

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>	1808 Brahms Way, Modesto, CA 95358	<b>Order ID</b>	7570523	<b>Property ID</b>	31006897
<b>Inspection Date</b>	09/09/2021	<b>Date of Report</b>	09/09/2021		
<b>Loan Number</b>	43747	<b>APN</b>	081056012000		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Stanislaus		

### Tracking IDs

<b>Order Tracking ID</b>	0908BPO_Update	<b>Tracking ID 1</b>	0908BPO_Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	REDWOOD HOLDINGS LLC	<b>Condition Comments</b> Subject property does not appear to need many exterior repairs. The home does conform to the neighborhood, although curb appeal is low due to the lack of landscaping. Subject property is very near to freeway access & a college campus within walking distance.
<b>R. E. Taxes</b>	\$2,028	
<b>Assessed Value</b>	\$188,070	
<b>Zoning Classification</b>	Residential	
<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 located in a neighborhood with prime freeway and shopping access. subject is located within walking distance from one of the local community college campuses (MJC), which is highly desirable. Subject is in a nice, and smaller school district. This district does have a higher desirability, and is shared with some more rural "country" communities. Overall, this neighborhood was in average condition, and is one of the newer communities in that area - sought after for being so close to the college. These homes have not been staying on market long
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$375000 High: \$539500	
<b>Market for this type of property</b>	Decreased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	1808 Brahms Way	2700 Kidd Ave	2701 Wickman Ct	1324 October Way
<b>City, State</b>	Modesto, CA	Modesto, CA	Modesto, CA	Modesto, CA
<b>Zip Code</b>	95358	95358	95358	95358
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.53 <sup>1</sup>	0.71 <sup>1</sup>	0.54 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$409,950	\$455,000	\$395,000
<b>List Price \$</b>	--	\$409,950	\$455,000	\$395,000
<b>Original List Date</b>		09/01/2021	09/07/2021	07/29/2021
<b>DOM · Cumulative DOM</b>	-- · --	7 · 8	1 · 2	5 · 42
<b>Age (# of years)</b>	24	38	38	35
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Other	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Historical	1 Story Ranch	1 Story Ranch	1 Story contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,628	1,740	1,731	1,330
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	5	5
<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>	0.11 acres	0.18 acres	.2 acres	.14 acres
<b>Other</b>	--	--	--	--

\* 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** This is one of the closest comps I could find. Comp is in an older established neighborhood with a larger lot and is pending. Comp is similar in location being close to freeway and the college. Comp has the same amount of bedrooms and bathrooms and is only slightly larger. There were not many comps to choose from.
- Listing 2** comp just came on market and is the only current active listing in the areas surrounding the subject. comp is similar in size and style. kitchen has been updated to make it superior
- Listing 3** Although a bit smaller, this comp was one of the very few comps I had to choose from. This comp is pending and located close to the subject property. This home is in an older neighborhood, but the lot size is larger, and the home has had some updates to make up for the differences. This comp has higher curb appeal and has had updates to the kitchen and bathrooms.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1808 Brahms Way	2612 Amadeus Dr	2713 Amadeus Dr	1837 Poust Rd.
City, State	Modesto, CA	Modesto, CA	Modesto, CA	Modesto, CA
Zip Code	95358	95358	95358	95358
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 <sup>1</sup>	0.11 <sup>1</sup>	0.07 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$395,000	\$430,000	\$385,000
List Price \$	--	\$395,000	\$430,000	\$385,000
Sale Price \$	--	\$410,000	\$450,000	\$400,000
Type of Financing	--	Fha	Fha	Cash
Date of Sale	--	07/20/2021	09/03/2021	05/21/2021
DOM · Cumulative DOM	-- · --	49 · 49	4 · 46	6 · 30
Age (# of years)	24	24	24	24
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Other
Style/Design	1 Story Historical	1 Story Mediterranean	1 Story Ranch	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,628	1,631	1,631	1,631
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	6	5	6	6
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	0.11 acres	0.13 acres	0.101 acres	0.11 acres
Other	--	--	--	--
Net Adjustment	--	+\$7,000	-\$18,000	+\$10,000
Adjusted Price	--	\$417,000	\$432,000	\$410,000

\* Sold 1 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** This comp is very close to the subject on multiple points. Comp is close to the subject and in the same neighborhood. Comp has one less bedroom so it was adjusted by 10k. Curb appeal is higher on the comp adj 3k
- Sold 2** Comp 2 is comparable with the same bed/bath count and style of the home. Comp was adjusted 15k because it has a updated kitchen that increases the value. 3k for curb appeal.
- Sold 3** Comp was sold in may, but is right around the corner from subject property. Plus, there are not many comps to choose from that meet the criteria. This comp was in the same development and similar in size and style. Comp was adjusted 10k for market change since this comp was listed. Comp was then adjusted -3k for curb appeal and +3k for the street being slightly less desirable than our subject.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				no sales within the last 12 months			
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$410,000	\$410,000
<b>Sales Price</b>	\$410,000	\$410,000
<b>30 Day Price</b>	\$399,000	--
<b>Comments Regarding Pricing Strategy</b>		
I would suggest a list price of 410k. If there is no traffic in the first two weeks I would drop the price to 405,000. Depending on the interest, if it was still on the market, I would drop the price again at the 30 day marker to 399k or less.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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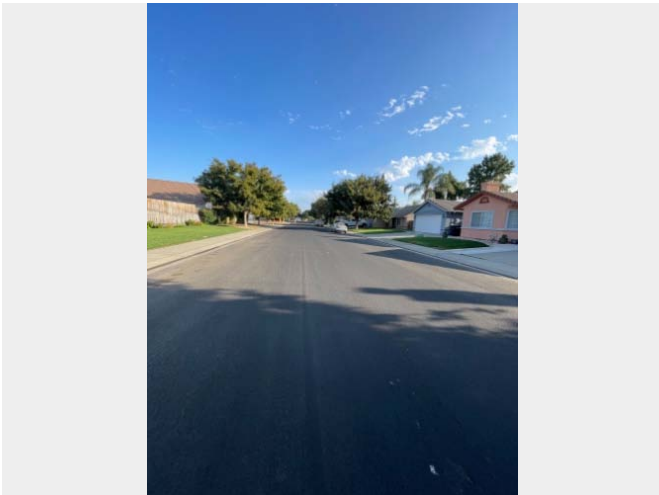
## Subject Photos



Front



Address Verification



Street

## Listing Photos

**L1** 2700 kidd ave  
Modesto, CA 95358



Front

**L2** 2701 wickman ct  
Modesto, CA 95358



Other

**L3** 1324 october way  
Modesto, CA 95358



Front



## Sales Photos

**S1** 2612 Amadeus Dr  
Modesto, CA 95358



Front

**S2** 2713 Amadeus Dr  
Modesto, CA 95358



Front

**S3** 1837 Poust Rd.  
Modesto, CA 95358



Front

### ClearMaps Addendum

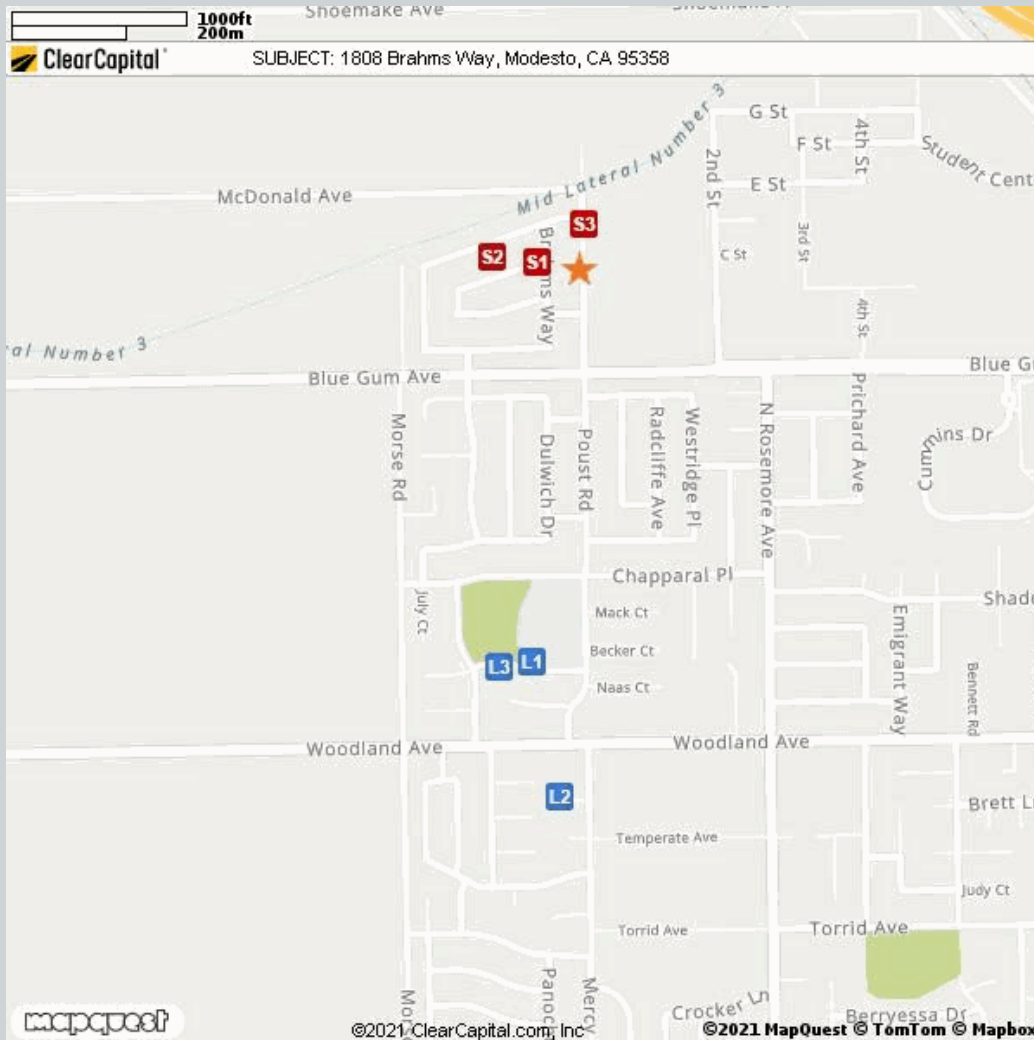
**Address** ★ 1808 Brahms Way, Modesto, CA 95358

**Loan Number** 43747

**Suggested List** \$410,000

**Suggested Repaired** \$410,000

**Sale** \$410,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1808 Brahms Way, Modesto, CA 95358	--	Parcel Match
L1 Listing 1	2700 Kidd Ave, Modesto, CA 95358	0.53 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2701 Wickman Ct, Modesto, CA 95358	0.71 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1324 October Way, Modesto, CA 95358	0.54 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2612 Amadeus Dr, Modesto, CA 95358	0.05 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2713 Amadeus Dr, Modesto, CA 95358	0.11 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1837 Poust Rd., Modesto, CA 95358	0.07 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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

## Report Instructions - cont.

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.

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>	Jessica Wagner	<b>Company/Brokerage</b>	Century 21mm
<b>License No</b>	02109884	<b>Address</b>	605 Standiford Ave Ste D Modesto CA 95350
<b>License Expiration</b>	03/12/2024	<b>License State</b>	CA
<b>Phone</b>	2099855791	<b>Email</b>	jwagner@c21mm.com
<b>Broker Distance to Subject</b>	3.11 miles	<b>Date Signed</b>	09/09/2021

*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.**