

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	1244 Gainsville Avenue, San Jose, CA 95122	Order ID	7600257	Property ID	31258430
Inspection Date	09/23/2021	Date of Report	09/24/2021		
Loan Number	44083	APN	48636050		
Borrower Name	Redwood Holdings LLC	County	Santa Clara		

Tracking IDs

Order Tracking ID	0920BPO_Update	Tracking ID 1	0920BPO_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, stucco exterior, composition roof and front yard in average condition. There is not need for any immediate exterior repairs. The most probable buyer is an owner occupant. Based in the last MLS ML81857282 the property should be considered in good condition
R. E. Taxes	\$2,053	
Assessed Value	\$54,367	
Zoning Classification	Residential R1-8	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(SUPRA Bluetooth LE box)		
Ownership Type	Fee Simple	
Property Condition	Good	
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 This home is in a popular, mature and low-average residential area on the heart of East San Jose. It has good access to schools, retail shopping and also to Highways 280/680 and 101. Easy access to the Eastridge Mall and Reid-Hillview local airport. Not far from Lake Cunningham Park
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$235000 High: \$1085000	
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	1244 Gainsville Avenue	1507 Endicott Dr	1391 Bal Harbor Way	2039 Cinderella Lane
City, State	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95122	95122	95122	95116
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.55 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$925,000	\$890,888	\$945,000
List Price \$	--	\$888,888	\$890,999	\$945,000
Original List Date		06/15/2021	07/22/2021	08/22/2021
DOM · Cumulative DOM	-- · --	100 · 101	63 · 64	32 · 33
Age (# of years)	57	56	62	61
Condition	Good	Good	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	2 Stories Conventional	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,408	1,400	1,381	1,664
Bdrm · Bths · ½ Bths	3 · 1 · 1	4 · 2	4 · 2	5 · 3
Total Room #	5	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.13 acres	0.12 acres	0.14 acres
Other	--	--	--	Patio

* 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.

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

Listing 1 Regular sale with similar living space and lot size. Kitchen updated with granite counter tops and modern cabinets.

Listing 2 Regular sale with smaller living space, similar lot size and higher utility count. Remodeled Kitchen in 2015 with Quartz Backsplash matching with the Countertop, Stainless Steel Appliances, Upgraded Kitchen & Dining Flooring in 2015. Remodeled Master Bath in 2021. New Double Pane Windows. Fresh Interior & Exterior Paint. Garage Converted into a Master Bedroom with permit.

Listing 3 Regular sale with larger living space and lot size. Higher utility count. Garage converted with permits. No upgrades or other amenities reported

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1244 Gainsville Avenue	1213 Gainsville Ave	2342 Barlow Ave	1767 Chaucer Drive
City, State	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95122	95122	95122	95116
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.16 ¹	0.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$845,000	\$900,000	\$899,000
List Price \$	--	\$845,000	\$900,000	\$799,999
Sale Price \$	--	\$930,000	\$855,000	\$925,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/01/2021	09/01/2021	09/10/2021
DOM · Cumulative DOM	-- · --	29 · 29	54 · 54	33 · 81
Age (# of years)	57	58	58	61
Condition	Good	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 Conventional	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,408	1,228	1,585	1,263
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 2	4 · 2
Total Room #	5	5	7	6
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	0.12 acres	0.12 acres	0.13 acres	0.12 acres
Other	--	Patio	--	--
Net Adjustment	--	+\$10,000	+\$12,300	+\$9,500
Adjusted Price	--	\$940,000	\$867,300	\$934,500

* Sold 3 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, similar lot size and higher utility count. New interior paint, new exterior paint, new recessed ceiling lights, new thermostat, Laminate and Tile Flooring. Dual pane windows. SoldCompAdjust= \$18000(gla) +\$0(lot) - \$5000(Utility)+\$0(Age)-\$3000(patio, deck,pool)+ \$0(garage)+ \$0(condition)=\$10000
- Sold 2** Regular sale with larger living space, similar lot size and higher utility count. Family room and formal dining room. It may have some updates in kitchen. SoldCompAdjust= -\$17700(gla) +\$0(lot) -\$5000(Utility)+\$0(Age)+\$0(patio, deck,pool)+ \$0(garage)+ \$35000(condition)=\$12300
- Sold 3** Regular sale with smaller living space, similar lot size and higher utility count. Remodeled. New Kitchen cabinetry, Mosaic backsplash, quartz counter top & stainless steel appliances. SoldCompAdjust= \$14500(gla) +\$0(lot) - \$5000(Utility)+\$0(Age)+\$0(patio, deck,pool)+ \$0(garage)+ \$0(condition)=\$9500 Upgraded bathrooms with porcelain floors and walls, double sink in hallway bathroom. New doors, new walls with texture & interior/exterior paint

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Help-U-Sell	LS # Change Date Field Name Old Value New Value Current Price Broker Code List / Sell Office Change Type ML81857282 09/03/2021 Status A P \$899,000 HUSE.1 Help-U-Sell /S. Santa Clara Co. Pending ML81857282 08/06/2021 Status A (\$899,000) \$899,000 HUSE.1 Help-U-Sell /S. Santa Clara Co. New Listing ML81831433 04/13/2021 Status P S (\$736,000) \$736,000 .1 Maxim Properties Changed to Sold ML81831433 03/20/2021 Status A P \$729,000 COMPS.1 Compass Pending ML81831433 03/16/2021 ListPrice \$799,000 \$729,000 \$729,000 COMPS.1 Compass List Price Decreased ML81831433 02/25/2021 Status A (\$799,000) \$799,000 COMPS.1 Compass					
Listing Agent Name	Tito Gonzalez						
Listing Agent Phone	408-644-5870						
# of Removed Listings in Previous 12 Months	0						
# 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
02/25/2021	\$799,000	08/06/2021	\$899,000	Sold	04/13/2021	\$736,000	MLS
08/06/2021	\$899,000	--	--	Pending/Contract	09/03/2021	\$899,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$919,000	\$919,000
Sales Price	\$910,000	\$910,000
30 Day Price	\$901,000	--
Comments Regarding Pricing Strategy		
<p>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. It is also a common trend to list properties under value these days ,to get more viewing traffic even though there are plenty of sold comps that justify higher listing prices.I have used 1-story homes as comps because there are not enough 2-story homes at this time on the market within the other requirements of this report. This is valid since 1-story homes are representative of the neighborhood mix. Additionally 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. 4) the search was extended to the neighboring zip codes.5) 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. 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 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



Other

Listing Photos

L1 1507 Endicott Dr
San Jose, CA 95122



Front

L2 1391 Bal Harbor Way
San Jose, CA 95122



Front

L3 2039 Cinderella Lane
San Jose, CA 95116



Front

Sales Photos

S1 1213 Gainsville Ave
San Jose, CA 95122



Front

S2 2342 Barlow Ave
San Jose, CA 95122



Front

S3 1767 Chaucer Drive
San Jose, CA 95116



Front

ClearMaps Addendum

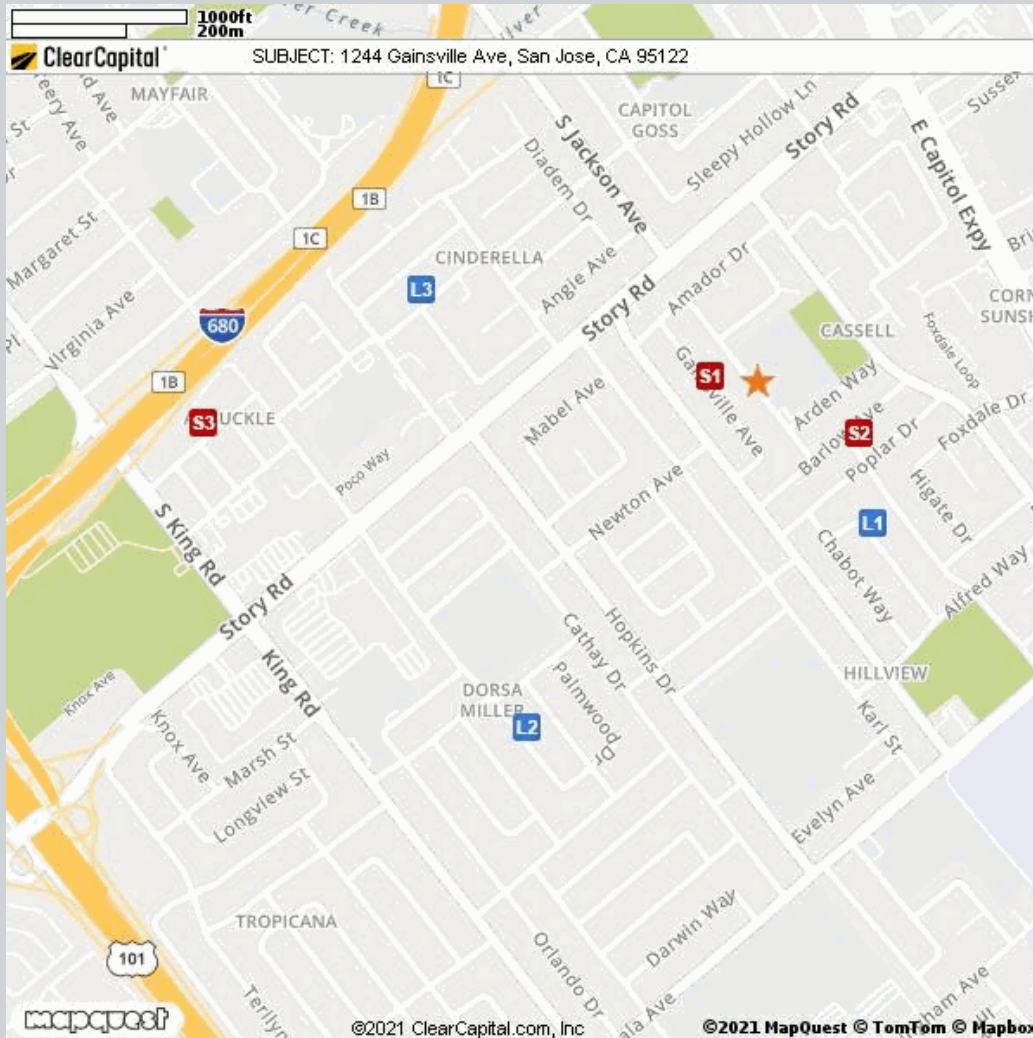
Address ★ 1244 Gainsville Avenue, San Jose, CA 95122

Loan Number 44083

Suggested List \$919,000

Suggested Repaired \$919,000

Sale \$910,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1244 Gainsville Avenue, San Jose, CA 95122	--	Parcel Match
L1 Listing 1	1507 Endicott Dr, San Jose, CA 95122	0.25 Miles ¹	Parcel Match
L2 Listing 2	1391 Bal Harbor Way, San Jose, CA 95122	0.55 Miles ¹	Parcel Match
L3 Listing 3	2039 Cinderella Lane, San Jose, CA 95116	0.47 Miles ¹	Parcel Match
S1 Sold 1	1213 Gainsville Ave, San Jose, CA 95122	0.06 Miles ¹	Parcel Match
S2 Sold 2	2342 Barlow Ave, San Jose, CA 95122	0.16 Miles ¹	Parcel Match
S3 Sold 3	1767 Chaucer Drive, San Jose, CA 95116	0.75 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	5.45 miles	Date Signed	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:

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.