

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	732 Jorn Court - Holdback, San Jose, CA 95123	Order ID	7570523	Property ID	31006894
Inspection Date	09/09/2021	Date of Report	09/09/2021		
Loan Number	43892	APN	69515016		
Borrower Name	Redwood Holdings LLC	County	Santa Clara		

Tracking IDs

Order Tracking ID	0908BPO_Update	Tracking ID 1	0908BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	REDWOOD HOLDINGS LLC	Condition Comments Two story conventional style home with 2-car garage attached, wood exterior, tile roof and front yard in average condition. There is not need for any immediate exterior repairs. The most probable buyer is an owner occupant
R. E. Taxes	\$2,437	
Assessed Value	\$96,200	
Zoning Classification	Residential R1-8	
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 The subject is in a popular, well established and average residential neighborhood with good access to schools, shopping and highways 87 and 85. Close to the Oakridge Mall with restaurants, movie theaters and assorted shops
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$1027000 High: \$1550000	
Market for this type of property	Increased 7 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	732 Jorn Court - Holdback	6119 Heathercreek Way	5853 Indian Avenue	766 Dubanski Dr
City, State	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95123	95123	95123	95123
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.52 ¹	0.53 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,395,000	\$1,350,000	\$1,248,000
List Price \$	--	\$1,395,000	\$1,350,000	\$1,248,000
Original List Date		08/10/2021	08/03/2021	08/09/2021
DOM · Cumulative DOM	-- · --	7 · 30	14 · 37	31 · 31
Age (# of years)	52	45	57	50
Condition	Average	Good	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	2 Stories Traditional	1 Story Ranch	2 Stories Traditional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,016	1,794	1,893	1,843
Bdrm · Bths · ½ Bths	4 · 3	4 · 2	4 · 2 · 1	4 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.18 acres	0.13 acres	0.14 acres	0.14 acres
Other	--	--	Patio	Patio

* 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** Regular sale with smaller living space and lot size. Less utility count. Remodeled. The kitchen is equipped with granite counter tops. Whirlpool stainless kitchen appliances, breakfast bar, walk-in pantry, and custom cabinetry. Updated baths. Energy saving features include LED recessed lighting, dual pane windows, tankless water heater, and automated sprinkler systems.
- Listing 2** Regular sale with smaller living space and lot size, but less utility count. Covered patio. converted garage which has an additional room used for an office/ workout space. Fresh interior paint.
- Listing 3** Regular sale with smaller living space and lot size. Less utility count. This home boasts gleaming hardwood floors, dual-pane windows, 1 skylight, updated bathrooms(no details reported), paver driveway & back patio, and fresh interior paint throughout.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	732 Jorn Court - Holdback	6181 Valley Glen Dr	6142 Chesbro Ave	731 Los Huecos Dr
City, State	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95123	95123	95123	95123
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.09 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,199,000	\$1,280,000	\$1,295,999
List Price \$	--	\$1,199,000	\$1,280,000	\$1,295,999
Sale Price \$	--	\$1,390,000	\$1,380,000	\$1,270,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/08/2021	04/26/2021	06/07/2021
DOM · Cumulative DOM	-- · --	47 · 47	31 · 31	12 · 40
Age (# of years)	52	50	50	52
Condition	Average	Good	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	2 Stories Traditional	1 Story Ranch/Rambler	2 Stories Traditional	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	2,016	1,723	2,124	1,967
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	4 · 2 · 1	4 · 2
Total Room #	8	7	8	8
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	0.18 acres	0.15 acres	0.15 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,300	+\$200	+\$18,900
Adjusted Price	--	\$1,395,300	\$1,380,200	\$1,288,900

* 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** Regular sale with smaller living space and lot size. Less utility count. The renovations completed are Wood flooring, Granite counters, Tile backsplash and Stainless appliances. Both Bathrooms have been updated with new tile and cabinetry. There are dual paneled interior doors and dual paned windows. SoldCompAdjust= \$29300(gla) +\$6000(lot) +\$10000(Utility)+\$0(Age)+\$0(patio, deck,pool)+ \$0(garage)- \$40000(condition)=\$5300
- Sold 2** Regular sale with larger living space, smaller lot size and less utility count. This property is split level, contains fresh interior paint & is newly carpeted, plantation shutters throughout, dual pane windows, and copper plumbing. SoldCompAdjust=- \$10800(gla) +\$6000(lot) +\$5000(Utility)+\$0(Age)+\$0(patio, deck,pool)+ \$0(garage)+ \$0(condition)=\$200
- Sold 3** Regular sale with smaller living space and lot size, but less utility count. The home features 4 bedrooms, 2 bath, separate family room with wood burning fireplace. Dual pane windows, laminate floors, and crown molding. SoldCompAdjust= \$4900(gla) +\$4000(lot) +\$10000(Utility)+\$0(Age)+\$0(patio, deck,pool)+ \$0(garage)+ \$0(condition)=\$18900

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				MLS # Change Date Field Name Old Value New Value Current Price Broker Code List / Sell Office Change Type ML81846807 07/16/2021 Status W C \$1,299,000 NTERO.4 Intero Real Estate Services Listing Canceled ML81846807 06/23/2021 Status A W \$1,299,000 NTERO.4 Intero Real Estate Services Withdrawn ML81846807 06/23/2021 Status P A \$1,299,000 NTERO.4 Intero Real Estate Services Transaction Fell Through ML81846807 06/16/2021 Status A P \$1,299,000 NTERO.4 Intero Real Estate Services Pending ML81846807 06/02/2021 Status A (\$1,299,000) \$1,299,000 NTERO.4 Intero Real Estate Services New Listing			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	2						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	03/15/2021	\$1,125,000	Tax Records
06/02/2021	\$1,299,000	--	--	Cancelled	07/16/2021	\$1,299,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,380,000	\$1,380,000
Sales Price	\$1,370,000	\$1,370,000
30 Day Price	\$1,360,000	--
Comments Regarding Pricing Strategy		
<p>Due to the limited amount of comps, the search was extended as follows: 1) closings were extended to 120 days COE 2) the age guidelines were extended slightly 3) the lot size guidelines were also extended over the 20% deviation guidelines. I could not find comps to bracket the subject's lot size, so I adjusted accordingly. 4) Due to low inventory, marketing strategies ,market volatility and multiple offers some properties tend to sell higher than their respective listing prices. This is common in the local neighborhood and also in the whole San Jose market.5) I did not find comp[s] with the same utility count. I used the comps with closest bath count and adjusted accordingly All comps were adjusted to reflect the differences in features, amenities and condition. The local market has remained stable since Jan 2021, but we see some increase on prices as of lately due to the volatility induced by Covid19. It is driven by regular transactions. The sold comps provided a bracketed price range that once it was validated by the adjusted listings, led into the final opinion of value. The property should be marketed AS IS in a marketing cycle of 0-30 days.</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



Side



Street

Listing Photos

L1 6119 Heathercreek Way
San Jose, CA 95123



Front

L2 5853 Indian Avenue
San Jose, CA 95123



Garage

L3 766 Dubanski Dr
San Jose, CA 95123



Front

Sales Photos

S1 6181 Valley Glen Dr
San Jose, CA 95123



Front

S2 6142 Chesbro Ave
San Jose, CA 95123



Front

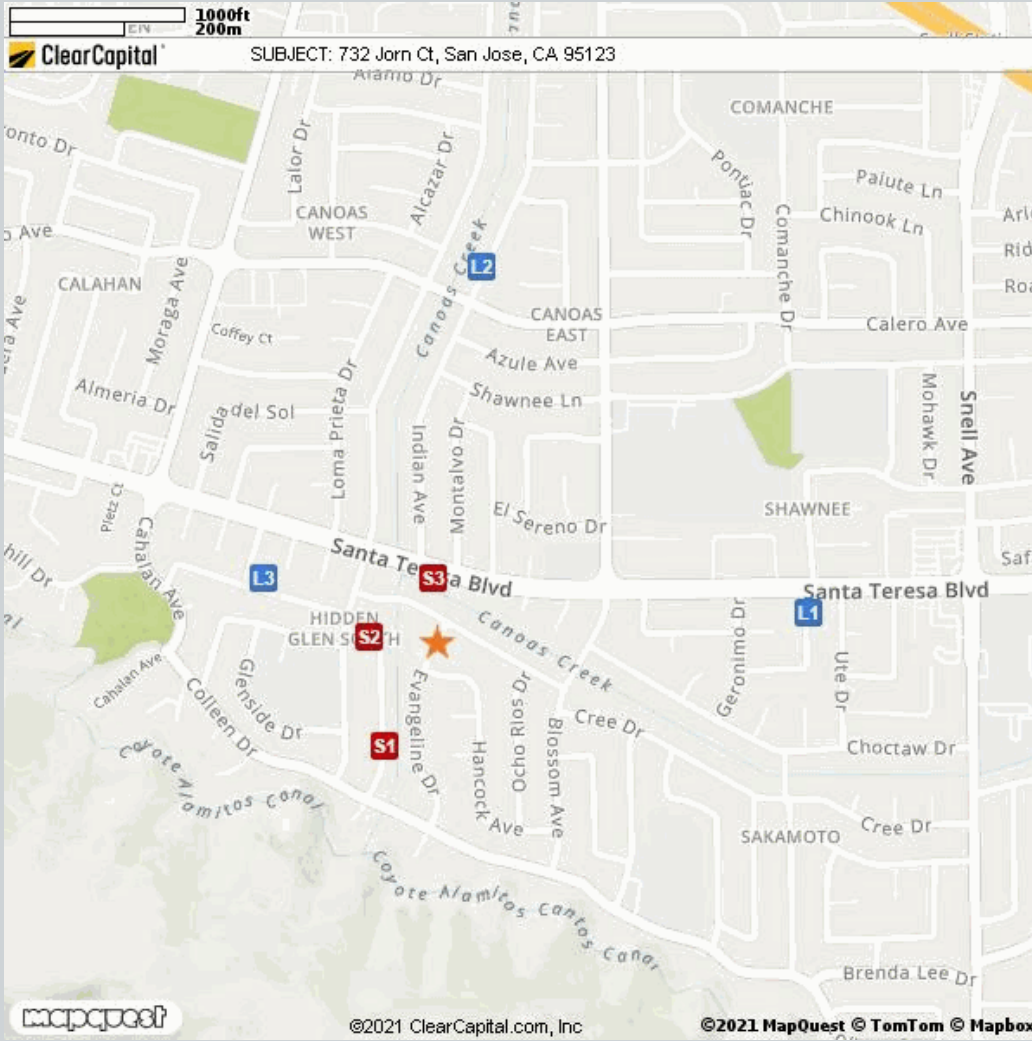
S3 731 Los Huecos Dr
San Jose, CA 95123



Front

ClearMaps Addendum

Address ★ 732 Jorn Court - Holdback, San Jose, CA 95123
Loan Number 43892 **Suggested List** \$1,380,000 **Suggested Repaired** \$1,380,000 **Sale** \$1,370,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	732 Jorn Court - Holdback, San Jose, CA 95123	--	Parcel Match
L1 Listing 1	6119 Heathercreek Way, San Jose, CA 95123	0.52 Miles ¹	Parcel Match
L2 Listing 2	5853 Indian Avenue, San Jose, CA 95123	0.53 Miles ¹	Parcel Match
L3 Listing 3	766 Dubanski Dr, San Jose, CA 95123	0.25 Miles ¹	Parcel Match
S1 Sold 1	6181 Valley Glen Dr, San Jose, CA 95123	0.15 Miles ¹	Parcel Match
S2 Sold 2	6142 Chesbro Ave, San Jose, CA 95123	0.09 Miles ¹	Parcel Match
S3 Sold 3	731 Los Huecos Dr, San Jose, CA 95123	0.10 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.

*** 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

Broker Name	Lissette I. Robles	Company/Brokerage	Coralis Realty
License No	01794923	Address	4831 Rue Loiret San Jose CA 95136
License Expiration	07/16/2023	License State	CA
Phone	4083163547	Email	lissette77@sbcglobal.net
Broker Distance to Subject	2.23 miles	Date Signed	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.