

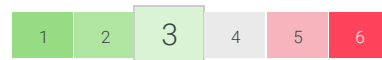
Subject Details

PROPERTY TYPE	GLA
SFR	2,296 Sq. Ft.
BEDS	BATHS
4	3.0
STYLE	YEAR BUILT
Ranch	1976
LOT SIZE	OWNERSHIP
21,344 Sq. Ft.	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Forced Air	Central
COUNTY	APN
Riverside	160163021

Analysis Of Subject

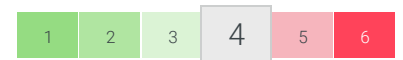
Provided by Appraiser

CONDITION RATING



The property is well maintained and feature limited repairs due to normal wear and tear.

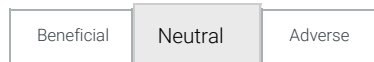
QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

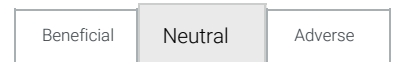
VIEW

🏠 Residential



LOCATION

🏠 Residential







SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

Subject is in average to good condition, as per property inspection report. There are no direct adverse site conditions.

Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE							
	 11072 Pluto Pl Mira Loma, CA 91752	 11784 Del Sur Dr Mira Loma, CA 91752	 11271 Sky Country Dr Mira Loma, CA 91752	 4893 Rigel Way Mira Loma, CA 91752				
COMPARABLE TYPE	--	Sale	Sale	Sale				
MILES TO SUBJECT	--	0.94 miles	0.39 miles	1.05 miles				
DATA/ VERIFICATION SOURCE	Public Records	MLS	MLS	MLS				
LIST PRICE	--	--	--	--				
LIST DATE	--	03/22/2021	01/06/2021	11/06/2020				
SALE PRICE/PPSF	--	\$680,600	\$288/Sq. Ft.	\$685,000	\$307/Sq. Ft.	\$660,000	\$255/Sq. Ft.	
CONTRACT/ PENDING DATE	--	03/29/2021		02/07/2021		02/01/2021		
SALE DATE	--	05/12/2021		03/26/2021		03/26/2021		
DAYS ON MARKET	--	7		32		87		
LOCATION	N; Res	A; BsyRd	\$25,000	N; Res		N; Res		
LOT SIZE	21,344 Sq. Ft.	39,640 Sq. Ft.	-\$36,500	20,038 Sq. Ft.		18,295 Sq. Ft.	\$6,000	
VIEW	N; Res	N; Res		N; Res		N; Res		
DESIGN (STYLE)	Ranch	Traditional		Ranch		Ranch		
QUALITY OF CONSTRUCTION	Q4	Q4		Q4		Q4		
ACTUAL AGE	45	35		45		42		
CONDITION	C3	C3		C3		C3		
SALE TYPE		Arms length		Arms length		Arms length		
ROOMS/BEDS/BATHS	8/4/3	8/4/3		8/3/2	\$6,000	8/3/2	\$6,000	
GROSS LIVING AREA	2,296 Sq. Ft.	2,361 Sq. Ft.		2,233 Sq. Ft.		2,589 Sq. Ft.	-\$14,500	
BASEMENT	None	None		None		None		
HEATING	Forced Air	Forced Air		Forced Air		Forced Air		
COOLING	Central	Central		Central		Central		
GARAGE	2 GA	3 GA	-\$3,000	2 GA		2 GA		
OTHER	Pool/Spa	None	\$15,000	Pool/Spa		Pool	\$5,000	
OTHER	--	--		--		RV Workshop	-\$15,000	
NET ADJUSTMENTS			0.07% \$500		0.88% \$6,000		-1.89% -\$12,500	
GROSS ADJUSTMENTS			11.68% \$79,500		0.88% \$6,000		7.05% \$46,500	
ADJUSTED PRICE			\$681,100		\$691,000		\$647,500	

Value Conclusion + Reconciliation



\$685,000
AS-IS VALUE

0-30 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Comp search includes properties within subject's Sky Country community, with gla ranging from 1800-2800sf.

EXPLANATION OF ADJUSTMENTS


Adjustments were determined through market pair analysis. Comp 1 was adjusted for its inferior location, backing to traffic. Differences in lot size were adjusted for at \$2 per sf for differences greater than 2000sf. Market does not show any age adjustments warranted. Differences in gla were adjusted for at \$50 per sf, which includes any differences in bedroom count, while differences in bath count were adjusted for at \$3000 per 1/2 bath. Differences in garage size were adjusted for at \$3000 per car space. Comps 1 and 3 were adjusted for not having a pool and/or spa. Comp 3 was adjusted for having a RV Garage/Workshop.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

Greatest weight is being placed on Comps 1-2: Comp 1 is the most recent sale, while Comp 2 is the most similar in lot size, age and pool/spa.

Appraiser Commentary Summary

 Provided by Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

Subject is in average to good condition, as per property inspection report. There are no direct adverse site conditions.

Neighborhood and Market

From Page 6

Subject is located in an area comprised of various size/age conforming tract homes - primarily ranch style, with typical lot size of 1/2 acre. Subject is in close proximity to schools, commercial and professional facilities, parks and recreation. Major freeways which cover most of the county employment centers are also in close proximity. Property values have increased over the past 12 months. There is currently a shortage of available homes for sale, and typical marketing times are under 3 months. REO activity and concessions are not typical for the current market.

Analysis of Prior Sales & Listings

From Page 5

Subject has not sold or transferred in the past 36 months, nor has it been listed for sale in the past 12 months.

Highest and Best Use Additional Comments

The legal use of the site allows for single family residences, which the subject is. The current improvements conform to the neighborhood and can be rebuilt if destroyed. There is demand for such residential properties in this market as evidenced by the recent sales activity and the comparable sales used in the appraisal report. New homes are being built and older homes are being renovated validating it's financially feasible to do so. There is not competing use for the site. The highest and best use as vacant is to build a single family residential improvement. The current improvements contribute value to the site. Since the property, as developed, is worth more than if vacant and ready for development, the highest and best use as improved is the subject property's current use.

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

No

Event

Date

Price

Data Source

LISTING STATUS

Not Listed in Past Year

DATA SOURCE(S)

MLS,Public Records

EFFECTIVE DATE

05/21/2021

SALES AND LISTING HISTORY ANALYSIS

Subject has not sold or transferred in the past 36 months, nor has it been listed for sale in the past 12 months.

Order Information

BORROWER

Redwood Holdings LLC

LOAN NUMBER

45001

PROPERTY ID

30335188

ORDER ID

7308029

ORDER TRACKING ID

0519CV

TRACKING ID 1

0519CV

Legal

OWNER

ROBERT STEVENS

ZONING DESC.

Residential, 1/2 acre min lot size

ZONING CLASS

R-A-1/2

ZONING COMPLIANCE

Legal

LEGAL DESC.

LOT 7 MB 085/068 TR 5923-4

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE

Yes

PHYSICALLY POSSIBLE?



FINANCIALLY FEASIBLE?



LEGALLY PERMISSABLE?



MOST PRODUCTIVE USE?



Economic

R.E. TAXES

\$4,413

HOA FEES

N/A

PROJECT TYPE

N/A

FEMA FLOOD ZONE

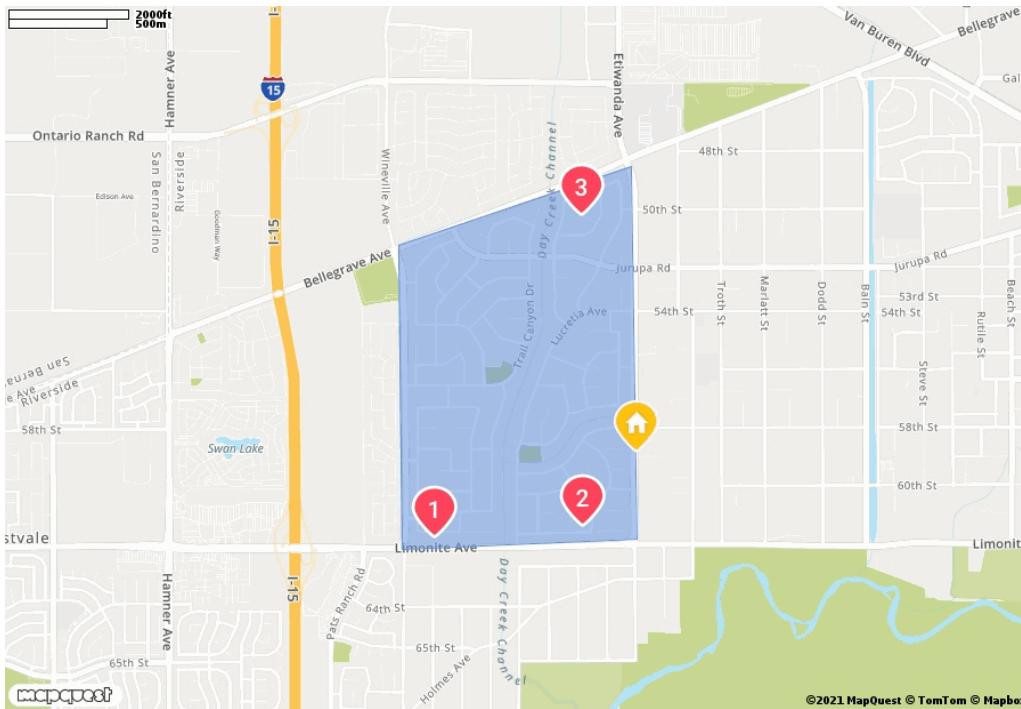
X

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

16

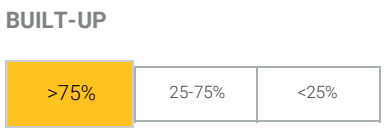
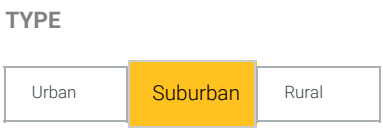
Months Supply

0.6

Avg Days Until Sale

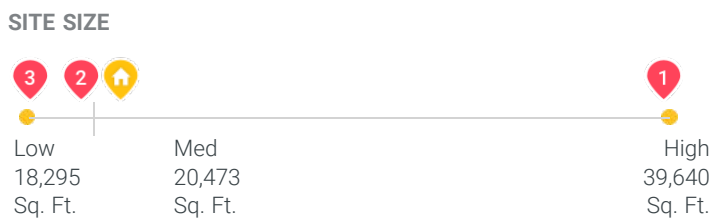
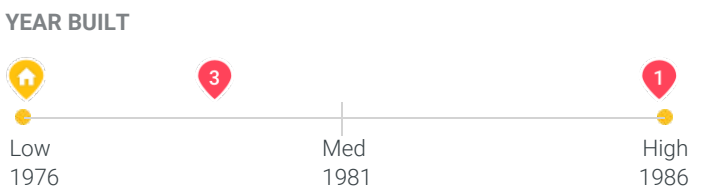
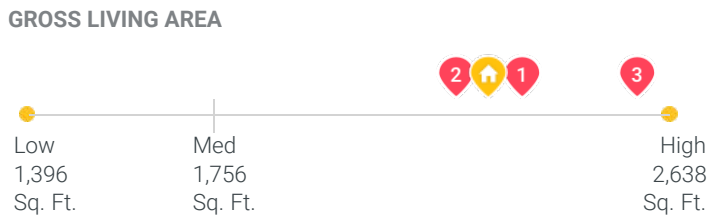
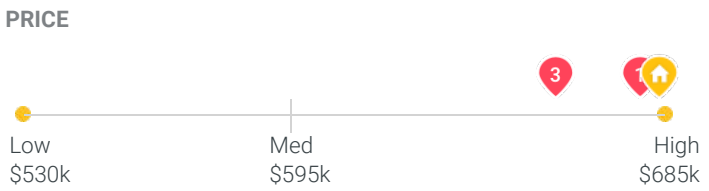
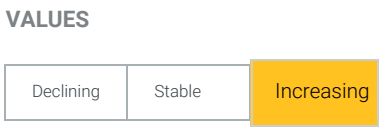
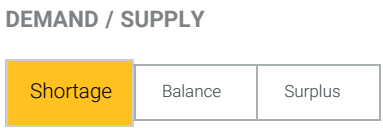
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Subject Neighborhood as defined by the Appraiser



NEIGHBORHOOD & MARKET COMMENTS

Subject is located in an area comprised of various size/age conforming tract homes - primarily ranch style, with typical lot size of 1/2 acre. Subject is in close proximity to schools, commercial and professional facilities, parks and recreation. Major freeways which cover most of the county employment centers are also in close proximity. Property values have increased over the past 1 ...
(continued in Appraiser Commentary Summary)



Subject Photos



Front



Address Verification



Side



Side



Street



Street

Comparable Photos

Provided by
Appraiser

1 11784 Del Sur Dr
Mira Loma, CA 91752



Front

2 11271 Sky Country Dr
Mira Loma, CA 91752



Front

3 4893 Rigel Way
Mira Loma, CA 91752



Front

Scope of Work



Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Michael O'Connor, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

none

Assumptions, Conditions, Certifications, & Signature



Provided by
Appraiser

EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

LIMITING CONDITIONS COMMENTS

none

Assumptions, Conditions, Certifications, & Signature (Cont.)



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Michael O'Connor and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

APPRAISER'S CERTIFICATION COMMENTS

none

SIGNATURE	NAME	EFFECTIVE DATE	DATE OF REPORT
	Suzanne Goldsmith	05/21/2021	05/21/2021
LICENSE #	STATE	EXPIRATION	COMPANY
AR028062	CA	04/10/2023	Clario Appraisal Network

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Occupied	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 2 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

Condition & Marketability

CONDITION	✓ Good	Subject is in average condition of average construction and conforms to area standards.
SIGNIFICANT REPAIRS NEEDED	✓ No	No significant repairs noted.
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	No zoning issues anticipated.
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	Subject is in a developed semi-rural tract with homes of similar construction, age, style and size.
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	All properties generally conform to each other in this semi-rural developed tract.
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	No boarded properties noted
SUBJECT NEAR POWERLINES	✓ No	Subject is at least 0.5 miles from power transmission lines.
SUBJECT NEAR RAILROAD	✓ No	Subject is at least 1.0 miles from railroad lines
SUBJECT NEAR COMMERCIAL PROPERTY	⚠ Yes	Subject is about 0.25 miles from commercial property.

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	Subject not in a major airport flight path
ROAD QUALITY	✓	Good	Roadways appear to be properly maintained
NEGATIVE EXTERNALITIES	✓	No	No negatives noted
POSITIVE EXTERNALITIES	✓	Yes	Subject is located near schools, riding trails and parks.

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Michael O'Connor/	01517005	Michael O'Connor	Diamond Ridge Realty	05/20/2021