

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	109 Bexley Place, Walnut Creek, CA 94598	Order ID	7729506	Property ID	31564710
Inspection Date	11/09/2021	Date of Report	11/12/2021		
Loan Number	45144	APN	1352710410		
Borrower Name	Redwood Holdings LLC	County	Contra Costa		

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	
R. E. Taxes	\$12,128	The home is located on a court street but also backs to Ygnacio Valley road which is a main thoroughfare. Significant road noise. The home and landscape are maintained. No noticeable deficiencies were observed from the street.	
Assessed Value	\$1,014,386		
Zoning Classification	Residential		
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	Suburban	Neighborhood Comments	
Local Economy	Excellent	Neighborhood is the Diablo Shadows area of walnut creek. In the Mt Diablo School district, but specifically Northgate High School. Home to the North of YVR to not compare.	
Sales Prices in this Neighborhood	Low: \$1067500 High: \$2592600		
Market for this type of property	Increased 10 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	109 Bexley Place	3653 Chuckerct	2863 Encina Camino	3314 Inverness Dr
City, State	Walnut Creek, CA	Walnut Creek, CA	Walnut Creek, CA	Walnut Creek, CA
Zip Code	94598	94598	94598	94598
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.01 ¹	0.61 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,395,000	\$1,250,000	\$1,625,000
List Price \$	--	\$1,395,000	\$1,250,000	\$1,625,000
Original List Date		11/08/2021	07/30/2021	11/01/2021
DOM · Cumulative DOM	-- · --	3 · 4	24 · 105	7 · 11
Age (# of years)	44	43	57	52
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Other	Beneficial ; Other	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	2 Stories contemp	1 Story ranch	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	2,049	2,162	1,751	2,679
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	3 · 2	5 · 3
Total Room #	10	10	8	12
Garage (Style/Stalls)	Attached 3 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	0.22 acres	0.15 acres	0.22 acres	0.31 acres
Other	--	--	--	--

* 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 This comp has a community HOA for access to the community pool. Also on a court, but does not back to YVR. More sq ft with .5 less baths. The lot is smaller. Average condition. One less garage.

Listing 2 This comp is smaller in sq ft with 1 less bed and .5 baths less. The lot is similar. This home has a pool. Good condition. One less garage. Pending

Listing 3 This home has a larger lot and more sq ft in the house. It has one more bed and .5 more baths. Good condition. One less garage. Pending

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	109 Bexley Place	3002 Deerpark Dr	300 Menlo Ct	3064 Stinson Cir
City, State	Walnut Creek, CA	Walnut Creek, CA	Walnut Creek, CA	Walnut Creek, CA
Zip Code	94598	94598	94598	94598
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.50 ¹	0.57 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,295,000	\$1,550,888	\$1,349,000
List Price \$	--	\$1,295,000	\$1,550,888	\$1,298,000
Sale Price \$	--	\$1,430,750	\$1,750,000	\$1,325,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	10/07/2021	07/22/2021	09/08/2021
DOM · Cumulative DOM	-- · --	11 · 25	10 · 10	12 · 35
Age (# of years)	44	45	55	43
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Other	Adverse ; Busy Road	Beneficial ; Other	Adverse ; Busy Road
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story Ranch/Rambler	1 Story ranch	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	2,049	1,890	2,214	2,346
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	4 · 2 · 1	4 · 2 · 1
Total Room #	10	10	8	10
Garage (Style/Stalls)	Attached 3 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	--	Spa - Yes	Pool - Yes	Pool - Yes Spa - Yes
Lot Size	0.22 acres	0.38 acres	0.26 acres	0.23 acres
Other	--	--	--	--
Net Adjustment	--	-\$19,000	-\$295,000	+\$8,000
Adjusted Price	--	\$1,411,750	\$1,455,000	\$1,333,000

* 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** This home is less sq ft with the same beds.(+21k) It has .5 less baths (+6k). The lot is larger (-28k) Not on a court (35k) but also backs to a Oak Grove, but not YVR (-50k). Average condition. Has a spa (-5k) One less garage (+12k)
- Sold 2** This home is remodeled (-130k) wiht more sq ft (-22k) And the same beds and baths. ON a court, but also does not back to a busy rd (-100k) Has a pool (-45k) One less garage (+12k)
- Sold 3** This home is larger in sq ft (-37k) and has the same beds and baths. It is in average condition and has a largerlot (-2k) Not on a court (+35k) but also backs to YVR and Oak Grove (50k). Pool and spa. (-50k) One less garage (+12k)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			1 sale (with listing) noted below.				
Listing Agent Name							
Listing Agent Phone							
# 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
05/14/2021	\$1,190,000	--	--	Sold	06/03/2021	\$1,265,000	MLS
--	--	--	--	Sold	06/03/2021	\$1,265,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,395,000	\$1,395,000
Sales Price	\$1,390,000	\$1,390,000
30 Day Price	\$1,350,000	--
Comments Regarding Pricing Strategy		
HTE location backing to Ygnacio Valley Road is a significant negative factor in the subject. S3 shows evidence of this issue with a significantly lower price. With balance for the court location and sale price of S2 and S3 this value is strongly supported.		

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 3653 ChuckerCt
Walnut Creek, CA 94598



Front

L2 2863 Encina Camino
Walnut Creek, CA 94598



Front

L3 3314 Inverness Dr
Walnut Creek, CA 94598



Front

Sales Photos

S1 3002 Deerpark Dr
Walnut Creek, CA 94598



Front

S2 300 Menlo Ct
Walnut Creek, CA 94598



Front

S3 3064 Stinson Cir
Walnut Creek, CA 94598



Front

ClearMaps Addendum

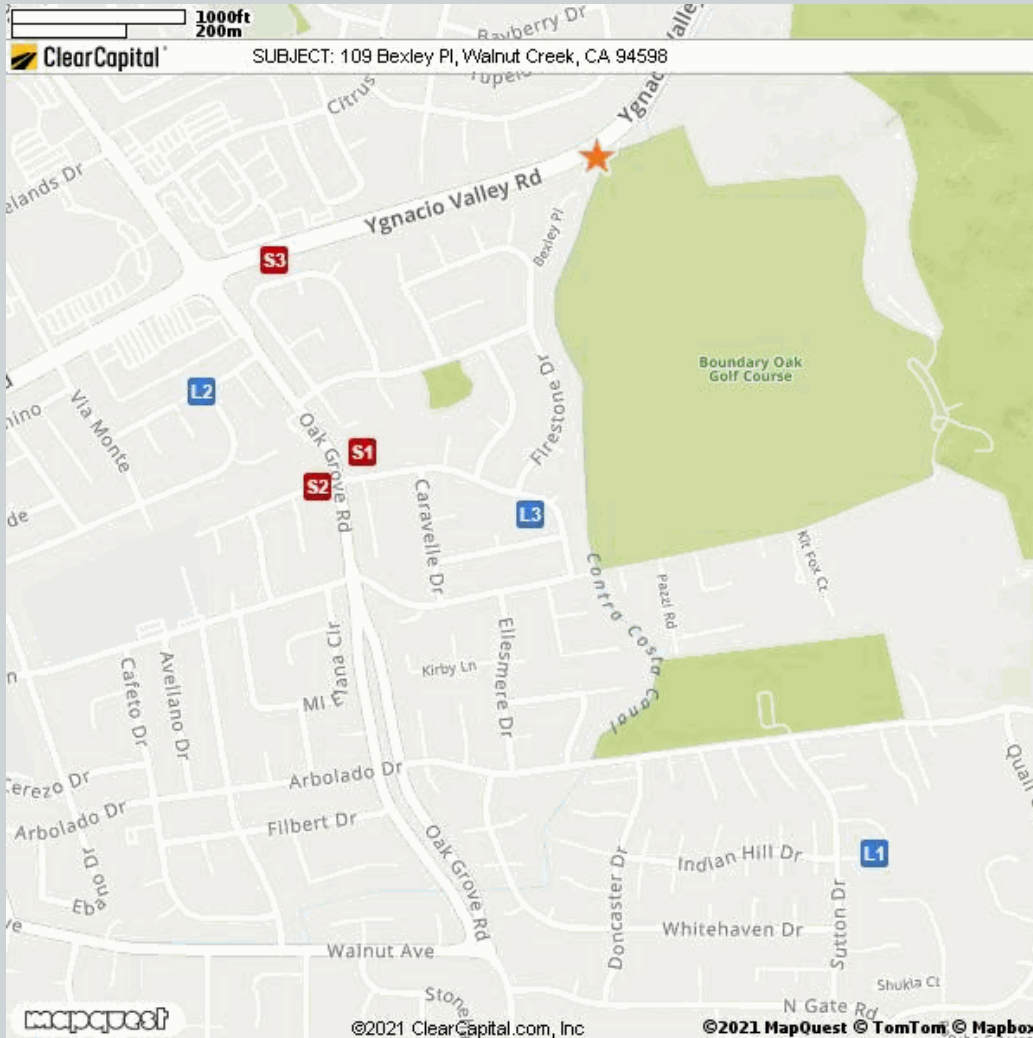
Address ★ 109 Bexley Place, Walnut Creek, CA 94598

Loan Number 45144

Suggested List \$1,395,000

Suggested Repaired \$1,395,000

Sale \$1,390,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	109 Bexley Place, Walnut Creek, CA 94598	--	Parcel Match
L1 Listing 1	3653 Chuckerct, Walnut Creek, CA 94598	1.01 Miles ¹	Parcel Match
L2 Listing 2	2863 Encina Camino, Walnut Creek, CA 94598	0.61 Miles ¹	Parcel Match
L3 Listing 3	3314 Inverness Dr, Walnut Creek, CA 94598	0.48 Miles ¹	Parcel Match
S1 Sold 1	3002 Deepark Dr, Walnut Creek, CA 94598	0.50 Miles ¹	Parcel Match
S2 Sold 2	300 Menlo Ct, Walnut Creek, CA 94598	0.57 Miles ¹	Parcel Match
S3 Sold 3	3064 Stinson Cir, Walnut Creek, CA 94598	0.44 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	Rachael Hand	Company/Brokerage	Golden Gate Sotheby's International Realty
License No	01450616	Address	234 Copper Ridge San Ramon CA 94582
License Expiration	09/24/2024	License State	CA
Phone	9253728080	Email	rach@handrealestate.com
Broker Distance to Subject	11.50 miles	Date Signed	11/11/2021

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.