

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	29080 Calle Del Buho, Murrieta, CA 92563	Order ID	7143140	Property ID	29700963
Inspection Date	03/03/2021	Date of Report	03/04/2021		
Loan Number	43781	APN	908240006		
Borrower Name	Redwood Holdings LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	0302BPO	Tracking ID 1	0302BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Leland H & Lois H Wurtz	Condition Comments	
R. E. Taxes	\$2,756	Home appears maintained from exterior. Wood siding, shingle roof and 2 car garage.	
Assessed Value	\$240,006		
Zoning Classification	R1		
Property Type	Manuf. Home		
Occupancy	Vacant		
Secure?	Yes		
	(Home appears locked up.)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	Golf Knolls 9516775414		
Association Fees	\$85 / Month (Pool,Greenbelt,Other: Club house)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject located in a 55+ community with all manufactured homes. Most homes in this community appears maintained, easy access to shopping and restaurants.	
Sales Prices in this Neighborhood	Low: \$225,000 High: \$390,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	29080 Calle Del Buho	38210 Via Taffia	28915 Via Zapata	38081 Calle Clavel
City, State	Murrieta, CA	Murrieta, CA	Murrieta, CA	Murrieta, CA
Zip Code	92563	92563	92563	92563
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.27 ¹	0.23 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$375,000	\$329,000	\$385,000
List Price \$	--	\$375,000	\$329,000	\$385,000
Original List Date		02/25/2021	02/18/2021	01/07/2021
DOM · Cumulative DOM	-- · --	1 · 7	12 · 14	55 · 56
Age (# of years)	31	36	23	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 Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,872	1,950	1,664	1,920
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	6	6	6	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	0.11 acres	0.17 acres	0.12 acres	0.11 acres
Other	--	--	--	--

* Listing 3 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** . This corner lot has a large 2 car garage, along with a nice sized RV parking. Easy to maintain, built in 1985, this manufactured home has 3 Bedrooms, 2 Full bathrooms Currently bedroom 3 is set up as an office / den. Property has a large, open layout with High ceilings, nice wood beams, LED -Can lighting and wood shutters. Recent upgrades included new paint, carpet, tankless water heater and stainless-steel appliances. Some bonus items that stand out on this property are a very large master closet, massive laundry room with space for a sink or fridge. Also a covered patio with enough yard for your pup. Property automatically comes with clear-termite and 1 year home warranty. Golf Knolls is the premier HOA among this community.
- Listing 2** This is the home you have been waiting for! Very nice manufactured home in desirable Golf Knolls in Murrieta for ages 55 and better. 3 bedrooms 2 bathrooms. Has a 2 car garage and on a permanent foundation with a 433 certificate. Spacious kitchen with pull out drawers and a large pantry. A separate formal dining room off the kitchen, family room with cozy fireplace and a spacious living room too. On the side yard you have a nice covered patio. Separate laundry room is off the kitchen. Great floor plan where the master bedroom and bathroom is on one side of the house and the other 2 bedrooms and bathroom on the other side of the house perfect for an office and a guest room.
- Listing 3** This is a must see gorgeous updated corner lot home in the desirable neighborhood of Golf Knolls (55+). The home is a spacious 1920 sq. ft. It has been totally remodeled and ready to move in! The outside of the home is newly painted in a neutral gray with white trim. The inside of the home has been completely painted with new light fixtures and larger 5" baseboard. There is an open floor plan with a formal living room/dining room combination that is bright and cheerful. A large family room has inviting gas fireplace with new mantle, grey brick tiles and new stone hearth. The kitchen has been remodeled with white cabinets, new butchers block countertops and white subway porcelain tile backsplash. All stainless steel appliances with a 5 burner range with a modern free floating range hood.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	29080 Calle Del Buho	29120 Calle Del Buho	38080 Calle Clavel	28923 Camino Alba
City, State	Murrieta, CA	Murrieta, CA	Murrieta, CA	Murrieta, CA
Zip Code	92563	92563	92563	92563
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.21 ¹	0.12 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$359,000	\$359,900	\$399,000
List Price \$	--	\$359,000	\$359,900	\$399,000
Sale Price \$	--	\$360,000	\$360,000	\$380,000
Type of Financing	--	Cash	Va	Va
Date of Sale	--	10/01/2020	10/21/2020	02/22/2021
DOM · Cumulative DOM	-- · --	4 · 34	4 · 61	20 · 67
Age (# of years)	31	22	43	26
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 ; Golf Course
Style/Design	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,872	1,841	1,808	1,664
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	6	6	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.10 acres	0.12 acres	0.12 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,700	+\$3,600	+\$8,000
Adjusted Price	--	\$357,300	\$363,600	\$388,000

* 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** Murrieta's own desirable Golf Course Knolls 55+ community brings you this well-maintained home offering approx. 1841 square feet of living space. Situated on the golf course to take in the views of course, pond and surrounding mountains and hills beyond from both the rear Aluma wood covered patio or from indoors through the numerous windows. Open floor plan with large living room with vaulted ceiling, formal dining room and also a family room with skylights that opens to the kitchen with white cabinets and appliances where you'll find a breakfast counter/bar for additional dining or a great place to entertain guests while cooking. Plantation shutters and tons of natural light throughout! Large master bedroom with walk-in closet, master bath with dual sinks separated by a vanity area. Adjusted for age.
- Sold 2** TUNNING 3 BEDROOM, 2 BATH HOME IN GOLF KNOLLS ACTIVE SENIOR COMMUNITY. This beautiful open concept home has been fully renovated. Walk in to your expansive living room with huge windows that bring in natural light. Next step in to your open dining room and brand new kitchen, featuring a large 8' island, all new white shaker cabinets with soft close, all new appliances, gorgeous quartz countertops and tile backsplash. Luxurious new flooring throughout the entire home, as well as new energy efficient windows, and HVAC system. Retreat to your serene master suite to find a huge walk in closet, as well as a grand master bathroom with custom tile shower and floors, plus a large free standing tub. The exterior of the home is freshly painted with a new concrete ramp leading to the the front door, including an open carport, and a detached oversized 1 car garage that will fit your car and golf cart, beautifully finished with drywall. Adjusted for age.
- Sold 3** TURN KEY on permanent foundation (433 CERT) Home Built in 1995 . This FABULOUS -- floor plan which features 2 Bed, 2 full Bathrooms with a den/office. upgraded laminate floors and carpet. As you sit in the formal dining room and kitchen table you will enjoy the BEAUTIFUL VIEWS of the Golf Course. The Home has been freshly painted inside and out. New Vinyl fencing. There are ceiling FANS throughout this home. The Kitchen offers STAINLESS STEEL appliances including the Refrigerator and a large island with a BUTCHER BLOCK COUNTER. In the LAUNDRY room there has been an added UTILITY CLOSET for extra storage*** The MASTER BEDROOM is huge and offers high ceilings and OVERSIZED BATHROOM that features DUAL SINKS completely remodeled with a WALK IN SHOWER. Adjusted -1,500 age, +6,500 GLA and +3,000 garage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history on home			
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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$360,000	\$360,000
Sales Price	\$361,000	\$361,000
30 Day Price	\$350,000	--
Comments Regarding Pricing Strategy		
The information used to complete this report was gathered from the local MLS and the current market condition was taken into consideration. I went back 6 months, out in distance 1 mile. All comps located in same community as subject property.		

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.
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Subject Photos



Front



Front



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 38210 Via Taffia
Murrieta, CA 92563



Front

L2 28915 Via Zapata
Murrieta, CA 92563



Front

L3 38081 Calle Clavel
Murrieta, CA 92563



Front

Sales Photos

S1 29120 Calle Del Buho
Murrieta, CA 92563



Front

S2 38080 Calle Clavel
Murrieta, CA 92563



Front

S3 28923 Camino Alba
Murrieta, CA 92563



Front

ClearMaps Addendum

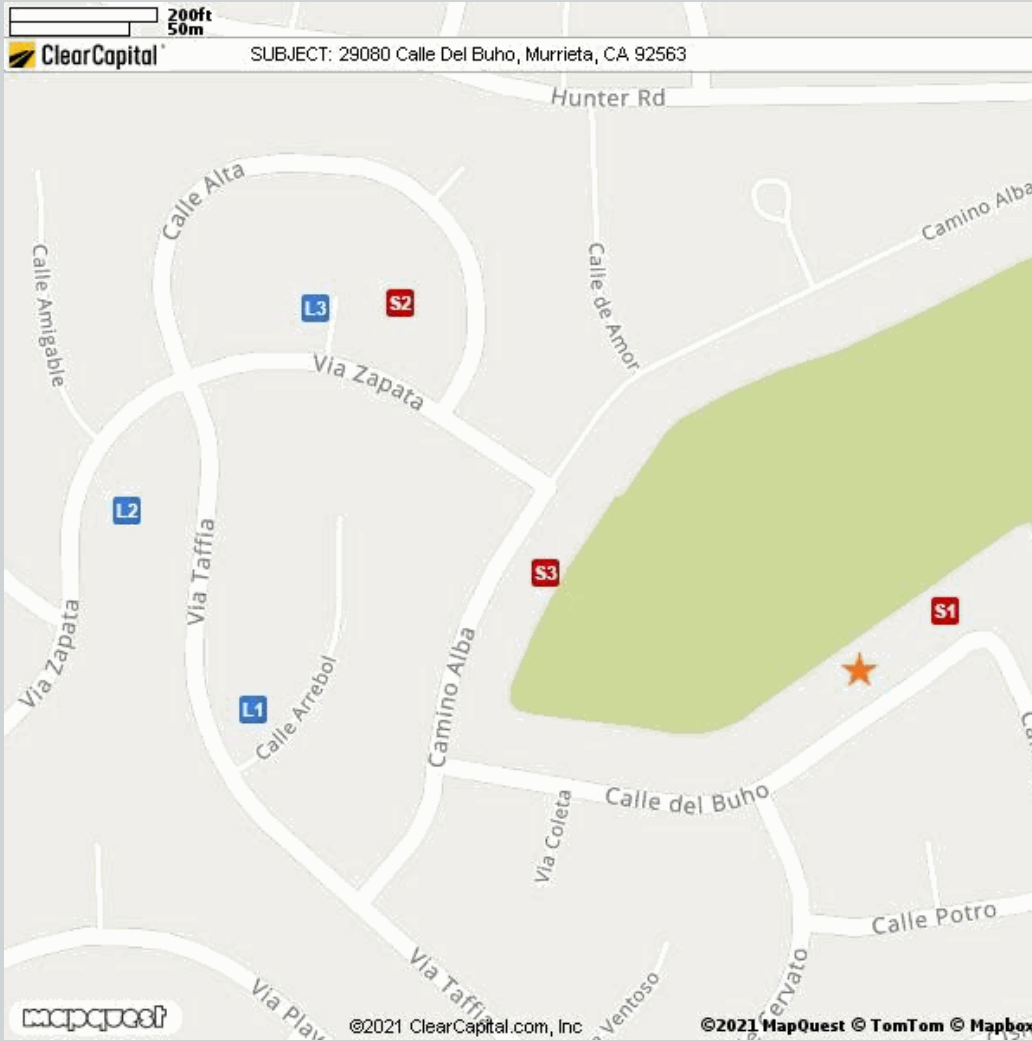
Address ★ 29080 Calle Del Buho, Murrieta, CA 92563

Loan Number 43781

Suggested List \$360,000

Suggested Repaired \$360,000

Sale \$361,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	29080 Calle Del Buho, Murrieta, CA 92563	--	Parcel Match
L1 Listing 1	38210 Via Taffia, Murrieta, CA 92563	0.21 Miles ¹	Parcel Match
L2 Listing 2	28915 Via Zapata, Murrieta, CA 92563	0.27 Miles ¹	Parcel Match
L3 Listing 3	38081 Calle Clavel, Murrieta, CA 92563	0.23 Miles ¹	Parcel Match
S1 Sold 1	29120 Calle Del Buho, Murrieta, CA 92563	0.04 Miles ¹	Parcel Match
S2 Sold 2	38080 Calle Clavel, Murrieta, CA 92563	0.21 Miles ¹	Parcel Match
S3 Sold 3	28923 Camino Alba, Murrieta, CA 92563	0.12 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	Fernand DeChristopher	Company/Brokerage	DeChristopher Properties
License No	01062377	Address	25810 Floyd Ave. Menifee CA 92585
License Expiration	07/05/2023	License State	CA
Phone	9517336896	Email	chrismovesu@gmail.com
Broker Distance to Subject	12.56 miles	Date Signed	03/03/2021

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.