

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	3710 N Maroa Avenue, Fresno, CALIFORNIA 93704	Order ID	7386997	Property ID	30540683
Inspection Date	06/23/2021	Date of Report	06/23/2021		
Loan Number	45339	APN	435-092-20		
Borrower Name	Redwood Holdings LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	0623BPO_Citi	Tracking ID 1	0623BPO_Citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Arendt Philip J Joan E Trustees	Condition Comments	
R. E. Taxes	\$134,256	Corner lot, stucco / brick exterior, fireplace, composition roof. Roof status is unknown recommend roof inspection.	
Assessed Value	\$102,924		
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 businesses, shopping and across street is a canal; 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, 5 pending and 5 sold comps and in the last year there are 15 homes that sold. There are no short sales and no foreclosure in area. There is no search parame...	
Sales Prices in this Neighborhood	Low: \$217,556 High: \$245,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

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Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3710 N Maroa Avenue	3657 N Fresno St	1329 E Fedora Ave	221 E Griffith Way
City, State	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93704	93726	93704	93704
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.97 ¹	0.28 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$260,000	\$240,000	\$239,900
List Price \$	--	\$260,000	\$240,000	\$239,900
Original List Date		05/14/2021	05/24/2021	06/04/2021
DOM · Cumulative DOM	-- · --	3 · 40	7 · 30	3 · 19
Age (# of years)	74	68	80	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	1,348	1,386	1,322	1,164
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 1 · 1	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 1 Car	Carport 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.17 acres	.16 acres	0.23 acres	0.18 acres
Other	NA	MLS#558400	MLS#559945	MLS#560341

* 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** This 3-bedroom, 2 bath home in 93726 is ready for its new owner! With 1386sf of living space there is room for all. The galley kitchen is light and bright with an area for eat-in dining, pantry and plenty of counter and cabinet space. There is a separate laundry room with sink as well. The main bedroom has en-suite bath with shower and slider to the backyard. The main living area receives an abundance of natural light from the large slider and main window. A corner fireplace provides ambiance for the winter eves. The backyard has several areas of enjoyment with a large, covered patio, a play area complete with sand and an amazing play structure sure to spark imaginations. There is also a paved side yard, perfect for additional vehicle parking. This home is located near shopping, restaurants, schools, parks and sits in an established neighborhood. There is freeway access nearby for commuters.
- Listing 2** Rare opportunity to own a 3 bed 1.5 bath home ready to move in that features a huge backyard! Perfect for big gatherings, adding a pool, your own veggie garden or expanding the home. The options are endless. This charming home welcomes you in to a large living room with good natural lighting, and a open heart fire place. The master bedroom is secluded from the other two bedrooms, and has a separate hallway for added privacy. Kitchen features granite counter tops, a gas stove, and a cozy breakfast area. This home is close to the historic Christmas Tree Lane and Gazebo Gardens. Easy access to highway 41 and shopping centers. Don't let this opportunity pass you by, and schedule your private showing today!
- 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	3710 N Maroa Avenue	3658 N Thesta St	329 E Fedora Ave	1003 E Lansing Way
City, State	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93704	93726	93704	93704
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.90 ¹	0.48 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$240,000	\$257,000	\$229,500
List Price \$	--	\$240,000	\$257,000	\$229,500
Sale Price \$	--	\$232,676	\$245,000	\$229,500
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	04/20/2021	03/23/2021	03/02/2021
DOM · Cumulative DOM	-- · --	5 · 106	16 · 87	6 · 39
Age (# of years)	74	67	78	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	1,348	1,582	1,470	1,130
Bdrm · Bths · ½ Bths	4 · 2	3 · 3	3 · 1	3 · 1
Total Room #	7	7	5	5
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.17 acres	.14 acres	0.15 acres	0.15 acres
Other	NA	MLS#5552866	MLS#552595	MLS#553693
Net Adjustment	--	-\$15,120	-\$10,860	+\$12,640
Adjusted Price	--	\$217,556	\$234,140	\$242,140

* 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** Diamond in the Rough located on a corner lot, with updated windows, optional 4th bedroom or family room and is close to schools. This is a handyman special sold AS IS, No repairs and No FHA loans will qualify. Call today to schedule your private showing. Added (+) \$3k bed Deducted (-)\$6k seller concessions, \$3k bath, \$7020 sf and \$2100 age.
- Sold 2** Welcome home to this old fig charmer ready for you to make it home. Location is within walking distance to Christmas tree lane and Gazebo Gardens and just a few minutes drive to Fig Garden Village. This home features a spacious living room and family room along with a detached three car garage with lots of potential for workshop or anyone looking for extra space to work from home. Call your favorite agent and come see for yourself how you can make this house your home. Added (+) \$600 lot, \$1200 age, \$6000 bed/bath and deducted (-) \$5k garage, \$3660 sf and \$10k Carport, Uncovered, Work/Shop Area
- Sold 3** Professional pics to come but don't wait! This gem is move in ready! Most of the home has been redone in the past 6 years. The kitchen has a gas stove with lots of windows, a breakfast bar and doors to the backyard. Natural light filters in through the many windows throughout. The large backyard is ready for your imagination to fine tune. With 3 comfortable bedrooms and original hardwood floors in much of the home, the charm has been preserved! All of the roses and camellias are delightful. A long driveway offers a lot of parking, including the detached garage. Call today to schedule your showing. Limited days and times available. Added (+) \$600 lot, \$6000 bed. bath, and \$6540 sf and deducted (-) \$500 seller repairs

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Haydock Real Estate, Inc	Subject is listed and pending.					
Listing Agent Name	Joseph Haydock						
Listing Agent Phone	559-392-5283						
# 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
06/10/2021	\$225,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$234,140	\$234,140
Sales Price	\$234,140	\$234,140
30 Day Price	\$225,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, sold date 12/25/20 or sooner, no short sales or foreclosures, SFR, square 1048-1648, 1937-1957 in age, single story, within ¼ mile radius there is 4 comps, within ½ mile radius there is 14 comps, there is no active, 4 pending and 10 sold comps, due to shortage of active/pending comps with similar condition extended radius one mile for active/pending comps. There is 1 four bedroom home that sold within 1 mile radius and it is superior (remodeled) to subject. 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. Unknown status on garage whether it is two car or converted.</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



Front



Address Verification



Address Verification



Side



Side

Subject Photos



Side



Street



Street



Other



Other



Other

Subject Photos



Other

Listing Photos

L1 3657 N Fresno st
Fresno, CA 93726



Front

L2 1329 E Fedora Ave
Fresno, CA 93704



Front

L3 221 E Griffith Way
Fresno, CA 93704



Front

Sales Photos

S1 3658 N Thesta st
Fresno, CA 93726



Front

S2 329 E Fedora Ave
Fresno, CA 93704



Front

S3 1003 E Lansing Way
Fresno, CA 93704



Front

ClearMaps Addendum

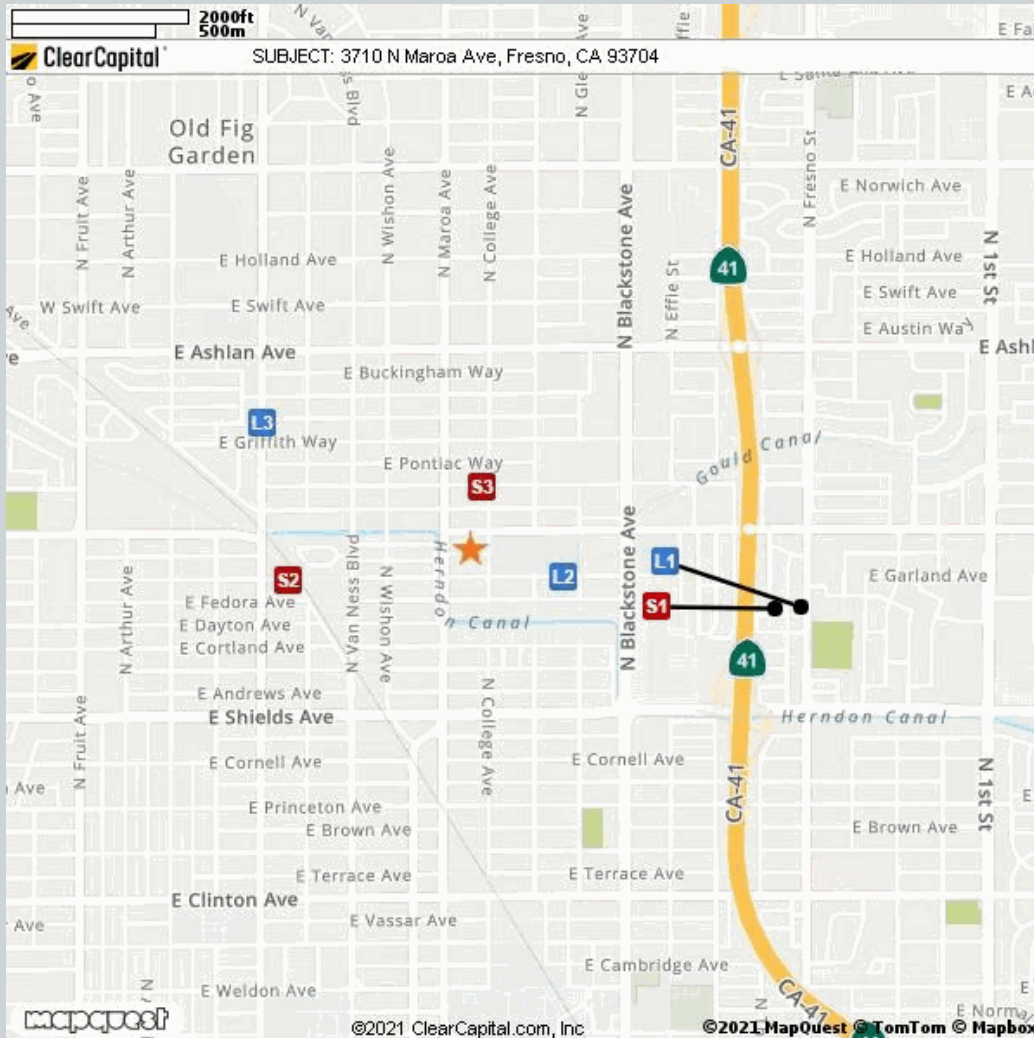
Address ★ 3710 N Maroa Avenue, Fresno, CALIFORNIA 93704

Loan Number 45339

Suggested List \$234,140

Suggested Repaired \$234,140

Sale \$234,140



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3710 N Maroa Avenue, Fresno, California 93704	--	Parcel Match
L1 Listing 1	3657 N Fresno St, Fresno, CA 93726	0.97 Miles ¹	Parcel Match
L2 Listing 2	1329 E Fedora Ave, Fresno, CA 93704	0.28 Miles ¹	Parcel Match
L3 Listing 3	221 E Griffith Way, Fresno, CA 93704	0.66 Miles ¹	Parcel Match
S1 Sold 1	3658 N Thesta St, Fresno, CA 93726	0.90 Miles ¹	Parcel Match
S2 Sold 2	329 E Fedora Ave, Fresno, CA 93704	0.48 Miles ¹	Parcel Match
S3 Sold 3	1003 E Lansing Way, Fresno, CA 93704	0.20 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	Danielle 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	daniellecarnero@gmail.com
Broker Distance to Subject	4.47 miles	Date Signed	06/23/2021

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.