

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	5041 E Tyler Avenue, Fresno, CA 93727	Order ID	7320783	Property ID	30385314
Inspection Date	05/25/2021	Date of Report	05/26/2021		
Loan Number	45067	APN	45606221		
Borrower Name	Redwood Holdings LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	0525BPO_Citi	Tracking ID 1	0525BPO_Citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JOHN RIVERA	Condition Comments	
R. E. Taxes	\$1,886	Overall condition is fair to average. May have external & internal deficiencies. Repairs may need to be done but severity cannot be determined from drive-by BPO. Will need interior BPO and/or appraiser to accurately determine repair work needed.	
Assessed Value	\$149,500		
Zoning Classification	Residential R1		
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	Urban	Neighborhood Comments	
Local Economy	Improving	Subject is located in a nice residential area of South east Fresno on the east side of town. Area is now a mix of very old homes with newer constructed homes being built nearby. Area is being developed w/variety of styles, ages, values and uses. Desirable location. All homes here are mostly tract homes but there are some custom features in them. Condition of this neighborhood is fair to average to good. No known flood zones.	
Sales Prices in this Neighborhood	Low: \$50000 High: \$405000		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5041 E Tyler Avenue	4765 E Turner Ave	1014 N Fine Ave	4855 E Iowa Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93727	93702	93727	93727
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.74 ¹	0.21 ¹	0.94 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$95,000	\$150,000	\$225,000
List Price \$	--	\$95,000	\$150,000	\$225,000
Original List Date		04/28/2021	11/20/2020	05/05/2021
DOM · Cumulative DOM	-- · --	1 · 28	10 · 187	6 · 21
Age (# of years)	72	95	70	74
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	REO	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 Ranch	1 Story Bungalow	1 Story Bungalow	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,064	904	1,210	1,582
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	None	Attached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.17 acres	0.41 acres	0.17 acres
Other	Needs TLC.	--	--	--

* 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 Nice home. 2 bedroom 1 bathroom. No other agent remark/comments made by the listing agent.

Listing 2 2 bed 1 bath property that also has a den that could be easily updated to another bedroom! Sits on a HUGE lot too--8,000 sq. ft.!!! This is a limited authority probate sale.

Listing 3 3 bedroom, 1 bath home located on a corner lot in an established neighborhood that features new dual pane windows installed throughout the whole home, a new AC unit that was installed a year ago, solar panels to keep your Electricity bills down, and don't forget about the beautiful landscaping in the front and backyard with new gate. This home also features a bonus room that is attached to the detached garage and features laundry hookups and an extra bathroom for convenience.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5041 E Tyler Avenue	4787 E Thomas Ave	4929 E Mckenzie Ave	4976 E Tyler Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93727	93702	93727	93727
Datasource	MLS	Public Records	MLS	MLS
Miles to Subj.	--	0.66 ¹	0.68 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$180,000	\$200,000	\$189,000
List Price \$	--	\$180,000	\$200,000	\$189,000
Sale Price \$	--	\$180,000	\$200,000	\$215,000
Type of Financing	--	Fha	Cash	Cash
Date of Sale	--	03/25/2021	03/12/2021	01/18/2021
DOM · Cumulative DOM	-- · --	5 · 30	6 · 15	7 · 40
Age (# of years)	72	63	71	79
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	REO
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch	1 Story Ranch/Rambler	2 Stories Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,064	1,008	1,717	1,200
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	6 · 3	2 · 1
Total Room #	5	5	8	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Detached 1 Car	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	0.19 acres	0.33 acres	0.83 acres
Other	Needs TLC.	Needs TLC.	Needs TLC.	Needs TLC.
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$180,000	\$200,000	\$215,000

* Sold 1 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 15 X 7 Room For Office Or Den. 2 Car Double Door Garage. Just Get Your Buyers Inside. Needs some TLC.

Sold 2 Spacious kitchen with breakfast nook, large lot, possible RV parking, needs some TLC. Home is being sold 'as-is' for a cash buyer.

Sold 3 This property has a lot of potential and could be a great investment property. This 2 bedroom one bath has plenty of room to expand with your ideas in mind. The detached garage also has additional storage/work shop.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	The Mitchell Group Real Estate, Inc	The subject is currently listed on the Fresno MLS for \$174,900. Cash only and to be sold as is.					
Listing Agent Name	Linda Mitchell						
Listing Agent Phone	559-312-7535						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
05/15/2021	\$174,900	--	--	Pending/Contract	05/19/2021	\$174,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$180,000	\$180,000
Sales Price	\$180,000	\$180,000
30 Day Price	\$180,000	--
Comments Regarding Pricing Strategy		
<p>Subject is a fixer upper. All sold comps are fixers. 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 & 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



Address Verification



Side



Side



Street



Other

Subject Photos



Other

Listing Photos

L1 4765 E Turner Ave
Fresno, CA 93702



Other

L2 1014 N Fine Ave
Fresno, CA 93727



Other

L3 4855 E Iowa Ave
Fresno, CA 93727



Other

Sales Photos

S1 4787 E Thomas Ave
Fresno, CA 93702



Other

S2 4929 E Mckenzie Ave
Fresno, CA 93727



Other

S3 4976 E Tyler Ave
Fresno, CA 93727



Other

ClearMaps Addendum

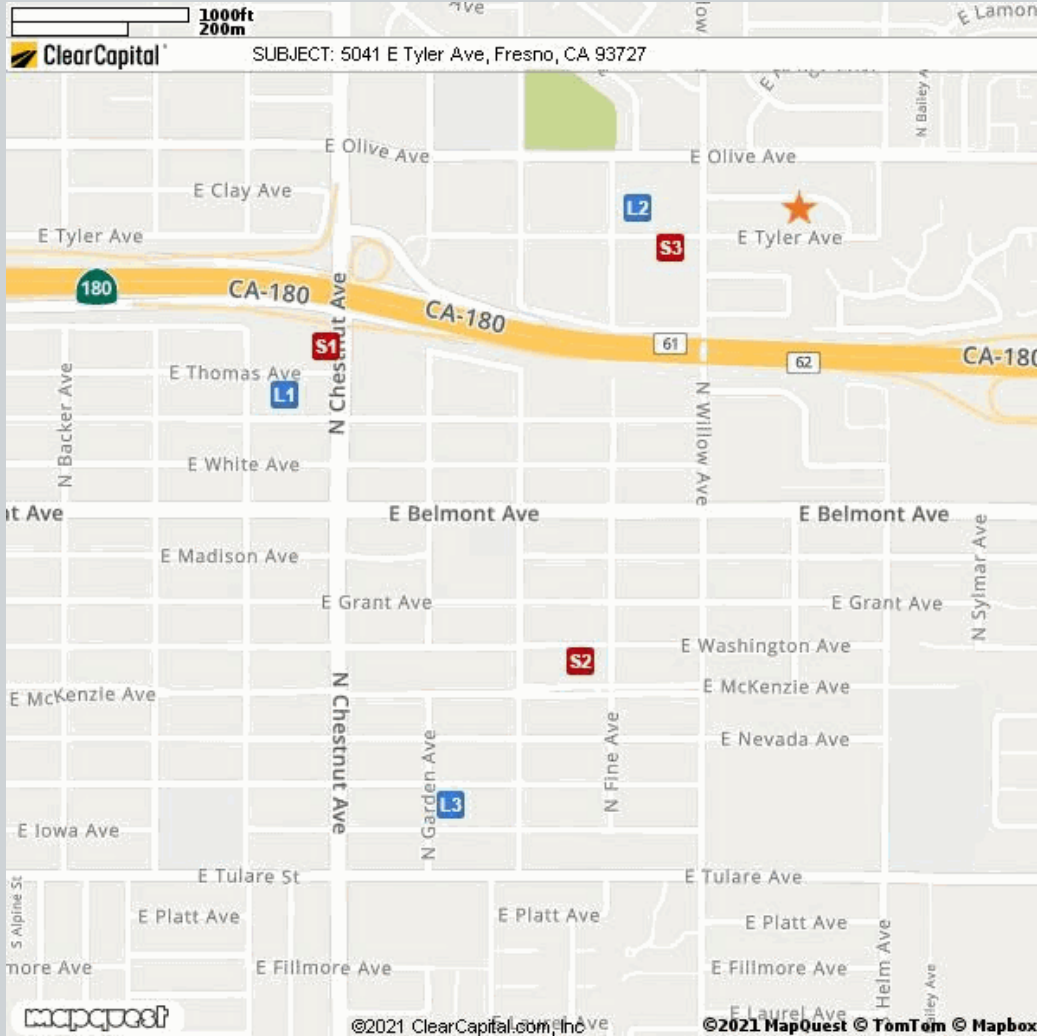
Address ★ 5041 E Tyler Avenue, Fresno, CA 93727

Loan Number 45067

Suggested List \$180,000

Suggested Repaired \$180,000

Sale \$180,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5041 E Tyler Avenue, Fresno, CA 93727	--	Parcel Match
L1 Listing 1	4765 E Turner Ave, Fresno, CA 93702	0.74 Miles ¹	Parcel Match
L2 Listing 2	1014 N Fine Ave, Fresno, CA 93727	0.21 Miles ¹	Parcel Match
L3 Listing 3	4855 E Iowa Ave, Fresno, CA 93727	0.94 Miles ¹	Parcel Match
S1 Sold 1	4787 E Thomas Ave, Fresno, CA 93702	0.66 Miles ¹	Parcel Match
S2 Sold 2	4929 E Mckenzie Ave, Fresno, CA 93727	0.68 Miles ¹	Parcel Match
S3 Sold 3	4976 E Tyler Ave, Fresno, CA 93727	0.17 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	Michael Pappace	Company/Brokerage	Movoto Real Estate
License No	01361671	Address	2573 East Plymouth Way Fresno CA 93720
License Expiration	04/25/2023	License State	CA
Phone	5594704088	Email	mikepappace@yahoo.com
Broker Distance to Subject	8.44 miles	Date Signed	05/26/2021

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.