

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	33306 Pitman Lane, Menifee, CA 92584	Order ID	7143140	Property ID	29701365
Inspection Date	03/04/2021	Date of Report	03/05/2021		
Loan Number	43787	APN	388-280-007		
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	Jesse Coyne	Condition Comments	
R. E. Taxes	\$5,318	Home appears maintained, landscaping is over grown needs lawn care. Single story stucco siding, tile roof and 3 car garage.	
Assessed Value	\$213,927		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$500		
Estimated Interior Repair Cost			
Total Estimated Repair	\$500		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject located in a neighborhood with single and two story homes, most homes in this community appears maintained. Close to shopping, schools and parks. Standard sales are dominating the market at this time.	
Sales Prices in this Neighborhood	Low: \$425,000 High: \$545,000		
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	33306 Pitman Lane	33394 Dolomite St	33956 Petunia St	29292 Woodbine Ln
City, State	Menifee, CA	Menifee, CA	Murrieta, CA	Menifee, CA
Zip Code	92584	92584	92563	92584
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.69 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$495,000	\$475,000	\$475,000
List Price \$	--	\$495,000	\$489,000	\$475,000
Original List Date		02/21/2021	01/31/2021	02/10/2021
DOM · Cumulative DOM	-- · --	11 · 12	14 · 33	4 · 23
Age (# of years)	17	17	17	17
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	2 Stories Tract	2 Stories Tract	1 Story Tract
# Units	1	1	1	1
Living Sq. Feet	2,258	2,469	2,375	2,444
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	6	8	8	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 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	0.18 acres	0.20 acres	0.14 acres	0.17 acres
Other	--	--	--	--

* Listing 2 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** Welcome home to a place where there is plenty of room to entertain inside and outside! Upon entering, you will be greeted by a bright and airy formal dining room. Just past this, you'll find the kitchen with newer Maytag appliances. The kitchen opens up to a family room with a cozy fireplace. There is a half bath located on the first floor, just before you enter the 3 car garage. This home features 4 bedrooms, all upstairs, located conveniently close to the spacious laundry room. Each room has floor to ceiling mirrored closet doors. The master bedroom has desirable views of the mountains in the distance. The master bath has a separate shower and garden tub.
- Listing 2** This Stunning Mapleton home features 4-bedrooms, 3-bathrooms with over 2,375 SqFt of living space and sits on a 6,098 SqFt lot with a PAID OFF SOLAR. As you enter the home you'll be greeted by Beachwood tile flooring throughout, custom paint and stacked stone accent for that touch of elegance. The Gourmet Kitchen is adorned with white cabinetry, stainless steel appliances, stone backsplash and opens to the oversized Family Room. Just off the kitchen sits the Laundry Room with custom cabinetry and Whirlpool washer and dryer. As you make your way to the second floor you will find an spacious loft, followed by a huge Master Bedroom with ensuite. The Master Bedroom features a large walk-in closet with closet organizer. Down the Holds three additional bedrooms with a full bathroom.
- Listing 3** True pride of ownership!! Stunning curb appeal with fresh exterior paint, freshly mulched planters and an inviting front patio. Very open floor plan, LVP flooring throughout the entire home (NO CARPET) upgraded base boards and plantation shutters throughout. Separate formal living and dining area, Office/Den in addition to the 4 bedrooms (CAN BE 5 BEDROOMS) The kitchen is open to the family room and offers NEW quartz counters, white cabinets, built-in appliances, large center island and large walk-in pantry. 3 secondary bedrooms share a hallway bath w/LVP flooring and matching quartz counters to the kitchen. The owners suite is spacious in size and offers a large walk-in closet.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	33306 Pitman Lane	33310 Dolomite St	29118 Emerald Cir	33614 Shamrock Ln
City, State	Menifee, CA	Menifee, CA	Menifee, CA	Murrieta, CA
Zip Code	92584	92584	92584	92563
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.21 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$474,900	\$419,999	\$485,000
List Price \$	--	\$469,999	\$419,999	\$519,000
Sale Price \$	--	\$470,000	\$450,000	\$519,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	12/08/2020	11/19/2020	10/02/2020
DOM · Cumulative DOM	-- · --	55 · 55	1 · 83	8 · 59
Age (# of years)	17	17	17	19
Condition	Average	Average	Average	Good
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	2,258	2,260	2,258	2,579
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 3
Total Room #	6	7	6	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.18 acres	0.27 acres	0.28 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	-\$10,000
Adjusted Price	--	\$470,000	\$450,000	\$509,000

* Sold 2 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** Beautiful single story home featuring 4 bedrooms, 2 baths, formal living, dining room, high ceilings, and wood like tile throughout. The kitchen overlooks the oversized family room with newly remodeled fireplace and mantel which makes for the perfect place to hang out with your family. The laundry room is just perfect. You may never want to leave. The home is situated on an oversized lot with 3 car garage and the perfect backyard for entertaining with an amazing custom patio cover, wood deck, horse shoes, and room for that garden you always dreamed about
- Sold 2** Great opportunity to own this beautiful SINGLE STORY home located in the super developing area of Menifee. This home sits on a premium lot, at the end of a cul-de-sac and offers a huge living and dining area in addition to the oversized and inviting family room where you will spend so much time relaxing by the fireplace and enjoying those movie nights. The massive kitchen area has tons of cabinets and a pantry area, just waiting for the chef of the family. The office area with double doors is perfect for the long distance learning system/ homeschoolers, providing the privacy they need. The ample master suite with walking closet and master bathroom are located on the opposite side from the secondary bedrooms
- Sold 3** Newly Remodeled! New Interior & Exterior Paint, New Flooring, and Updated Landscaping! Potential RV Single Story Home in the Mapleton Community is on a Prime Location w/ a Large 10,454 SF (+/-) Corner Lot and 3 Car Garage. Desirable Open Floor Plan w/ Vaulted Ceilings. Spacious Great Room Includes Kitchen w/ Island, Family Room w/ Fireplace, Dining Room, and Living Room. The Right Wing of the Home Features a Master Suite w/ His & Her Closets, Master Bath w/ Dual Vanity Sinks and Separate Shower & Bathtub. The Left Wing of the Home Includes 3 Bedrooms and 2 Bathrooms, One of the Oversized Bedrooms could be used as a Second Master Bedroom. The Left Wing also includes a Office Space/Tech Center. The Large 3 Car Garage includes a Workshop Space and Extra Storage. Adjusted for GLA.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject was listed as a Notice of Default				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
12/05/2019	\$355,000	--	--	Withdrawn	06/01/2020	\$355,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$488,000	\$489,000
Sales Price	\$487,000	\$488,000
30 Day Price	\$480,000	--
Comments Regarding Pricing Strategy		
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		

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



Side



Street



Street

Listing Photos

L1 33394 Dolomite St
Menifee, CA 92584



Front

L2 33956 Petunia St
Murrieta, CA 92563



Front

L3 29292 Woodbine Ln
Menifee, CA 92584



Front

Sales Photos

S1 33310 Dolomite St
Menifee, CA 92584



Front

S2 29118 Emerald Cir
Menifee, CA 92584



Front

S3 33614 Shamrock Ln
Murrieta, CA 92563



Front

ClearMaps Addendum

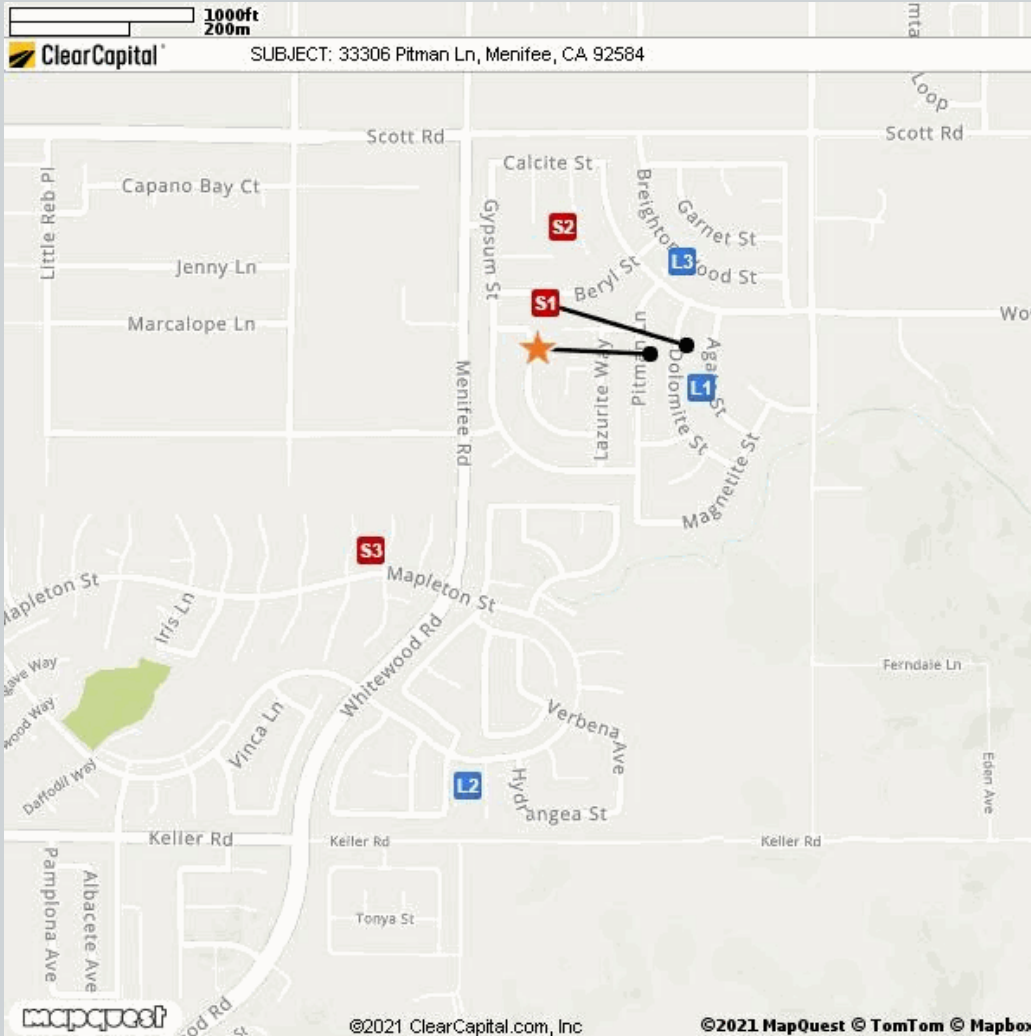
Address ★ 33306 Pitman Lane, Menifee, CA 92584

Loan Number 43787

Suggested List \$488,000

Suggested Repaired \$489,000

Sale \$487,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	33306 Pitman Lane, Menifee, CA 92584	--	Parcel Match
L1 Listing 1	33394 Dolomite St, Menifee, CA 92584	0.09 Miles ¹	Parcel Match
L2 Listing 2	33956 Petunia St, Murrieta, CA 92563	0.69 Miles ¹	Parcel Match
L3 Listing 3	29292 Woodbine Ln, Menifee, CA 92584	0.11 Miles ¹	Parcel Match
S1 Sold 1	33310 Dolomite St, Menifee, CA 92584	0.05 Miles ¹	Parcel Match
S2 Sold 2	29118 Emerald Cir, Menifee, CA 92584	0.21 Miles ¹	Parcel Match
S3 Sold 3	33614 Shamrock Ln, Murrieta, CA 92563	0.51 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	7.99 miles	Date Signed	03/04/2021

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.