

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>	835 W Weldon Avenue, Fresno, CALIFORNIA 93705	<b>Order ID</b>	7315870	<b>Property ID</b>	30369682
<b>Inspection Date</b>	05/24/2021	<b>Date of Report</b>	05/25/2021		
<b>Loan Number</b>	45036	<b>APN</b>	44419202		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Fresno		

Tracking IDs					
<b>Order Tracking ID</b>	0522BPO	<b>Tracking ID 1</b>	0522BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	CHRISTINE M FRITZLER	Home appears to be in average condition. No noticeable repair work needed. The photo for the address verification is the address of the house next door. The subject didn't have a house number anywhere in the front of the house.
<b>R. E. Taxes</b>	\$2,432	
<b>Assessed Value</b>	\$188,598	
<b>Zoning Classification</b>	Residential R-2	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<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

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Urban	This home on West Weldon Avenue is close to the Tower District in the Historic Fresno High neighborhood near Fig Garden. No REO or boarded up homes in this area at this time.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$105000 High: \$295000	
<b>Market for this type of property</b>	Increased 9 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	835 W Weldon Avenue	1656 N Vagedes Ave	1036 W Harvard Ave	131 W Vassar Ave
<b>City, State</b>	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93705	93705	93705	93705
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.34 <sup>1</sup>	0.46 <sup>1</sup>	0.49 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$249,000	\$259,950	\$269,900
<b>List Price \$</b>	--	\$249,000	\$259,950	\$269,900
<b>Original List Date</b>		05/06/2021	04/22/2021	03/25/2021
<b>DOM · Cumulative DOM</b>	-- · --	4 · 19	6 · 33	25 · 61
<b>Age (# of years)</b>	74	101	72	76
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>Style/Design</b>	1 Story Other	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,335	1,344	1,392	1,422
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Detached 2 Car(s)	Attached 1 Car	Detached 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>	0.16 acres	0.17 acres	0.18 acres	0.19 acres
<b>Other</b>	--	--	--	--

\* 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.

### Current Listings - Cont.

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

- Listing 1** 2 bedroom 1 bathroom features new vinyl flooring throughout, fresh painted walls, new kitchen backsplash, new kitchen counters, remodeled laundry room, new ceiling fans, and newer fences in the backyard! The backyard features a refinished two car garage, mature landscaping, which includes fruit trees and blueberry bushes, a gated entry, and a beautiful sitting patio in the front and back.
- Listing 2** 3 bedroom 2 Bath .Move in Ready. Nice size Rooms. Hardwood Flooring too. Family Room and Master bedroom are Big for a Home of 1392 sq. feet. The House shows like it's a 1500 sq. foot Home. Big Patio Backyard is a good size.
- Listing 3** 3 bedroom 2 bathroom home! Located in a great neighborhood and near great schools, this home would be a perfect fit for your family! Enjoy updates carpet and tile throughout the home! There is also tons of backyard space that is yours to play with!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	835 W Weldon Avenue	608 W Vassar Ave	1619 N Arthur Ave	2521 N Channing Way
City, State	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93705	93705	93705	93705
Datasource	Public Records	MLS	MLS	Public Records
Miles to Subj.	--	0.30 <sup>1</sup>	0.38 <sup>1</sup>	0.42 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,900	\$269,900	\$266,000
List Price \$	--	\$269,900	\$269,900	\$266,000
Sale Price \$	--	\$262,500	\$265,000	\$266,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	12/31/2020	01/12/2021	03/11/2021
DOM · Cumulative DOM	-- · --	19 · 83	2 · 102	6 · 47
Age (# of years)	74	80	98	55
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Other	1 Story Ranch	1 Story Bungalow	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,335	1,263	1,294	1,410
Bdrm · Bths · ½ Bths	2 · 2	3 · 1	3 · 1 · 1	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 1 Car	Attached 1 Car	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.16 acres	0.17 acres	0.18 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$262,500	\$265,000	\$266,000

\* Sold 2 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** You will love this charming home with stunning curb appeal, nice landscaping, and fresh exterior paint. Upon entering the home, you are greeted by an open living room with wood burning fireplace and large windows that bring in lots of natural light. The floorplan flows into an eating area with custom-built shelving and opens to the kitchen. Step down into the added- on den and extra bedroom, the perfect place for a MIL unit or guests. Each bedroom is spacious with ample closet space and shares a bathroom. The backyard is well-cared for and has a nice sized covered patio, lots of grassy area, and storage shed. Large roll gate in the backyard for boat/RV storage. In addition, enjoy a 1-car attached garage, newer A/C and roof and newer dual pane windows.
- Sold 2** Bungalow style home located in the Tower District. This home features 1,294 square feet, 3 bedrooms and 1.5 bathrooms. The home has been completely remodeled. The upgrades include the following: new kitchen cabinets, quartz counter tops, stainless steal appliances, custom tiled backsplash, new bathrooms, new bathroom cabinets, laminate flooring throughout, new paint inside and outside, new trim, new cooler, new electrical, new plumbing, and new insulation inside the walls. The house has been tastefully remodeled and shows like like a model.
- Sold 3** Beautifully remodeled inside over the last couple of years. Dual pane windows & AC installed within last 5yrs. New flooring and paint, granite kitchen counter top, Garage updated new electrical wiring and finished. RV access.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject has a listing history on the Fresno MLS. It was listed on 05/22/2019 for \$189,000. It sold on 06/18/2019 for \$184,000.			
<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>	0						
<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>

## Marketing Strategy

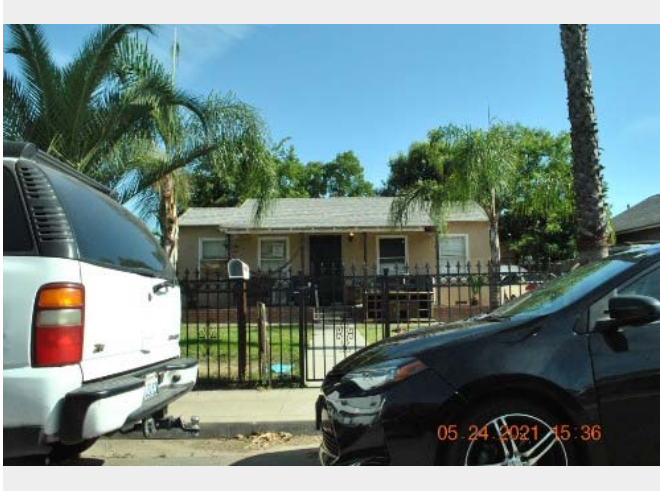
	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$262,500	\$262,500
<b>Sales Price</b>	\$262,500	\$262,500
<b>30 Day Price</b>	\$262,500	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Valuation is fair based on subject current condition and recent comps. There are not many comps available in this location that are similar to size and style of subject that are active and are in sold status in the past 180 days. It was necessary for me to go up to 1 mile radius for active comps and 1 mile radius for sold comps away from subject to find other adequate home comps in similar condition, in the same equivalent square footage size, same lot size and same amount of bedrooms as this home. It is a tight market on listings, with just a 1 - 3 month inventory, so not a huge selection of homes to choose from. These were the best comps I could find of the current Active &amp; Sold listings.</p>		

## Clear Capital Quality Assurance Comments Addendum

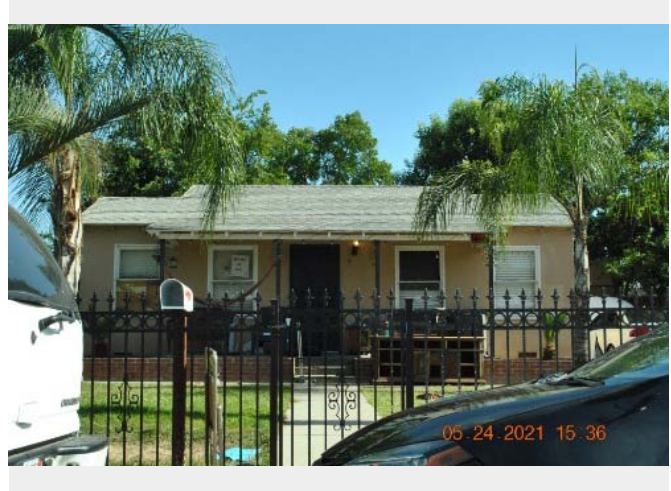
**Reviewer's Notes** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.



### Subject Photos



Front



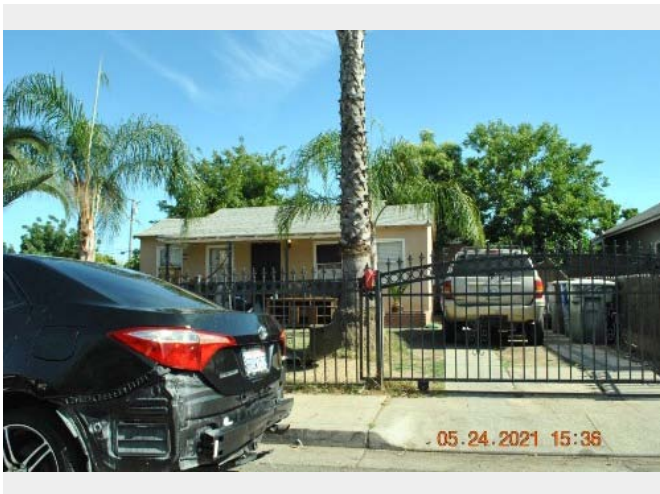
Front



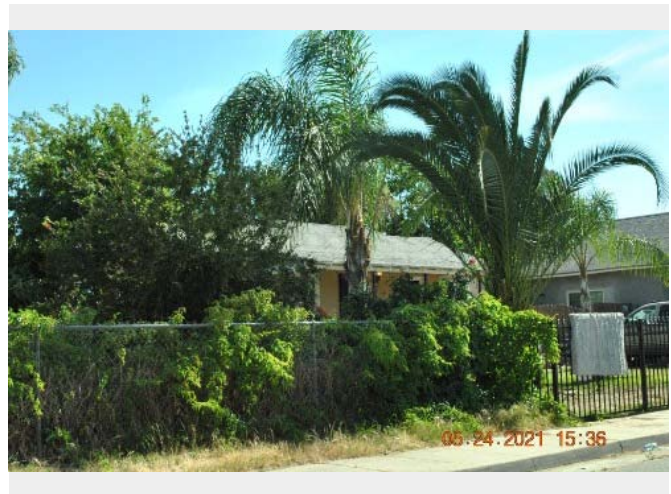
Front



Address Verification



Side



Side



## Subject Photos



Street



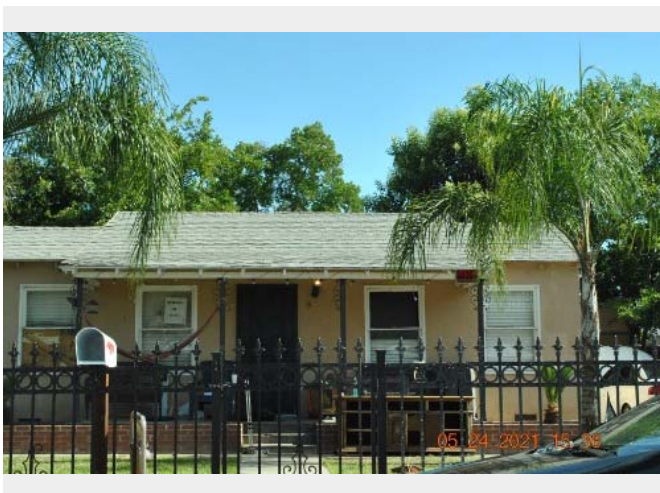
Street



Other



Other



Other



Other

## Listing Photos

**L1** 1656 N Vagedes Ave  
Fresno, CA 93705



Other

**L2** 1036 W Harvard Ave  
Fresno, CA 93705



Other

**L3** 131 W Vassar Ave  
Fresno, CA 93705



Other



## Sales Photos

**S1** 608 W Vassar Ave  
Fresno, CA 93705



Other

**S2** 1619 N Arthur Ave  
Fresno, CA 93705



Other

**S3** 2521 N Channing Way  
Fresno, CA 93705



Other

### ClearMaps Addendum

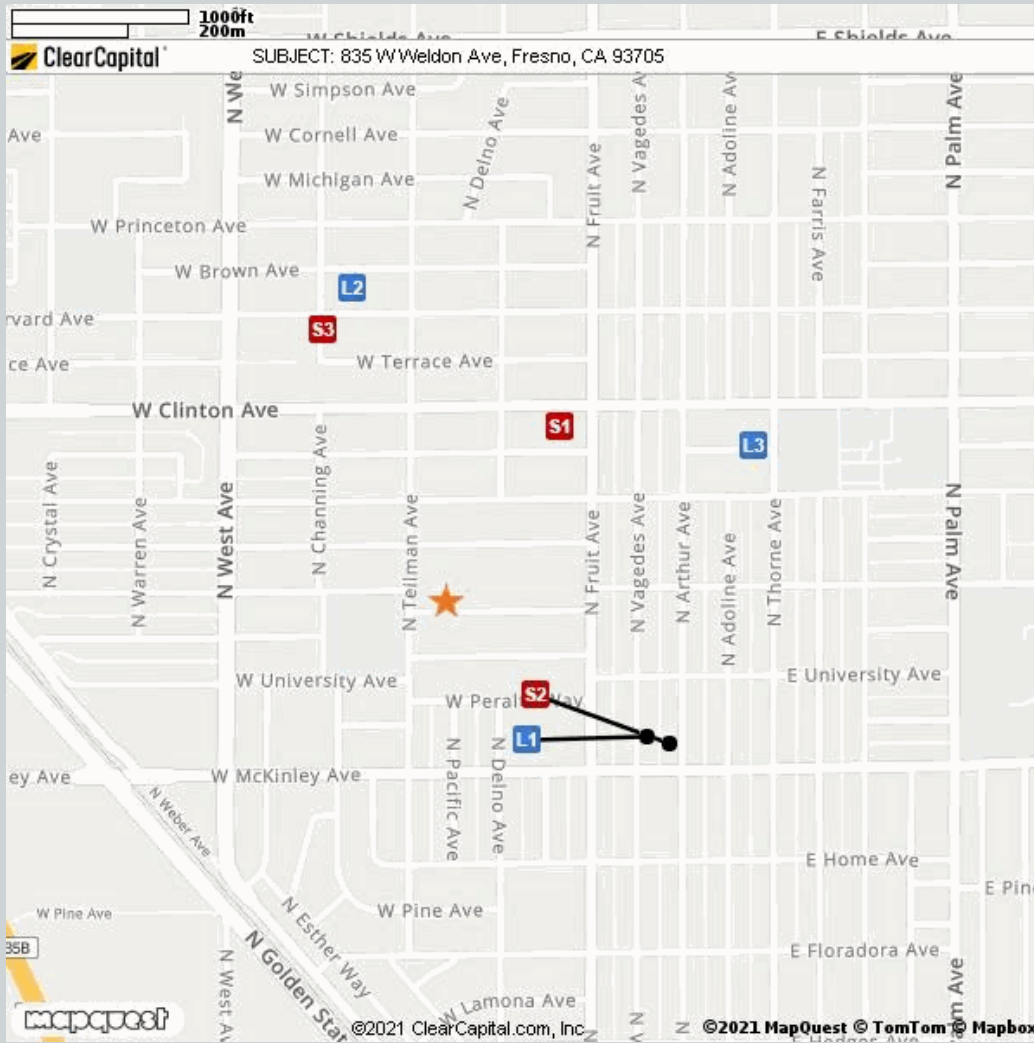
**Address** ★ 835 W Weldon Avenue, Fresno, CALIFORNIA 93705

**Loan Number** 45036

**Suggested List** \$262,500

**Suggested Repaired** \$262,500

**Sale** \$262,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	835 W Weldon Avenue, Fresno, California 93705	--	Parcel Match
L1 Listing 1	1656 N Vagedes Ave, Fresno, CA 93705	0.34 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1036 W Harvard Ave, Fresno, CA 93705	0.46 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	131 W Vassar Ave, Fresno, CA 93705	0.49 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	608 W Vassar Ave, Fresno, CA 93705	0.30 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1619 N Arthur Ave, Fresno, CA 93705	0.38 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2521 N Channing Way, Fresno, CA 93705	0.42 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.

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

<b>Broker Name</b>	Michael Pappace	<b>Company/Brokerage</b>	Movoto Real Estate
<b>License No</b>	01361671	<b>Address</b>	2573 East Plymouth Way Fresno CA 93720
<b>License Expiration</b>	04/25/2023	<b>License State</b>	CA
<b>Phone</b>	5594704088	<b>Email</b>	mikepappace@yahoo.com
<b>Broker Distance to Subject</b>	8.92 miles	<b>Date Signed</b>	05/25/2021

*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.**