

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	4002 Arden Drive N, Fresno, CA 93703	Order ID	7260822	Property ID	30067743
Inspection Date	04/28/2021	Date of Report	04/28/2021		
Loan Number	43763	APN	446-144-01		
Borrower Name	Redwood Holdings LLC	County	Fresno		

Tracking IDs

Order Tracking ID	0427BPO	Tracking ID 1	0427BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Moua Mee	Condition Comments	
R. E. Taxes	\$997	Subdivision- State College Tract 3, corner lot, composition roof, stucco exterior, two car garage.	
Assessed Value	\$78,813		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
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	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is near canal, businesses, school and highway 168; 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 11 sold comps and in the last year there are 19 homes that sold. There is 1 short sale and no foreclosure in area. There is no search parameters used...	
Sales Prices in this Neighborhood	Low: \$217,660 High: \$240,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

Subject is near canal, businesses, school and highway 168; 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 11 sold comps and in the last year there are 19 homes that sold. There is 1 short sale and no foreclosure in area. There is no search parameters used in search.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4002 Arden Drive N	2159 Mayfair Dr	3826 E Harvard Ave	4177 E Cornell Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93703	93703	93703	93703
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.34 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$235,000	\$260,000	\$259,995
List Price \$	--	\$235,000	\$260,000	\$259,995
Original List Date		03/29/2021	04/16/2021	04/07/2021
DOM · Cumulative DOM	-- · --	8 · 30	3 · 12	4 · 21
Age (# of years)	70	67	70	66
Condition	Average	Average	Good	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,472	1,456	1,422	1,295
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 1	3 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.18 acres	0.15 acres	0.18 acres	0.16 acres
Other	MLS#554162	MLS#556768	MLS#557735	MLS#558011

* Listing 1 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.

Current Listings - Cont.

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

- Listing 1** Affordable well maintained 2/2 home with a Den, Converted garage which is being used as a third bedroom, newer windows & roof, large backyard and it is close to schools and shopping centers. Call and make your appointment today, this one won't last!
- Listing 2** Adorable home located in a great Central Fresno location! This charming 3 bedroom, 1 bath home features a large living area with room for a dining table as well. Galley style kitchen features granite counters and skylights for a bright and cheerful feel. Oversized master bedroom has access to the very spacious backyard that is perfect for all of your outdoor entertaining and play. Don't miss out on this one!
- Listing 3** Check out this 3 bedroom, 1.75 bath home in an established Fresno neighborhood! Air conditioner unit, ac panel is new, garbage disposal new, stove top new, dish washer new, oven new, painted entire interior of home, floors refinished, new linoleum in kitchen and bathroom, new medicine cabinet, new garage door, rails and motor. New back door, some windows were replaced in extra room and kitchen door. New toilet . Water main valve was replaced and water to exterior all capped off. All electrical outlets were changed by electrician and all installs of appliances were done by electrician. Cabinet doors in kitchen done and new lighting fixture in kitchen

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4002 Arden Drive N	2341 N Millbrook Ave	2607 N 6th St	2604 N 6th St
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93703	93703	93703	93703
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.50 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$240,000	\$239,000	\$240,000
List Price \$	--	\$240,000	\$239,000	\$240,000
Sale Price \$	--	\$232,000	\$240,000	\$237,000
Type of Financing	--	Fha	Conv	Fha
Date of Sale	--	10/30/2020	12/01/2020	01/08/2021
DOM · Cumulative DOM	-- · --	3 · 38	3 · 53	5 · 63
Age (# of years)	70	70	62	65
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,472	1,556	1,384	1,620
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	3 · 1 · 1
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	.18 acres	0.16 acres	0.17 acres	0.21 acres
Other	MLS#554162	MLS#548469	MLS#549478	MLS#550231
Net Adjustment	--	-\$11,920	-\$14,460	-\$19,340
Adjusted Price	--	\$220,080	\$225,540	\$217,660

* Sold 1 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** This Mayfair cutie shows pride of ownership! As you enter the home you are greeted by a large living area with Tuscan Mural and arch leading to another living area which could also be used as a formal dining room. The updated spacious kitchen boasts granite counters, tile backsplash, pantry, gas range, customized light fixture and door pulls and large island! The kitchen french doors open to a large covered patio. The isolated master suite features a walk-in closet and updated master bath. The updated main bath serves 2 ample sized bedrooms. Original hardwood flooring throughout home. Park your RV, boat, or extra vehicles in the RV space in the spacious backyard which also has a variety of fruit trees and storage shed. Call now! Deducted (-) \$10k updates, \$2520 sf, \$5k bed, and added (+) \$5k garage and \$600 lot.
- Sold 2** Central Fresno home like new inside and out. New roof, interior/exterior paint, fixtures and carpet. Large kitchen and eating area opens onto a tiled living room. Spacious backyard features several fruit trees, and a screened in porch. Section 1 termite clearance already complete. Deducted \$ (-)10k updates, \$2400 age, \$5k bed and added (+) \$2640 sf and \$300 lot size.
- Sold 3** Great investment opportunity or fixer-upper! This 3bd/2 ba property has some good bones and just needs a little love to turn into a great property at a great value. Large front yard and driveway leading up to your 2-car garage. Vaulted ceiling living space with large row of windows gives the home owner plenty of natural light. Living space has upgraded laminate flooring that transitions into tile throughout the rest of the home. Kitchen has upgraded appliances along with very nice cabinets and stone-like countertops. Bedrooms are all very spacious. Very Large Backyard with a covered patio. This space has all the makings to be beautifully designed, just use your imagination. Very solid home that just needs a touch of love! Deducted (-) \$10k updates, \$1500 age, \$5k bed, \$4440 and \$900 lot and added (+) \$2500 bath.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject is listed and pending.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
02/03/2021	\$215,000	--	--	Pending/Contract	02/24/2021	\$215,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$222,000	\$222,000
Sales Price	\$222,000	\$222,000
30 Day Price	\$218,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, sold date 10/28/20 or sooner, no short sales or foreclosures, SFR, square 1250-1700, 1951-1971, single story, within ¼ mile radius there is 1 comps, within ½ mile radius there is 10 comps, there is 4 pending and 6 sold comps. All sold comps are from 1/8/21 or later date. 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 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



Address Verification



Address Verification



Side



Side



Side

Subject Photos



Side



Street



Street



Other

Listing Photos

L1 2159 Mayfair Dr
Fresno, CA 93703



Front

L2 3826 E Harvard Ave
Fresno, CA 93703



Front

L3 4177 E Cornell Ave
Fresno, CA 93703



Front

Sales Photos

S1 2341 N Millbrook Ave
Fresno, CA 93703



Front

S2 2607 N 6TH St
Fresno, CA 93703



Front

S3 2604 N 6Th St
Fresno, CA 93703



Front

ClearMaps Addendum

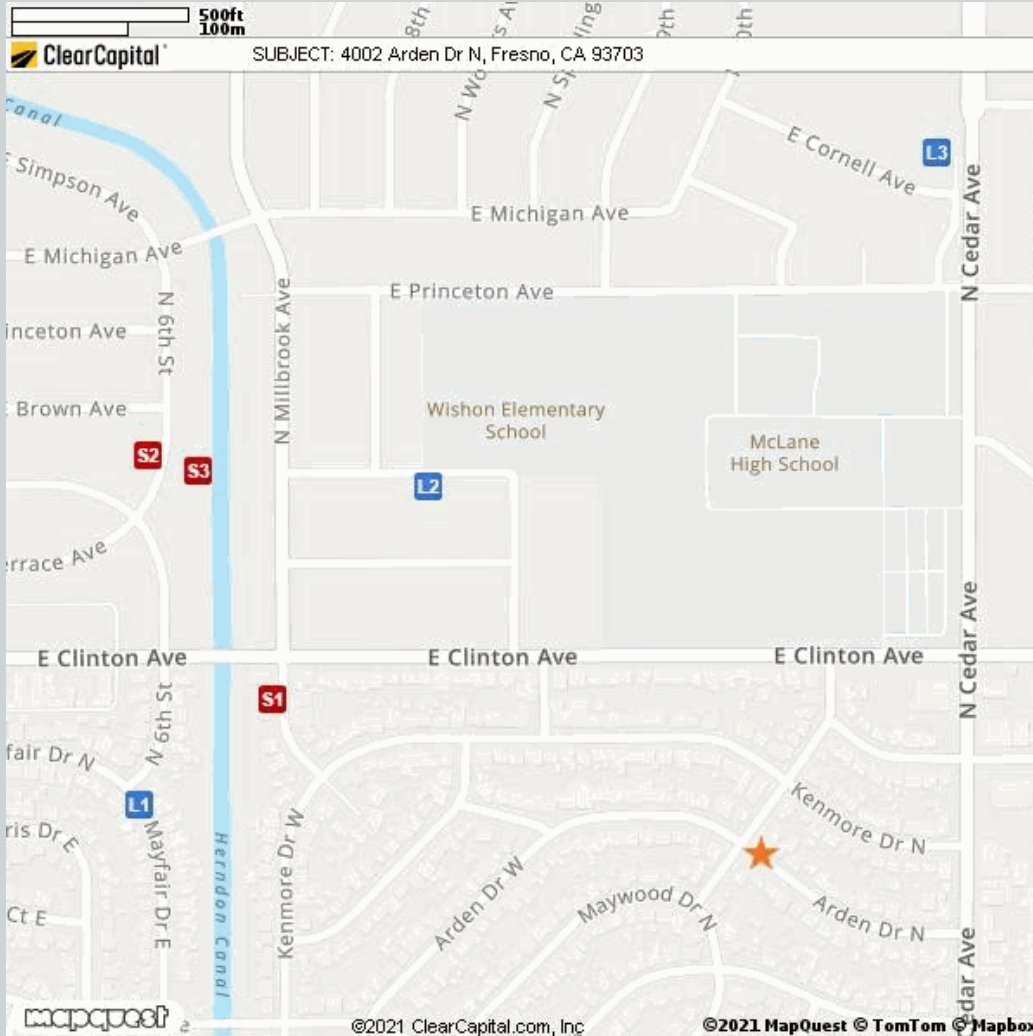
Address ★ 4002 Arden Drive N, Fresno, CA 93703

Loan Number 43763

Suggested List \$222,000

Suggested Repaired \$222,000

Sale \$222,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4002 Arden Drive N, Fresno, CA 93703	--	Parcel Match
L1 Listing 1	2159 Mayfair Dr, Fresno, CA 93703	0.42 Miles ¹	Parcel Match
L2 Listing 2	3826 E Harvard Ave, Fresno, CA 93703	0.34 Miles ¹	Parcel Match
L3 Listing 3	4177 E Cornell Ave, Fresno, CA 93703	0.50 Miles ¹	Parcel Match
S1 Sold 1	2341 N Millbrook Ave, Fresno, CA 93703	0.35 Miles ¹	Parcel Match
S2 Sold 2	2607 N 6th St, Fresno, CA 93703	0.50 Miles ¹	Parcel Match
S3 Sold 3	2604 N 6th St, Fresno, CA 93703	0.47 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	Danielle Carnero	Company/Brokerage	HomeSmart PV and Associates
License No	01507071	Address	362 S. Sierra Vista ave Fresno CA 93702
License Expiration	06/15/2021	License State	CA
Phone	5598362601	Email	daniellecarnero@gmail.com
Broker Distance to Subject	2.27 miles	Date Signed	04/28/2021

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.