

## Subject Details

<b>PROPERTY TYPE</b>	<b>GLA</b>
SFR	1,305 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
3	2.0
<b>STYLE</b>	<b>YEAR BUILT</b>
Ranch	1962
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
0.15 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	1 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Forced Air	Unknown
<b>COUNTY</b>	<b>APN</b>
San Diego	1662231000

## Analysis Of Subject

Provided by Appraiser

### CONDITION RATING



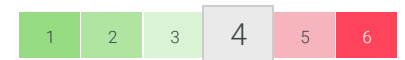
The property is well maintained and feature limited repairs due to normal wear and tear.

### VIEW

🏠 Residential



### QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

### LOCATION

🏠 Residential




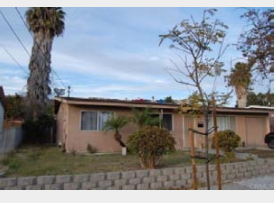






### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject is indicated to be a detached SFR with a Q4 quality rating and C3 condition rating which matches report description and photos. No unusual negative external influences noted by aerial imagery.

# Sales Comparison

Provided by  
Appraiser

	MOST COMPARABLE			
	 <b>4194 Lonnie St</b> Oceanside, CA 92056 	 <b>4170 Lonnie St</b> Oceanside, CA 92056 	 <b>4209 Marvin St</b> Oceanside, CA 92056 	 <b>2038 Date St</b> Vista, CA 92083 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.07 miles	0.06 miles	0.14 miles
DATA/ VERIFICATION SOURCE	MLS	MLS; Tax Records	MLS; Tax Records	MLS; Tax Records
LIST PRICE	--	--	--	--
LIST DATE	--	11/21/2020	04/29/2021	01/06/2021
SALE PRICE/PPSF	--	\$492,500 \$474/Sq. Ft.	\$625,000 \$645/Sq. Ft.	\$680,000 \$334/Sq. Ft.
CONTRACT/ PENDING DATE	--	01/06/2021 \$9,850	05/06/2021	01/10/2021 \$13,600
SALE DATE	--	02/10/2021	06/01/2021	02/03/2021
DAYS ON MARKET	--	81	33	28
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.15 Acre(s)	0.15 Acre(s)	0.14 Acre(s)	0.15 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q3 -\$50,000
ACTUAL AGE	59	59	59	18 -\$20,000
CONDITION	C3	C4 \$12,500	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	6/3/2	6/3/1.1 \$5,000	6/3/1 \$10,000	7/4/2.1 -\$5,000
GROSS LIVING AREA	1,305 Sq. Ft.	1,040 Sq. Ft. \$13,250	969 Sq. Ft. \$16,800	2,034 Sq. Ft. -\$36,450
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Unknown	Unknown	Unknown	Unknown
GARAGE	1 GA	1 GA	1 GA	2 GA -\$5,000
OTHER	Average	Average	Good/remodeled -\$125,000	Good/Updated -\$50,000
OTHER	--	--	--	--
NET ADJUSTMENTS		8.24% \$40,600	-15.71% -\$98,200	-22.48% -\$152,850
GROSS ADJUSTMENTS		8.24% \$40,600	24.29% \$151,800	26.48% \$180,050
ADJUSTED PRICE		\$533,100	\$526,800	\$527,150

## Value Conclusion + Reconciliation



Provided by  
Appraiser

**\$530,000**  
AS-IS VALUE

**1-90 Days**  
EXPOSURE TIME

**EXTERIOR**  
INSPECTION PERFORMED  
BY A 3RD PARTY

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

A one mile radius search of detached homes was used.

#### EXPLANATION OF ADJUSTMENTS

The comps selected were from the subject's market area. Comp 1 was included due to location on the subject street. #1 had inferior GLA/bath count and overall condition. #2 adjusted upward for inferior GLA/bath count but had superior good/remodeled condition. #3 was included to bracket location and bath count. #3 had superior age/quality, GLA and upgrades. All comps deemed to have similar usable lot areas. #2 exceeded 10% line item/15% net and 25% gross adjustments but was included due to close proximity. Comps 1 and 3 were adjusted upward for time based on available statistical data with comp 2 having a recent date of sale and no adjustment warranted.

#### ADDITIONAL COMMENTS (OPTIONAL)

n/a

### Reconciliation Summary

Most weight given to comp 1 and 2 as they were most proximate and deemed most reliable indicator of value.

## Appraiser Commentary Summary

 Provided by  
Appraiser

### Subject Comments (Site, Condition, Quality)

From Page 1

The subject is indicated to be a detached SFR with a Q4 quality rating and C3 condition rating which matches report description and photos. No unusual negative external influences noted by aerial imagery.

### Neighborhood and Market

From Page 6

As of the effective date of report, values were increasing, demand and supply were in shortage and marketing times were under 3 months; the most recent HDI information provided to reviewer confirms overall stable to increasing trends.

### Analysis of Prior Sales & Listings

From Page 5

The subject is a currently pending sale with list price of \$549,000. No other sale/transfers noted in the past 3 years. #2 had a prior sale in fixer condition for \$480,000 on 1/8/2021.

### Highest and Best Use Additional Comments

Current use as a detached SFR was deemed highest and best.

## Subject Details

 Provided by Appraiser

### Sales and Listing History

**PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?**

No ● Pending Date Apr 28, 2021 Price \$549,000 Data Source MLS 210009738

**LISTING STATUS**

Currently Listed ● Active Date Apr 14, 2021 Price \$549,000 Data Source MLS 210009738

**DATA SOURCE(S)**

MLS ● Active Date Apr 14, 2021 Price \$549,000 Data Source MLS 210009738

**EFFECTIVE DATE**

06/23/2021

**SALES AND LISTING HISTORY ANALYSIS**

The subject is a currently pending sale with list price of \$549,000. No other sale/transfers noted in the past 3 years. #2 had a prior sale in fixer condition for \$480,000 on 1/8/2021.

### Order Information

**BORROWER** **LOAN NUMBER**

Redwood Holdings LLC 45358

**PROPERTY ID** **ORDER ID**

30525883 7381149

**ORDER TRACKING ID** **TRACKING ID 1**

0621CV 0621CV

### Legal

**OWNER** **ZONING DESC.**

FRANCISCO J CARRILLO JR Residential

**ZONING CLASS** **ZONING COMPLIANCE**

R1 Legal

**LEGAL DESC.**

LOT 60 TR 4693

### Highest and Best Use

**IS HIGHEST AND BEST USE THE PRESENT USE**

Yes

**PHYSICALLY POSSIBLE?** **FINANCIALLY FEASIBLE?**

✓ ✓

**LEGALLY PERMISSABLE?** **MOST PRODUCTIVE USE?**

✓ ✓

### Economic

**R.E. TAXES** **HOA FEES** **PROJECT TYPE**

\$7,725 N/A N/A

**FEMA FLOOD ZONE**

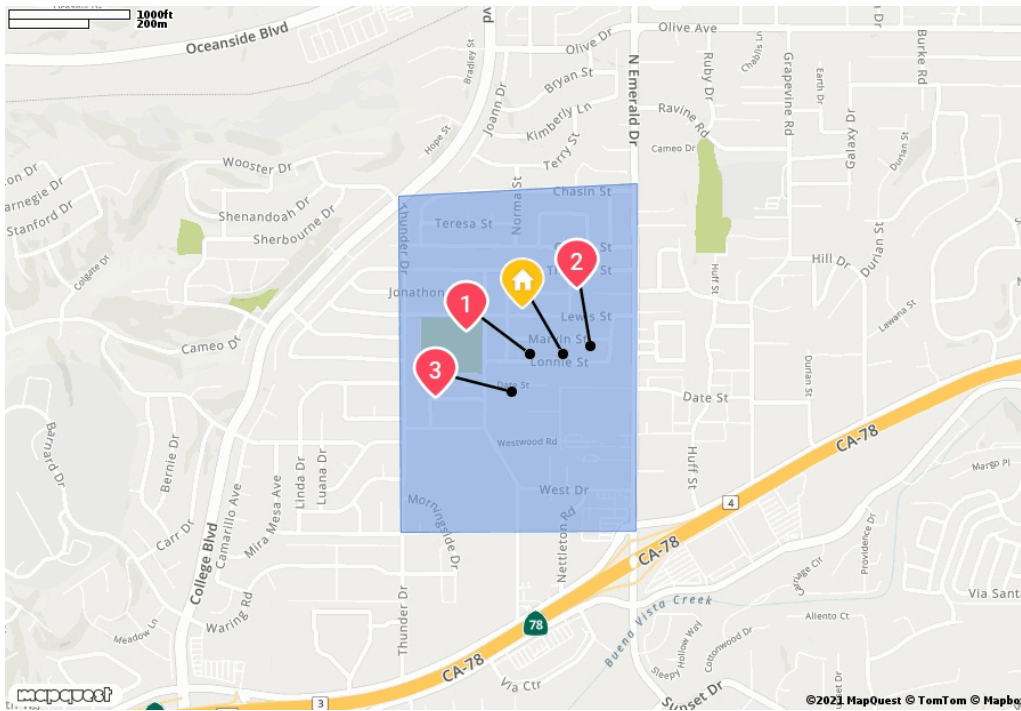
06073C0758G

**FEMA SPECIAL FLOOD ZONE AREA**

No

# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

**12**

Months Supply

**6.0**

Avg Days Until Sale

**30**

Subject Neighborhood as defined by the Appraiser

**TYPE**

Urban	<b>Suburban</b>	Rural
-------	-----------------	-------

**BUILT-UP**

<b>&gt;75%</b>	25-75%	<25%
----------------	--------	------

**NEIGHBORHOOD & MARKET COMMENTS**

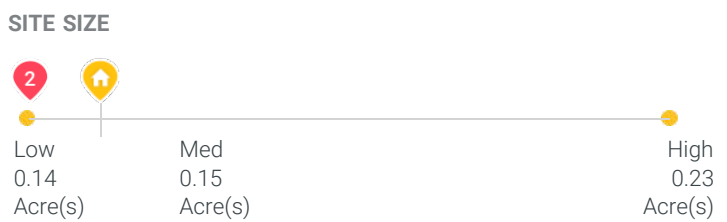
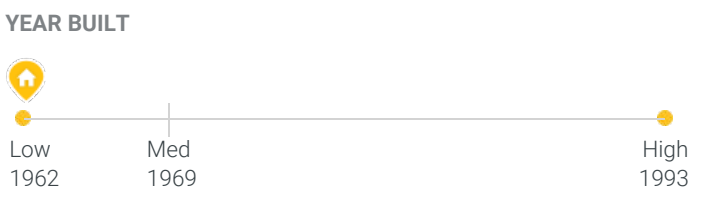
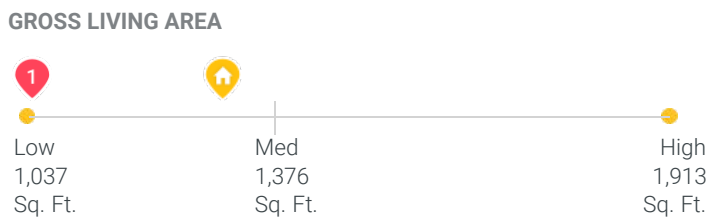
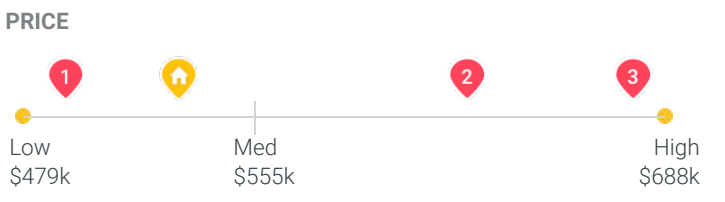
As of the effective date of report, values were increasing, demand and supply were in shortage and marketing times were under 3 months; the most recent HDI information provided to reviewer confirms overall stable to increasing trends.

**DEMAND / SUPPLY**

Shortage	<b>Balance</b>	Surplus
----------	----------------	---------

**VALUES**

Declining	Stable	<b>Increasing</b>
-----------	--------	-------------------



### Subject Photos



Front



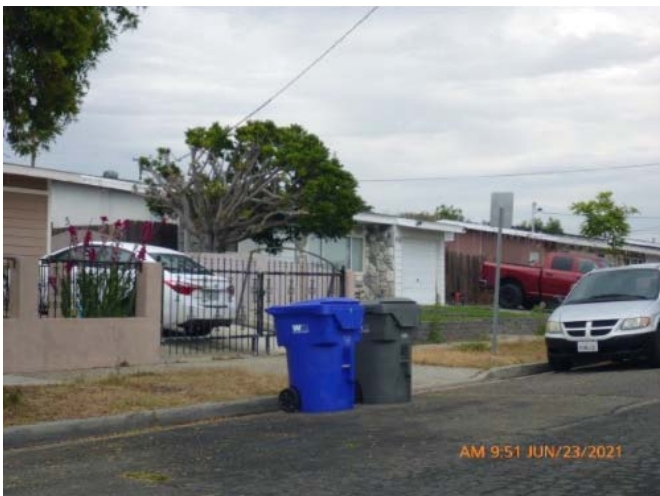
Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Other



Other



## Comparable Photos

Provided by  
Appraiser

1 4170 Lonnie St  
Oceanside, CA 92056



Front

2 4209 Marvin St  
Oceanside, CA 92056



Front

3 2038 Date St  
Vista, CA 92083



Front

## Scope of Work



Provided by  
Appraiser

### REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

### PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

### SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Michelle Thompson, a licensed real estate agent having completed the above referenced Property Inspection.

### AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

### THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

### INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

### INTENDED USER:

The intended user of this appraisal report is the lender/client.

### DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))**

### SCOPE OF WORK COMMENTS

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

## Assumptions, Conditions, Certifications, & Signature



### EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

### STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

## Assumptions, Conditions, Certifications, & Signature (Cont.)



**I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:**

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Michelle Thompson and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

**SIGNATURE**

**NAME**

Kevin Felgenhauer

**EFFECTIVE DATE**

06/23/2021

**DATE OF REPORT**

06/23/2021

**LICENSE #**

AR034060

**STATE**

CA

**EXPIRATION**

05/18/2022

**COMPANY**

At Home Appraisals

## Comments - Continued

 Provided by  
Appraiser

### SCOPE OF WORK COMMENTS

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

### EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

3. Based on reviewing the exterior photos and aerial imagery (when available), the extraordinary assumption has been made that there are no adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc) for the subject property other than those noted in review and the boundary lines of the property are as stated in public records. The appraiser has not reviewed a current survey of the land or the title.

### LIMITING CONDITIONS COMMENTS

2. I relied on the additional data sources for subject property characteristics and the physical inspection information and photos performed by a local real estate professional (as stated in section 9 of the reviewer certification) and did not make a personal inspection of the property that is the subject of this report. I relied on the provided exterior photos and aerial imagery (when available) to report the condition of the improvements in factual, specific terms, and I used the provided exterior photos to identify and report the physical deficiencies that could affect the liveability, soundness, or structural integrity of the property.

## Property Condition Inspection

Provided by  
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Occupied	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 1 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

### Condition & Marketability

<b>CONDITION</b>	✓ Good	Subject and condition conform to neighborhood. Subject appears to be in average condition. No immediate repairs noted. Minor cosmetics and updating may decrease market time.
<b>SIGNIFICANT REPAIRS NEEDED</b>	✓ No	None noted. Minor cosmetics and updating may decrease market time.
<b>CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES</b>	✓ No	none noted
<b>SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, &amp; SIZE)</b>	⚠ No	Subject and condition conform to neighborhood. Some properties in this area may lack and have average maintenance.
<b>AVERAGE CONDITION OF NEIGHBORING PROPERTIES</b>	✓ Good	Subject and condition conform to neighborhood. Some properties in this area may lack and have average maintenance.
<b>BOARDED OR VACANT PROPERTIES NEAR SUBJECT</b>	✓ No	none noted
<b>SUBJECT NEAR POWERLINES</b>	✓ No	none noted
<b>SUBJECT NEAR RAILROAD</b>	✓ No	none noted
<b>SUBJECT NEAR COMMERCIAL PROPERTY</b>	✓ No	none noted

## Property Condition Inspection - Cont.

 Provided by  
Onsite Inspector

### Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	none noted
ROAD QUALITY	✓	Good	none noted
NEGATIVE EXTERNALITIES	✓	No	none noted
POSITIVE EXTERNALITIES	✓	No	none noted

## Repairs Needed

### Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0



## Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Michelle Thompson/	01847788	Michelle Thompson	Basic Brokerage Solutions, Inc	06/23/2021