

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	660 Venus Avenue, Santa Paula, CA 93060	Order ID	7507901	Property ID	30840578
Inspection Date	08/14/2021	Date of Report	08/17/2021		
Loan Number	43550	APN	1020024095		
Borrower Name	Redwood Holdings LLC	County	Ventura		

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 Home has been remodeled top to bottom, no evidence of any outstanding repair issues from visual perspective.
R. E. Taxes	\$717	
Assessed Value	\$55,277	
Zoning Classification	Residential R1	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
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 Neighborhood of similar 3/2 homes, same age range and general condition.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$371400 High: \$683050	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	660 Venus Avenue	341 Dartmouth Road	1222 Maple Street	828 Ojai Road
City, State	Santa Paula, CA	Santa Paula, CA	Santa Paula, CA	Santa Paula, CA
Zip Code	93060	93060	93060	93060
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	2.38 ¹	1.91 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$599,000	\$599,000	\$589,000
List Price \$	--	\$599,000	\$599,000	\$589,000
Original List Date		07/22/2021	07/08/2021	08/04/2021
DOM · Cumulative DOM	-- · --	23 · 26	37 · 40	10 · 13
Age (# of years)	60	67	58	69
Condition	Good	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential
View	Neutral ; City Street	Neutral ; City Street	Neutral ; City Street	Beneficial ; Mountain
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,090	1,529	1,348	957
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 1 · 1	2 · 0 · 2
Total Room #	5	6	5	4
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.16 acres	0.16 acres	0.44 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.

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

Listing 1 Thought this comp is remodeled, it is not nearly as complete as subject. Kitchen has been done with granite countertops, crafted cabinetry and stainless steel appliances.

Listing 2 Comp #2 is closest in as many aspects to subject.

Listing 3 Comp #3 is quite a bit smaller and located in an area not as comparable to subject at comp #2 above. Older though with more land.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	660 Venus Avenue	136 W Santa Paula Street	329 Hardison Street	88 Pamela Court
City, State	Santa Paula, CA	Santa Paula, CA	Santa Paula, CA	Santa Paula, CA
Zip Code	93060	93060	93060	93060
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.73 ¹	0.23 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$495,000	\$530,000	\$570,000
List Price \$	--	\$495,000	\$530,000	\$570,000
Sale Price \$	--	\$495,000	\$560,000	\$590,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	02/01/2021	03/30/2021	05/07/2021
DOM · Cumulative DOM	-- · --	0 · 25	7 · 7	8 · 46
Age (# of years)	60	61	59	59
Condition	Good	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Neutral ; City Street	Neutral ; City Street	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	1,090	1,184	1,144	1,090
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	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	--	--	--	--
Lot Size	0.15 acres	0.14 acres	0.14 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	+\$30,000	+\$20,000	+\$20,000
Adjusted Price	--	\$525,000	\$580,000	\$610,000

* 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** maintained by the same owner for the last 35 years. Tiled throughout, attached 2 car garage, plenty of natural light, dual paned windows in the front of the home, Jack and Jill bathroom off the guest bedrooms, as well as an attic fan
- Sold 2** remodeled home on the popular West side of Santa Paula. Kitchen is upgraded with granite, stainless appliances and lovely tile flooring. Beautiful raised-hearth custom fireplace.
- Sold 3** Sold 4 months ago, this is the closest sold comp in terms of size, condition, age and attributes. It is located at the end of a large cul-de-sac. Fresh paint throughout home, updated kitchen features, newer cabinets and granite countertops. Custom pantry in hallway is an added bonus! Updated bathrooms with a nice enlarged ensuite shower. Beautiful backyard with newly installed artificial grass, stamped concrete and freshly painted patio. Central heating and AC

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Platinum Real Estate	Listed in February 2021 @ \$451,000, sold in 3 days. Listed on 7/9/21 @ \$649,900.					
Listing Agent Name	Alfredo Manzano						
Listing Agent Phone	661-.21-1300						
# 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
02/02/2021	\$459,000	02/23/2021	\$451,000	Sold	02/23/2021	\$451,000	MLS
07/09/2021	\$649,990	08/04/2021	\$649,900	Pending/Contract	08/04/2021	\$649,990	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$610,000	\$610,000
Sales Price	\$610,000	\$610,000
30 Day Price	\$610,000	--
Comments Regarding Pricing Strategy		
Highly active market with multiple offers occurring on a regular basis for standard homes, this one has been very nicely updated and should be valued accordingly		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes Subject condition is the cause of the variance. Subject has been updated, and the current report reflects this. Previous report evaluated the subject in average condition.
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



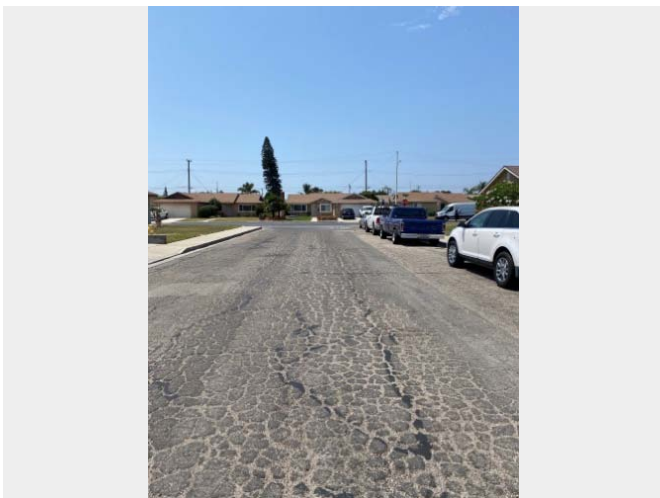
Address Verification



Side



Street



Street

Listing Photos

L1 341 Dartmouth Road
Santa Paula, CA 93060



Front

L2 1222 Maple Street
Santa Paula, CA 93060



Front

L3 828 Ojai Road
Santa Paula, CA 93060



Front

Sales Photos

S1 136 W Santa Paula Street
Santa Paula, CA 93060



Front

S2 329 Hardison Street
Santa Paula, CA 93060



Front

S3 88 Pamela Court
Santa Paula, CA 93060



Front

ClearMaps Addendum

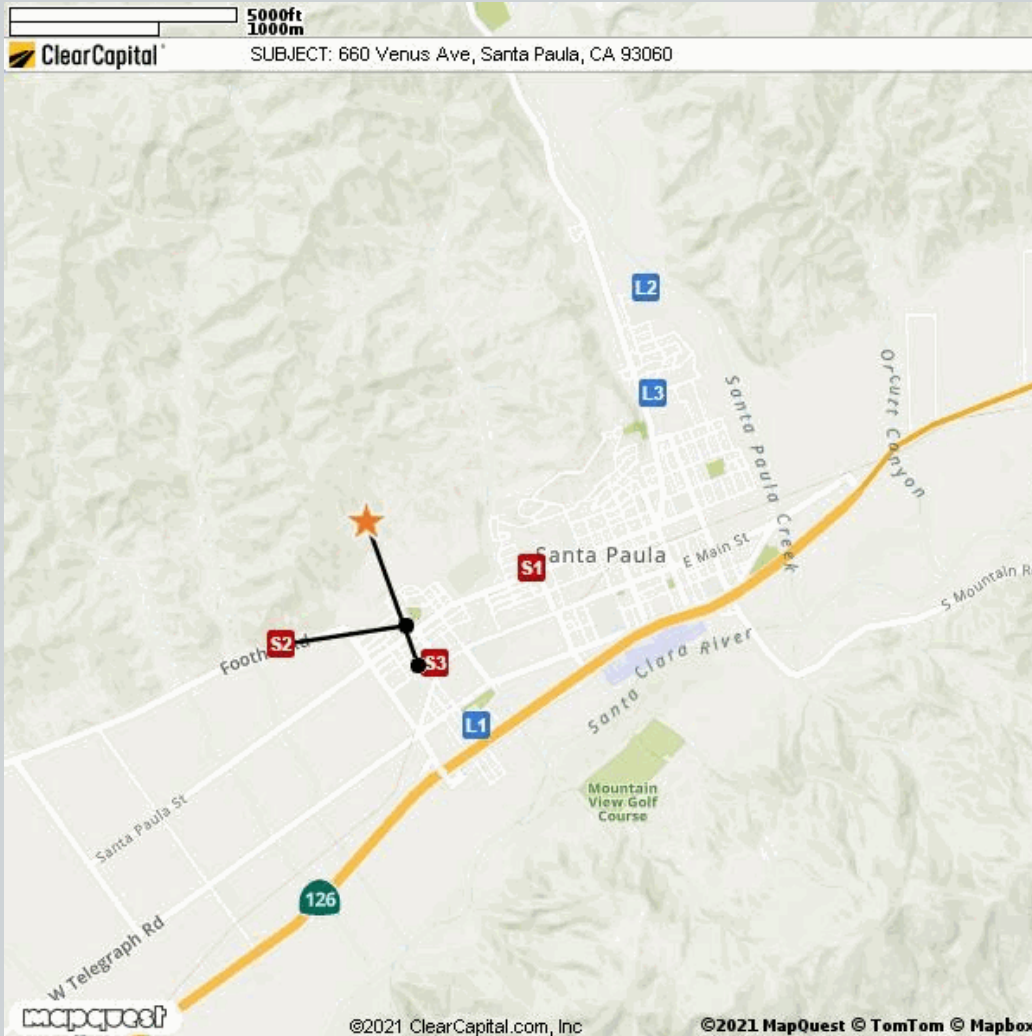
Address ★ 660 Venus Avenue, Santa Paula, CA 93060

Loan Number 43550

Suggested List \$610,000

Suggested Repaired \$610,000

Sale \$610,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	660 Venus Avenue, Santa Paula, CA 93060	--	Parcel Match
L1 Listing 1	341 Dartmouth Road, Santa Paula, CA 93060	0.49 Miles ¹	Parcel Match
L2 Listing 2	1222 Maple Street, Santa Paula, CA 93060	2.38 Miles ¹	Parcel Match
L3 Listing 3	828 Ojai Road, Santa Paula, CA 93060	1.91 Miles ¹	Parcel Match
S1 Sold 1	136 W Santa Paula Street, Santa Paula, CA 93060	0.73 Miles ¹	Parcel Match
S2 Sold 2	329 Hardison Street, Santa Paula, CA 93060	0.23 Miles ¹	Parcel Match
S3 Sold 3	88 Pamela Court, Santa Paula, CA 93060	0.08 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	Gerald Breiner	Company/Brokerage	Realty ONE Group Summit
License No	00886035	Address	97 Anacapa Street Ventura CA 93001
License Expiration	03/12/2023	License State	CA
Phone	8057947323	Email	jerry.breiner1@gmail.com
Broker Distance to Subject	11.61 miles	Date Signed	08/14/2021

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.