

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	4190 Magill Avenue, Fresno, CA 93722	Order ID	7103669	Property ID	29545762
Inspection Date	02/12/2021	Date of Report	02/14/2021		
Loan Number	43367	APN	507-252-01		
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	Ellis Kellie Laine Teeter Jason	Condition Comments	
R. E. Taxes	\$2,855	Corner lot, single story, stucco / wood exterior, composition roof. Subdivision Stanford Place	
Assessed Value	\$222,438		
Zoning Classification	RS5		
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	Neighborhood is near canal, businesses, school; 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 7 sold comps and in the last year there is 9 homes that sold. There are no short sales and no foreclosures in area. There is no search parameters used in search...	
Sales Prices in this Neighborhood	Low: \$279,480 High: \$305,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

Neighborhood is near canal, businesses, school; 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 7 sold comps and in the last year there is 9 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	4190 Magill Avenue	4352 W Los Altos Ave	5509 W Corona Ave	6030 N Mitre Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93722	93722	93722	93722
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	1.37 ¹	0.94 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$330,000	\$285,000	\$285,000
List Price \$	--	\$330,000	\$285,000	\$285,000
Original List Date		01/21/2021	01/29/2021	02/13/2021
DOM · Cumulative DOM	-- · --	23 · 24	4 · 16	0 · 1
Age (# of years)	35	33	32	28
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	1,290	1,256	1,460	1,076
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	6	6	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	.13 acres	0.16 acres	0.17 acres	0.15 acres
Other	NA	MLS#553382	MLS#553583	MLS#554592

* 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** Nice 3 bedroom 2 bath home with pool! This home has tile floor in the living room area with carpet in the rooms. Pool was resurfaced in 2018. Great location!
- Listing 2** Cozy Nice Corner Lot located in NW Fresno. This lovely 3 bedrooms, 2 bath home has vaulted ceilings in living room, laminated flooring, tons of storage throughout, freshly painted living room, dining area, kitchen, master bedroom, bath and hallways. New flooring in hall bath. Kitchen has stainless steel appliances. Roof approx. 6 1/2 yrs old. New leased solar on house. Home is located near the Freeway, Shopping Center, Grocery Store, Restaurants, Gym and a wonderful Neighborhood Park (Stallion Park). Central Unified School District. If your looking for a great home in a great area you found it. Call for a private showing.
- Listing 3** Wonderful new listing, in a great location. This 2 bedroom 2 bath home features tile plank flooring throughout living room, kitchen, bedrooms and bathrooms. The living room has a gas fireplace, ceiling fan and flows into dining room kitchen area. The kitchen has granite counters and stainless steel appliances. The bedrooms feature tile floors and ceiling fans. The exterior of the home has a tile roof and covered patio with a great area for entertaining. The large backyard has a grass area and a storage shed. This home is a must see.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4190 Magill Avenue	3722 W Palo Alto Ave	4337 W Palo Alto Ave	6574 N Bendell Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93722	93711	93722	93722
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.25 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$283,000	\$315,000	\$300,000
List Price \$	--	\$283,000	\$315,000	\$300,000
Sale Price \$	--	\$284,000	\$305,000	\$300,000
Type of Financing	--	Conv	Fha	Fha
Date of Sale	--	08/20/2020	12/11/2020	12/15/2020
DOM · Cumulative DOM	-- · --	4 · 58	20 · 63	14 · 53
Age (# of years)	35	35	34	33
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,290	1,434	1,256	1,256
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 1 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	--	--	--	--
Lot Size	.13 acres	0.14 acres	0.20 acres	0.15 acres
Other	NA	MLS#543635	MLS#549387	MLS#550146
Net Adjustment	--	-\$4,520	-\$11,280	+\$2,320
Adjusted Price	--	\$279,480	\$293,720	\$302,320

* 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** A house you wont want to miss! Charming 3 bedroom 2 bath home in a small private gated community of Garden View Village. Recently updated, the home features a lovely updated kitchen, pendant lighting in the dining room and a cozy fireplace in the living room. Nice patio dining area and lots of space for a garden in the back yard Deducted \$200 lot and \$4320 sf.
- Sold 2** You will feel at home from the moment you arrive at this beautifully renovated modern ranch-style home located in Fig Garden Loop! This 3 bedroom, 2 bath home has a large front yard with a parklike setting with mature landscaping and ample shade. As you enter the home, you will see beautiful vaulted ceilings in the living room and newer flooring throughout. The entire inside and out has been recently painted which gives a bright and airy feel. Its updated kitchen has gorgeous granite countertops, newer stainless steel appliances, freshly painted cabinets and a stainless steel farmhouse sink with a great view of the backyard. Indoor laundry is located off the kitchen and leads to the hallway to the bedrooms. The primary bedroom, like the living room, has vaulted ceilings. In its backyard, you will enjoy a patio and a sizable grass area. The long, extended driveway can fit up to 4 cars. Make your appointment to see this wonderful home today! Deducted \$20k updates, \$2k lot, \$300 age and added \$1020 sf.
- Sold 3** Wow! What an incredible opportunity. You'll be impressed from the minute you pull up to the newly landscaped front yard. As you go into the entry, you will be impressed by the hardwood flooring as well as the great room having a cathedral ceiling which gives you an open feeling as you move toward your wonderful new kitchen with new cabinets and granite counter tops. This home is ready to be your new and forever home. Must be seen to be truly appreciated. One of the wonderful features is, a sliding glass door out of your kitchen eating area and also out of your master bathroom for easy access to your backyard. There's already a swing set in the backyard for all those play dates with your kids. Call your Realtor today for your private showing!! Added \$2500 bath. \$1020 sf and deducted \$600 lot and \$600 age.

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	\$302,320	\$302,320
Sales Price	\$302,320	\$302,320
30 Day Price	\$293,000	--
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 1000-1590, 1976-1996 in age, single story, within ¼ mile radius there is 2 comps, within ½ mile radius there is 6 comps, there is 1 active, no pending and 5 sold comps, expanded radius one mile due to shortage of comps within ½ mile radius, there is still a shortage of comps, removed age within 1 mile radius, 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 home sold 3/18/16 home was updated attached mls records.</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



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 4352 W Los Altos Ave
Fresno, CA 93722



Front

L2 5509 W Corona Ave
Fresno, CA 93722



Front

L3 6030 N Mitre Ave
Fresno, CA 93722



Front

Sales Photos

S1 3722 W Palo Alto Ave
Fresno, CA 93711



Front

S2 4337 W Palo Alto Ave
Fresno, CA 93722



Front

S3 6574 N Bendell Ave
Fresno, CA 93722



Front

ClearMaps Addendum

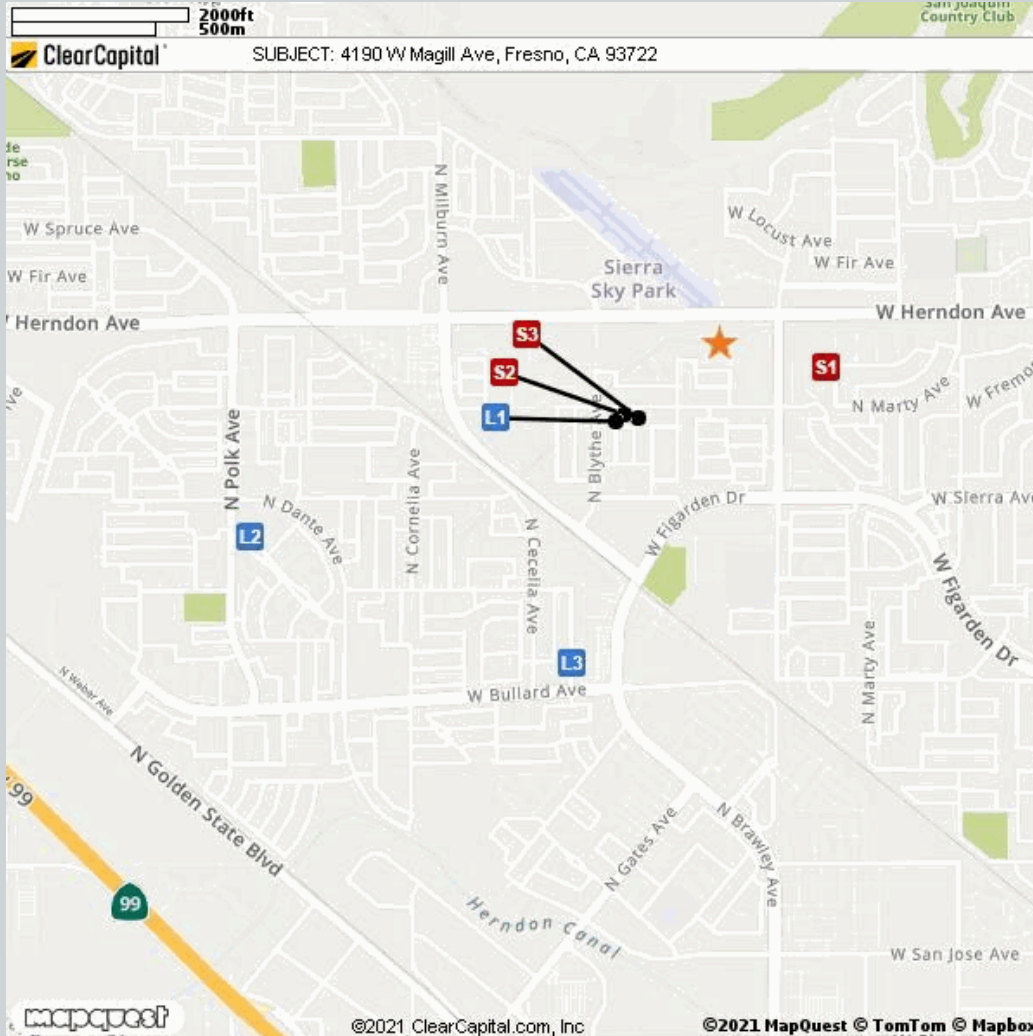
Address ★ 4190 Magill Avenue, Fresno, CA 93722

Loan Number 43367

Suggested List \$302,320

Suggested Repaired \$302,320

Sale \$302,320



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4190 Magill Avenue, Fresno, CA 93722	--	Parcel Match
L1 Listing 1	4352 W Los Altos Ave, Fresno, CA 93722	0.27 Miles ¹	Parcel Match
L2 Listing 2	5509 W Corona Ave, Fresno, CA 93722	1.37 Miles ¹	Parcel Match
L3 Listing 3	6030 N Mitre Ave, Fresno, CA 93722	0.94 Miles ¹	Parcel Match
S1 Sold 1	3722 W Palo Alto Ave, Fresno, CA 93711	0.32 Miles ¹	Parcel Match
S2 Sold 2	4337 W Palo Alto Ave, Fresno, CA 93722	0.25 Miles ¹	Parcel Match
S3 Sold 3	6574 N Bendell Ave, Fresno, CA 93722	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	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	9.54 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.