

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	8428 Butternut Drive, Citrus Heights, CA 95621	Order ID	7865337	Property ID	31905387
Inspection Date	01/04/2022	Date of Report	01/05/2022		
Loan Number	45262	APN	20903760150000		
Borrower Name	Redwood Holdings LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	01.04.22_BPO_Update	Tracking ID 1	01.04.22_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	REDWOOD HOLDINGS LLC	The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$4,547	
Assessed Value	\$372,427	
Zoning Classification	Residential RD5	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Urban	The subject property is located in well established neighborhood. Price has been going up due to improved economy and limited availability of listings on the market.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$414500 High: \$528750	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	8428 Butternut Drive	8547 Villaview Dr	8216 Yardgate Way	8350 Villaview Dr
City, State	Citrus Heights, CA	Citrus Heights, CA	Citrus Heights, CA	Citrus Heights, CA
Zip Code	95621	95621	95621	95621
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.17 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$433,000	\$420,000	\$425,000
List Price \$	--	\$433,000	\$420,000	\$425,000
Original List Date		09/28/2021	11/17/2021	11/20/2021
DOM · Cumulative DOM	-- · --	5 · 99	5 · 49	15 · 46
Age (# of years)	46	43	52	46
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 Other	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,021	1,137	1,056	1,144
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 1 Car	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	--	--	--	--
Lot Size	0.14 acres	0.136 acres	0.15 acres	0.16 acres
Other	None	None	None	None

* 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 Adorable 3 bedroom/2 bath single story home features new updated kitchen, vinyl plank flooring throughout, wood burning fireplace for those chilly nights, new HVAC system, and interior/exterior paint.Come check it out!

Listing 2 Come make your mark on this great 3 bed 2 bath home. Ready for a new family to make their memories in the great outdoor space. Room for your RV or possibly boat. Kitchen banquette has been recently upholstered.

Listing 3 Citrus Heights charmer is waiting for you to make it your own! Desirable layout offers a great room concept, cherry finished cabinets and granite slab counters in kitchen / baths, & 3 spacious bedrooms. Spacious lot offers room for your ideas and outdoor entertainment. Conveniently located within minutes of freeway access, local shopping, and schools.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8428 Butternut Drive	6615 Outlook Dr	8320 Villaview Dr	6624 Ibex Woods Ct
City, State	Citrus Heights, CA	Citrus Heights, CA	Citrus Heights, CA	Citrus Heights, CA
Zip Code	95621	95621	95621	95621
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.19 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$429,900	\$425,000
List Price \$	--	\$385,000	\$429,900	\$425,000
Sale Price \$	--	\$415,000	\$460,000	\$429,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/20/2021	09/22/2021	09/27/2021
DOM · Cumulative DOM	-- · --	4 · 35	10 · 55	8 · 52
Age (# of years)	46	52	46	41
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 Other	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,021	1,056	1,099	1,162
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 1 Car	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	--	--	--	--
Lot Size	0.14 acres	0.13 acres	0.15 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	\$0	-\$4,120	-\$9,640
Adjusted Price	--	\$415,000	\$455,880	\$419,360

* 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** Price adjustment for the difference, Sqft -1400, Age +2400, Garage -2000, lot size 1000. total adjustment is \$0. This beautiful 3 bedroom, 2 bath home is an excellent value and priced to sell! The white picket fence and tree swing makes for a perfect front yard along with the extra concrete near the garage for RV parking, extra vehicles etc. The open floor plan is very welcoming and the vinyl flooring is a perfect neutral color. The kitchen has a farmhouse vibe with white cabinets and the beautiful counters and backsplash are new in the last year! The bedrooms are spacious with ceiling fans and large windows to bring in nice lighting. The backyard has several covered patio's which is perfect for BBQ's and enjoying meals with the family! The pool is great to cool off with on the hot summer days! Don't miss out on this lovely home!
- Sold 2** Price adjustment for the difference, Sqft -3120, Garage -2000, lot size 1000. Stunning home that has all the bells and whistles. This 3 bedroom two bath is immaculate form exterior to interior. The upgrades are too much to list - home has owned solar, wood flooring, granite countertops, finished garage, manicured front and rear yard, new patio overhand, that is just to name a few. Home is truly move in ready!! Feel true pride of ownership on this charming beauty.
- Sold 3** Price adjustment for the difference, Sqft -5640, Age -2000, Garage -2000. Amazingly priced 3 bedroom, 2 full bath with 2-car garage in family-friendly cul-de-sac! Main bedroom with en-suite bathroom. Nearly 1,200 sq ft floor plan! Featuring a wood-burning fireplace, updated kitchen, fully landscaped (low maintenance) front & back yards w/ automatic sprinkler & drip systems, garden box and newly installed windows. Ring camera and digital thermostat. Widened driveway and size-able side yard with swing gate to possibly park small boat or other recreational toys. Great location. EZ freeway access. Close to all amenities. Approx. 10 min. to Roseville Golf and Sunsplash & Galleria mall! Easy drive to Folsom Lake fun or downtown Sacramento, CSUS & Golden One Arena. Pride of homeownership priced to sell fast!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Not listed in Last 12 Months.			
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
--	--	--	--	Sold	06/22/2021	\$382,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$432,000	\$432,000
Sales Price	\$426,000	\$426,000
30 Day Price	\$418,000	--
Comments Regarding Pricing Strategy		
Value is based on closest and most comparable comps in the area. Due to limited availability of comparable comps I was forced to use superior/inferior comps and do price adjustments for the difference.		

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



Other



Other

Listing Photos

L1 8547 Villaview Dr
Citrus Heights, CA 95621



Front

L2 8216 Yardgate Way
Citrus Heights, CA 95621



Front

L3 8350 Villaview Dr
Citrus Heights, CA 95621



Front

Sales Photos

S1 6615 Outlook Dr
Citrus Heights, CA 95621



Front

S2 8320 Villaview Dr
Citrus Heights, CA 95621



Front

S3 6624 Ibex Woods Ct
Citrus Heights, CA 95621



Front

ClearMaps Addendum

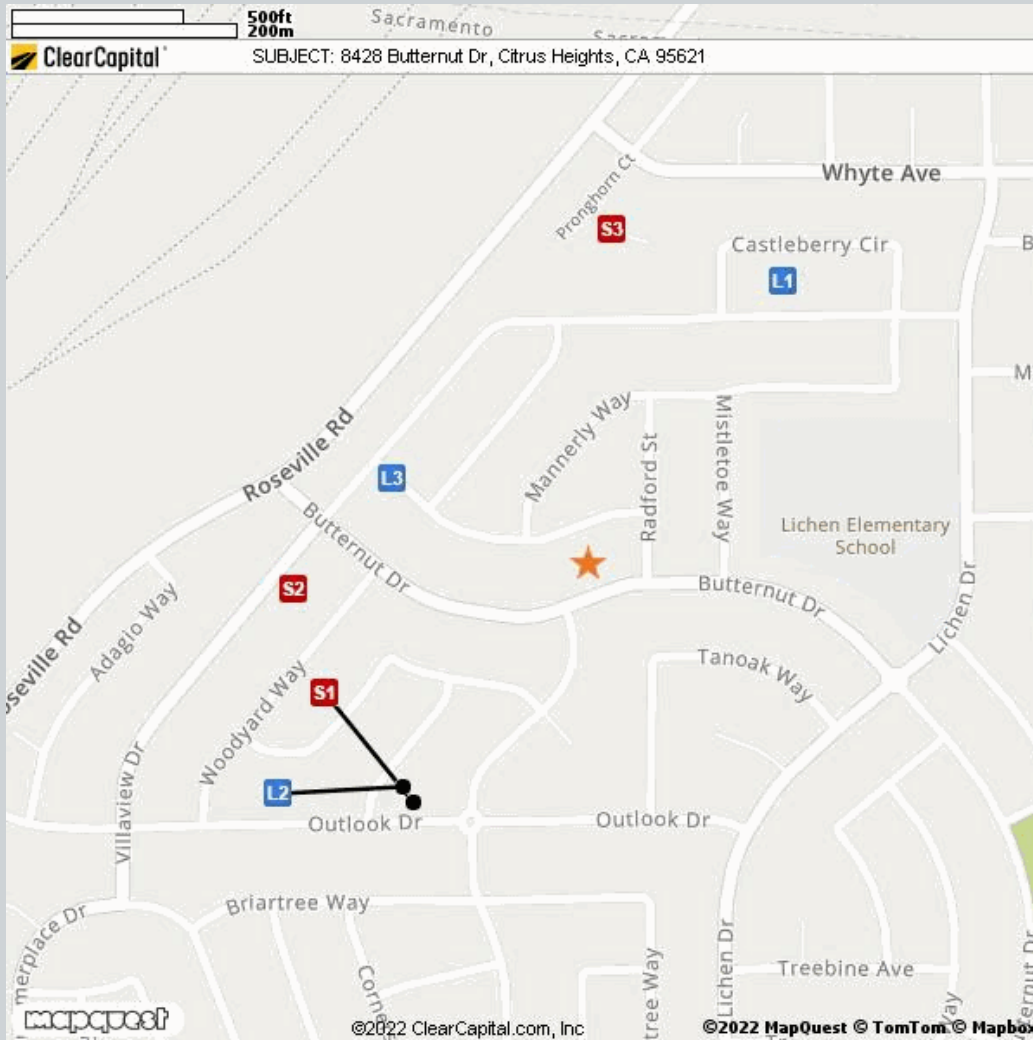
Address ★ 8428 Butternut Drive, Citrus Heights, CA 95621

Loan Number 45262

Suggested List \$432,000

Suggested Repaired \$432,000

Sale \$426,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8428 Butternut Drive, Citrus Heights, CA 95621	--	Parcel Match
L1 Listing 1	8547 Villaview Dr, Citrus Heights, CA 95621	0.24 Miles ¹	Parcel Match
L2 Listing 2	8216 Yardgate Way, Citrus Heights, CA 95621	0.17 Miles ¹	Parcel Match
L3 Listing 3	8350 Villaview Dr, Citrus Heights, CA 95621	0.14 Miles ¹	Parcel Match
S1 Sold 1	6615 Outlook Dr, Citrus Heights, CA 95621	0.18 Miles ¹	Parcel Match
S2 Sold 2	8320 Villaview Dr, Citrus Heights, CA 95621	0.19 Miles ¹	Parcel Match
S3 Sold 3	6624 Ibex Woods Ct, Citrus Heights, CA 95621	0.23 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	Sergey Pustynovich	Company/Brokerage	Usko Realty Inc
License No	01735065	Address	5245 Harston Way Antelope CA 95843
License Expiration	02/14/2026	License State	CA
Phone	9167184319	Email	Sergrealtor@icloud.com
Broker Distance to Subject	1.76 miles	Date Signed	01/04/2022

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.