

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.

|                        |   |                       |             |                    |          |
|------------------------|---|-----------------------|-------------|--------------------|----------|
| <b>Address</b>         | 2990 Gardendale Drive, San Jose, CA 95125 | <b>Order ID</b>       | 7720532     | <b>Property ID</b> | 31543371 |
| <b>Inspection Date</b> | 11/05/2021                                | <b>Date of Report</b> | 11/08/2021  |                    |          |
| <b>Loan Number</b>     | 45225                                     | <b>APN</b>            | 43945039    |                    |          |
| <b>Borrower Name</b>   | Redwood Holdings LLC                      | <b>County</b>         | Santa Clara |                    |          |

|                          |         |                      |         |  |  |
|--------------------------|---------|----------------------|---------|--|--|
| <b>Tracking IDs</b>      |         |                      |         |  |  |
| <b>Order Tracking ID</b> | 1104BPO | <b>Tracking ID 1</b> | 1104BPO |  |  |
| <b>Tracking ID 2</b>     | --      | <b>Tracking ID 3</b> | --      |  |  |

| General Conditions                    |                      | Condition Comments   |
|---------------------------------------|----------------------|--|
| <b>Owner</b>                          | REDWOOD HOLDINGS LLC | Subject property is in a corner residential lot in a tree lined street in the highly desired area of the city known as Willow Glen. From the drive-by observation, property exterior painted finish, brick wainscoat, dual pane windows and roof, are in average condition and no exterior damages observed. Property does not appear to have being recently upgraded. Property conforms to most neighborhood properties in style and type. No Easements or encroachments observed. No negative factor or features of property that could affect sale of property. Per County Detail Report subject was sold in June of this year. |
| <b>R. E. Taxes</b>                    | \$4,992              |  |
| <b>Assessed Value</b>                 | \$422,379            |  |
| <b>Zoning Classification</b>          | Residential R1       |  |
| <b>Property Type</b>                  | SFR                  |  |
| <b>Occupancy</b>                      | Vacant               |  |
| <b>Secure?</b>                        | Yes (Locked doors)   |  |
| <b>Ownership Type</b>                 | Fee Simple           |  |
| <b>Property Condition</b>             | Average              |  |
| <b>Estimated Exterior Repair Cost</b> | \$0                  |  |
| <b>Estimated Interior Repair Cost</b> | \$0                  |  |
| <b>Total Estimated Repair</b>         | \$0                  |  |
| <b>HOA</b>                            | No                   |  |
| <b>Visible From Street</b>            | Visible              |  |
| <b>Road Type</b>                      | Public               |  |

| Neighborhood & Market Data               |                                     | Neighborhood Comments  |
|--|-------------------------------------|--|
| <b>Location Type</b>                     | Suburban                            | Subject is within walking distance to desired elementary schools, and neighborhood shopping center and office buildings w/businesses and eateries, and bus routes, subject is also within 1 mile to neighborhood park. Many properties in the area and neighborhood have being remodeled/ upgraded and/or fully rebuilt. No REO or short sales activities in the immediate area, due to its proximity to Silicon Valley Businesses (within 10 miles, 20 to 25 min. drive), No industrial zones nearby, or in the path of airport, or w/in 1,000 ft. to freeway or from a railroad track. |
| <b>Local Economy</b>                     | Improving                           |  |
| <b>Sales Prices in this Neighborhood</b> | Low: \$1220000<br>High: \$1,850,000 |  |
| <b>Market for this type of property</b>  | Increased 8 % in the past 6 months. |  |
| <b>Normal Marketing Days</b>             | <30                                 |  |

### Current Listings

|                               | Subject               | Listing 1             | Listing 2 *           | Listing 3             |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 2990 Gardendale Drive | 1474 Husted Avenue    | 1406 Cherrydale Drive | 2573 Cordoba Way      |
| <b>City, State</b>            | San Jose, CA          | San Jose, CA          | San Jose, CA          | San Jose, CA          |
| <b>Zip Code</b>               | 95125                 | 95125                 | 95125                 | 95125                 |
| <b>Datasource</b>             | Public Records        | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 0.75 <sup>1</sup>     | 1.68 <sup>1</sup>     | 1.43 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | \$                    | \$1,664,000           | \$1,599,000           | \$1,649,000           |
| <b>List Price \$</b>          | --                    | \$1,574,000           | \$1,599,000           | \$1,649,000           |
| <b>Original List Date</b>     |                       | 08/11/2021            | 03/31/2021            | 10/29/2021            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 34 · 89               | 0 · 222               | 5 · 10                |
| <b>Age (# of years)</b>       | 62                    | 48                    | 64                    | 60                    |
| <b>Condition</b>              | Average               | Average               | Average               | Average               |
| <b>Sales Type</b>             | --                    | Fair Market Value     | Fair Market Value     | Fair Market Value     |
| <b>Location</b>               | Neutral ; Busy Road   | Neutral ; Busy Road   | Neutral ; Residential | Neutral ; Residential |
| <b>View</b>                   | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <b>Style/Design</b>           | 1 Story Ranch         | 1 Story Ranch         | 1 Story Ranch         | 1 Story Ranch         |
| <b># Units</b>                | 1                     | 1                     | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 1,808                 | 1,745                 | 1,616                 | 1,633                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 3 · 2                 | 3 · 2                 | 3 · 2                 | 3 · 2 · 1             |
| <b>Total Room #</b>           | 7                     | 7                     | 7                     | 8                     |
| <b>Garage (Style/Stalls)</b>  | Attached 2 Car(s)     | Attached 2 Car(s)     | Attached 2 Car(s)     | Attached 2 Car(s)     |
| <b>Basement (Yes/No)</b>      | No                    | No                    | No                    | No                    |
| <b>Basement (% Fin)</b>       | 0%                    | 0%                    | 0%                    | 0%                    |
| <b>Basement Sq. Ft.</b>       | --                    | --                    | --                    | --                    |
| <b>Pool/Spa</b>               | --                    | --                    | --                    | --                    |
| <b>Lot Size</b>               | 0.22 acres            | 0.14 acres            | 0.17 acres            | 0.18 acres            |
| <b>Other</b>                  | FP, Patio, Fence      | FP, Patio, Fence      | FP, Patio, Fence      | FP, Patio, Fence      |

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Similar in most of its characteristics, age, condition, location and amenities; Superior due to newer age, and Inferior due to smaller lot size. Per MLS Property is Under Contract as a Standard Sale.

**Listing 2** Similar in most of its characteristics, age, condition, location and amenities; Inferior due to smaller GLA and lot size. Per MLS Property is an Active listing as a Standard Sale. (MLS identifies exclusive listing only).

**Listing 3** Similar in most of its characteristics, age, condition, location and amenities; Superior due to an additional room, and Inferior due to smaller lot size. Per MLS Property is in Contingent status as a Standard Sale.

### Recent Sales

|                               | Subject               | Sold 1                | Sold 2                | Sold 3 *              |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 2990 Gardendale Drive | 1474 Darlene Ave      | 2351 Radio Ave        | 1604 Glenfield Dr     |
| <b>City, State</b>            | San Jose, CA          | San Jose, CA          | San Jose, CA          | San Jose, CA          |
| <b>Zip Code</b>               | 95125                 | 95125                 | 95125                 | 95125                 |
| <b>Datasource</b>             | Public Records        | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 0.82 <sup>1</sup>     | 0.72 <sup>1</sup>     | 0.95 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | --                    | \$1,448,000           | \$1,568,000           | \$1,550,000           |
| <b>List Price \$</b>          | --                    | \$1,448,000           | \$1,568,000           | \$1,550,000           |
| <b>Sale Price \$</b>          | --                    | \$1,480,000           | \$1,600,000           | \$1,625,000           |
| <b>Type of Financing</b>      | --                    | Conventional          | Conventional          | Cash Sale             |
| <b>Date of Sale</b>           | --                    | 10/06/2021            | 09/20/2021            | 10/22/2021            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 7 · 35                | 41 · 41               | 7 · 21                |
| <b>Age (# of years)</b>       | 62                    | 70                    | 74                    | 60                    |
| <b>Condition</b>              | Average               | Average               | Average               | Average               |
| <b>Sales Type</b>             | --                    | Fair Market Value     | Fair Market Value     | Fair Market Value     |
| <b>Location</b>               | Neutral ; Busy Road   | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <b>View</b>                   | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <b>Style/Design</b>           | 1 Story Ranch         | 1 Story Ranch/Rambler | 1 Story Ranch/Rambler | 1 Story Ranch         |
| <b># Units</b>                | 1                     | 1                     | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 1,808                 | 1,514                 | 1,539                 | 1,783                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 3 · 2                 | 3 · 2                 | 3 · 2                 | 4 · 2                 |
| <b>Total Room #</b>           | 7                     | 7                     | 7                     | 8                     |
| <b>Garage (Style/Stalls)</b>  | Attached 2 Car(s)     | Attached 1 Car        | Detached 2 Car(s)     | Attached 2 Car(s)     |
| <b>Basement (Yes/No)</b>      | No                    | No                    | No                    | No                    |
| <b>Basement (% Fin)</b>       | 0%                    | 0%                    | 0%                    | 0%                    |
| <b>Basement Sq. Ft.</b>       | --                    | --                    | --                    | --                    |
| <b>Pool/Spa</b>               | --                    | --                    | --                    | Pool - Yes            |
| <b>Lot Size</b>               | 0.22 acres            | 0.14 acres            | 0.14 acres            | 0.20 acres            |
| <b>Other</b>                  | FP, Patio, Fence      | FP, Patio, Fence      | FP, Patio, Fence      | FP, Patio, Fence      |
| <b>Net Adjustment</b>         | --                    | +\$66,000             | +\$64,000             | -\$10,000             |
| <b>Adjusted Price</b>         | --                    | \$1,546,000           | \$1,664,000           | \$1,615,000           |

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Similar in most of its characteristics, age, condition, location and amenities; Adjusted for GLA: +\$30,000, Lot size: +\$36,000. Per MLS Property was Sold as a Standard Sale.
- Sold 2** Similar in most of its characteristics, age, condition, location and amenities; Adjusted for GLA: +\$30,000, Lot size: +\$34,000. Per MLS Property was Sold as a Standard Sale.
- Sold 3** Similar in most of its characteristics, age, condition, location and amenities; Adjusted for Lot size: +\$10,000, Additional room - \$20,000. Per MLS Property was Sold as a Standard Sale.

### Subject Sales & Listing History

|  |                            |                        |                         |   |                    |                     |               |
|--|----------------------------|------------------------|-------------------------|---|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      |                            | Not Currently Listed   |                         | <b>Listing History Comments</b>   |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        |                         | Subject was listed in May 14, 2021 off-market and with a COE in June 29, 2021 as shown below. |                    |                     |               |
| <b>Listing Agent Name</b>                          |                            |                        |                         |   |                    |                     |               |
| <b>Listing Agent Phone</b>                         |                            |                        |                         |   |                    |                     |               |
| <b># of Removed Listings in Previous 12 Months</b> |                            | 0                      |                         |   |                    |                     |               |
| <b># of Sales in Previous 12 Months</b>            |                            | 1                      |                         |   |                    |                     |               |
| <b>Original List Date</b>                          | <b>Original List Price</b> | <b>Final List Date</b> | <b>Final List Price</b> | <b>Result</b>   | <b>Result Date</b> | <b>Result Price</b> | <b>Source</b> |
| 05/14/2021   | \$1,599,000                | 06/02/2021             | \$1,599,000             | Sold  | 06/29/2021         | \$1,525,000         | MLS           |

### Marketing Strategy

|   |                    |                       |
|---|--------------------|-----------------------|
|   | <b>As Is Price</b> | <b>Repaired Price</b> |
| <b>Suggested List Price</b>   | \$1,550,000        | \$1,550,000           |
| <b>Sales Price</b>  | \$1,600,000        | \$1,600,000           |
| <b>30 Day Price</b>   | \$1,550,000        | --                    |
| <b>Comments Regarding Pricing Strategy</b>  |                    |                       |
| <p>The sale and listing search are of properties within 1 mile radius and within the last 3 months sold with similar to subject in most of its characteristics, condition, and GLA. The As-Is Value identified for subject property is for a Fair Market price and with a marketing time of approx. 7 days. The comps used are the best possible currently available comps and the adjustments are sufficient for this area to account for the differences in the subject and comparables. Please note, since the beginning of the year property values in this town are experiencing sale prices above listing prices due to multiple offers, and during these past 3 months market has stabilized since more properties are coming up on the market. Since the start of the year, and even with the Covid-19 uncertainties, values in subjects city have increased a min. of 9%. Since the start of the year, and even with the Covid-19 uncertainties, values in this zip code and adjacent zip codes have increased a min. of 9%. There is no Economic Obsolescence in the area. Subject property nor neighborhood or town has been affected by the FEMA declared disaster of 2020 from nearby mountain ranges. And there has been no effect on subject's, nor neighborhood, in value and marketability due to current COVID-19 Pandemic.</p> |                    |                       |

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

### Subject Photos



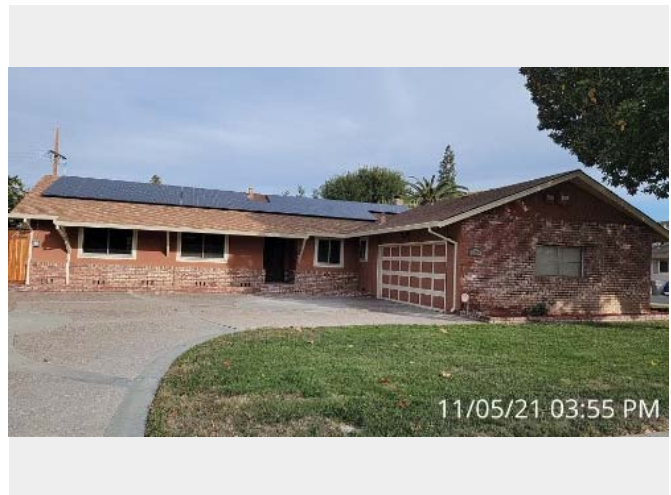
Front



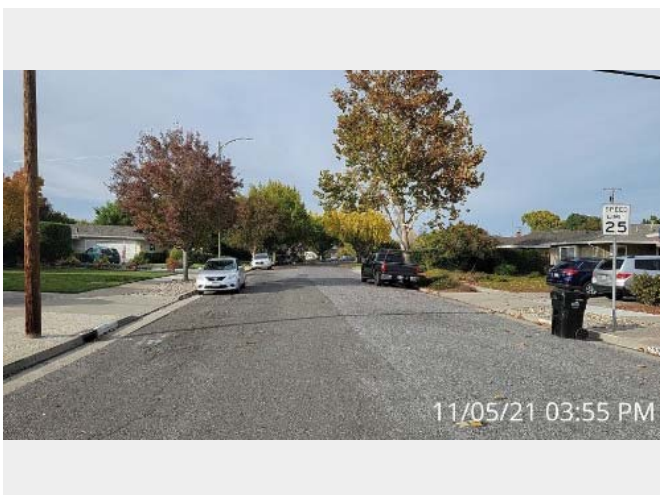
Address Verification



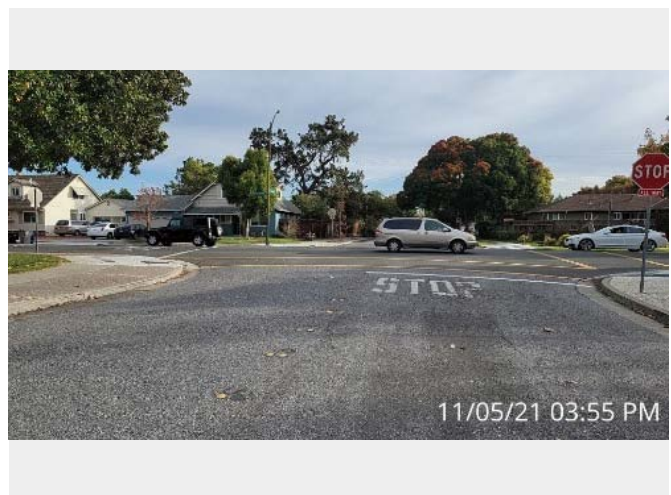
Side



Side



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 1474 Husted Avenue  
San Jose, CA 95125



Front

**L2** 1406 Cherrydale Drive  
San Jose, CA 95125



Front

**L3** 2573 Cordoba Way  
San Jose, CA 95125



Front

## Sales Photos

**S1** 1474 Darlene Ave  
San Jose, CA 95125



Front

**S2** 2351 Radio Ave  
San Jose, CA 95125



Front

**S3** 1604 Glenfield Dr  
San Jose, CA 95125



Front

### ClearMaps Addendum

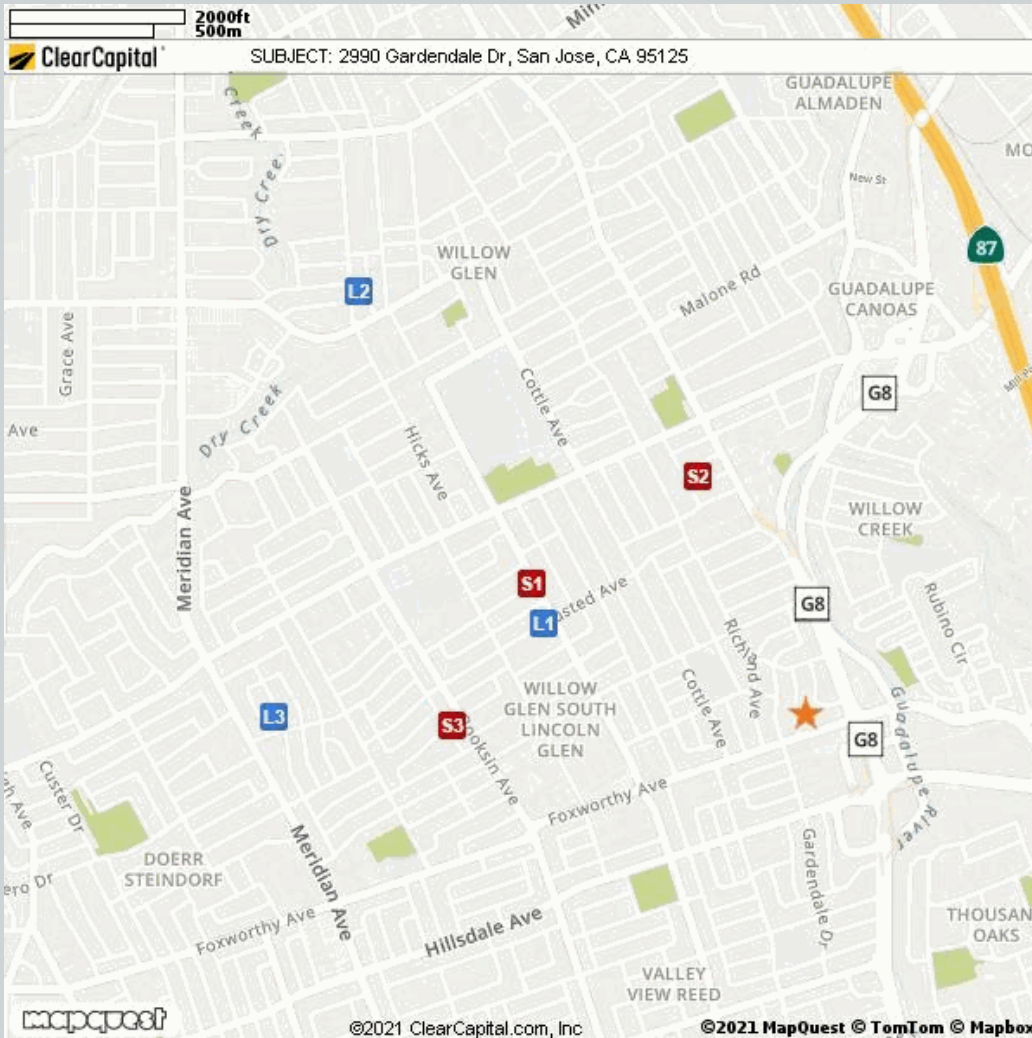
**Address** ★ 2990 Gardendale Drive, San Jose, CA 95125

**Loan Number** 45225

**Suggested List** \$1,550,000

**Suggested Repaired** \$1,550,000

**Sale** \$1,600,000



| Comparable   | Address                                   | Miles to Subject        | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject    | 2990 Gardendale Drive, San Jose, CA 95125 | --                      | Parcel Match     |
| L1 Listing 1 | 1474 Husted Avenue, San Jose, CA 95125    | 0.75 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 1406 Cherrydale Drive, San Jose, CA 95125 | 1.68 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 2573 Cordoba Way, San Jose, CA 95125      | 1.43 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 1474 Darlene Ave, San Jose, CA 95125      | 0.82 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 2351 Radio Ave, San Jose, CA 95125        | 0.72 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 1604 Glenfield Dr, San Jose, CA 95125     | 0.95 Miles <sup>1</sup> | Parcel Match     |

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

|                                   |               |                          |  |
|-----------------------------------|---------------|--------------------------|--|
| <b>Broker Name</b>                | Vito Lippolis | <b>Company/Brokerage</b> | Compass Realty   |
| <b>License No</b>                 | 01351146      | <b>Address</b>           | 5353 Almaden Expressway, Suite<br>150A San Jose CA 95118 |
| <b>License Expiration</b>         | 09/18/2022    | <b>License State</b>     | CA   |
| <b>Phone</b>                      | 4082194085    | <b>Email</b>             | vitohomesales@gmail.com                                  |
| <b>Broker Distance to Subject</b> | 1.78 miles    | <b>Date Signed</b>       | 11/08/2021   |

*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.**