7**

Subject Neighborhood as defined by the Appraiser

**TYPE**

Urban	<b>Suburban</b>	Rural
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**BUILT-UP**

>75%	<b>25-75%</b>	<25%
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**NEIGHBORHOOD & MARKET COMMENTS**

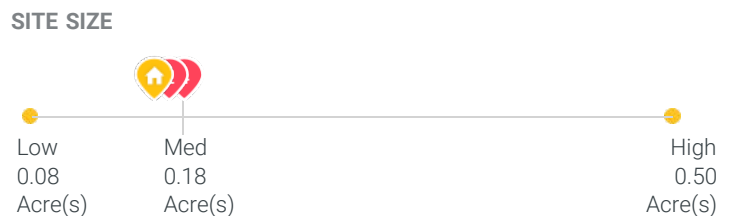
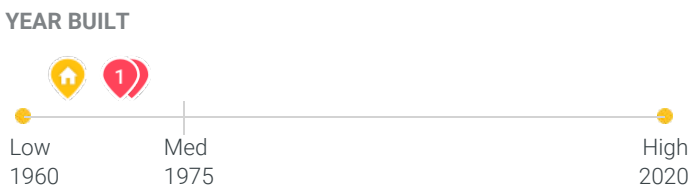
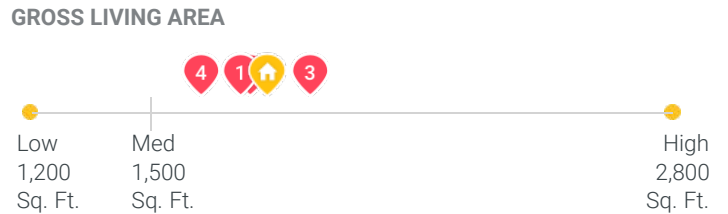
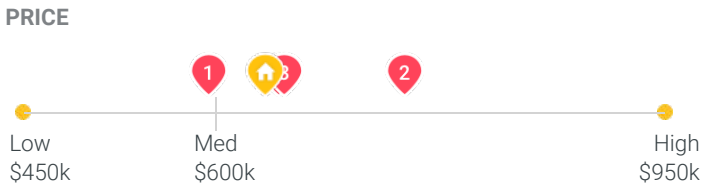
Market research indicates the subject's market have remained stable in value. The subject's market does not appear to be a REO driven market. Marketing time is noted at 90 days or less for properly priced homes.

**DEMAND / SUPPLY**

<b>Shortage</b>	Balance	Surplus
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**VALUES**

Declining	Stable	<b>Increasing</b>
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## Subject Photos



Front



Address Verification



Address Verification



Side



Street



Other



## Comparable Photos

Provided by  
Appraiser

1 8962 Neath St  
Ventura, CA 93004



Front

2 8639 Aberdare St  
Ventura, CA 93004



Front

3 9184 Neath St  
Ventura, CA 93004



Front

### Comparable Photos

Provided by  
Appraiser

4 9139 Neath St  
Ventura, CA 93004



Front

## Scope of Work



Provided by  
Appraiser

### REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

### PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

### SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by John Holladay, a licensed real estate agent having completed the above referenced Property Inspection.

### AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

### THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

### INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

### INTENDED USER:

The intended user of this appraisal report is the lender/client.

### DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))*

### SCOPE OF WORK COMMENTS

none

## Assumptions, Conditions, Certifications, & Signature



### EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

### EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

*none*

### STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

### LIMITING CONDITIONS COMMENTS

*none*

## Assumptions, Conditions, Certifications, & Signature (Cont.)



**I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:**

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by John Holladay and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

**APPRAISER'S CERTIFICATION COMMENTS**

*none*

**SIGNATURE**

**NAME**

**EFFECTIVE DATE**

**DATE OF REPORT**

*Gina Blizzard*

Gina Blizzard

03/01/2021

03/01/2021

**LICENSE #**

**STATE**

**EXPIRATION**

**COMPANY**

AR030212

CA

02/27/2023

Independent Contractor

## Property Condition Inspection

Provided by  
Onsite Inspector



<b>PROPERTY TYPE</b> SFR	<b>CURRENT USE</b> SFR	<b>PROJECTED USE</b> SFR
<b>OCCUPANCY</b> Occupied	<b>GATED COMMUNITY</b> No	<b>ATTACHED TYPE</b> Detached
<b>PARKING TYPE</b> Attached Garage; 2 spaces	<b>STORIES</b> 1	<b>UNITS</b> 1
<b>EXTERIOR REPAIRS</b> \$5,000	<b>INTERIOR REPAIRS</b> N/A	<b>TOTAL REPAIRS</b> \$5,000

### Condition & Marketability

<b>CONDITION</b>	✓ Good	Subject appears average from the exterior visual inspection and conforms to the neighborhood.
<b>SIGNIFICANT REPAIRS NEEDED</b>	⚠ Yes	Exterior paint needed
<b>CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES</b>	✓ No	None noted
<b>SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, &amp; SIZE)</b>	✓ Yes	Subject property conforms with other homes of similar design, age and condition in the immediate neighborhood
<b>AVERAGE CONDITION OF NEIGHBORING PROPERTIES</b>	✓ Good	Neighborhood appears average overall.
<b>BOARDED OR VACANT PROPERTIES NEAR SUBJECT</b>	✓ No	None noted
<b>SUBJECT NEAR POWERLINES</b>	✓ No	None noted
<b>SUBJECT NEAR RAILROAD</b>	✓ No	None noted
<b>SUBJECT NEAR COMMERCIAL PROPERTY</b>	✓ No	None noted

## Property Condition Inspection - Cont.

 Provided by  
Onsite Inspector

### Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	None noted
ROAD QUALITY	✓	Good	Appears adequately maintained
NEGATIVE EXTERNALITIES	✓	No	None noted
POSITIVE EXTERNALITIES	✓	No	None noted

## Repairs Needed

### Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	Paint exterior walls	\$5,000
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
<b>TOTAL EXTERIOR REPAIRS</b>		<b>\$5,000</b>



**Agent / Broker**

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/John Holladay/	01397810	John Holladay	ReMax Gold Coast Realtors	02/26/2021