

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	747 W Robinson Avenue, Fresno, CA 93705	Order ID	7384542	Property ID	30535434
Inspection Date	06/22/2021	Date of Report	06/22/2021		
Loan Number	45268	APN	435-042-06		
Borrower Name	Redwood Holdings LLC	County	Fresno		

Tracking IDs

Order Tracking ID	0622BPO_Citi	Tracking ID 1	0622BPO_Citi
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Cagle Desiree Michelle	Condition Comments	
R. E. Taxes	\$123,850	Subdivision Better Homes 4, stucco exterior, composition roof, yard shows signs of deferred maintenance.	
Assessed Value	\$160,122		
Zoning Classification	RS5		
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	Stable	Subject is near park, school, canal, basin, businesses; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of different styles and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4 mile radius there is no active, no pending and 8 sold comps and in the last year there are 14 homes that sold. There are no short sales and no foreclosure in area. There is no search parameters used ...	
Sales Prices in this Neighborhood	Low: \$187,200 High: \$220,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

Subject is near park, school, canal, basin, businesses; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of different styles and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4 mile radius there is no active, no pending and 8 sold comps and in the last year there are 14 homes that sold. There are no short sales and no foreclosure in area. There is no search parameters used in search.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	747 W Robinson Avenue	1625 W Fountain Way	1528 W Cortland Ave	221 E Griffith Way
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93705	93705	93705	93704
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.62 ¹	0.52 ¹	0.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$230,000	\$219,900	\$239,900
List Price \$	--	\$230,000	\$189,900	\$239,900
Original List Date		01/16/2021	03/26/2021	06/04/2021
DOM · Cumulative DOM	-- · --	12 · 157	35 · 88	3 · 18
Age (# of years)	69	73	74	74
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,331	1,390	1,474	1,164
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	2 · 1	3 · 2
Total Room #	5	6	4	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.20 acres	0.17 acres	0.17 acres	0.18 acres
Other	NA	MLS#553410	MLS#556652	MLS#560341

* 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.

Current Listings - Cont.

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

- Listing 1** This home has amazing potential as both a residence for a family or an investment opportunity. It is priced to sell so contact your agent to schedule an appointment today! With a 3 bedroom layout and tile through all the common areas it is a tailor made for ease of maintenance and care. Conveniently located near the 99 it has great access to the entirety of Fresno County, so do not hesitate and see it before is gone.
- Listing 2** Opportunities abound this 2 bedroom 1 bath home is looking for an investor or someone to add some elbow grease to make it shine again. If you are looking for a fixer upper this home is perfect for you, also a great income opportunity
- Listing 3** Attention Investors & First time home buyers! The price is right! This 3bed/2bath home would be a perfect rental or great first purchase. This cozy little home is located in Old Fig and offers all the charm & character! You will be impressed by it's darling curb appeal & beautiful landscaping. When you enter the front door you will love the big bay window in the living room. This home is move in ready. The unattached 2 car garage provides a more intimate driveway setting, perfect for kids to play on! The backyard has plenty of shade and and lots of space for anyone who loves to garden. This home will not last! Schedule your showing today!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	747 W Robinson Avenue	922 W Saginaw Way	946 W Dakota	524 W Cortland Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93705	93705	93705	93705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.15 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$220,000	\$195,000	\$200,000
List Price \$	--	\$220,000	\$195,000	\$200,000
Sale Price \$	--	\$220,000	\$192,000	\$211,100
Type of Financing	--	Conv	Cash	Cash
Date of Sale	--	01/27/2021	02/17/2021	03/04/2021
DOM · Cumulative DOM	-- · --	27 · 86	49 · 89	2 · 16
Age (# of years)	69	69	69	67
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,331	1,056	1,421	1,368
Bdrm · Bths · ½ Bths	2 · 2	3 · 1	3 · 2	3 · 2
Total Room #	5	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.20 acres	0.18 acres	.17 acres	0.19 acres
Other	NA	MLS#550520	MLS#551428	MLS#554713
Net Adjustment	--	-\$1,150	-\$4,800	-\$7,410
Adjusted Price	--	\$218,850	\$187,200	\$203,690

* Sold 1 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** Here is a fantastic opportunity to purchase this charming and clean Fresno home. If you are looking for character, you've found the right spot. Once you enter the home, you'll be greeted with beautifully refinished original hardwood flooring and plenty of natural light. The kitchen still has its original charm, but has been updated with a gas stove, oven and range hood. This home has also been updated with dual pane windows. It won't be hard to imagine family gatherings under the large back patio which looks upon the spacious lawn. The backyard also includes a storage shed and fenced area. Pest certification included! Don't miss this opportunity. Schedule your private showing today! Deducted (-) \$10k shed, spa, \$3k bed. Added (+) \$8250 sf, \$3k bath and \$600 lot.
- Sold 2** Here is a home needing a family. This home sq ft is closer to 1550 (Buyer to verify) and has 2 baths. Get ready to put your own personal touches on this one. Nice space in need of some updating. Come one, come all and see if this large home is a project you want to take on. Paint would do wonders for the large spacious home. Large yard and good storage. 2 sheds available. Take a look at the 360 video! See if this home is for you. This was a rental unit. Tenant is out and ready to be taken over. The home will be sold as-is. No upgrades or repairs. Conventional and Cash only. Deducted (-) \$2700 sf, \$3k bed and added (+) \$900 lot.
- Sold 3** Welcome to 524 W Cortland Ave, centrally located in Fresno in a quiet neighborhood. This home features 3bedrooms 2 baths, with 1368 sqft of living space on a large lot. This location allows you to enjoy some of Fresno's favorite local restaurants or spend a day shopping close by. Deducted (-) \$600 age, \$1110 sf, \$6k bed/garage and added \$300 lot.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	London Properties, Ltd.	Subject is listed and pending.					
Listing Agent Name	Stephanie Goff						
Listing Agent Phone	559-917-1077						
# 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
06/03/2021	\$220,000	--	--	Pending/Contract	06/08/2021	\$220,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$218,850	\$218,850
Sales Price	\$218,850	\$218,850
30 Day Price	\$210,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, sold date 12/24/20 or sooner, no short sales or foreclosures, SFR, square 1031-1631, 1942-1962 in age, single story, within ¼ mile radius there is 6 comps, within ½ mile radius there is 27 comps, there is no active, 3 pending and 24 sold comps. All active/pending comps are superior to subject, extended radius one mile for comps with similar condition as subject. There is no sold comps with two bedrooms due to the comps that were two bedrooms are superior in condition and price. Comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot, style, and GLA. When pricing the subject all 6 comparable were factored in as well as the subject's location, design and appeal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster.</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



Address Verification



Side



Side



Street

Subject Photos



Street



Other



Other

Listing Photos

L1 1625 W Fountain Way
Fresno, CA 93705



Front

L2 1528 W Cortland Ave
Fresno, CA 93705



Front

L3 221 E Griffith Way
Fresno, CA 93704



Front

Sales Photos

S1 922 W Saginaw Way
Fresno, CA 93705



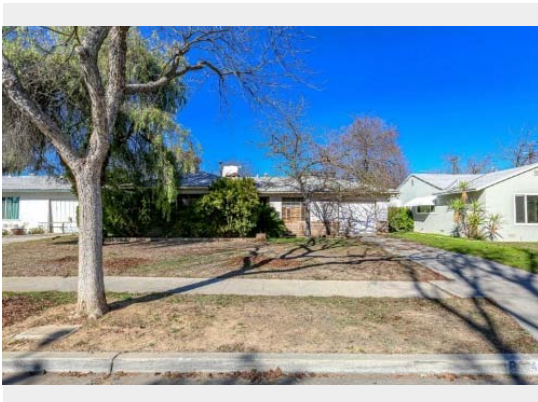
Front

S2 946 W Dakota
Fresno, CA 93705



Front

S3 524 W Cortland Ave
Fresno, CA 93705



Front

ClearMaps Addendum

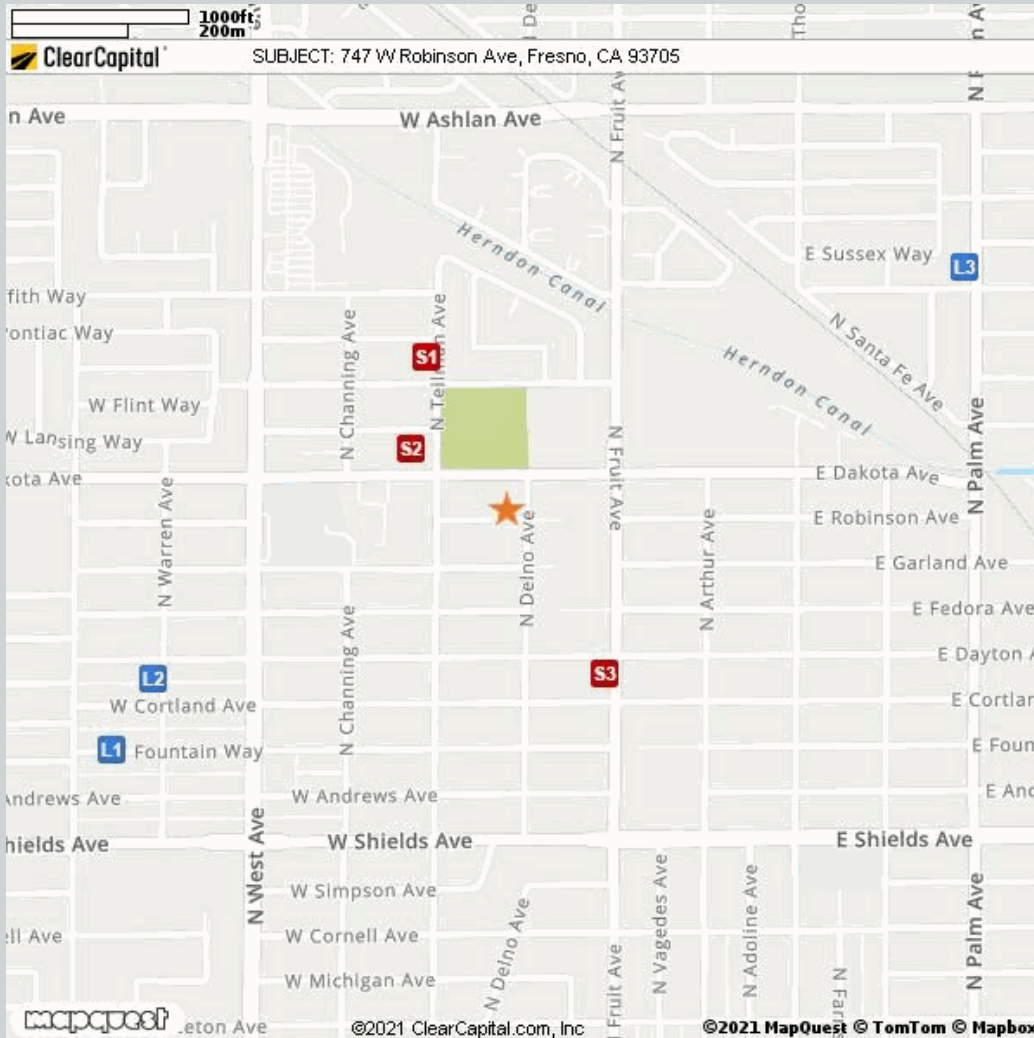
Address ★ 747 W Robinson Avenue, Fresno, CA 93705

Loan Number 45268

Suggested List \$218,850

Suggested Repaired \$218,850

Sale \$218,850



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	747 W Robinson Avenue, Fresno, CA 93705	--	Parcel Match
L1 Listing 1	1625 W Fountain Way, Fresno, CA 93705	0.62 Miles ¹	Parcel Match
L2 Listing 2	1528 W Cortland Ave, Fresno, CA 93705	0.52 Miles ¹	Parcel Match
L3 Listing 3	221 E Griffith Way, Fresno, CA 93704	0.72 Miles ¹	Parcel Match
S1 Sold 1	922 W Saginaw Way, Fresno, CA 93705	0.24 Miles ¹	Parcel Match
S2 Sold 2	946 W Dakota, Fresno, CA 93705	0.15 Miles ¹	Parcel Match
S3 Sold 3	524 W Cortland Ave, Fresno, CA 93705	0.26 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	Dannielle Carnero	Company/Brokerage	HomeSmart PV and Associates
License No	01507071	Address	362 S. Sierra Vista ave Fresno CA 93702
License Expiration	06/15/2025	License State	CA
Phone	5598362601	Email	danniellecarnero@gmail.com
Broker Distance to Subject	5.39 miles	Date Signed	06/22/2021

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.