

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	2025 Victoria Avenue, Oxnard, CA 93035	Order ID	7865337	Property ID	31905562
Inspection Date	01/05/2022	Date of Report	01/06/2022		
Loan Number	45327	APN	1880013025		
Borrower Name	Redwood Holdings LLC	County	Ventura		

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

Owner	REDWOOD HOLDINGS LLC	Condition Comments AVERAGE CONDITION, NO DEFERRED MAINTENANCE
R. E. Taxes	\$3,851	
Assessed Value	\$259,075	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments NEIGHBORHOOD IS 50 YEARS OLD. NEIGHBORHOOD IS ON MAN MADE CHANNELS WITH PRIVATE DOCKS. MAINLY GLA OVER 1900 SQ FT, WITH ATTACHED 2 CAR GARAGES.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$1,200,000 High: \$2,900,000	
Market for this type of property	Increased 7 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2025 Victoria Avenue	2121 Jamestown Way	2010 Jamestown Way	4601 Falkirk
City, State	Oxnard, CA	Oxnard, CA	Oxnard, CA	Oxnard, CA
Zip Code	93035	93035	93035	93035
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.44 ¹	0.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,695,000	\$1,549,000	\$1,895,000
List Price \$	--	\$1,695,000	\$1,549,000	\$1,895,000
Original List Date		07/23/2021	09/04/2021	10/29/2021
DOM · Cumulative DOM	-- · --	58 · 167	22 · 124	32 · 69
Age (# of years)	43	50	50	45
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Waterfront	Beneficial ; Waterfront	Beneficial ; Waterfront	Beneficial ; Waterfront
View	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water
Style/Design	2 Stories CONTEMP	2 Stories CONTEMP	2 Stories CONTEMP	2 Stories CONTEMP
# Units	1	1	1	1
Living Sq. Feet	2,415	1,991	2,192	1,925
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1	3 · 2
Total Room #	8	7	8	6
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	--	--	--	--
Lot Size	0.09 acres	0.10 acres	0.06 acres	0.09 acres
Other	0	0	0	0

* 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** The fabulous kitchen includes a commercial quality Kitchen Aid stove complete with a steamer for perfect prepared meals. There is an oversized Kitchen Aid fridge, beautiful custom cabinets and granite counter tops. The kitchen is open to the full downstairs area for entertaining. There is a sunken fireplace area for those cozy evenings. The staircase boasts custom designer metal work with a beautiful hand railing. The huge master suite is complete with a walk-in closet, dual vanities, a soaking tub and a shower. The guest bedrooms and bath have also been upgraded. Additional features of the home include air conditioning, dramatic stone flooring, solar tubes, ceiling fans, custom entryway, dual pane windows, lots of custom cabinets
- Listing 2** The kitchen has been updated with a grand island & double ovens and opens up into the dining room area with great water views! Upstairs is where you'll find 3 of the 4 bedrooms. The master suite comes complete with its own private balcony and updated bathroom which includes a beautiful deep water tub and large steam shower. Additional features include a newer roof, tons of cabinetry throughout the home, bamboo flooring, and a laundry room adjacent to the kitchen.
- Listing 3** This harbor home is located on a lushly landscaped green belt, comes with 3 boat docks one with an 80 ft easement for docking a larger boat, offering plenty of room for your yachts & additional water toys! You are greeted here w/ a private side patio that connects to the large wrap around deck and water views everywhere. This sought after floor plan is a two story that features a downstairs master w/master bath and double vanities, bright and open, two story living room w/recessed lighting and beautiful gas fireplace, dining with ceiling fan and water view opens to kitchen with recessed lighting, granite counter tops, travertine back splash and a garden window looking out to the patio and greenbelt.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2025 Victoria Avenue	2251 Peninsula Rd	2035 Victoria Ave	2231 South Victoria Ave
City, State	Oxnard, CA	Oxnard, CA	Oxnard, CA	Oxnard, CA
Zip Code	93035	93035	93035	93035
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.01 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,750,000	\$1,877,700	\$1,650,000
List Price \$	--	\$1,750,000	\$1,797,000	\$1,650,000
Sale Price \$	--	\$1,685,000	\$1,780,000	\$1,650,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	07/09/2021	06/10/2021	09/20/2021
DOM · Cumulative DOM	-- · --	3 · 28	47 · 92	9 · 68
Age (# of years)	43	45	41	48
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Waterfront	Beneficial ; Waterfront	Beneficial ; Waterfront	Beneficial ; Waterfront
View	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water
Style/Design	2 Stories CONTEMP	2 Stories CONTEMP	2 Stories CONTEMP	2 Stories CONTEMP
# Units	1	1	1	1
Living Sq. Feet	2,415	2,514	2,866	1,967
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 3 · 1	3 · 3 · 1
Total Room #	8	8	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	--	--	--	--
Lot Size	0.09 acres	0.10 acres	0.09 acres	0.11 acres
Other	0	0	0	0
Net Adjustment	--	-\$19,800	-\$90,200	+\$95,600
Adjusted Price	--	\$1,665,200	\$1,689,800	\$1,745,600

* 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** . Spacious open floor plan features anEntertainers kitchen with a dining area and open to the living room with a large Breakfast bar seating for four. 1 bedroom downstairs and 3 upstairs. Fireplaces in the living room and in the master bedroom. The master suite faces the water & harbor and features its own balcony where you can enjoy your morning coffeelComes with 2- car garage with storage for your water toys. GLA -19800
- Sold 2** This home is truly an entertainer's dream that also features a newly installed ramp that leads you to your private 32' dock where you can park your electric or power boat. Inside, relish your morning coffee near the large, natural gas fireplace where you will also find dimmable recessed lighting throughout, a wet bar, dual paned Milgard windows, automated window coverings in the Great room, Spanish tile on the main floor and gorgeous engineered hardwood on the second floor. Upstairs find 4 spacious bedrooms - 2 with en suites; the main bedroom has stone tile, a spa tub, fabulous walk-in shower and double vanity. Three of the four bedrooms have sliders to balcony areas with water views. The lovely kitchen has granite countertops, a prep island, breakfast bar, double ovens, gas range, filtered hot and cold water, and a natural gas pizza oven! GLA -90200
- Sold 3** Well Maintained West Facing Mandalay Bay Home with a large back yard patio, Perfect for those Summer BBQ with direct access to your Approx. 35 foot dock slip. Buyers to verify. Drive in from Victoria or boat in from the water Channel in the rear! Owners have loved this home for many years. 3 Bedrooms upstairs and one half bath room down stairs. GLA 85600

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				LISTED 5/26/2021 AND SOLD 7/15/2021 FOR \$1,499,000			
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	07/15/2021	\$1,499,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,699,000	\$1,699,000
Sales Price	\$1,690,000	\$1,690,000
30 Day Price	\$1,650,000	--
Comments Regarding Pricing Strategy		
MARKET VALUE ARRIVED BY USING BOTH LISTING AND SALES DATA. MOST WEIGHT IS GIVEN TO ACTUAL CLOSED SALES.		

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



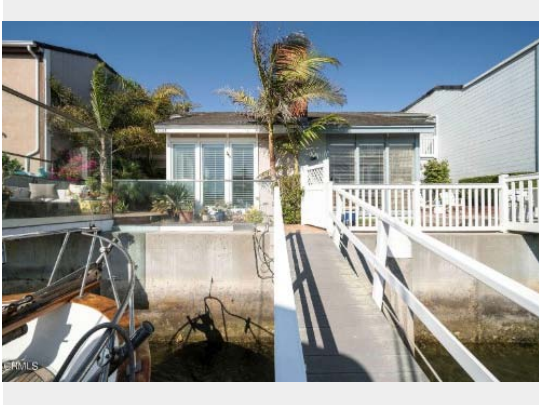
Address Verification



Street

Listing Photos

L1 2121 JAMESTOWN WAY
Oxnard, CA 93035



Front

L2 2010 JAMESTOWN WAY
Oxnard, CA 93035



Front

L3 4601 FALKIRK
Oxnard, CA 93035



Front

Sales Photos

S1 2251 PENINSULA RD
Oxnard, CA 93035



Front

S2 2035 VICTORIA AVE
Oxnard, CA 93035




Front

S3 2231 SOUTH VICTORIA AVE
Oxnard, CA 93035



Front

ClearMaps Addendum

Address  2025 Victoria Avenue, Oxnard, CA 93035

Loan Number 45327

Suggested List \$1,699,000

Suggested Repaired \$1,699,000

Sale \$1,690,000

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	Leroy Comstock	Company/Brokerage	COMSTOCK REALTY
License No	00979282	Address	148 TRANQUILA DR CAMARILLO CA 93012
License Expiration	10/10/2022	License State	CA
Phone	8055518220	Email	leroyrealtor@gmail.com
Broker Distance to Subject	12.44 miles	Date Signed	01/05/2022

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.