

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.

<b>Address</b>	1146 W Rosewood Street, Rialto, CALIFORNIA 92376	<b>Order ID</b>	7452859	<b>Property ID</b>	30695737
<b>Inspection Date</b>	07/26/2021	<b>Date of Report</b>	07/27/2021		
<b>Loan Number</b>	43399	<b>APN</b>	0128721150000		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	San Bernardino		

### Tracking IDs

<b>Order Tracking ID</b>	BPO_Updates	<b>Tracking ID 1</b>	BPO_Updates
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	REDWOOD HOLDINGS LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,636	<p>The subject is a single story detached SFR with stucco siding and a composition shingle roof. It is located on cul-de-sac streets, and has a landscaped lot with a block and wood rear fence. Has a 2AG, metal roll-up garage door, and a concrete driveway. There is forced air heating, central air, and a fireplace. Needs garage door repair (\$300). The roof has a damaged corner shingle area (\$800). The current MLS entry indicates the subject has been rehabbed with an upgraded kitchen, baths, new flooring and paint.</p>	
<b>Assessed Value</b>	\$169,702		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Doors and windows are closed. Has a keysafe at the property. )			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$1,100		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$1,100		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	<p>The subject is located in a residential neighborhood of detached SFRs, similar in age, size, type and quality of exterior building materials. Most have smaller lot sizes. It backs to a tract of SFRs with superior tile roofs. There are no board-ups or burnouts in the area. It is .2 mi to an elementary school, .3 mi to shopping, and 1.2 mi to freeway access. Values have increased in the past 6 months, with few concessions paid. Distressed sale properties are a minor share of the market, with no impact on neighborhood values. Many listings are receiving multiple offers, typically grea...</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$290000 High: \$550,000		
<b>Market for this type of property</b>	Increased 8 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Neighborhood Comments

The subject is located in a residential neighborhood of detached SFRs, similar in age, size, type and quality of exterior building materials. Most have smaller lot sizes. It backs to a tract of SFRs with superior tile roofs. There are no board-ups or burnouts in the area. It is .2 mi to an elementary school, .3 mi to shopping, and 1.2 mi to freeway access. Values have increased in the past 6 months, with few concessions paid. Distressed sale properties are a minor share of the market, with no impact on neighborhood values. Many listings are receiving multiple offers, typically greater than list price.

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1146 W Rosewood Street	948 W Carter St	679 N Beechwood Ave	1089 W. Huff St
City, State	Rialto, CALIFORNIA	Rialto, CA	Rialto, CA	Rialto, CA
Zip Code	92376	92376	92376	92376
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.34 <sup>1</sup>	0.29 <sup>1</sup>	1.32 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$529,000	\$449,999	\$489,900
List Price \$	--	\$529,000	\$449,999	\$489,900
Original List Date		07/20/2021	05/09/2021	05/29/2021
DOM · Cumulative DOM	-- · --	5 · 7	30 · 79	1 · 59
Age (# of years)	37	33	41	33
Condition	Good	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	2 Stories Conventional	1 Story Ranch	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	1,718	1,868	1,425	1,923
Bdrm · Bths · ½ Bths	4 · 2	4 · 3	3 · 2	5 · 3
Total Room #	8	8	6	8
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	0.24 acres	0.18 acres	0.19 acres	0.18 acres
Other	Fence	Fence	Fence	Fence

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Has similar GLA, garage, year built, and smaller lot size. There are quartz kitchen countertops, no cabinet, appliance, bath, flooring, window, or roof upgrades disclosed. Has no interior MLS photos available for viewing.

**Listing 2** Has smaller GLA, lot size, similar year built and garage. There are granite kitchen countertops, cherry wood cabinets, new flooring, upgraded roof and central air, recessed lighting.

**Listing 3** Has larger GLA, smaller lot size, similar garage and year built. There are no interior MLS photos available for viewing, and no condition comments in the MLS. It is assumed to be in average condition.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	1146 W Rosewood Street	965 W Valencia St	623 N Lancewood Ave	738 N Fillmore Ave
<b>City, State</b>	Rialto, CALIFORNIA	Rialto, CA	Rialto, CA	Rialto, CA
<b>Zip Code</b>	92376	92376	92376	92376
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.39 <sup>1</sup>	0.37 <sup>1</sup>	0.52 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$440,000	\$425,000	\$479,900
<b>List Price \$</b>	--	\$440,000	\$425,000	\$479,900
<b>Sale Price \$</b>	--	\$480,000	\$451,000	\$485,000
<b>Type of Financing</b>	--	Fha	Conv	Fha
<b>Date of Sale</b>	--	03/19/2021	05/28/2021	06/25/2021
<b>DOM · Cumulative DOM</b>	-- · --	5 · 57	3 · 30	9 · 62
<b>Age (# of years)</b>	37	42	43	46
<b>Condition</b>	Good	Good	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,718	1,551	1,509	1,625
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	8	7	7	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.24 acres	0.20 acres	0.18 acres	0.21 acres
<b>Other</b>	Fence	Fence, enclosed patio	Fence	Fence
<b>Net Adjustment</b>	--	+\$1,600	+\$39,700	+\$2,600
<b>Adjusted Price</b>	--	\$481,600	\$490,700	\$487,600

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Has smaller GLA and lot size, similar garage and year built. The kitchen has been upgraded. Has new paint and flooring, updated baths, interior window shutters. Adj: lot size +2200, GLA +8400, enclosed patio -10k.
- Sold 2** Has smaller GLA and lot size, similar garage and year built. There are Formica kitchen countertops, mismatched appliances (white and s/s), no cabinet, bath, flooring, window or roof upgrades. Adj: GLA +10,500, lot size +4200, condition +25k.
- Sold 3** Has similar GLA, garage, year built, and slightly smaller lot size. There are granite kitchen countertops, updated cabinets, white appliances, upgraded master bath, recessed lighting. Adj: lot size +2600.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Realty Masters and Assoc	The subject is on Hold status in the MLS.					
<b>Listing Agent Name</b>	Fidel Delgado						
<b>Listing Agent Phone</b>	909-440-0089						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
--	--	--	--	Sold	02/25/2021	\$330,000	Tax Records
07/20/2021	\$479,900	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$485,000	\$487,000
<b>Sales Price</b>	\$482,000	\$484,000
<b>30 Day Price</b>	\$475,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The search parameters for comparables were: 1418-2018 sq.ft, back approx. 4 months, and throughout the subject parcel map area. The search was expanded for L1 and L3 due to a shortage of inventory and lack of more proximate, similar listings. Information regarding the subject is from tax records, MLS entry, and broker observation. Note: the subject value conclusion is greater than the subject list price. The subject is likely going to sell for greater than the current list price.</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



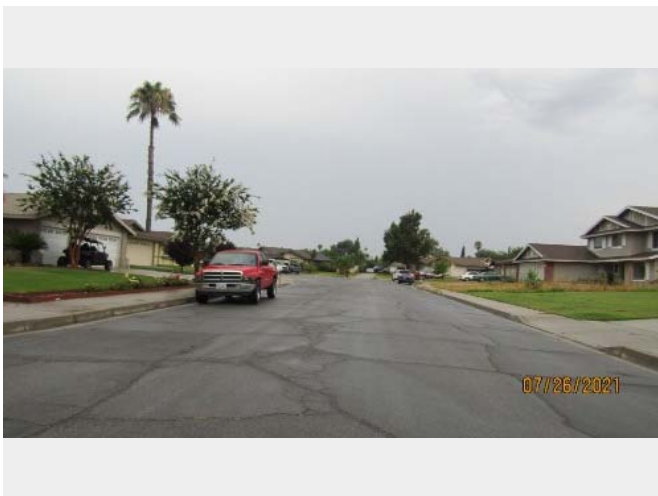
Front



Address Verification



Side



Street



Other



## Subject Photos



Other

## Listing Photos

**L1** 948 W Carter St  
Rialto, CA 92376



Front

**L2** 679 N Beechwood Ave  
Rialto, CA 92376



Front

**L3** 1089 W. Huff St  
Rialto, CA 92376



Front

## Sales Photos

**S1** 965 W Valencia St  
Rialto, CA 92376



Front

**S2** 623 N Lancewood Ave  
Rialto, CA 92376



Front

**S3** 738 N Fillmore Ave  
Rialto, CA 92376



Front

### ClearMaps Addendum

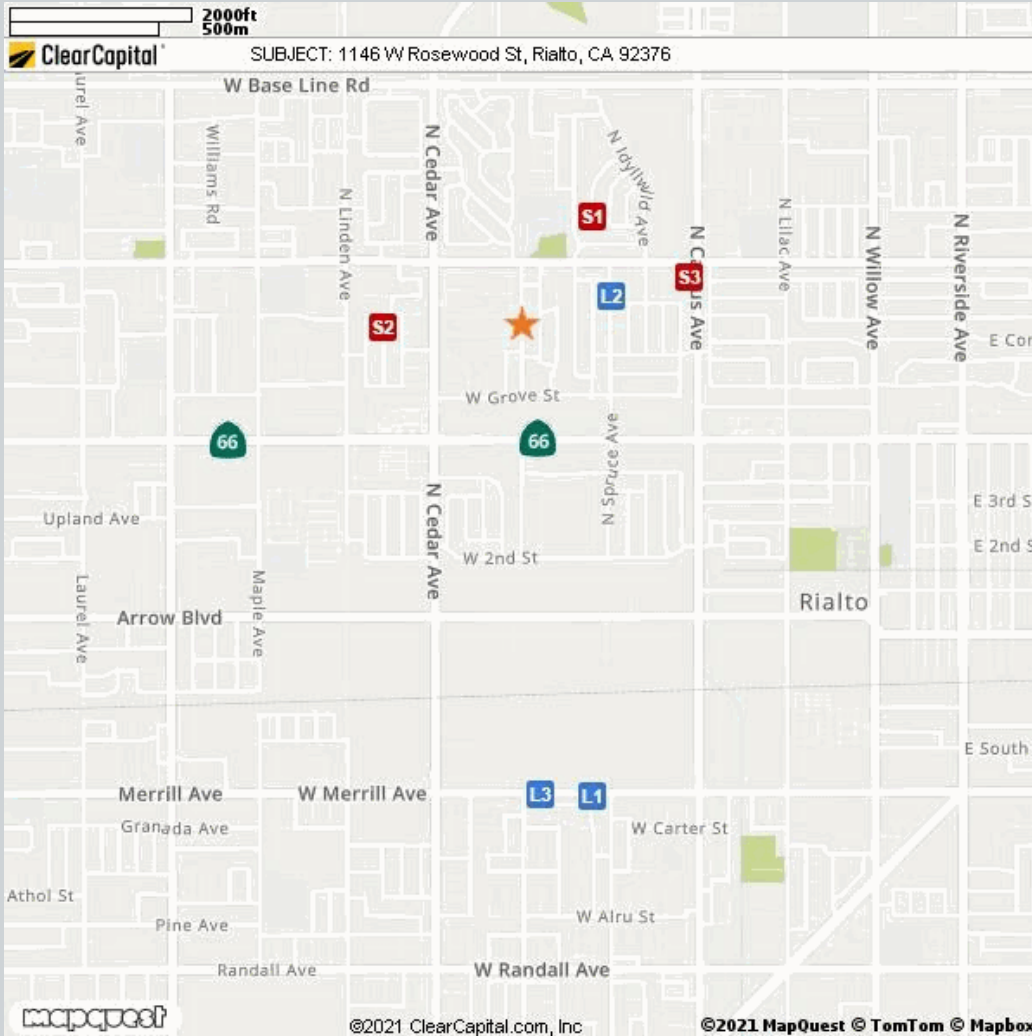
**Address** ★ 1146 W Rosewood Street, Rialto, CALIFORNIA 92376

**Loan Number** 43399

**Suggested List** \$485,000

**Suggested Repaired** \$487,000

**Sale** \$482,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1146 W Rosewood Street, Rialto, California 92376	--	Parcel Match
L1 Listing 1	948 W Carter St, Rialto, CA 92376	1.34 Miles <sup>1</sup>	Street Centerline Match
L2 Listing 2	679 N Beechwood Ave, Rialto, CA 92376	0.29 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1089 W. Huff St, Rialto, CA 92376	1.32 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	965 W Valencia St, Rialto, CA 92376	0.39 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	623 N Lancewood Ave, Rialto, CA 92376	0.37 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	738 N Fillmore Ave, Rialto, CA 92376	0.52 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Phyllis Staton	<b>Company/Brokerage</b>	Phyllis Staton
<b>License No</b>	01005501	<b>Address</b>	9160 La Ronda St Rancho Cucamonga CA 91701
<b>License Expiration</b>	07/29/2023	<b>License State</b>	CA
<b>Phone</b>	9097174169	<b>Email</b>	NationwideAVM@gmail.com
<b>Broker Distance to Subject</b>	12.20 miles	<b>Date Signed</b>	07/26/2021

*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.**