

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>	27811 Antelope Road, Sun City, CA 92585	<b>Order ID</b>	7507901	<b>Property ID</b>	30840270
<b>Inspection Date</b>	08/15/2021	<b>Date of Report</b>	08/17/2021		
<b>Loan Number</b>	43605	<b>APN</b>	333-263-068		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Riverside		

### Tracking IDs

<b>Order Tracking ID</b>	0813BPO_Update	<b>Tracking ID 1</b>	0813BPO_Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Redwood Holdings LLC	<b>Condition Comments</b>	Single story home, wood siding and brick accent, with a tile roof and 2 car garage. Home and landscaping appears maintained.
<b>R. E. Taxes</b>	\$2,874		
<b>Assessed Value</b>	\$249,140		
<b>Zoning Classification</b>	R1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (Lock box on home)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Hill Point HOA 951-296-5640		
<b>Association Fees</b>	\$65 / Month (Pool,Other: Playground, Parks)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	Subject located in a neighborhood with single and two story homes, subject sets across the street from apartment complex. Most homes in this community appears maintained. Close to shopping, schools and parks. Standard sales are dominating the market at this time.
<b>Local Economy</b>	Stable		
<b>Sales Prices in this Neighborhood</b>	Low: \$380,000 High: \$489,900		
<b>Market for this type of property</b>	Increased 15 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	27811 Antelope Road	27776 Spring Meadow Ct	27811 Cactus Flower Dr	27702 Via Real
<b>City, State</b>	Sun City, CA	Sun City, CA	Romoland, CA	Sun City, CA
<b>Zip Code</b>	92585	92585	92585	92585
<b>Datasource</b>	Title Company	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.05 <sup>1</sup>	0.10 <sup>1</sup>	0.42 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$385,000	\$405,000	\$450,000
<b>List Price \$</b>	--	\$385,000	\$425,000	\$450,000
<b>Original List Date</b>		08/10/2021	07/30/2021	08/12/2021
<b>DOM · Cumulative DOM</b>	-- · --	4 · 7	5 · 18	3 · 5
<b>Age (# of years)</b>	32	32	32	32
<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 Tract	1 Story Tract	1 Story Tract	1 Story Tract
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,207	927	1,207	1,542
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	3 · 2	4 · 2
<b>Total Room #</b>	6	5	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	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>	.08 acres	0.11 acres	0.08 acres	0.13 acres
<b>Other</b>	--	--	--	--

\* Listing 2 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** \* Open Floor Plan \* 2 Bedroom \* 2 Bathroom \* 2 Car Garage located in Hillpointe HOA neighborhood \* Community Pool \* Park \* Community Center \* Living Room \* Dining Area Open to Kitchen \* New Carpet in Hallway and Bedrooms \* Upgraded Wood Type Flooring in Living Room and Dining Area \* Ceiling Fan in Dining Room \* Lots of Light \* Laundry is inside \* Backyard Features a Patio \* Gazebo and my Personal Favorite ~ your very own Shed Project just waiting to be finished
- Listing 2** This community includes a gated pool/spa, clubhouse, basketball courts, playground, lots of grass, and scenic walking trails. Inside you'll be greeted with an open floor plan, vaulted ceilings, an abundance of natural light, and beautifully updated flooring. The kitchen includes a peninsula island with bar seating, granite countertops, plenty of cabinet space, and a private patio area. The kitchen flows seamlessly into a breakfast nook/dining area & a family room where you'll find a cozy fireplace and easy access to the backyard. The master suite is complete with a large closet and a private bath featuring a large walk-in shower. The other bedrooms are generously sized and do share a full bath.
- Listing 3** The home features a beautiful open kitchen with white cabinets, stainless steel appliances, breakfast bar, pantry and plenty of cabinet space. The kitchen opens nicely to the dining room making it perfect for entertaining guests. Dining room also features beautiful French doors leading out to the private backyard with no neighbors behind! Warm up by the beautiful fireplace located in the family room. Master bedroom features a ceiling fan and French doors that opens nicely to the backyard. Master bathroom features dual sinks, refaced shower and new toilet. The secondary 3 bedrooms each feature their own closet and ceiling fan. Secondary bathroom has been updated with refaced shower/bathtub and new toilet. Convenient indoor laundry with cabinets.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	27811 Antelope Road	27948 Rain Dance Dr	27986 Moonridge Dr	27543 Via Real
City, State	Sun City, CA	Romoland, CA	Sun City, CA	Sun City, CA
Zip Code	92585	92585	92585	92585
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.06 <sup>1</sup>	0.08 <sup>1</sup>	0.39 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$395,000	\$399,900	\$438,888
List Price \$	--	\$395,000	\$399,900	\$438,888
Sale Price \$	--	\$415,000	\$420,000	\$460,000
Type of Financing	--	Fha	Va	Fha
Date of Sale	--	06/17/2021	04/30/2021	07/23/2021
DOM · Cumulative DOM	-- · --	3 · 34	2 · 28	5 · 36
Age (# of years)	32	32	32	32
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	1 Story Tract	1 Story Tract	1 Story Tract	1 Story Tract
# Units	1	1	1	1
Living Sq. Feet	1,207	1,207	1,207	1,422
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
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	--
Lot Size	.08 acres	0.09 acres	0.10 acres	0.12 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	-\$8,500
Adjusted Price	--	\$415,000	\$420,000	\$451,500

\* 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** Darling 3 bedroom 2 bath home within a charming community in Menifee. Low maintenance front yard and low maintenance private backyard. There is also an atrium/patio through the French door off the kitchen. Kitchen has granite counters, refinished cabinets with new hardware and breakfast bar. LED lights throughout the house. New energy efficient AC unit with smart Wi-Fi thermostat installed July 2020. Home comes with refrigerator and 55" smart TV. Laundry is inside. Shutters throughout the house. The neighborhood has an HOA maintained community pool, spas, clubhouse and park to enjoy all summer long.
- Sold 2** This beautiful 3 BEDROOM, 2 BATHROOM home features an UPDATED CUSTOM KITCHEN with MODERN WHITE CABINETRY, STAINLESS STEEL appliances and fixtures, plus lovely upgraded countertops which have been extended to allow for additional seating at the counter, in addition to the dining area. The VAULTED CEILINGS in the living room add to the open, airy feel. The entire home has been updated, showcasing CONTEMPORARY GRAY PAINT, WOOD-LOOK FLOORS, and UPGRADED NEWER CARPET in all 3 bedrooms. Just outside the great room, leads to the back yard where you will find a CUSTOM DECK, and stepping stones leading to an outdoor kitchen area in back with plenty of room for outdoor entertaining. Just through the kitchen on other side of the house is a quaint PRIVATE PATIO as well, the perfect place to sit as the evenings cool down. This home includes a TWO CAR GARAGE and INDOOR LAUNDRY room.
- Sold 3** This Fabulous TURNKEY 4 Bedroom/ 2 Bathroom (county records shows it as a 3 bedroom) home is located in the wonderful city of Menifee. The home features a beautiful, large open kitchen with granite countertops and plenty of storage. The beautiful laminate wood flooring is a perfect highlight of this home. Sit back and Relax and enjoy your cozy fireplace in the living room, perfect for entertaining family and friends. Located just a few short miles to Temecula Valley's Famous Award Winning Wine Country, shopping, restaurants, the mall and the I-15 and I-215 freeways! Adjusted for GLA.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Subject was listed as a standard sale. Just sold on 8/13/2021.				
<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>	1						
<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>
07/09/2021	\$419,900	--	--	Sold	08/13/2021	\$445,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$440,000	\$440,000
<b>Sales Price</b>	\$445,000	\$445,000
<b>30 Day Price</b>	\$425,000	--
<b>Comments Regarding Pricing Strategy</b>		
I went back 6 months, out in distance 1 mile. The ones used are the best possible currently available comps. All comps are located in a neighborhood that compares to subject. The information used to complete this report was gathered from the local MLS and the current market condition was taken into consideration. Low inventory so most homes sell for higher than the list price.		

### 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



### Subject Photos



Other



Other

## Listing Photos

**L1** 27776 Spring Meadow Ct  
Sun City, CA 92585



Front

**L2** 27811 Cactus Flower Dr  
Romoland, CA 92585



Front

**L3** 27702 Via Real  
Sun City, CA 92585



Front

## Sales Photos

**S1** 27948 Rain Dance Dr  
Romoland, CA 92585



Front

**S2** 27986 Moonridge Dr  
Sun City, CA 92585



Front

**S3** 27543 Via Real  
Sun City, CA 92585



Front

### ClearMaps Addendum

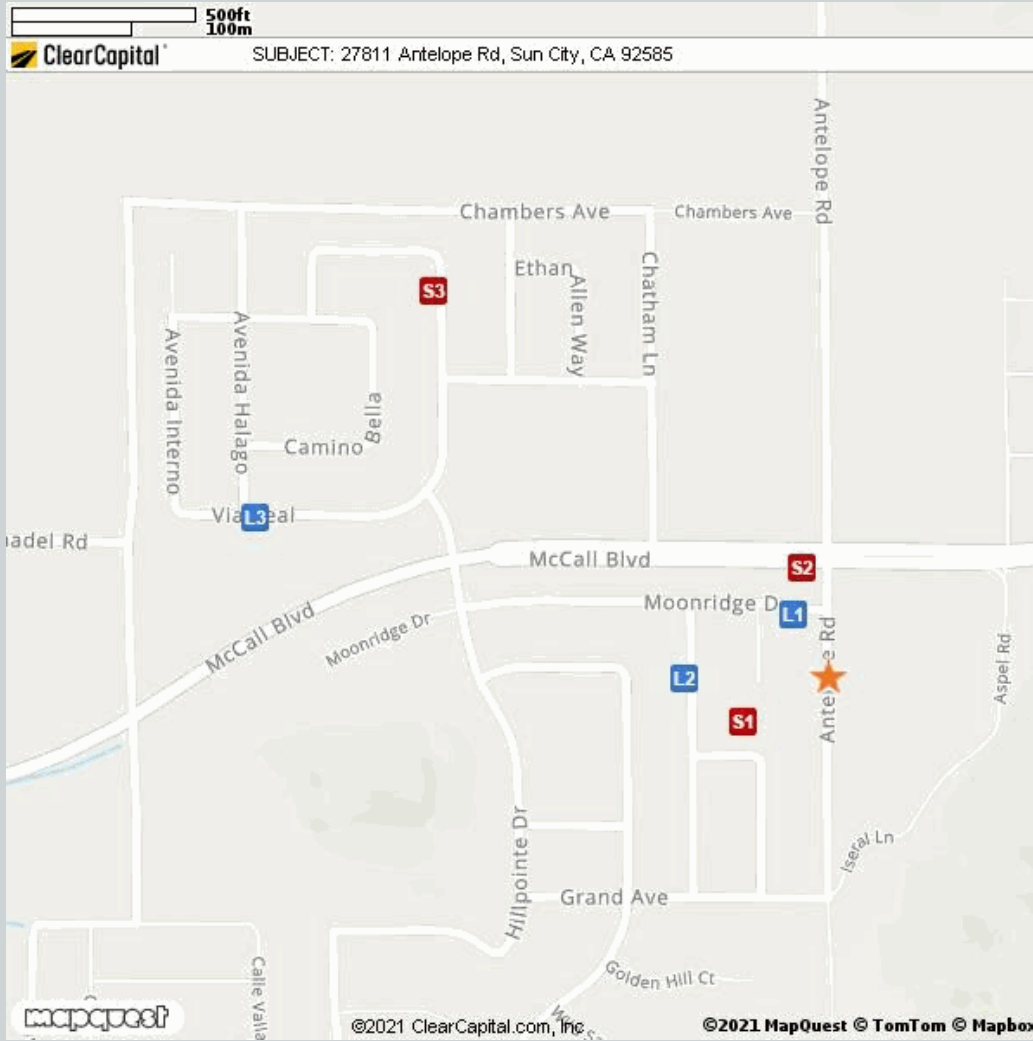
**Address** ★ 27811 Antelope Road, Sun City, CA 92585

**Loan Number** 43605

**Suggested List** \$440,000

**Suggested Repaired** \$440,000

**Sale** \$445,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	27811 Antelope Road, Sun City, CA 92585	--	Parcel Match
L1 Listing 1	27776 Spring Meadow Ct, Menifee, CA 92585	0.05 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	27811 Cactus Flower Dr, Menifee, CA 92585	0.10 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	27702 Via Real, Menifee, CA 92585	0.42 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	27948 Rain Dance Dr, Menifee, CA 92585	0.06 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	27986 Moonridge Dr, Menifee, CA 92585	0.08 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	27543 Via Real, Menifee, CA 92585	0.39 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>	Fernand DeChristopher	<b>Company/Brokerage</b>	DeChristopher Properties
<b>License No</b>	01062377	<b>Address</b>	25810 Floyd Ave. Menifee CA 92585
<b>License Expiration</b>	07/05/2023	<b>License State</b>	CA
<b>Phone</b>	9517336896	<b>Email</b>	chrismovesu@gmail.com
<b>Broker Distance to Subject</b>	2.80 miles	<b>Date Signed</b>	08/15/2021

*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:**

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