

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	5739 N Pleasant Avenue, Fresno, CA 93711	Order ID	7507901	Property ID	30840576
Inspection Date	08/14/2021	Date of Report	08/21/2021		
Loan Number	43532	APN	415-213-13		
Borrower Name	Redwood Holdings LLC	County	Fresno		

Tracking IDs

Order Tracking ID	0813BPO_Update	Tracking ID 1	0813BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	REDWOOD HOLDINGS LLC	Condition Comments	
R. E. Taxes	\$1,735	Subject appears to be in average condition. No repair work notice that would need to be done immediately.	
Assessed Value	\$139,318		
Zoning Classification	Residential R1B		
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	Urban	Neighborhood Comments	
Local Economy	Improving	A very unique property very close to old Fig Garden. Subject is located in a nice residential area of North central Fresno, developed w/variety of styles, ages, values and uses. Located close to Fig Garden Shopping Mall and Freeway 41. All homes here are a mix of custom & tract homes. Other homes nearby are well kept.	
Sales Prices in this Neighborhood	Low: \$344000 High: \$695600		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5739 N Pleasant Avenue	2255 W Sierra Ave	5154 N Woodson Ave	5260 N Bryn Mawr Dr
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93711	93711	93711	93711
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.71 ¹	0.77 ¹	0.78 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$770,000	\$775,000	\$799,000
List Price \$	--	\$770,000	\$775,000	\$799,000
Original List Date		04/22/2021	06/22/2021	07/03/2021
DOM · Cumulative DOM	-- · --	87 · 121	37 · 60	9 · 49
Age (# of years)	55	49	59	7
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Spanish	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	2,938	3,124	2,934	2,975
Bdrm · Bths · ½ Bths	4 · 3	5 · 2 · 1	3 · 2	4 · 3
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.29 acres	1.48 acres	0.33 acres	0.50 acres
Other	--	--	--	--

* 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** Location, location, location! Ready for your renovation project or build your dream home on this hard to find, unique NW Fresno property off of Van Ness Blvd. This is a rare find! This property offers 3,124 square feet of living space, single story home on a 1.48 acre lot, a pool, 2 car carport, plus potential RV parking, a detached building in the back which has endless possibilities including potentially a home office/mother-in-law set up/gym
- Listing 2** Your eyes will dance as you venture thru this Exquisite & Unique California Adobe Mission Home. The grounds are spectacular & beyond the double rustic iron gate entry is a large private open wood beamed Courtyard leading to the front entry. As you enter the home you are immediately greeted w/the architectural richness & textures of vaulted wood beamed ceilings, painted wood & adobe walls, extensive hand stained polished tiled flooring. The expansive windows throughout the home graciously invite the outside in. Rooms are beautifully scaled & the home & yard is perfect for entertaining. Living Rm is fabulous w/a full glass wall of windows & doors that views the entry courtyard. The Family Rm has several double glass doors opening on to the backyard, pool & private patio areas. All 3 bedrooms have wood beamed ceilings w/ adobe & wood walls. The Sumptuous Master Bedroom has custom built- in dressers & bookcase cabinetry. The double glass doors open onto the Entry Courtyard. The Family/Dining Room are spacious & open. Custom bookshelves & cabinetry also dress up the room w/charm galore. The isolated Home Office/Laundry Room features a built-in desk, bookcase & cabinetry w/tons of storage. There is also a mystery loft area accessible from that room. Extensive patio brickwork is throughout the yard w/a pergola sitting area. Roof was replaced in 2017 & 38 OWNED SOLAR PANELS were also installed. 2 newer HVAC units in 2020 & 2019.
- Listing 3** 4 bedroom, 3 bathroom home right in the heart of old Van Ness. Built in 2014, this home offers all of the updated amenities you love, in a neighborhood like no other. Enjoy your marvelous high vaulted ceilings, open concept floorplan, and crown moulding throughout. The kitchen offers exceptional storage space, accessible island cooktop, and built in refrigerator and cooktop. Sitting on a beautifully landscaped half acre with a massive RV parking space and aggregate pool, there is no lack of space to relax or entertain. The front of the house features an isolated bedroom and bathroom perfect for a guest room or multi-generational family setup.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5739 N Pleasant Avenue	2610 W Ellery Ave	2315 W Celeste Ave	2544 W Sample Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93711	93711	93711	93711
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.50 ¹	0.39 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$679,950	\$690,000	\$749,950
List Price \$	--	\$679,950	\$690,000	\$749,950
Sale Price \$	--	\$645,000	\$698,250	\$751,975
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	04/15/2021	02/25/2021	07/27/2021
DOM · Cumulative DOM	-- · --	8 · 29	6 · 36	7 · 67
Age (# of years)	55	44	56	44
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	2,938	2,966	3,090	3,088
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	3 · 3	5 · 3
Total Room #	8	8	8	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	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	--	Pool - Yes Spa - Yes
Lot Size	0.29 acres	0.32 acres	0.43 acres	0.34 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$645,000	\$698,250	\$751,975

* 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** Carmel charm of this well cared for property in the very sought after Van Ness Extension II neighborhood that also could be nestled into an Old Fig neighborhood as well. You will have the feeling of warmth and a very homey atmosphere with this very inviting classic, traditional floorplan to meet all the needs of each member of the family. The brick pathway leads you into an entryway with paver tiles and real hardwood floors in the living room, dining room and family room areas. These areas have a lot of windows and light with views of the lovely garden areas. This great entertainment home has a beautiful, huge family room with fabulous bookcases and can lighting and views to the rear, mature landscaping and pool. Enjoy cooking and dining in the wonderful kitchen with a Wolf gas cooktop stove and oven, center island that is movable, eating bar and an extra large additional dining area with views to the garden areas. All the bedrooms are very good size with exterior views including one room that is ideally suited for an office with French doors to the outside. The large primary bedroom and deluxe bathroom suite is ideally suited for relaxation and privacy including built in desk and sitting area with easy access through more French doors to the backyard with spa, firepit and beautiful aggregate pool and patio areas.
- Sold 2** Live ONE block off Van Ness Extension. Walk through the double front doors to a spacious, well-thought out, updated floor plan that offers two separate living areas and a bonus space currently used as a piano room. The formal living area comes with the warmth of a brick fireplace; the family room has added value with a wine fridge. A spacious, chef-friendly kitchen (tons of storage) is the gathering point for family and friends with plenty of seating around the center island featuring granite countertops; formal dining space adjoins the kitchen. The large, primary bedroom suite has an upgraded, extended, walk-in closet with additional built-in storage, a cozy fireplace, and a well-appointed, spacious primary bath. An outdoor sitting area off the primary bedroom is perfect for morning coffee. This home features two additional large bedrooms and guest bath. The expansive backyard stuns with an oversized pool (recently resurfaced) with ample deck space for outdoor entertaining. The separate, fenced grassy side yard with fruit trees and mature landscaping adds to this well-maintained backyard oasis. Programmable keyless entry and upgraded Smart thermostats in the home.
- Sold 3** Enjoy the feel of Cambria in this wonderful 5 Bedroom/3.25 bath in the very desirable Van Extension neighborhood. The beautifully maintained, drought resistant designed front yard is a welcome entrance to your own secluded, gated large courtyard and private retreat. Enter through the lovely handcrafted stained glass front doors to the living room with high ceilings and a floor to ceiling fireplace with gas insert and a dining room that opens to walls of glass and lush atrium. The gourmet kitchen features granite counters, beautiful, custom cabinetry with loads of under the counter lighting, thermador easy care cooktop, double ovens, new dishwasher, and very large eating bar for your enjoyment. Included is an informal eating area that opens to the very large family room with soaring ceilings, plantation shutters and great fireplace with gas insert. The laundry room is very spacious with its own built in desk and loads of storage. Among the many features in this home is the privacy suite with a separate bedroom and bathroom for guests, etc. The additional four bedrooms are on the east wing of the home with a wonderful master bedroom, walk in closet, doors to the rear yard and deluxe, updated master bathroom. The extra large, well cared for swimming pool will be enjoyed by all in this beautiful, well designed, lush backyard with a huge covered patio with skylight and an enjoyable wet bar for many days of fun and entertaining.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has no listing history on the Fresno MLS.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	02/17/2021	\$401,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$660,000	\$660,000
Sales Price	\$660,000	\$660,000
30 Day Price	\$650,000	--
Comments Regarding Pricing Strategy		
<p>Valuation is fair based on subject current condition and recent comps. There are not many comps available in this location that are similar to size and style of subject that are active and are in sold status in the past 180 days. This home has a very large lot that was common for the era it was built on to be large. After that, the lots became smaller & smaller. Comps used for subject are all closely similar in location, size, age, quality and pricing. Market conditions are favorable for sellers at this time. Very small inventory at 1.2 months currently. If the home is listed at the right price, they sell quickly. Most of the time, within 5 to 15 days with no seller concessions most of the time. the following recommended sold homes are not appropriate for use. 5708 N Pleasant Ave, Fresno, CA 93711 \$500,000 02/01/2021 (For Sale By Owner). 6096 N Kavanagh Ave, Fresno, CA 93711 \$500,000 05/07/2021 (For Sale By Owner) 2550 W Wrenwood Ave, Fresno, CA 93711 \$565,000 09/30/2020 (To far back in time to accurately represent our current RE market).</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to prior report provided comps that were sale by owner, current report provides comps that are similar to the subject.

Subject Photos



Front



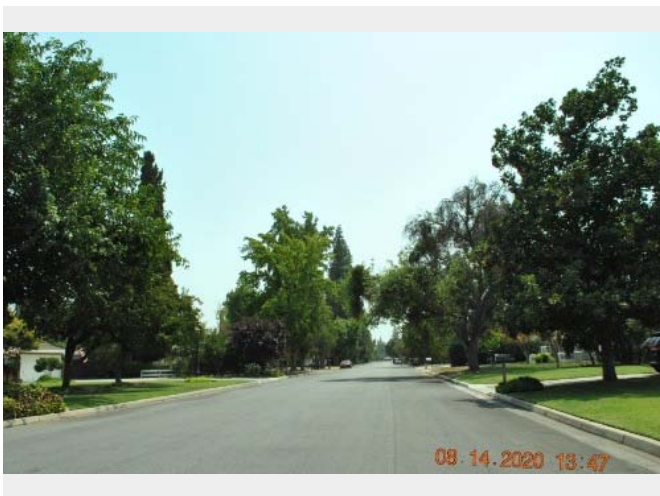
Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other



Other



Other

Listing Photos

L1 2255 W Sierra Ave
Fresno, CA 93711



Other

L2 5154 N Woodson Ave
Fresno, CA 93711



Other

L3 5260 N Bryn Mawr Dr
Fresno, CA 93711



Other

Sales Photos

S1 2610 W Ellery Ave
Fresno, CA 93711



Other

S2 2315 W Celeste Ave
Fresno, CA 93711



Other

S3 2544 W Sample Ave
Fresno, CA 93711



Other

ClearMaps Addendum

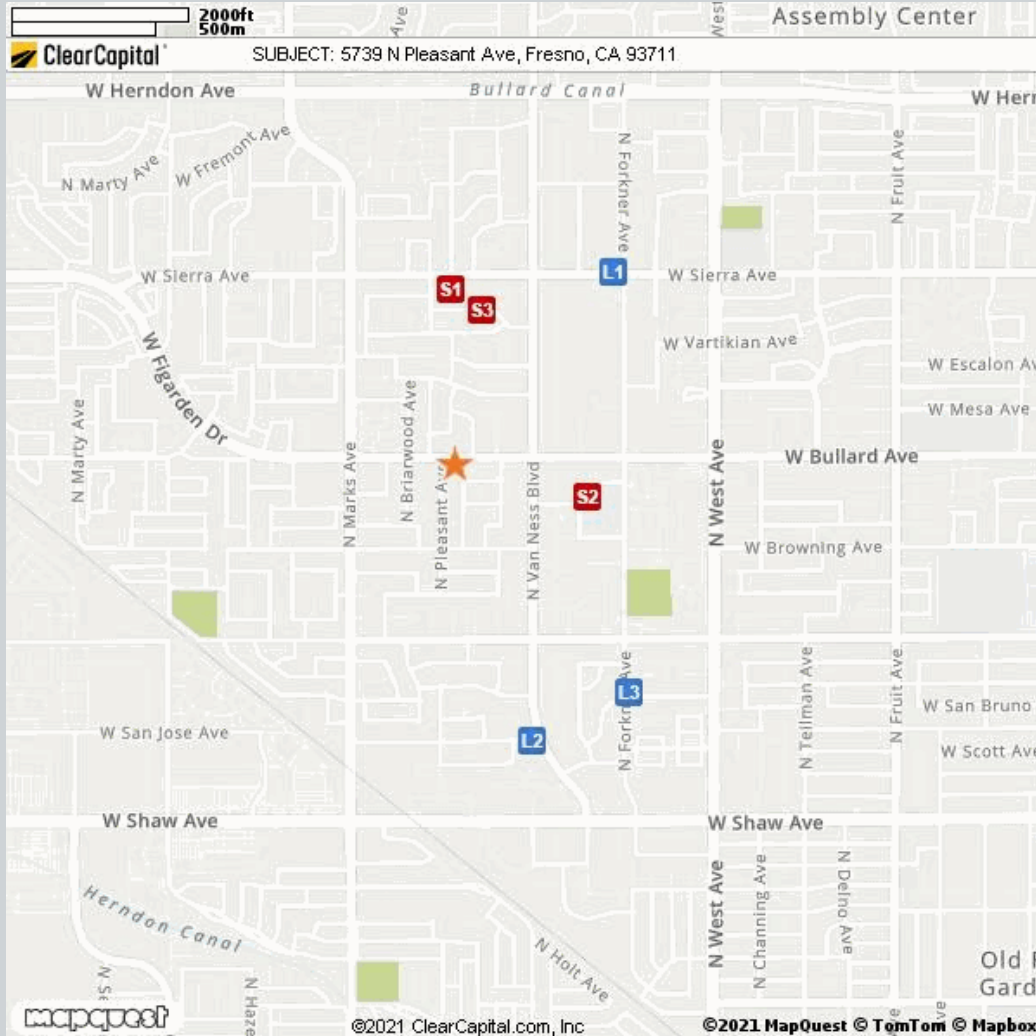
Address ★ 5739 N Pleasant Avenue, Fresno, CA 93711

Loan Number 43532

Suggested List \$660,000

Suggested Repaired \$660,000

Sale \$660,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5739 N Pleasant Avenue, Fresno, CA 93711	--	Parcel Match
L1 Listing 1	2255 W Sierra Ave, Fresno, CA 93711	0.71 Miles ¹	Parcel Match
L2 Listing 2	5154 N Woodson Ave, Fresno, CA 93711	0.77 Miles ¹	Parcel Match
L3 Listing 3	5260 N Bryn Mawr Dr, Fresno, CA 93711	0.78 Miles ¹	Parcel Match
S1 Sold 1	2610 W Ellery Ave, Fresno, CA 93711	0.50 Miles ¹	Parcel Match
S2 Sold 2	2315 W Celeste Ave, Fresno, CA 93711	0.39 Miles ¹	Parcel Match
S3 Sold 3	2544 W Sample Ave, Fresno, CA 93711	0.45 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	Michael Pappace	Company/Brokerage	Movoto Real Estate
License No	01361671	Address	2573 East Plymouth Way Fresno CA 93720
License Expiration	04/25/2023	License State	CA
Phone	5594704088	Email	mikepappace@yahoo.com
Broker Distance to Subject	6.89 miles	Date Signed	08/17/2021

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.