

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	4449 E Alamos Avenue, Fresno, CA 93726	Order ID	7103669	Property ID	29548770
Inspection Date	02/12/2021	Date of Report	02/14/2021		
Loan Number	43270	APN	430-100-45		
Borrower Name	Redwood Holdings LLC	County	Fresno		

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

General Conditions		
Owner	Washburne Chandler Bayla Trustees	Condition Comments Two story home, wood exterior, single pane windows, evaporative cooler, composition roof, home and yard shows signs of deferred maintenance. Couple windows look broken on 2nd story, roof looks older (unknown condition), tress are overgrown, debris at edge of roadway. Unknown if home is vacant or occupied. There is blinds on 1st story with personal items.
R. E. Taxes	\$1,081	
Assessed Value	\$82,790	
Zoning Classification	RS4	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$10,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$10,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Neighborhood is near businesses, Fresno State College, restaurants; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of different styles and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4 mile radius there is no active, no pending and 1 sold comps and in the last year there is 2 homes that sold. There are no short sales and no foreclosures in area. There is no search param...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$263,840 High: \$300,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

Neighborhood is near businesses, Fresno State College, restaurants; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of different styles and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4 mile radius there is no active, no pending and 1 sold comps and in the last year there is 2 homes that sold. There are no short sales and no foreclosures in area. There is no search parameters used in search.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	4449 E Alamos Avenue	4647 E Indianapolis Ave	2975 E Austin Way	4605 N Bond
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93726	93726	93726	93726
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	1.55 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$310,500	\$279,000	\$263,999
List Price \$	--	\$31,950,000	\$28,500,000	\$263,999
Original List Date		12/04/2020	12/31/2020	01/02/2021
DOM · Cumulative DOM	-- · --	27 · 72	6 · 45	10 · 43
Age (# of years)	66	45	67	59
Condition	Average	Average	Good	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	2 Stories contemp	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,094	1,825	1,889	1,701
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	4 · 3	3 · 2
Total Room #	6	8	8	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.33 acres	0.25 acres	0.16 acres	.14 acres
Other	NA	MLS#552064	MLS#552680	MLS#552784

* Listing 3 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** This home has 3 beds/2 baths in the main home. Carpet flooring throughout with tile in the kitchen and granite counters. Large lot with potential RV or boat parking with easy access to Hwy 168. Home also has a pool in the backyard for all of those summer nights to relax by. There is an additional bedroom and bathroom with shower/tub off of the back patio with separate entrance. Wonderful property for multi-generational family or family looking for potential rental income. Close proximity to Fresno State University. Call today for your private showing!
- Listing 2** Newly remodeled home, perfect for the New Year! There's a lot of room for a large family and there's an additional 1 bedroom, 1 bath, living space with it's own entrance. The entire home features newer paint, flooring, and finishes! The updated kitchen showcases newer cabinets, granite counter tops, stainless steel appliances and a separate dining area for meals around the table. The warm and inviting living room features a cozy brick fireplace and an adjacent over-sized family room, perfect for family gatherings! The ample sized backyard has plenty of room to play and enjoy life. Check it out today - before it's gone!
- Listing 3** Located 5 minutes from Fresno State University, near all main shopping centers, easy access to Freeway 41 and 168. New paint on the exterior of the home for one year now. New laminate floor in kitchen and great room. New electric stove. New piping under the home. New insulation in the attic that is two years old. New garage door. The swimming pool is completely filled with dirt on December 14th, 2020. Fence front and back yard.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4449 E Alamos Avenue	4754 E Fountain Way	359 W Rialto	4606 E Cortland Ave
City, State	Fresno, CA	Fresno, CA	Clovis, CA	Fresno, CA
Zip Code	93726	93726	93612	93726
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.87 ¹	1.87 ¹	1.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,900	\$291,000	\$300,000
List Price \$	--	\$269,900	\$291,000	\$300,000
Sale Price \$	--	\$275,000	\$263,840	\$300,000
Type of Financing	--	Conv	Fha	Fha
Date of Sale	--	08/21/2020	10/09/2020	12/23/2020
DOM · Cumulative DOM	-- · --	4 · 70	11 · 49	4 · 36
Age (# of years)	66	73	59	73
Condition	Average	Average	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	2 Stories contemp	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,094	2,376	1,867	1,806
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	4 · 2
Total Room #	6	7	6	7
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.33 acres	0.38 acres	0.15 acres	0.36 acres
Other	NA	MLS#543080	MLS#546844	MLS#551220
Net Adjustment	--	-\$16,950	+\$8,975	-\$17,100
Adjusted Price	--	\$258,050	\$272,815	\$282,900

* 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** This is a one-of-a-kind, Move-in-ready 3 bedrooms, 2.5 bathrooms located on 16,335 SF corner lot, perfect for entertaining with lots of room for a garden, RV parking, put in a pool, and a workshop. Home has been updated with new A/C and furnace, fresh paint throughout, some new laminate flooring, and a new fence. Indoor laundry room off the kitchen leads to the large bonus room (permit unknown) with private bathroom that is perfect for a mother-in-law suite or game room. This home is close to schools, shopping centers, and the airport. Are you looking for country living but not too far from everything? This is the one you must see. Call today for appointment. Deducted \$5500 seller concessions, deducted \$5k for flooring update, \$7050 sf, \$1500 lot and added \$2100 age.
- Sold 2** No mls notes: Stucco / wood exterior, composition roof. Deducted \$2100 age, and added \$5675 sf and \$5400 lot.
- Sold 3** Have you been searching for a home with a large lot ? Here is a great opportunity to own your very own home with dual master suite complete with bath and kitchen on large corner lot. This home is located within close proximity to shopping, transportation, airport, schools and easy freeway access. Features include large fireplace, security gates, tile flooring, stainless steel appliances, granite kitchen counter-top, built in microwave, gas and electric appliance, dual pane windows, Central HVAC, Ceiling fans, and two additional window units. Enjoy some fruit from your citrus trees under your covered patio in this spacious backyard that you'll find great for hosting and get togethers. Does this sound like something you can see yourself in? Schedule your appointment today and make your dream into reality. Deducted \$500 seller concessions, \$20k updates, \$5k bed and \$900 lot. Added \$2100 age, \$7200 sf.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject is not listed or has it been listed in the last 12 months per Fresno MLS.			
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	\$272,815	\$282,815
Sales Price	\$272,815	\$282,815
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, sold date 08/17/20 or sooner, no short sales or foreclosures, SFR, square foot 1794-2394, 1945-1965 in age, two story, within ¼ mile radius there is no comps, within ½ mile radius there is no comps, there is no active, no pending and no sold comps, expanded radius one mile due to shortage of comps, there is still a shortage of comps, removed age within 1 mile radius, there is still a shortage of comps, added in single story, there is still a shortage of comps, moved radius two miles. Comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot, style, and GLA. When pricing the subject all 6 comparable were factored in as well as the subject's location, design and appeal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster. Subject homes shows signs of deferred maintenance and I recommend interior inspection.</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



Front



Address Verification



Address Verification



Side



Side

Subject Photos



Side



Street



Street



Other

Listing Photos

L1 4647 E Indianapolis Ave
Fresno, CA 93726



Front

L2 2975 E Austin Way
Fresno, CA 93726



Front

L3 4605 N Bond
Fresno, CA 93726



Front

Sales Photos

S1 4754 E Fountain Way
Fresno, CA 93726



Front

S2 359 W Rialto
Clovis, CA 93612



Front

S3 4606 E Cortland Ave
Fresno, CA 93726



Front

ClearMaps Addendum

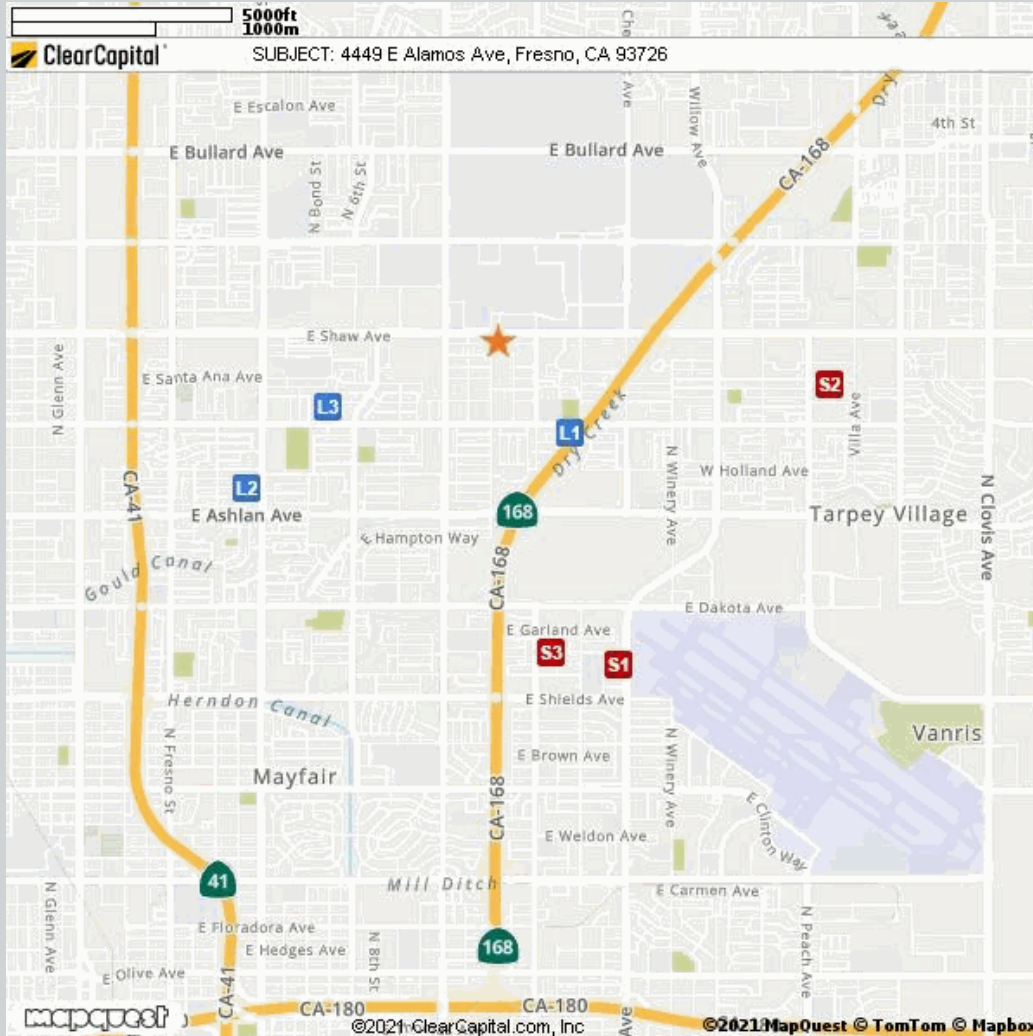
Address ★ 4449 E Alamos Avenue, Fresno, CA 93726

Loan Number 43270

Suggested List \$272,815

Suggested Repaired \$282,815

Sale \$272,815



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4449 E Alamos Avenue, Fresno, CA 93726	--	Parcel Match
L1 Listing 1	4647 E Indianapolis Ave, Fresno, CA 93726	0.64 Miles ¹	Parcel Match
L2 Listing 2	2975 E Austin Way, Fresno, CA 93726	1.55 Miles ¹	Parcel Match
L3 Listing 3	4605 N Bond, Fresno, CA 93726	0.95 Miles ¹	Parcel Match
S1 Sold 1	4754 E Fountain Way, Fresno, CA 93726	1.87 Miles ¹	Parcel Match
S2 Sold 2	359 W Rialto, Clovis, CA 93612	1.87 Miles ¹	Parcel Match
S3 Sold 3	4606 E Cortland Ave, Fresno, CA 93726	1.70 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	Danielle Carnero	Company/Brokerage	HomeSmart PV and Associates
License No	01507071	Address	362 S. Sierra Vista ave Fresno CA 93702
License Expiration	06/15/2021	License State	CA
Phone	5598362601	Email	daniellecarnero@gmail.com
Broker Distance to Subject	4.61 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.