

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>	211 Castillon Way, San Jose, CA 95119	<b>Order ID</b>	7793381	<b>Property ID</b>	31743768
<b>Inspection Date</b>	12/06/2021	<b>Date of Report</b>	12/08/2021		
<b>Loan Number</b>	45291	<b>APN</b>	70426031		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Santa Clara		

**Tracking IDs**

<b>Order Tracking ID</b>	1203BPO_update	<b>Tracking ID 1</b>	1203BPO_update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	REDWOOD HOLDINGS LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$8,127	<p>Two story traditional home with stucco walls, composition roof, new exterior paint, two car garage attached. The subject property has a for sale sign, however it is not yet listed on the MLS. The subject is now listed, here are the MLS comments: This modern home offers perfect floor plan with newly renovated 4 spacious bedrooms &amp; 3 bathrooms, bonus private office, a bright &amp; spacious living room, family room with a charming fireplace, an updated kitchen with new white cabinets and quartz countertops, fresh interior &amp; exterior paint, new flooring throughout, and so much more.</p>	
<b>Assessed Value</b>	\$524,878		
<b>Zoning Classification</b>	Residential R1-8		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<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**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	<p>The subject is located in an average and well established residential neighborhood in the Santa Teresa Area of San Jose with easy access to the Santa Teresa County Park and Golf Club. It has good access to schools, retail shopping and hospitals. Close to Monterey Rd (a major communication artery) and easy access to freeways 85 and 101.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$1181000 High: \$1695000		
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	211 Castillon Way	30 Linwell Ct	5876 Paddon Circle	6595 San Ignacio Ave
City, State	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95119	95138	95123	95119
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.86 <sup>1</sup>	1.55 <sup>1</sup>	0.52 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,299,000	\$1,598,888	\$1,450,000
List Price \$	--	\$1,299,000	\$1,598,888	\$1,450,000
Original List Date		11/29/2021	11/19/2021	12/02/2021
DOM · Cumulative DOM	-- · --	4 · 9	10 · 19	6 · 6
Age (# of years)	49	40	49	47
Condition	Good	Average	Good	Good
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,324	2,407	2,500	2,256
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	5 · 3	4 · 2 · 1
Total Room #	9	9	9	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.15 acres	0.15 acres	0.25 acres	0.15 acres
Other	--	--	--	--

\* Listing 3 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** Regular Sale with similar age, living space and lot size, inferior bathroom count. Kitchen with granite counters, SS appliances, dual pane windows, A/C.

**Listing 2** Regular Sale with superior living psace and lot size. Updated kitchen with Quartz counters, refinished hardwood floors, A/C, freshly painted, new carpeting, new concrete driveway, new composition roof.

**Listing 3** Regular Sale with inferior living space and bathroom count, similar age and lot size. Freshly painted, new plank flooring and carpet, dual pane windows, updated electrical, new kitchen appliances, in- ground pool.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	211 Castillon Way	6241 Purple Knoll Ct	268 Sorrento Way	6266 Woosley Dr
<b>City, State</b>	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
<b>Zip Code</b>	95119	95119	95119	95123
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.15 <sup>1</sup>	0.34 <sup>1</sup>	0.89 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$1,398,000	\$1,500,000	\$1,398,000
<b>List Price \$</b>	--	\$1,398,000	\$1,500,000	\$1,398,000
<b>Sale Price \$</b>	--	\$1,458,000	\$1,500,000	\$1,600,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	10/22/2021	08/25/2021	11/08/2021
<b>DOM · Cumulative DOM</b>	-- · --	3 · 7	22 · 48	7 · 32
<b>Age (# of years)</b>	49	49	55	53
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,324	2,124	2,337	2,397
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	4 · 3	4 · 2 · 1	5 · 3
<b>Total Room #</b>	9	8	8	9
<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>	0.15 acres	0.19 acres	0.14 acres	0.14 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$12,000	+\$5,700	-\$5,300
<b>Adjusted Price</b>	--	\$1,470,000	\$1,505,700	\$1,594,700

\* Sold 2 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** Regular Sale with inferior living space, similar age and utility count, larger lot size. New exterior and interior paint, newer flooring, refurbished fully A/C. Adj =  $\$20,000(\text{gla}) - \$8,000(\text{lot}) = \$12,000$
- Sold 2** Regular Sale with similar age, living space and lot size, inferior bathroom count. Updated flooring, updated kitchen. Adj =  $\$5,000(\text{bath}) + \$2,000(\text{lot}) - \$1,300(\text{gla}) = \$5,700$
- Sold 3** Regular Sale with similar age, living space and utility count. New flooring, designer paint, new light fixtures throughout, new kitchen, new windows, heater, A/C, upgraded electrical, new front and rear landscaping. Adj =  $-\$7,300(\text{gla}) + \$2,000(\text{lot}) = -\$5,300$

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Realty One	1) The subject is currently listed: Original list Date 12/07/2021 for \$1,488,000 2) The subject property has been listed and sold in the last 12 months: 1) List date 12/20/2020 with an original list price \$1,350,000, then had a price adjustment to \$1,275,000. Sold on 06/21/2021 for \$1,275,000					
<b>Listing Agent Name</b>	Lex Orosco						
<b>Listing Agent Phone</b>	408-921-5788						
<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>
05/10/2021	\$1,450,000	12/07/2021	\$1,488,000	Sold	06/21/2021	\$1,275,000	MLS
12/07/2021	\$1,488,000	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$1,515,000	\$1,515,000
<b>Sales Price</b>	\$1,505,000	\$1,505,000
<b>30 Day Price</b>	\$1,500,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Due to limited comps in the area, I extended the search criteria as follows: 1) Distance - up to 2 miles radius from the subject, 2) COE - back to 12 months, 3) Utility - not enough comps with similar bed/bath configuration as the subject, 4) GLA - I was not able to find active comps that can bracket the subject's living space. All comps were adjusted to reflect the differences in features, amenities and condition. It is driven by regular transactions. The sold comps provided a bracketed price range that once it was validated by the adjusted listings, led into the final opinion of value. The property should be marketed AS IS in a marketing cycle of 0-30 days.</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



Street



Other



Other



## Listing Photos

**L1** 30 Linwell Ct  
San Jose, CA 95138



Front

**L2** 5876 Paddon Circle  
San Jose, CA 95123



Front

**L3** 6595 San Ignacio Ave  
San Jose, CA 95119



Front

## Sales Photos

**S1** 6241 Purple Knoll Ct  
San Jose, CA 95119



Front

**S2** 268 Sorrento Way  
San Jose, CA 95119



Front

**S3** 6266 Woosley Dr  
San Jose, CA 95123



Front

### ClearMaps Addendum

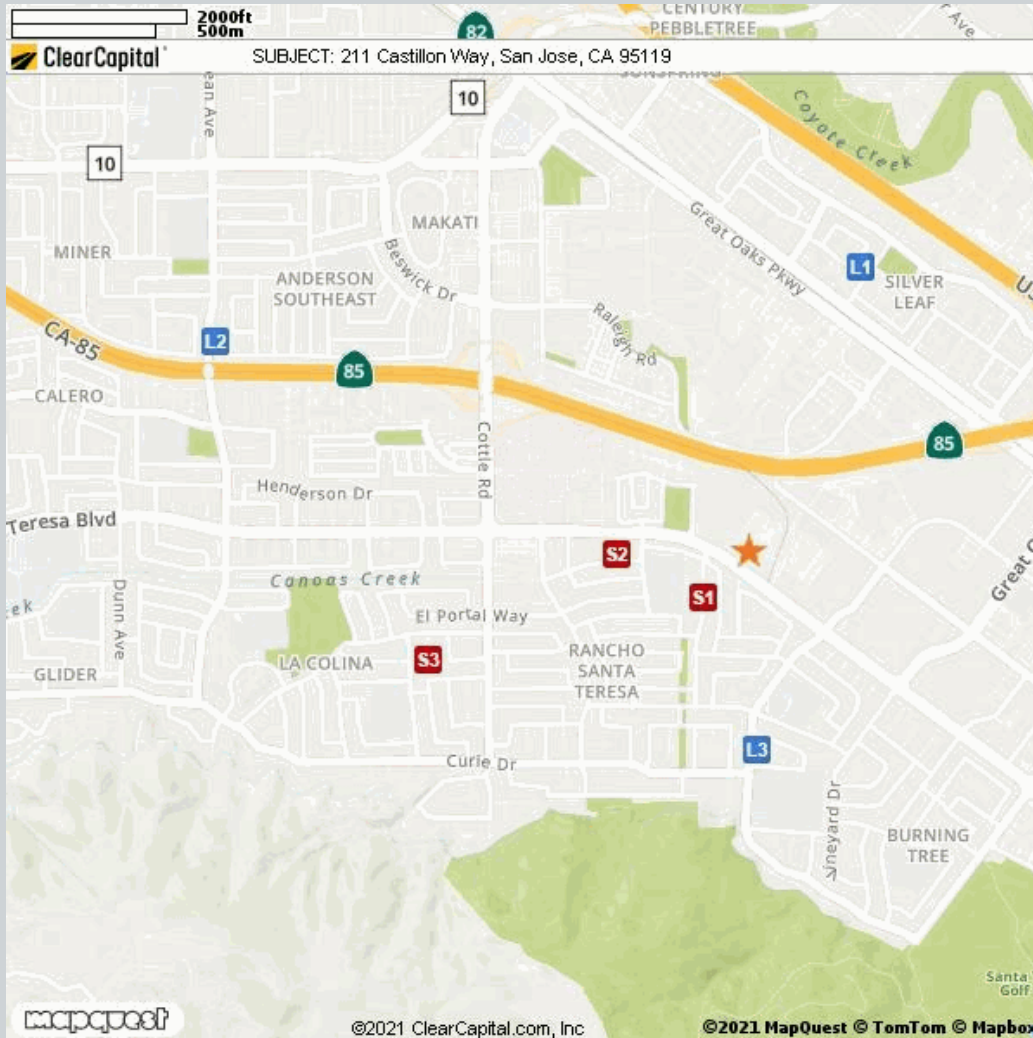
**Address** ★ 211 Castillon Way, San Jose, CA 95119

**Loan Number** 45291

**Suggested List** \$1,515,000

**Suggested Repaired** \$1,515,000

**Sale** \$1,505,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	211 Castillon Way, San Jose, CA 95119	--	Parcel Match
L1 Listing 1	30 Linwell Ct, San Jose, CA 95138	0.86 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5876 Paddon Circle, San Jose, CA 95123	1.55 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6595 San Ignacio Ave, San Jose, CA 95119	0.52 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6241 Purple Knoll Ct, San Jose, CA 95119	0.15 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	268 Sorrento Way, San Jose, CA 95119	0.34 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6266 Woosley Dr, San Jose, CA 95123	0.89 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>	Lissette I. Robles	<b>Company/Brokerage</b>	Coralis Realty
<b>License No</b>	01794923	<b>Address</b>	4831 Rue Loiret San Jose CA 95136
<b>License Expiration</b>	07/16/2023	<b>License State</b>	CA
<b>Phone</b>	4083163547	<b>Email</b>	lissette77@sbcglobal.net
<b>Broker Distance to Subject</b>	2.92 miles	<b>Date Signed</b>	12/08/2021

*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:

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