

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>	5060 W Ashcroft Avenue, Fresno, CA 93722	<b>Order ID</b>	7184555	<b>Property ID</b>	29848539
<b>Inspection Date</b>	03/22/2021	<b>Date of Report</b>	03/23/2021		
<b>Loan Number</b>	43590	<b>APN</b>	510-303-62		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Fresno		

### Tracking IDs

<b>Order Tracking ID</b>	0322BPO	<b>Tracking ID 1</b>	0322BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Perez Jessica L	<b>Condition Comments</b> single story, dual pane windows, stucco exterior with composition roofing, single car garage
<b>R. E. Taxes</b>	\$1,624	
<b>Assessed Value</b>	\$137,864	
<b>Zoning Classification</b>	RS5	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<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> Subject is near highway 99, basin, businesses, schools; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of different styles and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4 mile radius there is no active, 3 pending and 9 sold comps and in the last year there are 15 homes that sold. There are 1 short sales and no foreclosures in area. There is no search parameters used i...
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$207,990 High: \$215,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Neighborhood Comments

Subject is near highway 99, basin, businesses, schools; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of different styles and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4 mile radius there is no active, 3 pending and 9 sold comps and in the last year there are 15 homes that sold. There are 1 short sales and no foreclosures in area. There is no search parameters used in search.

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	5060 W Ashcroft Avenue	4349 N Delbert Ave	4011 Milburn	4320 N Constance Ave
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93722	93722	93722	93722
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.33 <sup>1</sup>	0.40 <sup>1</sup>	0.20 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$205,000	\$200,000	\$240,000
<b>List Price \$</b>	--	\$205,000	\$200,000	\$240,000
<b>Original List Date</b>		02/18/2021	03/03/2021	03/10/2021
<b>DOM · Cumulative DOM</b>	-- · --	3 · 33	5 · 20	2 · 13
<b>Age (# of years)</b>	37	35	39	35
<b>Condition</b>	Average	Average	Average	Average
<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 na	1 Story ranch	1 Story contemp	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,113	1,154	1,000	1,215
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	2 · 2	3 · 2
<b>Total Room #</b>	6	6	5	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	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>	.07 acres	0.09 acres	.09 acres	0.13 acres
<b>Other</b>	na	MLS#554841	MLS#555528	MLS#555907

\* Listing 1 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.

### Current Listings - Cont.

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

- Listing 1** Great starter home for first time home buyers or Great Investment property Needs a little TLC to make this little GEM shine Good size bedrooms, Large backyard for family BBQs Set your appointment today Presenting offers Sunday @10
- Listing 2** Nice home ready to move in close to shopping, schools and highway 99. It is Half part of a duplex as part of the whole similar development. Washer, dryer and refrigerator included. Corner with possible RV parking.
- Listing 3** Here's your chance to own a wonderfully maintained, move-in ready home in an established northwest Fresno neighborhood. Re-dashed exterior stucco, newly painted interior, new carpet and new fencing are just some of the amenities you are sure to enjoy in this home. The functional floor plan features a nice size living room, and eat-in kitchen. Featuring 3 bedrooms, two baths and indoor laundry this home is perfect for a variety of buyers. Enjoy the expansive covered patio and spacious lot to entertain friends and family. All this and more, call today for a private tour!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5060 W Ashcroft Avenue	4146 N Brix Ave	4256 N Brix Ave	4244 N Brix Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93722	93722	93722	93722
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 <sup>1</sup>	0.07 <sup>1</sup>	0.08 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$229,990	\$209,900	\$215,000
List Price \$	--	\$229,990	\$209,900	\$215,000
Sale Price \$	--	\$215,000	\$210,000	\$215,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	01/27/2021	03/05/2021	02/12/2021
DOM · Cumulative DOM	-- · --	4 · 43	17 · 71	5 · 29
Age (# of years)	37	38	38	38
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	1 Story na	1 Story ranch	1 Story ranch	1 Story contemp
# Units	1	1	1	1
Living Sq. Feet	1,113	1,061	1,180	1,061
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	2 · 2
Total Room #	6	5	6	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.07 acres	0.11 acres	0.08 acres	0.09 acres
Other	na	MLS#552317	MLS#552520	MLS#551744
Net Adjustment	--	-\$6,340	-\$2,010	+\$4,260
Adjusted Price	--	\$208,660	\$207,990	\$219,260

\* Sold 2 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** Fully remodeled home, seller spared no expense on this 2 bedroom 2 bath home which includes new flooring, baseboards, fresh paint inside and out, granite counter tops in Kitchen and both baths, new Drive Way and coming soon new front and backyard landscaping within the next week. All price just right for that first time buyer or small family looking for the perfect house. Don't miss your opportunity to view as you will not be disappointed. Added \$3k bed, \$1560 sf, \$300 age and deducted \$10k condition and \$1200 lot.
- Sold 2** Looking for a great investment property? This 3 bedroom 2 bathroom home offers a great floorplan. You are welcomed by the cozy great room showcasing newer flooring. The formal dining room can also be used as a great office/zoom space. Nice kitchen located in the back of the home with views into the backyard. Ample storage with tile countertops. Good size bedrooms and indoor laundry hook up. Good size backyard with covered patio. Added \$3k age and deducted \$2010 sf and \$300 lot.
- Sold 3** Whether you're looking to buy your first home, upgrading from your apartment/condo, downsizing, or looking for an investment property this home is ready for you. This home shares an adjoining wall with some fantastic neighbors but has NO HOA. The home boasts 2 beds, 2 full baths, a sizeable yard, laundry inside, and so much more! Added \$3k bed, \$1560 sf and \$300 age. Deducted \$600 lot.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject is not listed or has it been listed in the last 12 months per Fresno MLS.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$210,000	\$210,000
<b>Sales Price</b>	\$210,000	\$210,000
<b>30 Day Price</b>	\$207,990	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, sold date 9/15/20 or sooner, no short sales or foreclosures, SFR, square foot 900-1350, 1974-1994 in age, single story, within ¼ mile radius there is 5 sold comps, within ½ mile radius there are 13 comps. There is 3 pending and 10 sold comps. Comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot, style, and GLA. When pricing the subject all 6 comparable were factored in as well as the subject's location, design and appeal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster.</p>		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.



## Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

### Subject Photos



Street



Other

## Listing Photos

**L1** 4349 N Delbert Ave  
Fresno, CA 93722



Front

**L2** 4011 Milburn  
Fresno, CA 93722



Front

**L3** 4320 N Constance Ave  
Fresno, CA 93722



Front

## Sales Photos

**S1** 4146 N Brix Ave  
Fresno, CA 93722



Front

**S2** 4256 N Brix Ave  
Fresno, CA 93722



Front

**S3** 4244 N Brix Ave  
Fresno, CA 93722



Front

### ClearMaps Addendum

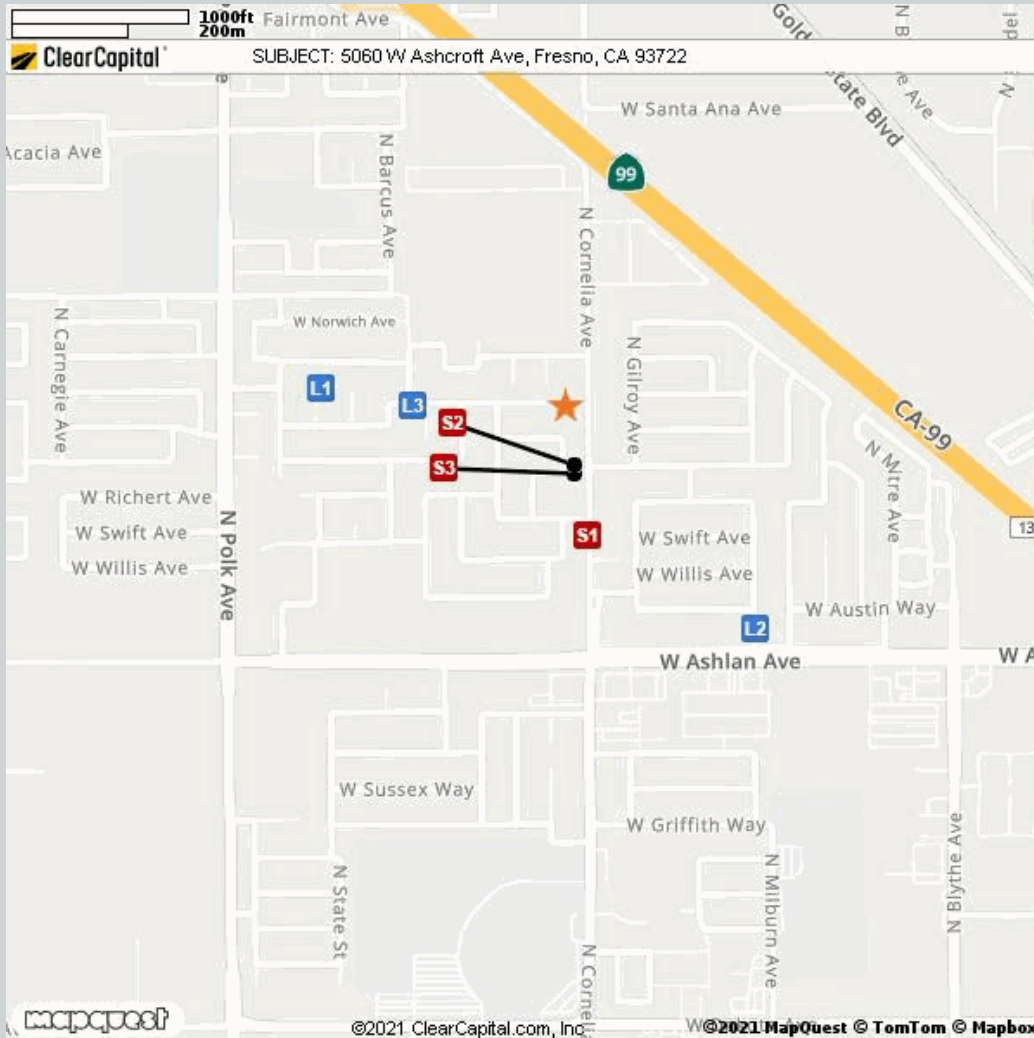
**Address** ★ 5060 W Ashcroft Avenue, Fresno, CA 93722

**Loan Number** 43590

**Suggested List** \$210,000

**Suggested Repaired** \$210,000

**Sale** \$210,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5060 W Ashcroft Avenue, Fresno, CA 93722	--	Parcel Match
L1 Listing 1	4349 N Delbert Ave, Fresno, CA 93722	0.33 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4011 Milburn, Fresno, CA 93722	0.40 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4320 N Constance Ave, Fresno, CA 93722	0.20 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4146 N Brix Ave, Fresno, CA 93722	0.17 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4256 N Brix Ave, Fresno, CA 93722	0.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4244 N Brix Ave, Fresno, CA 93722	0.08 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>	Danielle Carnero	<b>Company/Brokerage</b>	HomeSmart PV and Associates
<b>License No</b>	01507071	<b>Address</b>	362 S. Sierra Vista ave Fresno CA 93702
<b>License Expiration</b>	06/15/2021	<b>License State</b>	CA
<b>Phone</b>	5598362601	<b>Email</b>	daniellecarnero@gmail.com
<b>Broker Distance to Subject</b>	8.72 miles	<b>Date Signed</b>	03/23/2021

*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.**