

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	1335 Carlsen Way, San Jose, CA 95118	Order ID	7865337	Property ID	31905563
Inspection Date	01/05/2022	Date of Report	01/11/2022		
Loan Number	45338	APN	45112041		
Borrower Name	Redwood Holdings LLC	County	Santa Clara		

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	
R. E. Taxes	\$11,199	Subject property is in typical shaped residential lot in a quiet tree lined street in the desired Cambrian area of the city. Subjects exterior of exterior painted plaster finish walls, roof, and windows appear to be in average condition, no damages observed. Landscape is in average maintained condition. Property does not appear to have being recently upgraded, but expanded, since County Detail Report indicate both property square footage 1770 and 1460, but no additional rooms. Property conforms to most neighborhood properties in style and type. Uncertain of any Easements or encroachments. No Negative factor or features of property that could affect sale of property. Per County Detail Report subject sold in 7/13/21.	
Assessed Value	\$837,035		
Zoning Classification	Residential R1-8		
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	Improving	Subject is surrounded by properties of similar sizes and styles, and some in their typical maintained conditions and some are fully remodeled, rebuilt and/or upgraded. Subject is within walking distance to desired elem. School, a neighborhood park, and w/in one mile to nearby shopping centers, with restaurant and eateries, and numerous businesses. No REO or short sales activities in the immediate area, due to its proximity to Silicon Valley Businesses (within 15 miles, 20 to 30 min. drive). No industrial zones nearby, or in the path of airport or w/in 1,000 ft. to freeway. Subject ...	
Sales Prices in this Neighborhood	Low: \$1159000 High: \$1804320		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

Subject is surrounded by properties of similar sizes and styles, and some in their typical maintained conditions and some are fully remodeled, rebuilt and/or upgraded. Subject is within walking distance to desired elem. School, a neighborhood park, and w/in one mile to nearby shopping centers, with restaurant and eateries, and numerous businesses. No REO or short sales activities in the immediate area, due to its proximity to Silicon Valley Businesses (within 15 miles, 20 to 30 min. drive). No industrial zones nearby, or in the path of airport or w/in 1,000 ft. to freeway. Subject is not w/in 1,000 ft from a railroad track.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1335 Carlsen Way	1408 Searcy Dr	4165 Reedhurst Avenue	1209 Lynhurst Way
City, State	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95118	95118	95118	95118
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.77 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,300,000	\$1,488,888	\$1,500,000
List Price \$	--	\$1,300,000	\$1,488,888	\$1,500,000
Original List Date		12/17/2021	12/16/2021	01/03/2022
DOM · Cumulative DOM	-- · --	10 · 25	4 · 26	4 · 8
Age (# of years)	63	60	59	55
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	1,770	1,406	1,407	1,475
Bdrm · Bths · ½ Bths	3 · 3	3 · 1 · 1	4 · 2	3 · 2
Total Room #	7	6	7	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	0.14 acres	0.14 acres	0.15 acres	0.15 acres
Other	FP, Patio, Fence	FP, Patio, Fence	FP, Patio, Fence	FP, Patio, Fence

* 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.

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; one bathroom less than subject. Per MLS Property is Under Contract as a Standard Sale.

Listing 2 Similar in most of its characteristics, age, condition, location and amenities; one additional bedroom than subject. Per MLS Property is Under Contract as a Standard Sale.

Listing 3 Similar in most of its characteristics, age, condition, location and amenities; one bathroom less than subject. Per MLS Property is an Active listing as a Standard Sale.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1335 Carlsen Way	1360 Boysea Drive	1511 Shaw Drive	1391 Rodney Drive
City, State	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95118	95118	95118	95118
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	0.53 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,399,999	\$1,350,000	\$1,499,000
List Price \$	--	\$1,399,999	\$1,350,000	\$1,499,000
Sale Price \$	--	\$1,425,000	\$1,510,000	\$1,675,000
Type of Financing	--	Conventional	Conv.	Conv.
Date of Sale	--	12/10/2021	12/07/2021	11/22/2021
DOM · Cumulative DOM	-- · --	40 · 74	6 · 46	8 · 27
Age (# of years)	63	59	62	62
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	1,770	1,620	1,885	1,528
Bdrm · Bths · ½ Bths	3 · 3	4 · 2 · 1	4 · 3	3 · 2
Total Room #	7	8	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	0.14 acres	0.14 acres	0.17 acres	0.21 acres
Other	FP, Patio, Fence	FP, Patio, Fence	FP, Patio, Fence	FP, Patio, Fence
Net Adjustment	--	-\$5,000	-\$43,000	-\$65,000
Adjusted Price	--	\$1,420,000	\$1,467,000	\$1,610,000

* 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** Similar in most of its characteristics, age, condition, location and amenities; Adjusted for GLA: +\$15,000, and Additional room: -\$20,000. 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: -\$10,000, Lot size: -\$13,000, and Additional room: -\$20,000. Per MLS Property was Sold as a Standard Sale.
- Sold 3** Similar in most of its characteristics, age, location and amenities; Adjusted for GLA: +\$20,000, Lot size: -\$30,000, One room less: +\$20,000 and recently remodeled: -\$75,000. Per MLS Property was Sold as a Standard Sale.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				As identified below.			
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
06/04/2021	\$1,349,000	07/07/2021	\$1,270,000	Sold	07/13/2021	\$1,270,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,475,000	\$1,475,000
Sales Price	\$1,500,000	\$1,500,000
30 Day Price	\$1,475,000	--
Comments Regarding Pricing Strategy		
<p>The sale and listing search are of properties sold within the last 3 months of 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. 10 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, in the past 12 months property values in the city of San Jose have experienced sale prices above listing prices due to multiple offers, and even with the Covid-19 uncertainties, values in subjects zip code and adjacent zip codes have increased a min. of 12%, as indicated by Zillow and CoreLogic. There is no Economic Obsolescence in the area, and as of this month 0% of new listings are distressed properties, either as a Short Sale or REO. 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 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.

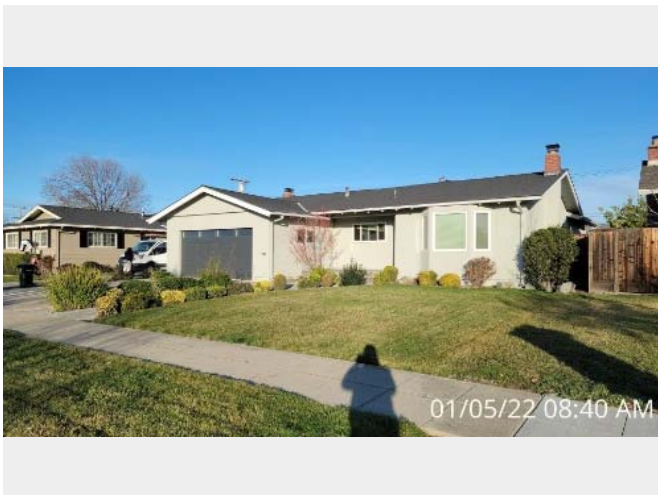
Subject Photos



Front



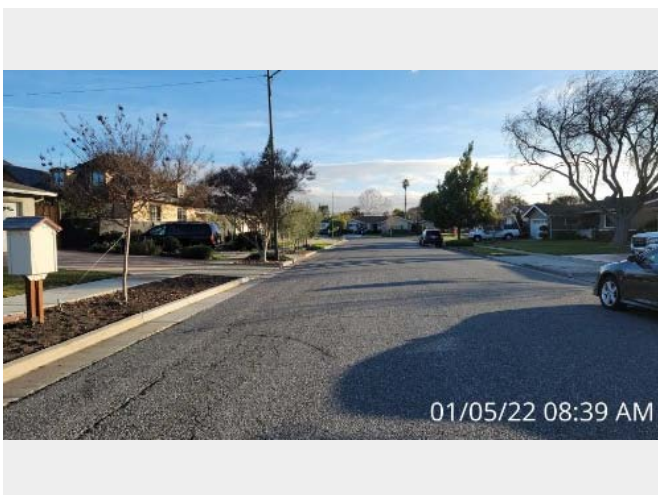
Address Verification



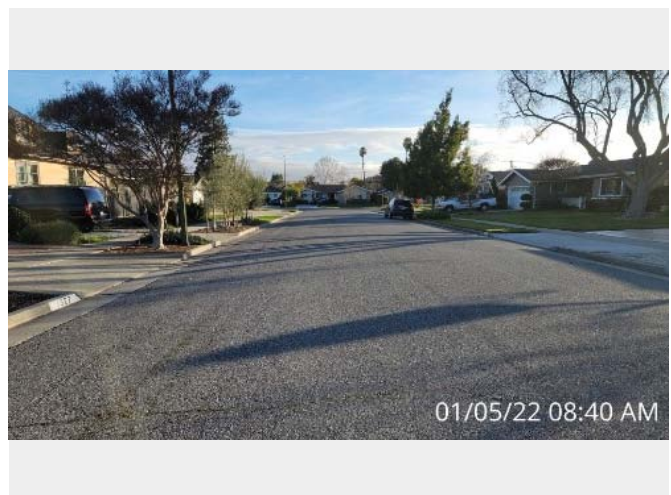
Side



Side



Street



Street

Listing Photos

L1 1408 Searcy Dr
San Jose, CA 95118



Front

L2 4165 Reedhurst Avenue
San Jose, CA 95118



Front

L3 1209 Lynhurst Way
San Jose, CA 95118



Front

Sales Photos

S1 1360 Boysea Drive
San Jose, CA 95118



Front

S2 1511 Shaw Drive
San Jose, CA 95118



Front

S3 1391 Rodney Drive
San Jose, CA 95118



Front

ClearMaps Addendum

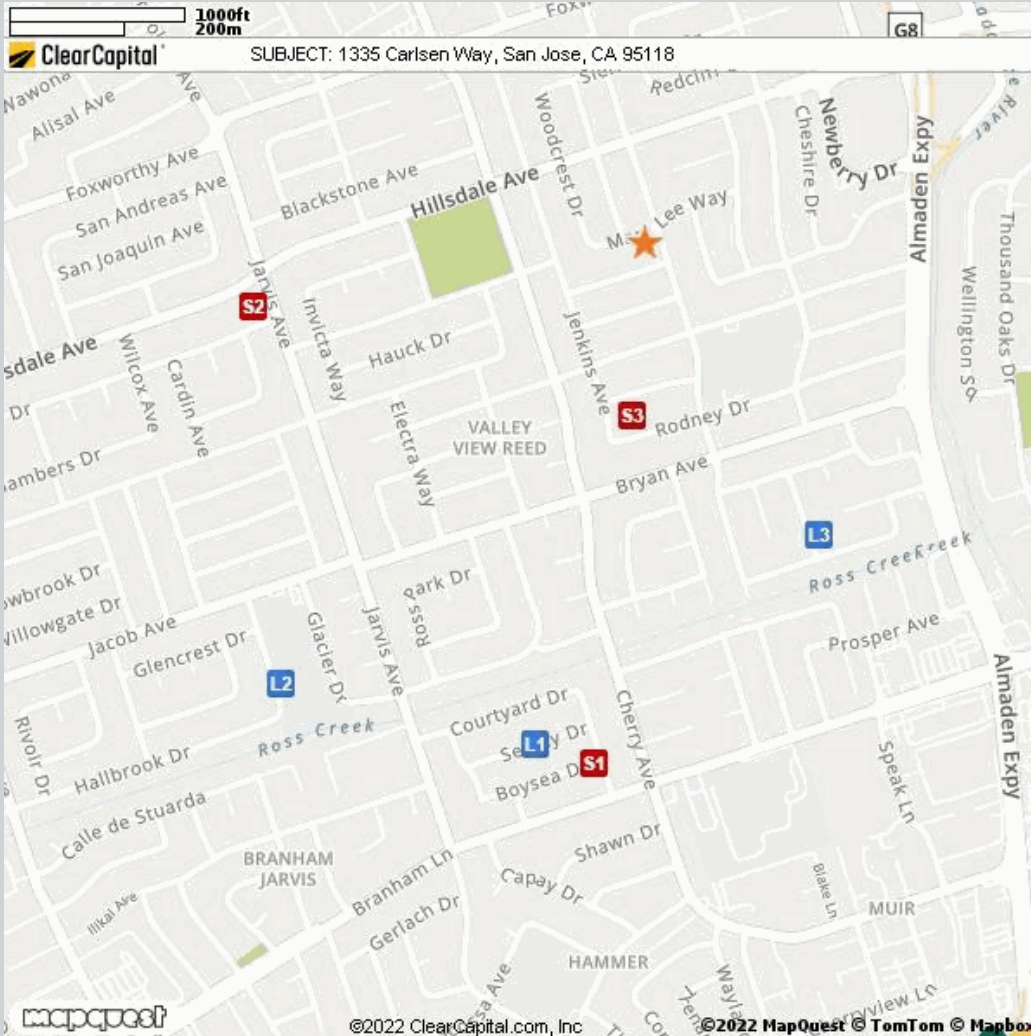
Address ★ 1335 Carlsen Way, San Jose, CA 95118

Loan Number 45338

Suggested List \$1,475,000

Suggested Repaired \$1,475,000

Sale \$1,500,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1335 Carlsen Way, San Jose, CA 95118	--	Parcel Match
L1 Listing 1	1408 Searcy Dr, San Jose, CA 95118	0.69 Miles ¹	Parcel Match
L2 Listing 2	4165 Reedhurst Avenue, San Jose, CA 95118	0.77 Miles ¹	Parcel Match
L3 Listing 3	1209 Lynhurst Way, San Jose, CA 95118	0.46 Miles ¹	Parcel Match
S1 Sold 1	1360 Boysea Drive, San Jose, CA 95118	0.70 Miles ¹	Parcel Match
S2 Sold 2	1511 Shaw Drive, San Jose, CA 95118	0.53 Miles ¹	Parcel Match
S3 Sold 3	1391 Rodney Drive, San Jose, CA 95118	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	Vito Lippolis	Company/Brokerage	Compass Realty
License No	01351146	Address	5353 Almaden Expressway, Suite 150A San Jose CA 95118
License Expiration	09/18/2022	License State	CA
Phone	4082194085	Email	vitohomesales@gmail.com
Broker Distance to Subject	1.39 miles	Date Signed	01/08/2022

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.