

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	16752 Kelsloan Street, Van Nuys, CALIFORNIA 91406	Order ID	7452859	Property ID	30696017
Inspection Date	07/23/2021	Date of Report	07/27/2021		
Loan Number	43491	APN	2226-021-017		
Borrower Name	Redwood Holdings LLC	County	Los Angeles		

Tracking IDs

Order Tracking ID	BPO_Updates	Tracking ID 1	BPO_Updates
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	REDWOOD HOLDINGS LLC	Condition Comments	
R. E. Taxes	\$10,410	The subject property appears to be in average plus to good condition due to being a newer build. No damage or deferred maintenance observed.	
Assessed Value	\$840,723		
Zoning Classification	Residential LAR1		
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	The subject property is a neighborhood in the newly formed city of Lake Balboa in the San Fernando Valley region of Los Angeles County. The neighboring communities are Van Nuys, Reseda, Encino, and Northridge. The community includes public parks, off leash dog park, a senior center, public transportation, shopping and a regional branch library. The market area searched was a 1 mile radius from the subject that had to be expanded to 1 ½ mile for similar size comparable sales and listings. The area is comprised of average quality single family homes, built mainly in the 194...	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$1,475,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

The subject property is a neighborhood in the newly formed city of Lake Balboa in the San Fernando Valley region of Los Angeles County. The neighboring communities are Van Nuys, Reseda, Encino, and Northridge. The community includes public parks, off leash dog park, a senior center, public transportation, shopping and a regional branch library. The market area searched was a 1 mile radius from the subject that had to be expanded to 1 ½ mile for similar size comparable sales and listings. The area is comprised of average quality single family homes, built mainly in the 1940's thru the 1960's with some larger new construction homes since. The market is mainly driven by standard sales.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	16752 Kelsloan Street	7435 N Mclennan Ave	17338 Hartland St	17019 Marlin Pl
City, State	Van Nuys, CALIFORNIA	Van Nuys, CA	Van Nuys, CA	Van Nuys, CA
Zip Code	91406	91406	91406	91406
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	1.03 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$875,000	\$849,000	\$895,000
List Price \$	--	\$899,950	\$849,000	\$895,000
Original List Date		08/21/2020	06/28/2021	06/18/2021
DOM · Cumulative DOM	-- · --	28 · 340	8 · 29	36 · 39
Age (# of years)	16	2	52	72
Condition	Average	Good	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	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,846	2,373	2,367	2,809
Bdrm · Bths · ½ Bths	5 · 3	5 · 3	4 · 3	5 · 3
Total Room #	9	9	8	9
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	0.13 acres	0.16 acres	0.12 acres	0.15 acres
Other	--	--	--	--

* 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.

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

Listing 1 Comparable listing 1 is smaller than the subject with a slightly larger lot and is newer than the subject.

Listing 2 Comparable listing 2 is smaller than the subject with 1 less bedroom and is much older than the subject, the MLS comments mentions being updated with a chef's kitchen.

Listing 3 Comparable listing 3 has very similar square footage as the subject, is much older with no mention of updating and is a single level.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	16752 Kelsloan Street	15728 Leadwell St	15927 Enadia Way	7356 Leescott Ave
City, State	Van Nuys, CALIFORNIA	Van Nuys, CA	Van Nuys, CA	Van Nuys, CA
Zip Code	91406	91406	91406	91406
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.28 ¹	1.10 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$943,000	\$775,000	\$799,900
List Price \$	--	\$943,000	\$775,000	\$799,900
Sale Price \$	--	\$950,000	\$850,000	\$800,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	04/13/2021	06/16/2021	04/14/2021
DOM · Cumulative DOM	-- · --	6 · 65	5 · 105	30 · 90
Age (# of years)	16	18	34	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 ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,846	2,753	2,732	2,200
Bdrm · Bths · ½ Bths	5 · 3	5 · 4	4 · 3	3 · 3
Total Room #	9	9	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 3 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	0.13 acres	0.14 acres	0.21 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	\$0	+\$56,690	+\$178,000
Adjusted Price	--	\$950,000	\$906,690	\$978,000

* 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** Comparable sale 1 is very slightly smaller than the subject. All other characteristics are similar to the subject. No adjustments necessary.
- Sold 2** Comparable sale 2 is slightly smaller than the subject with a larger lot, 1 less bedroom, is older and has 1 additional garage space. Negative adjustment for lot \$18,710 with a positive adjustment for GLA \$11,400, BR \$20,000, age \$34,000 and garage space \$10,000.
- Sold 3** Comparable sale 3 is much smaller than the subject with 2 less bedrooms and is older than the subject. Positive adjustments for GLA \$64,600, age \$69,000 and BR's \$40,000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history found in the MLS or internet since the sale in 2007.			
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

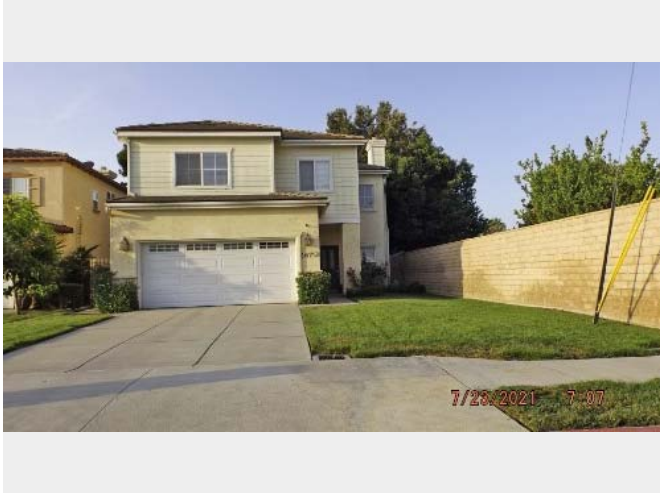
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$925,000	\$925,000
Sales Price	\$925,000	\$925,000
30 Day Price	\$900,000	--
Comments Regarding Pricing Strategy		
<p>Most weight is given to sale 1 for being the most similar to the subject although further away, this comparable is aesthetically very similar to the subject. The subject city is technically Lake Balboa that is a newer city that was part of Van Nuys. There were no model matches to the subject. The market area search for similar comparable sales and listings was very challenging as there were only 5 similar sales (several had ADU's or guest units) and 3 listings. There were also a mixture of sales and listings with similar GLA that were single level and 2 story homes. The guidelines had to be expanded for distance and GLA to obtain similar sales and listings.</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



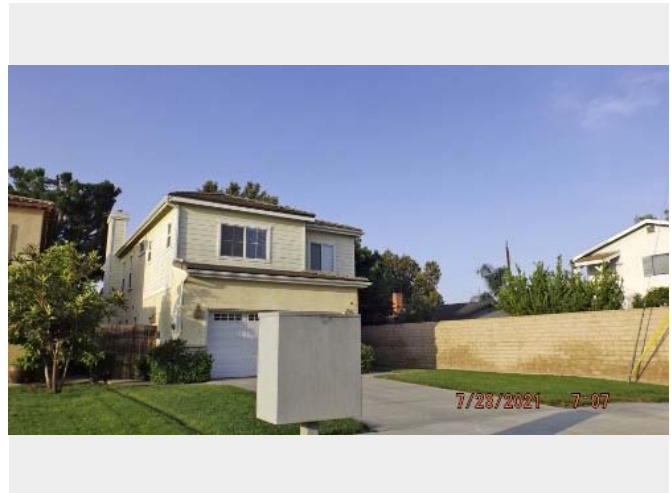
Front



Front



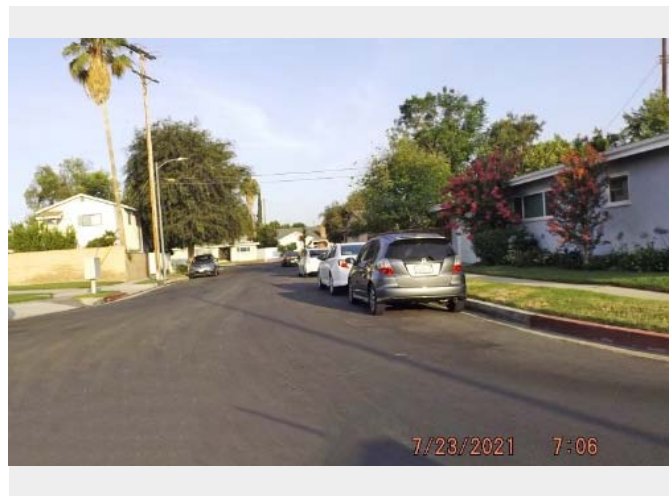
Address Verification



Side



Side



Street

Listing Photos

L1 7435 N McLennan Ave
Van Nuys, CA 91406



Front

L2 17338 Hartland St
Van Nuys, CA 91406



Front

L3 17019 Marlin Pl
Van Nuys, CA 91406



Front

Sales Photos

S1 15728 Leadwell St
Van Nuys, CA 91406



Front

S2 15927 Enadia Way
Van Nuys, CA 91406



Front

S3 7356 Leescott Ave
Van Nuys, CA 91406



Front

ClearMaps Addendum

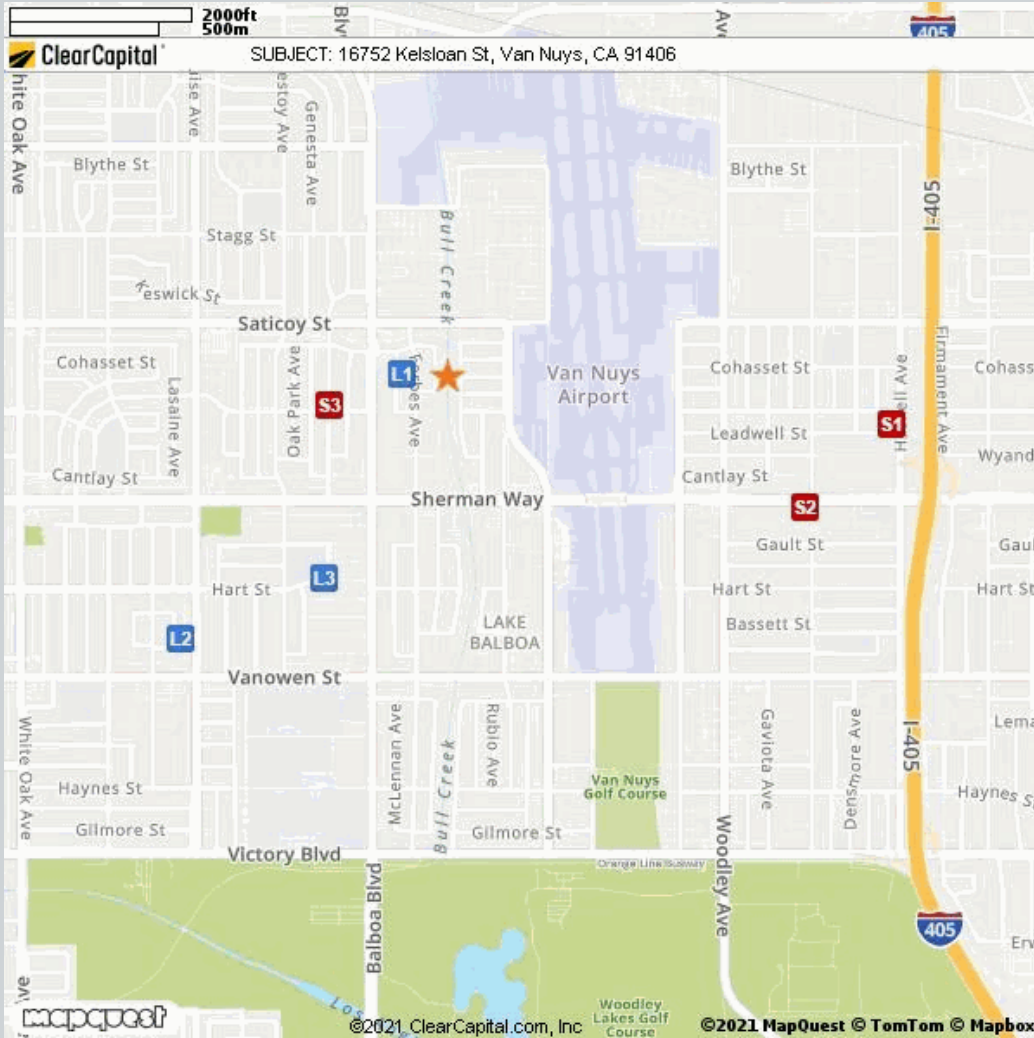
Address ★ 16752 Kelsloan Street, Van Nuys, CALIFORNIA 91406

Loan Number 43491

Suggested List \$925,000

Suggested Repaired \$925,000

Sale \$925,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16752 Kelsloan Street, Van Nuys, California 91406	--	Parcel Match
L1 Listing 1	7435 N McLennan Ave, Van Nuys, CA 91406	0.11 Miles ¹	Parcel Match
L2 Listing 2	17338 Hartland St, Van Nuys, CA 91406	1.03 Miles ¹	Parcel Match
L3 Listing 3	17019 Marlin Pl, Van Nuys, CA 91406	0.65 Miles ¹	Parcel Match
S1 Sold 1	15728 Leadwell St, Van Nuys, CA 91406	1.28 Miles ¹	Parcel Match
S2 Sold 2	15927 Enadia Way, Van Nuys, CA 91406	1.10 Miles ¹	Parcel Match
S3 Sold 3	7356 Leescott Ave, Van Nuys, CA 91406	0.32 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	Celestine Heathington	Company/Brokerage	Beverly & Company
License No	01217850	Address	17950 Delano Street Encino CA 91316
License Expiration	01/10/2025	License State	CA
Phone	8189702574	Email	heathingtonc@yahoo.com
Broker Distance to Subject	2.17 miles	Date Signed	07/24/2021

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.