

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	592 E Keats Avenue, Fresno, CA 93710	Order ID	7329429	Property ID	30408294
Inspection Date	05/28/2021	Date of Report	05/30/2021		
Loan Number	45076	APN	41819409		
Borrower Name	Redwood Holdings LLC	County	Fresno		

Tracking IDs

Order Tracking ID	0528BPO_Citi	Tracking ID 1	0528BPO_Citi
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JINREN XU	Condition Comments Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood.
R. E. Taxes	\$1,861	
Assessed Value	\$144,119	
Zoning Classification	Residential R-A	
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 Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$199,000 High: \$299,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	592 E Keats Avenue	4619 N Clark St	5285 N Callisch Ave	522 E San Ramon Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93710	93726	93710	93710
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	0.22 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$225,000	\$279,000	\$235,000
List Price \$	--	\$225,000	\$279,000	\$235,000
Original List Date		03/04/2021	04/19/2021	05/19/2021
DOM · Cumulative DOM	-- · --	12 · 87	15 · 41	5 · 11
Age (# of years)	67	63	60	67
Condition	Average	Average	Average	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	1 Story Ranch	1 Story Bungalow	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,286	936	1,240	1,525
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 1	3 · 2	4 · 2
Total Room #	7	6	7	8
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	Pool - Yes	--	Pool - Yes	--
Lot Size	.23 acres	0.14 acres	0.15 acres	0.21 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

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

Listing 1 3/1 which shows its pride of ownership! All new windows and security door installed in 2018. Back yard is an entertainer's delight! New concrete paver patio was installed in 2020, and there is plenty of grass for everyone! Two large storage sheds stay with property. There is also a large covered patio right off of the kitchen. Bathroom features a new vanity with plenty of storage. New ring system installed is staying with home.

Listing 2 3 bedroom 2 bath home, with a fireplace, in a Great neighborhood. Has a pool for the hot summer days, paid solar, and a good size lot. with 2 covered patios, 2 car garage.

Listing 3 4 bedroom 2 bath home near Fresno State on a large lot. It is tenant occupied and they would like to stay. Rental income is \$1200 per month. The inside of the home is spacious with a mid century look and floorplan.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	592 E Keats Avenue	2952 E Northdale Ave	697 E Wrenwood Ave	2601 E Richert Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93710	93726	93710	93726
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.82 ¹	0.52 ¹	0.94 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$250,000	\$210,000
List Price \$	--	\$247,000	\$250,000	\$210,000
Sale Price \$	--	\$247,000	\$250,000	\$210,000
Type of Financing	--	Fha	Cash	Cash
Date of Sale	--	01/07/2021	02/17/2021	03/15/2021
DOM · Cumulative DOM	-- · --	14 · 89	4 · 28	4 · 14
Age (# of years)	67	65	57	59
Condition	Average	Average	Average	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,286	1,450	1,393	1,188
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	4 · 1 · 1
Total Room #	7	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	.23 acres	0.14 acres	0.14 acres	0.27 acres
Other	None	None	None	None
Net Adjustment	--	-\$4,920	-\$3,210	+\$2,940
Adjusted Price	--	\$242,080	\$246,790	\$212,940

* 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** Adjustment for sq footage, New dual pane windows, spacious kitchen with lots of storage. It was upgraded about 10 to 15 years ago, per seller's info. The large living room has ample space for family activities. Back yard offers plenty of play area. 2 car garage
- Sold 2** Adjustment for sq footage, 3BR/2BA, large living room, den with fireplace, newer flooring throughout, new A/C, new water heater, dual pane windows, covered patio, large back yard, sprinklers front and back, and 2 car garage. Close to shopping, restaurants, schools, and highway 41
- Sold 3** Adjustment for sq footage, 4 bedrooms has a ton of potential. The large living room area with a large picture window at the front of the home gives lots of light to the home. Each bedroom has a nice sized closet. The backyard has a large covered patio, built in planters, fruit trees and a large grassy area. Conveniently located close to shopping centers, freeway and other amenities. With some TLC

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				It appears that subject was withdrawn from market for 5 days.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
05/14/2021	\$215,000	05/18/2021	\$215,000	Withdrawn	05/19/2021	\$215,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$240,000	\$240,000
Sales Price	\$235,000	\$235,000
30 Day Price	\$215,000	--
Comments Regarding Pricing Strategy		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the Suggested List Price.		

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



Street

Listing Photos

L1 4619 N Clark St
Fresno, CA 93726



Front

L2 5285 N Callisch Ave
Fresno, CA 93710



Front

L3 522 E San Ramon Ave
Fresno, CA 93710



Front

Sales Photos

S1 2952 E Northdale Ave
Fresno, CA 93726



Front

S2 697 E Wrenwood Ave
Fresno, CA 93710



Front

S3 2601 E Richert Ave
Fresno, CA 93726



Front

ClearMaps Addendum

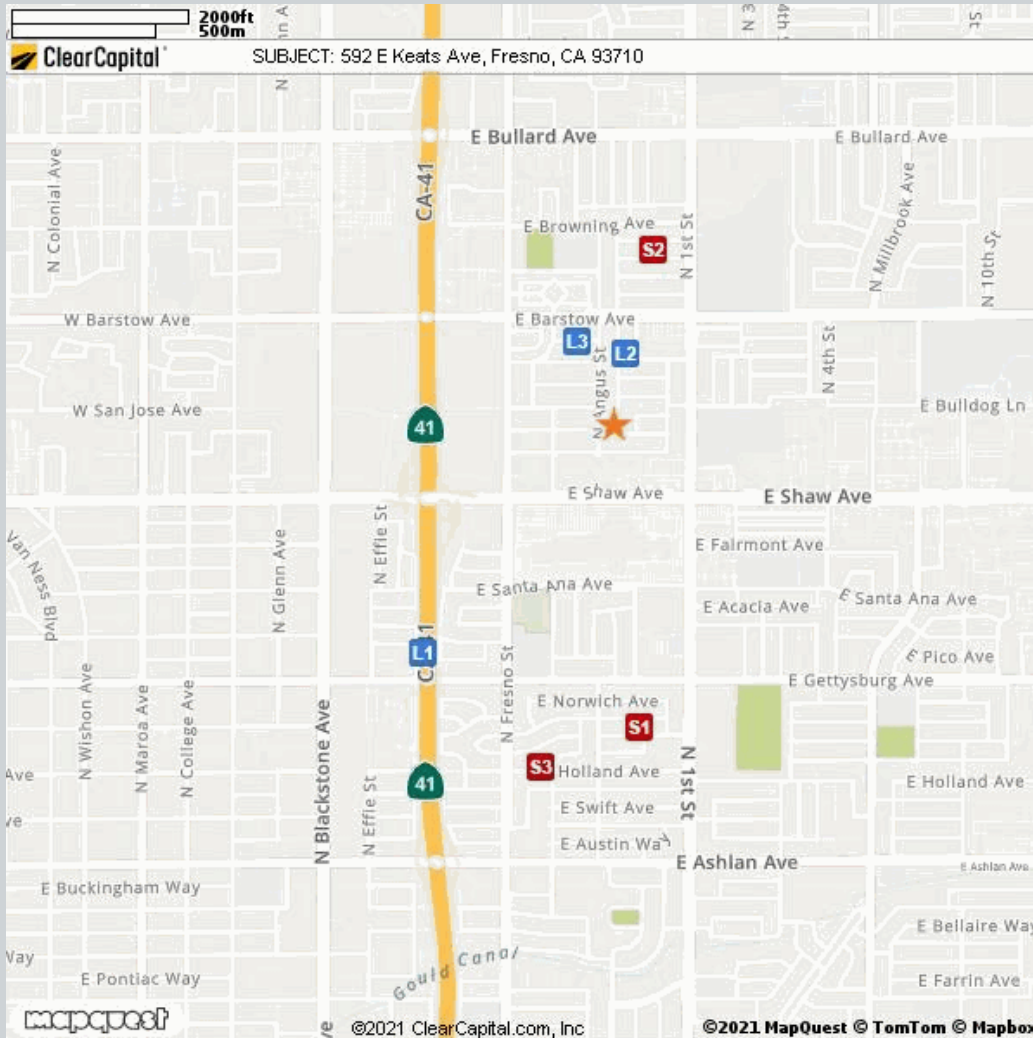
Address ★ 592 E Keats Avenue, Fresno, CA 93710

Loan Number 45076

Suggested List \$240,000

Suggested Repaired \$240,000

Sale \$235,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	592 E Keats Avenue, Fresno, CA 93710	--	Parcel Match
L1 Listing 1	4619 N Clark St, Fresno, CA 93726	0.79 Miles ¹	Parcel Match
L2 Listing 2	5285 N Callisch Ave, Fresno, CA 93710	0.22 Miles ¹	Parcel Match
L3 Listing 3	522 E San Ramon Ave, Fresno, CA 93710	0.26 Miles ¹	Parcel Match
S1 Sold 1	2952 E Northdale Ave, Fresno, CA 93726	0.82 Miles ¹	Parcel Match
S2 Sold 2	697 E Wrenwood Ave, Fresno, CA 93710	0.52 Miles ¹	Parcel Match
S3 Sold 3	2601 E Richert Ave, Fresno, CA 93726	0.94 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.

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

Broker Name	Susan Tonai	Company/Brokerage	EXP Realty
License No	01207349	Address	644 Pollasky #200 Clovis CA 93612
License Expiration	03/18/2024	License State	CA
Phone	5592892895	Email	reoagent4u@gmail.com
Broker Distance to Subject	4.20 miles	Date Signed	05/29/2021

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.