

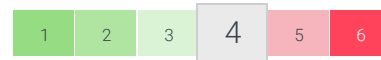
Subject Details

PROPERTY TYPE	GLA
SFR	1,548 Sq. Ft.
BEDS	BATHS
3	2.0
STYLE	YEAR BUILT
Ranch	1958
LOT SIZE	OWNERSHIP
0.16 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Forced Air	Unknown
COUNTY	APN
Orange	41908102

Analysis Of Subject

Provided by Appraiser

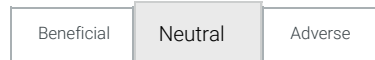
CONDITION RATING



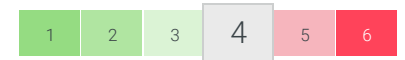
The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

VIEW

Residential



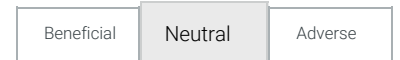
QUALITY RATING



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

LOCATION

Residential




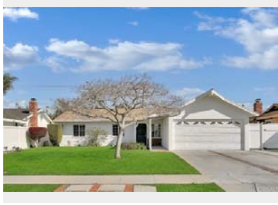






SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject is located in the city of Costa Mesa. The area consists of well maintained homes in a typical subdivision density neighborhood. The subject is described as a SFR with 5/3/2 room count, 1,548sf built in 1958 on a .16 acre site in average condition. No interior photos were provided.




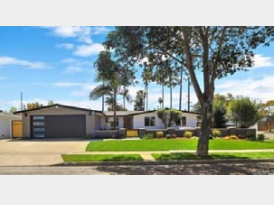
Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 292 Joann St Costa Mesa, CA 92626 	 328 Joann St Costa Mesa, CA 92626 	 2279 Rutgers Dr Costa Mesa, CA 92626 	 2268 Columbia Dr Costa Mesa, CA 92626 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.09 miles	0.07 miles	0.17 miles
DATA/ VERIFICATION SOURCE	MLS	MLS	MLS	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	03/29/2021	10/19/2020	03/09/2021
SALE PRICE/PPSF	--	\$1,045,000 \$721/Sq. Ft.	\$930,000 \$641/Sq. Ft.	\$880,000 \$681/Sq. Ft.
CONTRACT/ PENDING DATE	--	04/21/2021	12/09/2020	04/13/2021
SALE DATE	--	04/22/2021	01/15/2021	04/26/2021
DAYS ON MARKET	--	24	88	48
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.16 Acre(s)	0.17 Acre(s)	0.15 Acre(s)	0.15 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Ranch	Ranch	Traditional	Traditional
QUALITY OF CONSTRUCTION	Q4	Q3 -\$25,000	Q4	Q4
ACTUAL AGE	63	64	64	63
CONDITION	C4	C3 -\$25,000	C4	C4
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	5/3/2	5/3/2	5/3/2	5/3/2
GROSS LIVING AREA	1,548 Sq. Ft.	1,450 Sq. Ft.	1,450 Sq. Ft.	1,292 Sq. Ft. \$77,000
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Unknown	Unknown	Central	Unknown
GARAGE	2 GA	2 GA	2 GA	2 GA
OTHER	Pool	None \$20,000	None \$20,000	None \$20,000
OTHER	--	--	--	--
NET ADJUSTMENTS		-2.87% -\$30,000	2.15% \$20,000	11.02% \$97,000
GROSS ADJUSTMENTS		6.70% \$70,000	2.15% \$20,000	11.02% \$97,000
ADJUSTED PRICE		\$1,015,000	\$950,000	\$977,000

Sales Comparison (Continued)

Provided by
Appraiser

	 292 Joann St Costa Mesa, CA 92626 	 209 Tulane Pl Costa Mesa, CA 92626 			
COMPARABLE TYPE	--	Sale			
MILES TO SUBJECT	--	0.22 miles			
DATA/ VERIFICATION SOURCE	MLS	MLS			
LIST PRICE	--	--			
LIST DATE	--	03/26/2021			
SALE PRICE/PPSF	--	\$1,246,500	\$757/Sq. Ft.		
CONTRACT/ PENDING DATE	--	04/24/2021			
SALE DATE	--	05/03/2021			
DAYS ON MARKET	--	38			
LOCATION	N; Res	N; Res			
LOT SIZE	0.16 Acre(s)	0.17 Acre(s)			
VIEW	N; Res	N; Res			
DESIGN (STYLE)	Ranch	Ranch			
QUALITY OF CONSTRUCTION	Q4	Q2	-\$50,000		
ACTUAL AGE	63	62			
CONDITION	C4	C2	-\$50,000		
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	5/3/2	6/4/2			
GROSS LIVING AREA	1,548 Sq. Ft.	1,646 Sq. Ft.			
BASEMENT	None	None			
HEATING	Forced Air	Forced Air			
COOLING	Unknown	Central			
GARAGE	2 GA	2 GA			
OTHER	Pool	None	\$20,000	--	--
OTHER	--	--		--	--
NET ADJUSTMENTS			-6.42% - \$80,000		
GROSS ADJUSTMENTS			9.63% \$120,000		
ADJUSTED PRICE			\$1,166,500		

Value Conclusion + Reconciliation

 Provided by Appraiser

\$1,000,000
AS-IS VALUE

1-120 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

All comps are from the subject's neighborhood and are recently closed. The appraiser chose the best comparables available. An across the pool adjustment was given which was unavoidable. All comps except 3 are less than 100sf different in GLA therefore, no adjustment is warranted. Per online photos comp 1 is slightly superior in condition/quality while comp 4 is superior in condition/quality. Most weight is given to comp 1, located on the subject's street.

EXPLANATION OF ADJUSTMENTS

Amenity differences have been adjusted properly and are deemed customary for the area. Net/gross adjustments are within the standard 15%/25% guidelines. No negative external factors were noted which would negatively impact marketability. Value appears to be adequately supported.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

After reconciliation of the supplied comparables, a value estimate of \$1,000,000 is considered reasonable as of 7/07/21. Extra ordinary assumptions were made in terms of interior condition/finishes, room count, etc. The comparables sales are acceptable and appear to be competitive in age, GLA and appeal to the subject.

Appraiser Commentary Summary

 Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

The subject is located in the city of Costa Mesa. The area consists of well maintained homes in a typical subdivision density neighborhood. The subject is described as a SFR with 5/3/2 room count, 1,548sf built in 1958 on a .16 acre site in average condition. No interior photos were provided.

Neighborhood and Market

From Page 7

Market research indicates the subject's market have remained stable/increasing in value. The subject's market does not appear to be a REO driven market. Marketing time is noted at 90 days or less for properly priced homes.

Analysis of Prior Sales & Listings

From Page 6

The subject is located in the city of Costa Mesa. The area consists of well maintained homes in a typical subdivision density neighborhood. The subject is described as a SFR with 5/3/2 room count, 1,548sf built in 1958 on a .16 acre site in average condition. No interior photos were provided.

Highest and Best Use Additional Comments

The highest and best use is as a SFR.

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

Yes

Event

● Sold

Date

Jun 30, 2021

Price

\$965,000

Data Source

MLS 210015308

LISTING STATUS

Listed in Past Year

● Pending

Jun 9, 2021

\$899,000

MLS 210015308

● Active

Jun 4, 2021

\$899,000

MLS 210015308

DATA SOURCE(S)

MLS

EFFECTIVE DATE

07/06/2021

SALES AND LISTING HISTORY ANALYSIS

The subject is located in the city of Costa Mesa. The area consists of well maintained homes in a typical subdivision density neighborhood. The subject is described as a SFR with 5/3/2 room count, 1,548sf built in 1958 on a .16 acre site in average condition. No interior photos were provided.

Order Information

BORROWER

Redwood Holdings LLC

LOAN NUMBER

45424

PROPERTY ID

30582143

ORDER ID

7406671

ORDER TRACKING ID

0701CV

TRACKING ID 1

0701CV

Legal

OWNER

HOFFMANN MARY JOAN TRUST

ZONING DESC.

Residential

ZONING CLASS

Residential

ZONING COMPLIANCE

Legal

LEGAL DESC.

N TR 3161 BLK LOT 22

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

\$2,965

HOA FEES

N/A

PROJECT TYPE

N/A

FEMA FLOOD ZONE

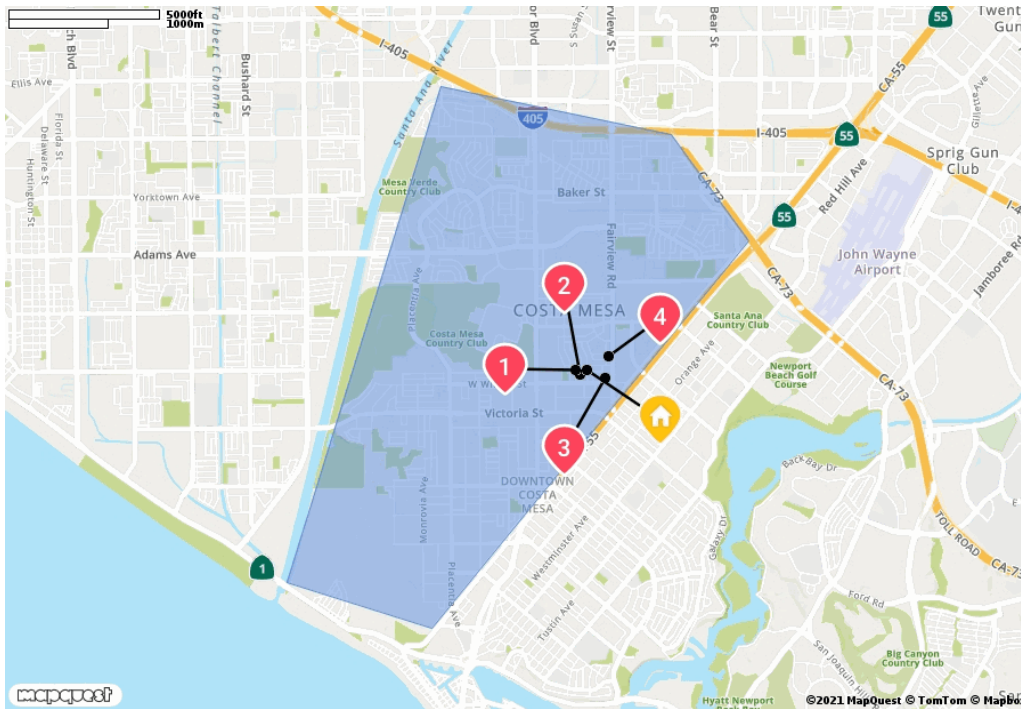
X

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

95

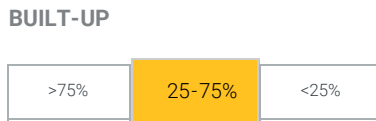
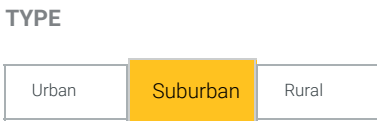
Months Supply

1.0

Avg Days Until Sale

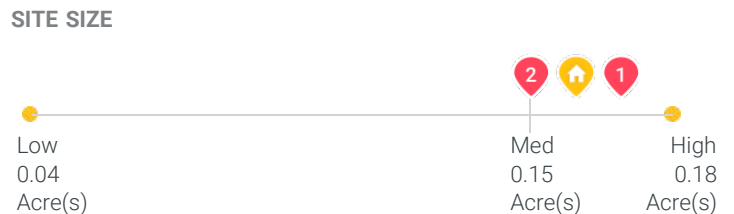
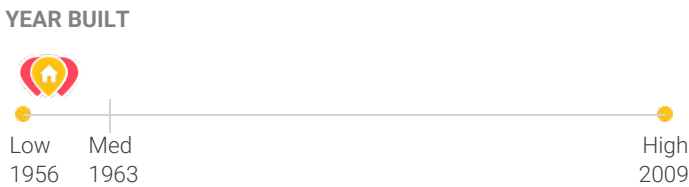
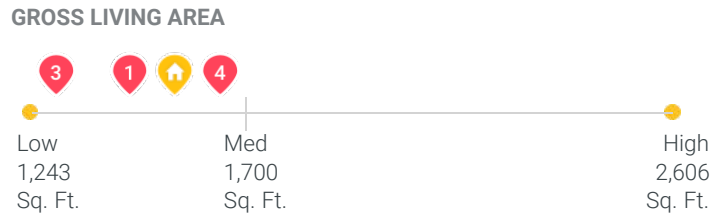
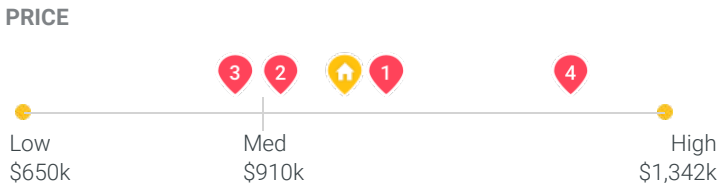
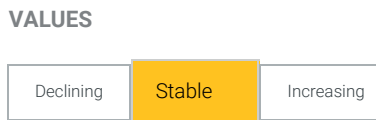
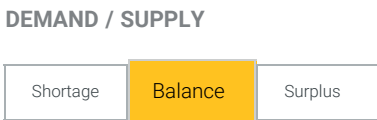
45

Subject Neighborhood as defined by the Appraiser



NEIGHBORHOOD & MARKET COMMENTS

Market research indicates the subject's market have remained stable/increasing in value. The subject's market does not appear to be a REO driven market. Marketing time is noted at 90 days or less for properly priced homes.



Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Street

Comparable Photos

Provided by
Appraiser

1 328 Joann St
Costa Mesa, CA 92626



Front

2 2279 Rutgers Dr
Costa Mesa, CA 92626



Front

3 2268 Columbia Dr
Costa Mesa, CA 92626



Front

Comparable Photos

Provided by
Appraiser

4 209 Tulane Pl
Costa Mesa, CA 92626



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 Karen Folgheraiter, 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

none

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.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

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.

LIMITING CONDITIONS COMMENTS

none

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 Karen Folgheraiter 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.

APPRAISER'S CERTIFICATION COMMENTS

none

SIGNATURE

NAME

EFFECTIVE DATE

DATE OF REPORT

Gina Blizzard

Gina Blizzard

07/07/2021

07/07/2021

LICENSE #

STATE

EXPIRATION

COMPANY

AR030212

CA

02/27/2023

Independent Contractor

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE SFR	CURRENT USE SFR	PROJECTED USE SFR
OCCUPANCY Occupied	GATED COMMUNITY No	ATTACHED TYPE Detached
PARKING TYPE Attached Garage; 2 spaces	STORIES 1	UNITS 1
EXTERIOR REPAIRS \$0	INTERIOR REPAIRS N/A	TOTAL REPAIRS \$0

Condition & Marketability

CONDITION	✓ Good	Property is maintained
SIGNIFICANT REPAIRS NEEDED	✓ No	-
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	-
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	Community is maintained
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	-
SUBJECT NEAR POWERLINES	✓ No	-
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	⚠ Yes	Commercial property is close by

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	-
ROAD QUALITY	✓	Good	Roads are maintained
NEGATIVE EXTERNALITIES	✓	No	Commercial property and 55 freeway are close by but has no negative marketability
POSITIVE EXTERNALITIES	✓	Yes	.05 to elementary school, 1.6 to middle school, 1.2 to high school, 1.1 to university, .04 to park, 2.0 to golf, 1.5 to shopping

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
/Karen Folgheraiter/	01741214	Karen Folgheraiter	Blue Pacific Property	07/02/2021