

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>	612 Curtis Street, Albany, CA 94706	<b>Order ID</b>	7600257	<b>Property ID</b>	31258429
<b>Inspection Date</b>	09/23/2021	<b>Date of Report</b>	09/24/2021		
<b>Loan Number</b>	44074	<b>APN</b>	067 285900500		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Alameda		

### Tracking IDs

<b>Order Tracking ID</b>	0920BPO_Update	<b>Tracking ID 1</b>	0920BPO_Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	REDWOOD HOLDINGS LLC	<b>Condition Comments</b> Subject exterior is in average condition and conforms to neighborhood. Subject exterior walls, paint, roof, and windows are all in good condition. Only cosmetic item noted was the landscaping needs upkeep. The interior from looking in from the outside appears to be in the process of being remodeled.
<b>R. E. Taxes</b>	\$3,515	
<b>Assessed Value</b>	\$79,957	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (Locked front door.)	
<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>	Urban	<b>Neighborhood Comments</b> There is a shortage of active inventory with same condition as subject. Local neighborhood is an older more established community with mixed aged homes with various lot sizes. Since in area is in the hills, some properties have views of the bay and water view
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$799,000 High: \$1,350,000	
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	612 Curtis Street	712 San Carlos Ave	648 Santa Fe Ave	1700 Portland Ave
City, State	Albany, CA	Albany, CA	Albany, CA	Berkeley, CA
Zip Code	94706	94706	94706	94707
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 <sup>1</sup>	0.07 <sup>1</sup>	0.22 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$989,000	\$1,195,000	\$1,250,000
List Price \$	--	\$989,000	\$1,195,000	\$1,250,000
Original List Date		09/15/2021	09/08/2021	09/22/2021
DOM · Cumulative DOM	-- · --	8 · 9	13 · 16	1 · 2
Age (# of years)	88	83	96	96
Condition	Average	Good	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	1.5 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,332	1,219	1,546	1,323
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 3	3 · 1
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.07 acres	0.06 acres	0.14 acres
Other	--	--	--	--

\* 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.

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

**Listing 1** Listing Comp. 1 is similar in 2 story appeal with same bathroom count and close GLA and lot size. Listing Comp. 1 is inferior in bedroom count.

**Listing 2** Listing Comp. 2 is superior in overall condition with greater bathroom count and a bigger GLA size. Listing Comp. 2 is inferior in lot size.

**Listing 3** Listing Comp. 3 is similar with close GLA size and same bedroom and bathroom count. Listing Comp. 3 is superior in lot size.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	612 Curtis Street	1700 Portland Ave	711 Carmel Ave	1341 Thousand Oaks Boulevard
<b>City, State</b>	Albany, CA	Berkeley, CA	Albany, CA	Albany, CA
<b>Zip Code</b>	94706	94707	94706	94706
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.22 <sup>1</sup>	0.19 <sup>1</sup>	0.16 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$895,000	\$975,000	\$1,100,000
<b>List Price \$</b>	--	\$895,000	\$975,000	\$1,100,000
<b>Sale Price \$</b>	--	\$1,250,000	\$1,237,000	\$1,851,000
<b>Type of Financing</b>	--	Conventional	Conventional	Cash
<b>Date of Sale</b>	--	09/23/2021	06/08/2021	06/08/2021
<b>DOM · Cumulative DOM</b>	-- · --	8 · 43	7 · 41	8 · 20
<b>Age (# of years)</b>	88	64	88	91
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	1 Story Traditional	1.5 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,332	1,204	1,131	1,312
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	2 · 1	2 · 2	2 · 1 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
<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>	0.09 acres	0.09 acres	0.06 acres	0.09 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$19,200	-\$69,850	-\$97,000
<b>Adjusted Price</b>	--	\$1,269,200	\$1,167,150	\$1,754,000

\* 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** Sold Comp. 1 is similar in condition with same bathroom count. Sold Comp. 1 is inferior in bedroom count. Adjustment of \$150 / Sq. Ft. made for GLA size difference.
- Sold 2** Sold Comp. 2 is superior in overall condition and bathroom count but inferior in bedroom count and lot size. Adjustment of \$150 / Sq. Ft. made for GLA size difference and -\$100,000 for overall condition.
- Sold 3** Sold Comp. 3 is similar with a close GLA size and lot size. Sold Comp. 3 is superior in overall condition but inferior in bedroom count. Adjustment of \$150 / Sq. Ft. made for GLA size difference and -\$100,000 for overall condition.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject was sold back in 04/13/2021 for \$1,260,000.			
<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>	1						
<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>
03/12/2021	\$799,000	--	--	Sold	04/13/2021	\$1,260,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$1,275,000	\$1,275,000
<b>Sales Price</b>	\$1,275,000	\$1,275,000
<b>30 Day Price</b>	\$1,249,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>BPO pricing based off local market comparison approach. There is currently a lack of active inventory for sale in this area and is very common to have multiple offers above asking when sold. Emphasis is weighted on Sold Comp. 1 that sold for \$1,250,000 that is in the same condition as subject but inferior in GLA size and bedroom count. Subject itself sold for \$1,260,000 back on 04/13/2021 but local market has experience an increase in demand and pricing. Address # is warned out but I verified address with Google Maps</p>		

## 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



Side



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 712 San Carlos Ave  
Albany, CA 94706



Front

**L2** 648 Santa Fe Ave  
Albany, CA 94706



Front

**L3** 1700 Portland Ave  
Berkeley, CA 94707



Front

## Sales Photos

**S1** 1700 Portland Ave  
Berkeley, CA 94707



Front

**S2** 711 Carmel Ave  
Albany, CA 94706



Front

**S3** 1341 Thousand Oaks Boulevard  
Albany, CA 94706



Front

### ClearMaps Addendum

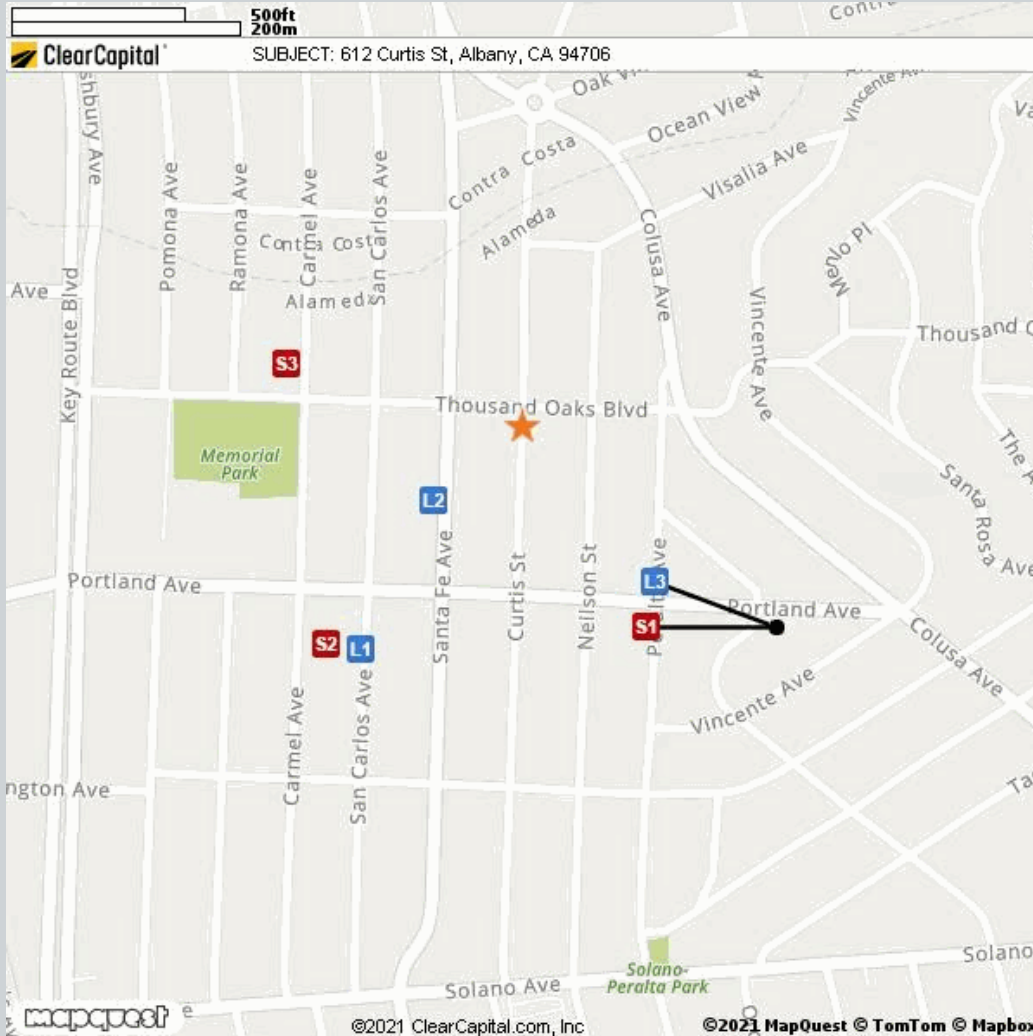
**Address** ★ 612 Curtis Street, Albany, CA 94706

**Loan Number** 44074

**Suggested List** \$1,275,000

**Suggested Repaired** \$1,275,000

**Sale** \$1,275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	612 Curtis Street, Albany, CA 94706	--	Parcel Match
L1 Listing 1	712 San Carlos Ave, Albany, CA 94706	0.18 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	648 Santa Fe Ave, Albany, CA 94706	0.07 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1700 Portland Ave, Berkeley, CA 94707	0.22 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1700 Portland Ave, Albany, CA 94706	0.22 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	711 Carmel Ave, Albany, CA 94706	0.19 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1341 Thousand Oaks Boulevard, Albany, CA 94706	0.16 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>	Bon Nguyen	<b>Company/Brokerage</b>	LeBon Real Estate, Inc.
<b>License No</b>	01402188	<b>Address</b>	930 SAN PABLO AVE Pinole CA 94564
<b>License Expiration</b>	11/14/2023	<b>License State</b>	CA
<b>Phone</b>	5103811497	<b>Email</b>	lebonreo@gmail.com
<b>Broker Distance to Subject</b>	7.61 miles	<b>Date Signed</b>	09/24/2021

*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:**

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