

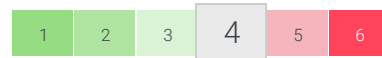
Subject Details

PROPERTY TYPE	GLA
SFR	2,327 Sq. Ft.
BEDS	BATHS
4	3.0
STYLE	YEAR BUILT
Contemp	1990
LOT SIZE	OWNERSHIP
0.18 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	3 Car(s)
HEATING	COOLING
Gas	Unknown
COUNTY	APN
Stanislaus	073032017000

Analysis Of Subject

Provided by Appraiser

CONDITION RATING



The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

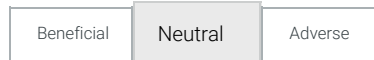
QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

VIEW

Residential



LOCATION

Residential




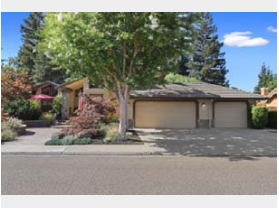

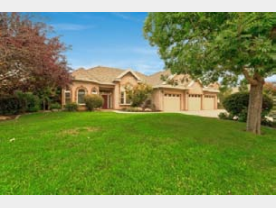




SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject is located in the city of Turlock. The area consists of well maintained homes 1 to 2 story and multi-family dwellings that for the most part have effective ages less than actual ages. The subject is described as a SFR property in a typical subdivision density neighborhood. It has 2,327sf, 6/4/3 room count o ... **(continued in Appraiser Commentary Summary)**





Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 2103 Bristol Park Cir Turlock, CA 95382 	 2225 Castleview Dr Turlock, CA 95382 	 2441 E Tuolumne Rd Turlock, CA 95382 	 2705 Sebastian Dr Turlock, CA 95382 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.07 miles	0.15 miles	0.23 miles
DATA/ VERIFICATION SOURCE	MLS	Public Records	Public Records	Public Records
LIST PRICE	--	--	--	--
LIST DATE	--	06/18/2020	08/10/2020	12/01/2020
SALE PRICE/PPSF	--	\$540,000 \$238/Sq. Ft.	\$645,000 \$256/Sq. Ft.	\$650,000 \$263/Sq. Ft.
CONTRACT/ PENDING DATE	--	Unknown	Unknown	Unknown
SALE DATE	--	07/28/2020	09/21/2020	01/05/2021
DAYS ON MARKET	--	40	10	15
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.18 Acre(s)	0.25 Acre(s) -\$5,000	0.21 Acre(s)	0.20 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Contemp	Contemp	Contemp	Contemp
QUALITY OF CONSTRUCTION	Q4	Q4	Q3 -\$25,000	Q3 -\$25,000
ACTUAL AGE	31	32	16	33
CONDITION	C4	C4	C3 -\$25,000	C3 -\$25,000
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	6/4/3	6/4/3	5/3/3	6/4/3
GROSS LIVING AREA	2,327 Sq. Ft.	2,273 Sq. Ft.	2,517 Sq. Ft. -\$29,000	2,475 Sq. Ft. -\$22,000
BASEMENT	None	None	None	None
HEATING	Gas	Unknown	Forced Air	Forced Air
COOLING	Unknown	Unknown	Refrigeration	Unknown
GARAGE	3 GA	3 GA	3 GA	3 GA
OTHER	--	Pool -\$10,000	--	Pool -\$10,000
OTHER	--	--	--	--
NET ADJUSTMENTS		-2.78% -\$15,000	-12.25% -\$79,000	-12.62% -\$82,000
GROSS ADJUSTMENTS		2.78% \$15,000	12.25% \$79,000	12.62% \$82,000
ADJUSTED PRICE		\$525,000	\$566,000	\$568,000

Sales Comparison (Continued)

Provided by
Appraiser

	 2103 Bristol Park Cir Turlock, CA 95382 	 1620 N Quincy Rd Turlock, CA 95382 			
COMPARABLE TYPE	--	Sale			
MILES TO SUBJECT	--	0.34 miles			
DATA/ VERIFICATION SOURCE	MLS	Public Records			
LIST PRICE	--	--			
LIST DATE	--	08/01/2020			
SALE PRICE/PPSF	--	\$445,000	\$209/Sq. Ft.		
CONTRACT/ PENDING DATE	--	Unknown			
SALE DATE	--	09/23/2020			
DAYS ON MARKET	--	10			
LOCATION	N; Res	N; Res			
LOT SIZE	0.18 Acre(s)	0.20 Acre(s)			
VIEW	N; Res	N; Res			
DESIGN (STYLE)	Contemp	Contemp			
QUALITY OF CONSTRUCTION	Q4	Q5	\$25,000		
ACTUAL AGE	31	35			
CONDITION	C4	C5	\$25,000		
SALE TYPE		REO			
ROOMS/BEDS/BATHS	6/4/3	6/3/2	\$5,000		
GROSS LIVING AREA	2,327 Sq. Ft.	2,130 Sq. Ft.	\$30,000		
BASEMENT	None	None			
HEATING	Gas	Central			
COOLING	Unknown	Central			
GARAGE	3 GA	3 GA			
OTHER	--	--		--	--
OTHER	--	--		--	--
NET ADJUSTMENTS			19.10%	\$85,000	
GROSS ADJUSTMENTS			19.10%	\$85,000	
ADJUSTED PRICE				\$530,000	

Value Conclusion + Reconciliation

 Provided by Appraiser

\$550,000
AS-IS VALUE

1-120 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

All comps are from the subject's neighborhood and are recently closed. The appraiser chose the best comparables available. Comp 1 is less than 100sf different in GLA therefore, no adjustment is warranted. Per online photos comp 1 is similar in condition/quality while comps 2 and 3 are superior in condition/quality. Comp 4 is noted to be a REO sale and is inferior in condition/quality. Most weight is given to comp 1 for its similarity and proximity.

EXPLANATION OF ADJUSTMENTS

Amenity differences have been adjusted properly and are deemed customary for the area. Net/gross adjustments are within the standard 15%/25% guidelines. No negative external factors were noted which would negatively impact marketability. Value appears to be adequately supported.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

After reconciliation of the supplied comparables, a value estimate of \$550k is considered reasonable as of 3/15/21. Extra ordinary assumptions were made in terms of interior condition/finishes, room count, etc. The comparables sales are acceptable and appear to be competitive in age, GLA and appeal to the subject.

Appraiser Commentary Summary

 Provided by Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

The subject is located in the city of Turlock. The area consists of well maintained homes 1 to 2 story and multi-family dwellings that for the most part have effective ages less than actual ages. The subject is described as a SFR property in a typical subdivision density neighborhood. It has 2,327sf, 6/4/3 room count on a .18 acre site built in 1990 in average condition. The subject would benefit from some updating. Additional features include laminate flooring, tile countertops, fireplace, and a 3 car garage.

Neighborhood and Market

From Page 7

Market research indicates the subject's market have remained stable in value. The subject's market does not appear to be a REO driven market. Marketing time is noted at 90 days or less for properly priced homes.

Analysis of Prior Sales & Listings

From Page 6

See above for the subject's listing/sale history.

Highest and Best Use Additional Comments

The highest and best use is as a SFR.

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

No ● Pending Feb 12, 2021 \$499,000 MLS 303015500

LISTING STATUS

Listed in Past Year ● Active Feb 8, 2021 \$499,000 MLS 303015500

DATA SOURCE(S)

MLS

EFFECTIVE DATE

03/15/2021

SALES AND LISTING HISTORY ANALYSIS

See above for the subject's listing/sale history.

Order Information

BORROWER **LOAN NUMBER**

Redwood Holdings LLC 43533

PROPERTY ID **ORDER ID**

29764206 7165942

ORDER TRACKING ID **TRACKING ID 1**

0312CV 0312CV

Legal

OWNER **ZONING DESC.**

GEORGE RITTENMYER JR Residential

ZONING CLASS **ZONING COMPLIANCE**

Residential Legal

LEGAL DESC.

BRISTOL PARK NO 2 LOT 130

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE

Yes

PHYSICALLY POSSIBLE? **FINANCIALLY FEASIBLE?**

✓ ✓

LEGALLY PERMISSABLE? **MOST PRODUCTIVE USE?**

✓ ✓

Economic

R.E. TAXES **HOA FEES** **PROJECT TYPE**

\$3,541 N/A N/A

FEMA FLOOD ZONE

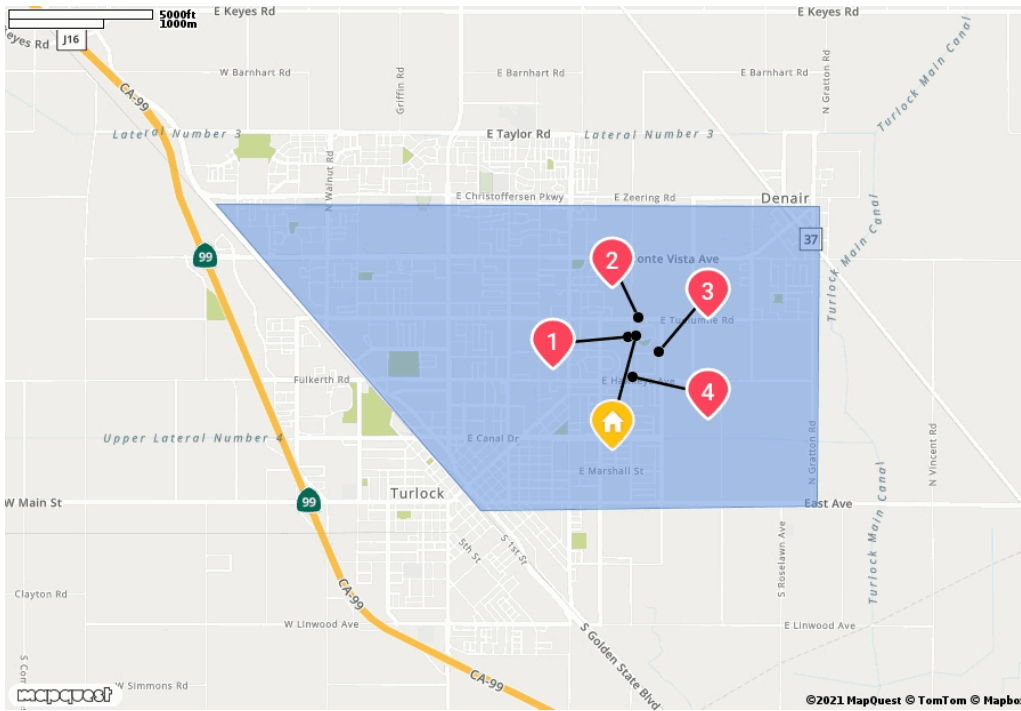
X

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

25

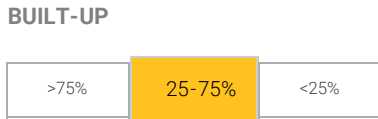
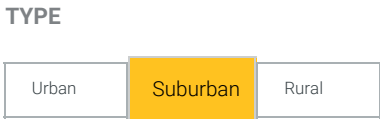
Months Supply

1.0

Avg Days Until Sale

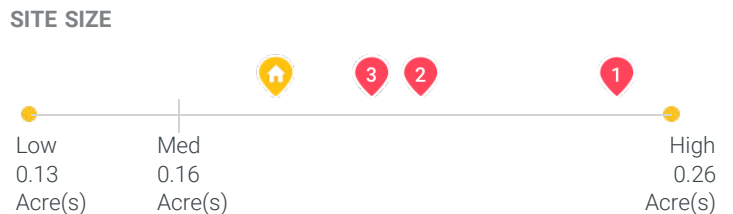
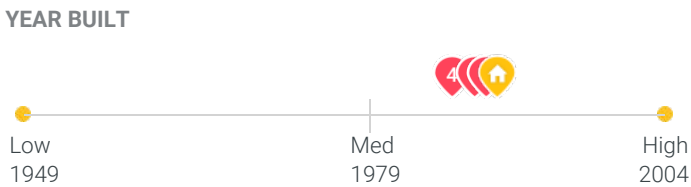
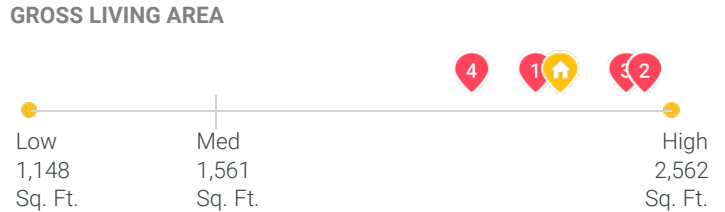
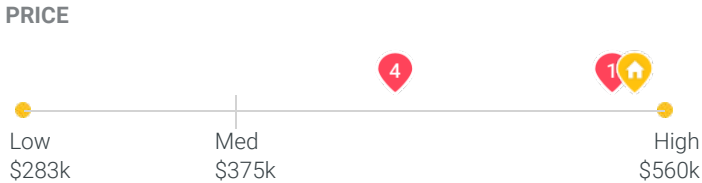
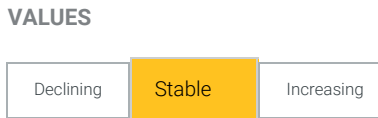
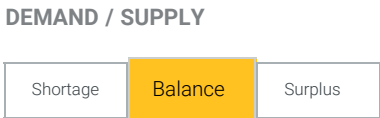
20

Subject Neighborhood as defined by the Appraiser



NEIGHBORHOOD & MARKET COMMENTS

Market research indicates the subject's market have remained stable in value. The subject's market does not appear to be a REO driven market. Marketing time is noted at 90 days or less for properly priced homes.



Subject Photos



Front



Address Verification



Side



Side



Street

Comparable Photos

Provided by
Appraiser

1 2225 Castlevue Dr
Turlock, CA 95382



Front

2 2441 E Tuolumne Rd
Turlock, CA 95382



Front

3 2705 Sebastian Dr
Turlock, CA 95382



Front

Comparable Photos

Provided by
Appraiser

4 1620 N Quincy Rd
Turlock, CA 95382



Front

Scope of Work



Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Larry Eppers, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

none

Assumptions, Conditions, Certifications, & Signature



EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

LIMITING CONDITIONS COMMENTS

none

Assumptions, Conditions, Certifications, & Signature (Cont.)



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Larry Eppers and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

APPRAISER'S CERTIFICATION COMMENTS

none

SIGNATURE

NAME

EFFECTIVE DATE

DATE OF REPORT

Gina Blizard

Gina Blizard

03/15/2021

03/15/2021

LICENSE #

STATE

EXPIRATION

COMPANY

AR030212

CA

02/27/2023

Independent Contractor

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE SFR	CURRENT USE SFR	PROJECTED USE SFR
OCCUPANCY Occupied	GATED COMMUNITY No	ATTACHED TYPE Detached
PARKING TYPE Attached Garage; 2 spaces	STORIES 2	UNITS 1
EXTERIOR REPAIRS \$0	INTERIOR REPAIRS N/A	TOTAL REPAIRS \$0

Condition & Marketability

CONDITION	✓ Good	Subject appears to be in good condition
SIGNIFICANT REPAIRS NEEDED	✓ No	Nothing noted during exterior inspection
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	-
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	Neighborhood is well maintained
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	-
SUBJECT NEAR POWERLINES	✓ No	-
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	-
SUBJECT IN FLIGHT PATH OF AIRPORT	✓ No	-
ROAD QUALITY	✓ Good	Road in good condition
NEGATIVE EXTERNALITIES	⚠ Yes	Being a two story home could be a negative to some potential buyers
POSITIVE EXTERNALITIES	✓ Yes	Well maintained home with 3 bedrooms and 3 baths

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Larry Eppers/	00954702	Larry Eppers	Century 21 M&M	03/12/2021