

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 | 10050 Griffith Street, San Jose, CA 95127 | Order ID | 7729506 | Property ID | 31564702 |
| Inspection Date | 11/09/2021 | Date of Report | 11/10/2021 | | |
| Loan Number | 45093 | APN | 64706018 | | |
| Borrower Name | Redwood Holdings LLC | County | Santa Clara | | |

Tracking IDs

| | | | |
|--------------------------|-----------------|----------------------|-----------------|
| Order Tracking ID | AgedBPOs_110821 | Tracking ID 1 | AgedBPOs_110821 |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|----------------------|--|
| Owner | REDWOOD HOLDINGS LLC | Condition Comments One story ranch style home with 21-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 |
| R. E. Taxes | \$7,527 | |
| Assessed Value | \$492,501 | |
| Zoning Classification | Residential R1-8 | |
| Property Type | SFR | |
| Occupancy | Occupied | |
| 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 mature, popular and average residential area at the base of East Foothills of San Jose. It has good access to schools, retail shopping and also Capitol Expressway and to Highway 280/680. |
| Local Economy | Improving | |
| Sales Prices in this Neighborhood | Low: \$344300 High: \$1520000 | |
| Market for this type of property | Decreased 3 % in the past 6 months. | |
| Normal Marketing Days | <30 | |

Current Listings

| | Subject | Listing 1 | Listing 2 | Listing 3 * |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 10050 Griffith Street | 1335 Zephyr Ct | 10091 Lyndale Ave | 1664 Mcginness Avenue |
| City, State | San Jose, CA | San Jose, CA | San Jose, CA | San Jose, CA |
| Zip Code | 95127 | 95127 | 95127 | 95127 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.47 ¹ | 0.39 ¹ | 0.86 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$949,000 | \$819,000 | \$948,000 |
| List Price \$ | -- | \$949,000 | \$819,000 | \$948,000 |
| Original List Date | | 10/23/2021 | 10/04/2021 | 10/15/2021 |
| DOM · Cumulative DOM | -- · -- | 16 · 18 | 35 · 37 | 6 · 26 |
| Age (# of years) | 69 | 64 | 68 | 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 | 1 Story Other | 1 Story Ranch | 1 Story Ranch | 1 Story Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,324 | 1,145 | 1,304 | 1,585 |
| Bdrm · Bths · ½ Bths | 5 · 2 | 3 · 2 | 3 · 2 | 4 · 2 |
| Total Room # | 8 | 7 | 7 | 8 |
| Garage (Style/Stalls) | Attached 1 Car | Attached 2 Car(s) | None | 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 | 0.16 acres | 0.11 acres | 0.12 acres |
| Other | -- | -- | -- | -- |

* Listing 3 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 smaller living space, larger lot size and the same utility count. ew concrete driveway and new interior/exterior paint. New roof. Kitchen i with new soft close cabinets, new appliances, and new marbled quartz counter tops

Listing 2 Regular sale with smaller living space and similar lot size and utility count. Some square footage was added for additional room (no permit). The garage was also converted to another living space with its own bathroom (non-permit)

Listing 3 Regular sale with larger living space and similar lot size and utility count. New kitchen and appliances, with quartz counters, new stainless steel refrigerator, new white cabinetry. Eat-In Kitchen. Family room with fireplace, engineered wood flooring and slider.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 10050 Griffith Street | 10121 Torrance Ave | 10321 Ashdale Drive | 10320 Reva Court |
| City, State | San Jose, CA | San Jose, CA | San Jose, CA | San Jose, CA |
| Zip Code | 95127 | 95127 | 95127 | 95127 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.11 ¹ | 0.57 ¹ | 0.37 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$779,000 | \$799,000 | \$775,000 |
| List Price \$ | -- | \$779,000 | \$799,000 | \$850,000 |
| Sale Price \$ | -- | \$779,000 | \$910,000 | \$860,000 |
| Type of Financing | -- | Conventional | Conventional | Conventional |
| Date of Sale | -- | 10/01/2021 | 10/22/2021 | 07/23/2021 |
| DOM · Cumulative DOM | -- · -- | 105 · 105 | 7 · 37 | 8 · 78 |
| Age (# of years) | 69 | 69 | 69 | 70 |
| Condition | Good | Good | Good | 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 | 1 Story Other | 1 Story Ranch | 1 Story Ranch | 1 Story Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,324 | 1,222 | 1,357 | 1,192 |
| Bdrm · Bths · ½ Bths | 5 · 2 | 3 · 2 | 3 · 2 | 3 · 1 |
| Total Room # | 8 | 6 | 7 | 6 |
| Garage (Style/Stalls) | Attached 1 Car | Attached 1 Car | 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 | 0.12 acres | 0.12 acres | 0.15 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | +\$10,200 | +\$1,700 | +\$23,700 |
| Adjusted Price | -- | \$789,200 | \$911,700 | \$883,700 |

* Sold 2 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** Probate sale with smaller living space and similar lot size and utility count. Updated Kitchen with quartz countertops, tile backsplash, stainless steel microwave, sink, hood, and dishwasher. laminate and tile flooring throughout. Dual Pane Windows. Wood Burning Fireplace with brick surround in the living room. SoldCompAdjust= \$10200(gla) +\$0(lot) +\$0(utility)+\$0(Age)+\$0(patio, deck,pool)+ \$0(garage)+ \$0(condition)=\$10200
- Sold 2** Regular sale with slightly larger living space, similar lot size and utility count. Upgrades include: Hardwood floors in the living room and hallways, recently installed carpets in the family room, updated bathrooms, enhanced insulation and a 50-year life composition roof was installed in 2008. SoldCompAdjust= -\$3300(gla) +\$0(lot) +\$0(utility)+\$0(Age)+\$0(patio, deck,pool)+ \$5000(garage)+ \$0(condition)=\$1700
- Sold 3** Regular sale with smaller living space, larger lot size and less utility count. Remodeled home features double pane windows, new flooring and interior paint throughout. Kitchen is updated with newer cabinets and granite counters. Stainless appliances include newer gas cooktop and hood, dishwasher, built in wall oven and refrigerator. Garage is converted to a 4th bedroom and inside laundry. SoldCompAdjust= \$13200(gla) -\$4500(lot) +\$10000(utility)+\$0(Age)+\$0(patio, deck,pool)+ \$5000(garage)+ \$0(condition)=\$23700

Subject Sales & Listing History

| | | | | | | | |
|--|---------------------------------|---|-------------------------|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Currently Listed | Listing History Comments | | | | | |
| Listing Agency/Firm | Help-U-Sell /S. Santa Clara Co. | MLS # Change Date Field Name Old Value New Value Current Price Broker Code List / Sell Office Change Type ML81868625 10/29/2021 Status A (\$949,000) \$949,000 HUSE.1 Help-U-Sell /S. Santa Clara Co. New Listing ML81831556 06/03/2021 Status P S (\$810,000) \$810,000 . Dolan Realty Company Changed to Sold ML81831556 05/27/2021 Status AC P \$860,000 APR.1 Compass Pending ML81831556 05/20/2021 Status P AC \$860,000 APR.1 Compass Contingent ML81831556 05/20/2021 Status A P \$860,000 APR.1 Compass Pending ML81831556 04/30/2021 Status P A \$860,000 APR.1 Compass Transaction Fell Through ML81831556 04/29/2021 Status A P \$860,000 APR.1 Compass Pending ML81831556 02/26/2021 Status A (\$860,000) \$860,000 APR.1 Compass New Listing | | | | | |
| 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 |
| 02/26/2021 | \$860,000 | 10/29/2021 | \$949,000 | Sold | 06/03/2021 | \$810,000 | MLS |
| 10/29/2021 | \$949,000 | -- | -- | -- | -- | -- | MLS |

Marketing Strategy

| | As Is Price | Repaired Price |
|--|-------------|----------------|
| Suggested List Price | \$910,000 | \$910,000 |
| Sales Price | \$900,000 | \$900,000 |
| 30 Day Price | \$891,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>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) 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 decrease 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 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

Subject Photos



Other

Listing Photos

L1 1335 Zephyr Ct
San Jose, CA 95127



Front

L2 10091 Lyndale Ave
San Jose, CA 95127



Front

L3 1664 Mcginness Avenue
San Jose, CA 95127



Front

Sales Photos

S1 10121 Torrance Ave
San Jose, CA 95127



Front

S2 10321 Ashdale Drive
San Jose, CA 95127



Front

S3 10320 Reva Court
San Jose, CA 95127



Front

ClearMaps Addendum

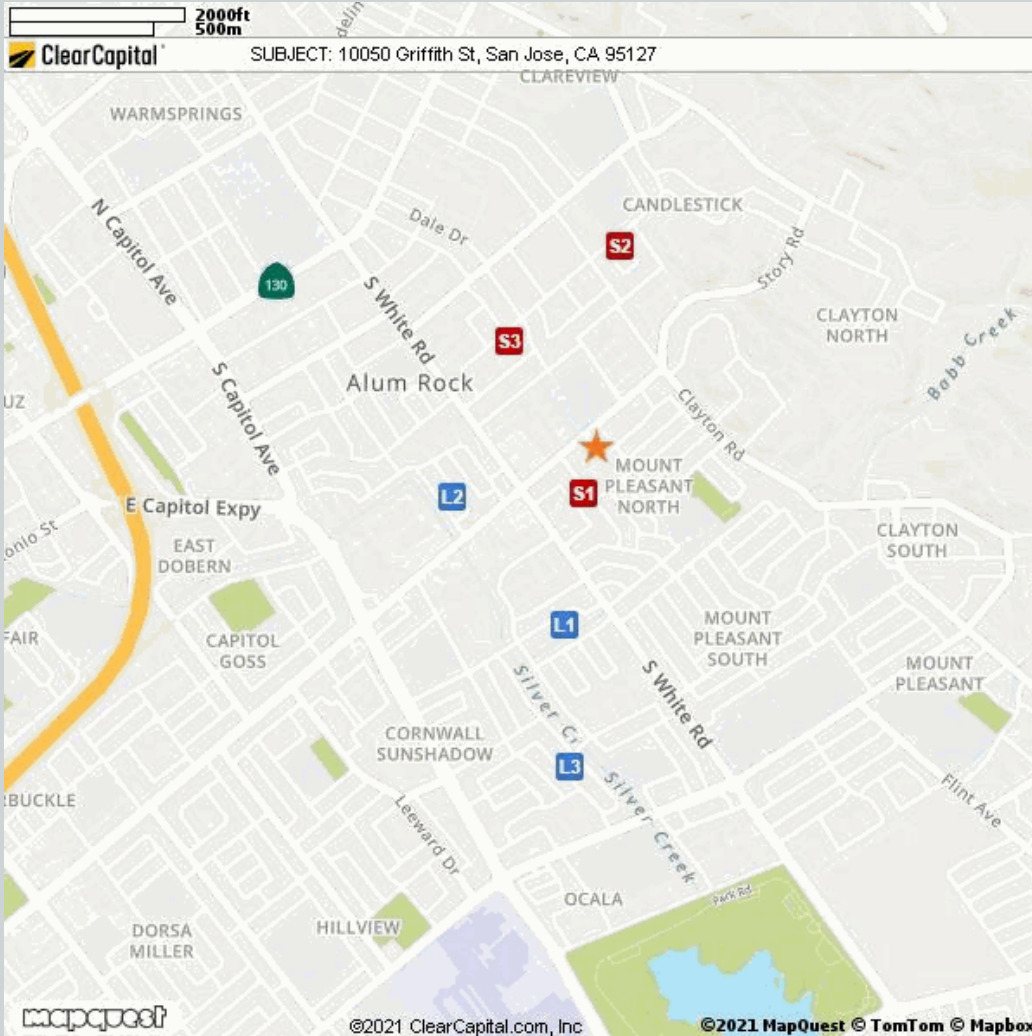
Address ★ 10050 Griffith Street, San Jose, CA 95127

Loan Number 45093

Suggested List \$910,000

Suggested Repaired \$910,000

Sale \$900,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 10050 Griffith Street, San Jose, CA 95127 | -- | Parcel Match |
| L1 Listing 1 | 1335 Zephyr Ct, San Jose, CA 95127 | 0.47 Miles ¹ | Parcel Match |
| L2 Listing 2 | 10091 Lyndale Ave, San Jose, CA 95127 | 0.39 Miles ¹ | Parcel Match |
| L3 Listing 3 | 1664 Mcginness Avenue, San Jose, CA 95127 | 0.86 Miles ¹ | Parcel Match |
| S1 Sold 1 | 10121 Torrance Ave, San Jose, CA 95127 | 0.11 Miles ¹ | Parcel Match |
| S2 Sold 2 | 10321 Ashdale Drive, San Jose, CA 95127 | 0.57 Miles ¹ | Parcel Match |
| S3 Sold 3 | 10320 Reva Court, San Jose, CA 95127 | 0.37 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 | 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 | 6.38 miles | Date Signed | 11/09/2021 |

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:

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