

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	27355 Dartmouth Street, Hemet, CALIFORNIA 92544	Order ID	7339409	Property ID	30425533
Inspection Date	06/03/2021	Date of Report	06/05/2021		
Loan Number	45193	APN	450-080-047		
Borrower Name	Redwood Holdings LLC	County	Riverside		

Tracking IDs

Order Tracking ID	0603BPO	Tracking ID 1	0603BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Juana Phillips-Gary Phillips	Condition Comments	
R. E. Taxes	\$517,780	Based on exterior inspection. Recommend exterior paint and lawn care/Maintenance.	
Assessed Value	\$379,205		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$10,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$10,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subjects immediate market appears to be stable with a shortage in inventory for homes similar to subject based on age,gla and lot size. The market is driven primarily of standard sales and listings. Currently there is no sign of REO/Short Sale inventory. Homes that have sold within the last 90 days have sold over asking price and with less than a week for current days on the market.	
Sales Prices in this Neighborhood	Low: \$479,000 High: \$555,000		
Market for this type of property	Increased 2 4 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	27355 Dartmouth Street	42012 Manchester Ave	41553 Fulton Ave	27812 Vista Del Valle
City, State	Hemet, CALIFORNIA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92544	92544	92544	92544
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	0.76 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$474,900	\$494,900	\$620,000
List Price \$	--	\$474,900	\$494,900	\$620,000
Original List Date		05/03/2021	06/04/2021	04/15/2021
DOM · Cumulative DOM	-- · --	7 · 33	0 · 1	50 · 51
Age (# of years)	65	32	46	12
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	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	2,850	2,109	2,725	2,136
Bdrm · Bths · ½ Bths	5 · 2	4 · 2 · 1	5 · 2 · 1	3 · 2 · 1
Total Room #	7	7	8	6
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes Spa - Yes	--	--
Lot Size	.79 acres	.29 acres	.28 acres	.88 acres
Other	--	Adj + \$15,000 GIA Difference.	--	Adj + \$15,000 GIA Difference.

* Listing 2 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** Gorgeous two story pool home in beautiful East Hemet! This corner lot home has great curb appeal that offers luscious landscaping, and extra long driveway. You'll love the brand new decorative entry door and as you enter the home you'll notice how full of natural light this floor plan is. The kitchen is gorgeous with upgraded wood cabinetry, stainless steel appliances, corian counters and a breakfast counter bar. The kitchen is open to the ample family room which boasts beautiful french doors, and wood burning fireplace. All four bedrooms are upstairs and all offer vaulted ceilings for ampleness, ceiling fans and beautiful window shutters. Other interior features include 2 sky lights, whole house fan, window blinds and shutters and two access doors into the garage. Amaze your guests with your ample backyard complete with an elegant alumma wood patio cover, concrete deck, barbecue island, firepit sitting area and best of all a beautiful crystal water pool and spa! While the home offers a 3 car garage it also offers a large driveway for additional parking and even RV parking potential on the side yard.
- Listing 2** 5 bedroom, 3 bath home sits on over 12,000 square feet of well manicured land. Upon arriving you can't help but notice the exceptional curb appeal this home has to offer!! Inside you will find new carpet, paint, faucets and light fixtures. The formal living and dining room share lots of natural light from the oversized front window. The kitchen with large pantry and breakfast nook have views of the backyard.. The adjacent family room has built in cabinetry and cozy brick fireplace with door to the backyard for entertaining under covered patio. Upstairs you'll find the master suite with double sink vanity ,mirrored closet doors and a full length balcony with stairs leading down to access the rear yard.. Four more bedrooms with built in cabinetry, bookshelves and additional balcony access share another large double sink bathroom. The convenient upstairs laundry area with door to usable attic space for storage are also a plus!! This Pride of Ownership home is in a desirable neighborhood of Hemet with NO HOA and LOW LOW TAX !!
- Listing 3** custom built English Tudor home located on .88 acre. Private, secluded with views of the valley and mountains. Builder says no expense was spared - over 1 million dollars went into this home. 2x6 and 2x8 construction to give walls three dimensional look. Arched beams, vaulted ceilings, hand hewn, labor intensive mantels, custom plaster in the interior with faux stone and beam exposures. Double pane Anderson windows framing beautiful views. Living room has a hidden screen and projector for TV. Wood stove alcove with stone details. Kitchen has large central island, black counter tops and 6 burner stove, double oven. Dining room has stone fireplace, and walls of built in bookshelf's and two sets of french doors to exterior. There is a book lined library. Interior doors are wood, upgraded fixtures and wood work features and cabinetry throughout . Upstairs bedroom has french doors that open out to the vaulted area on living room. Window seats, walk in closets and abundant storage. The master bedroom has wood like floors. The master bath has a walk in shower and two separate counter top bowl sinks. Plenty of storage in the upstairs attic and partial basement. 2 car garage has been partially converted to office space in one stall. Only one side has a garage door. This home was custom designed and built as a real show piece. No expense was spared.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	27355 Dartmouth Street	42240 Welches Ct	41215 Crest Dr	40281 Olla Rd
City, State	Hemet, CALIFORNIA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92544	92544	92544	92544
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.82 ¹	0.27 ¹	1.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$489,000	\$520,000	\$550,000
List Price \$	--	\$489,000	\$520,000	\$550,000
Sale Price \$	--	\$479,000	\$524,000	\$555,000
Type of Financing	--	Conventional	Va	Usda
Date of Sale	--	02/11/2021	03/12/2021	05/26/2021
DOM · Cumulative DOM	-- · --	20 · 82	4 · 36	75 · 143
Age (# of years)	65	33	41	24
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	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Mountain
Style/Design	2 Stories Ranch	1 Story Ranch	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,850	2,617	2,722	2,640
Bdrm · Bths · ½ Bths	5 · 2	3 · 2 · 1	4 · 3	4 · 2
Total Room #	7	6	7	6
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes Spa - Yes	--
Lot Size	.79 acres	.47 acres	.45 acres	1.06 acres
Other	--	Adj for lot size.	--	--
Net Adjustment	--	+\$25,000	-\$15,000	-\$25,000
Adjusted Price	--	\$504,000	\$509,000	\$530,000

* 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** 1/2 acre lot with dormer windows and a wrap around porch is reminiscent of homes you may see in the south. Offering gated RV access, a 3 car garage an expansive floor plan and landscaped exterior, this home may be just what you have been searching for! As you enter the home wood trimmed archways lead to the formal living room and formal dining room. The formal dining room offers french doors that open to the wrap around porch and encourage dining al fresco. Just off the kitchen, the bay windowed breakfast room features a built in buffet for ease in storage and service. The island kitchen is open to the step down family room and an abundance of windows keep the interior bright. The family room with one of a kind custom brick mantle piece, vaulted ceilings and built in cabinets is sure to become the hub of your new home. The game room does rival for attention however; with a built in bar, side bar with sink and ample room for a pool table, an ensuite powder room and patio slider to the covered patio and swim spa also encourages the indoor/outdoor entertaining that southern Californians love to enjoy. A massive indoor laundry offers ample storage. The primary bedroom have expansive high ceilings, ceiling fan and bath with dual vanities, a dressing area and separate soaking tub and shower. The secondary bedrooms also have ceiling fans. Home is set up with sound system and speakers throughout the interior and exterior.
- Sold 2** 1/2 acre of luxurious property in a quiet secluded neighborhood with mountain views. Pool, spa, basketball court, built in bbq and a putting green. The kitchen has recently been updated with high end granite and glass tile backsplash. Master bedroom features walk-in closet with built-ins and a fireplace. Master bath has a jetted tub with a view of backyard and double faced fireplace. (-15,000 adjustment for custom pool and spa)
- Sold 3** (-\$25000 Adjustments for lot size)Panoramic Views From Almost Every Window! Gorgeous Custom Built Single Story Home On Over An Acre Of Hill Top Property, Overlooking The Valley & City Lights. Executive Neighborhood Located On A Cul-De-Sac Street With Private Driveway. Entry Way Welcomes You To A Large Formal Dining Room, Vaulted Ceilings With Fireplace, Built-In China Cabinet, Crystal Chandelier & Beautiful Views. Kitchen Shows Light & Bright With Lots Of Cabinets For Storage, Access To Formal Dining, Living Rooms & Family Room. Cozy Family Room Has A Fireplace, Built-In China Cabinet & Book Shelves, Sliding Glass Doors To Exterior Patio Great For Entertaining. Hallway Leads To The Huge Master Suite With Amazing Views, Walk-In Closet & Mirrored Wardrobe Closet, Sliding Glass Doors To Private Covered Patio Great For Watching Sunrises Or Sunsets. Master Bathroom With Dual Vanity Sinks, Separate Step In Shower Stall & Garden Soaking Tub. Guest Bedrooms With Jack N Jill Bathroom For Family Or Guest. Indoor Laundry Room With Soaking Sink & Cabinets For Storage. Additional Bonus Room Could Be A 4Th Bedroom/Office Or Separate Living Quarters For Guest With 1/2 Bathroom & Direct Garage Access. Custom Window Treatments, Blinds & Wood Shutters. Shows Light & Bright. Oversized 3 Car Garage With Extra Storage Cabinets. Welcoming Tropical Landscaping & Separate Fenced Off Area For Pets.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no history found for the home being listed within the last 12 months.			
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$535,000	\$550,000
Sales Price	\$530,000	\$550,000
30 Day Price	\$515,000	--
Comments Regarding Pricing Strategy		
The value was derived from recently sold comps within the last 90 days and comps under 1.12 mile radius. The expanded search was necessary to pull comps most or close to similar as subject. Aggressive list price will generate a highest and best in the least time possible.		

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.
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Subject Photos



Front



Address Verification



Side



Side

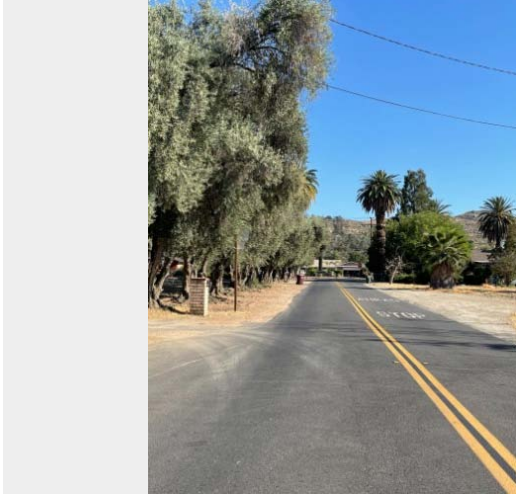


Side

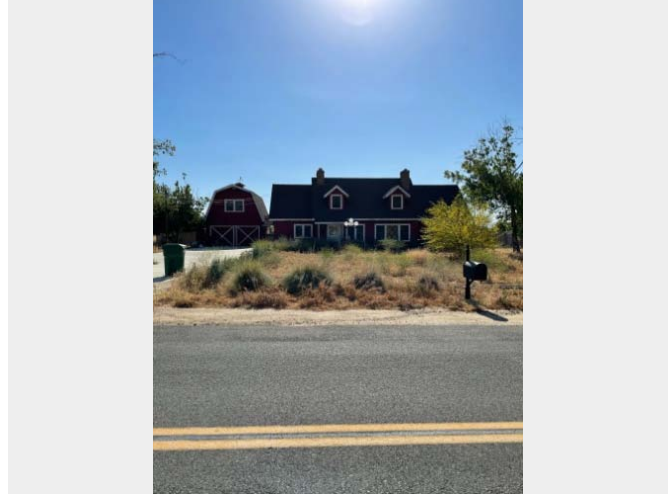


Street

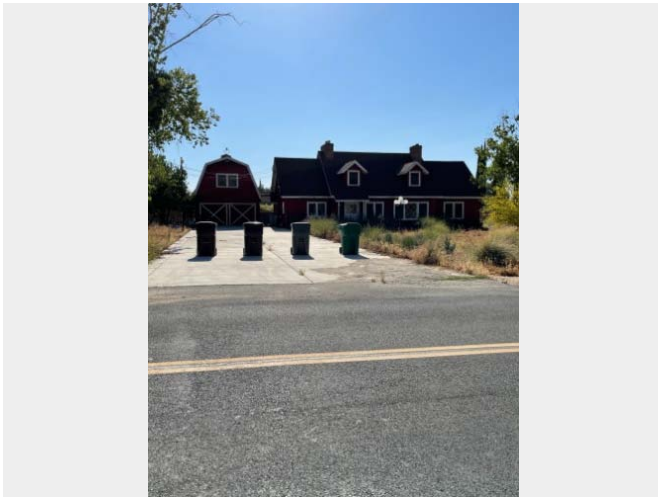
Subject Photos



Street



Other



Other

Listing Photos

L1 42012 Manchester Ave
Hemet, CA 92544



Front

L2 41553 Fulton Ave
Hemet, CA 92544



Front

L3 27812 Vista Del Valle
Hemet, CA 92544



Front

Sales Photos

S1 42240 Welches Ct
Hemet, CA 92544



Front

S2 41215 Crest Dr
Hemet, CA 92544



Front

S3 40281 Olla Rd
Hemet, CA 92544



Front

ClearMaps Addendum

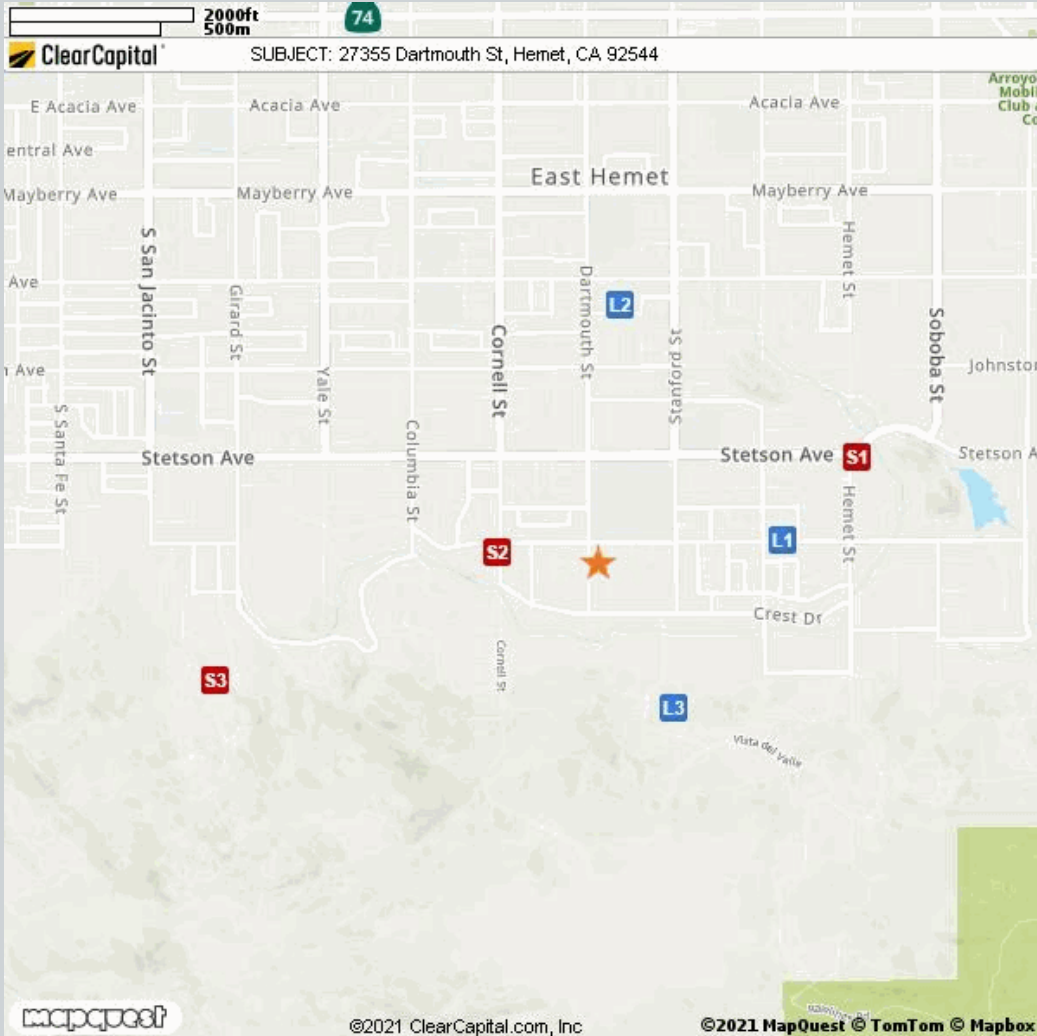
Address ★ 27355 Dartmouth Street, Hemet, CALIFORNIA 92544

Loan Number 45193

Suggested List \$535,000

Suggested Repaired \$550,000

Sale \$530,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	27355 Dartmouth Street, Hemet, California 92544	--	Parcel Match
L1 Listing 1	42012 Manchester Ave, Hemet, CA 92544	0.55 Miles ¹	Parcel Match
L2 Listing 2	41553 Fulton Ave, Hemet, CA 92544	0.76 Miles ¹	Parcel Match
L3 Listing 3	27812 Vista Del Valle, Hemet, CA 92544	0.46 Miles ¹	Parcel Match
S1 Sold 1	42240 Welches Ct, Hemet, CA 92544	0.82 Miles ¹	Parcel Match
S2 Sold 2	41215 Crest Dr, Hemet, CA 92544	0.27 Miles ¹	Parcel Match
S3 Sold 3	40281 Olla Rd, Hemet, CA 92544	1.12 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	Juan Lima	Company/Brokerage	Braxton Real Estate
License No	01815108	Address	2022 Loreto Street San Jacinto CA 92582
License Expiration	10/25/2022	License State	CA
Phone	4243023685	Email	Reoagent10@yahoo.com
Broker Distance to Subject	5.69 miles	Date Signed	06/04/2021

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.