

Subject Details

PROPERTY TYPE	GLA
SFR	2,641 Sq. Ft.
BEDS	BATHS
4	2.1
STYLE	YEAR BUILT
Ranch	1990
LOT SIZE	OWNERSHIP
4.39 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Forced Air	Central
COUNTY	APN
San Luis Obispo	015191073

Analysis Of Subject

Provided by Appraiser

CONDITION RATING



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

QUALITY RATING



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

VIEW

▲ Mountain



LOCATION

🚦 Busy Road






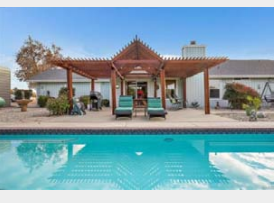




SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

Adjacent to highway 46 and has some traffic influence noted. Subject appears to have a well, septic and propane although it is not clear if any or all are functioning.





Sales Comparison

Provided by
Appraiser

	 6670 Windy Way Paso Robles, CA 93446 	 6080 Merlot Ln Paso Robles, CA 93446 	 6255 Champagne Ln Paso Robles, CA 93446 	MOST COMPARABLE  6175 Champagne Ln Paso Robles, CA 93446 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.63 miles	0.68 miles	0.70 miles
DATA/ VERIFICATION SOURCE	MLS; Public Records; Tax Records	MLS	MLS	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	01/25/2021	12/04/2020	01/20/2021
SALE PRICE/PPSF	--	\$600,000 \$351/Sq. Ft.	\$670,000 \$440/Sq. Ft.	\$720,450 \$351/Sq. Ft.
CONTRACT/ PENDING DATE	--	02/16/2021	12/15/2020	02/02/2021
SALE DATE	--	03/23/2021	01/27/2021	03/11/2021
DAYS ON MARKET	--	57	54	50
LOCATION	A; BsyRd	N; Res -\$50,000	N; Res -\$50,000	N; Res -\$50,000
LOT SIZE	4.39 Acre(s)	2.00 Acre(s) \$25,000	1.58 Acre(s) \$25,000	1.97 Acre(s) \$25,000
VIEW	N; Mtn	N; Mtn	N; Mtn	N; Mtn
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	31	22	25	21
CONDITION	C4	C4	C4	C4
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	7/4/2.1	6/3/2	6/3/2	7/3/2
GROSS LIVING AREA	2,641 Sq. Ft.	1,708 Sq. Ft.	1,521 Sq. Ft.	2,054 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Central	Central	Central	Central
GARAGE	2 GA	3 GA	2 GA	4 GA
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		-4.17% - \$25,000	-3.73% - \$25,000	-3.47% - \$25,000
GROSS ADJUSTMENTS		12.50% \$75,000	11.19% \$75,000	10.41% \$75,000
ADJUSTED PRICE		\$575,000	\$645,000	\$695,450

Sales Comparison (Continued)

Provided by
Appraiser

	 6670 Windy Way Paso Robles, CA 93446 	 6950 Sherry Pl Paso Robles, CA 93446 			
COMPARABLE TYPE	--	Listing			
MILES TO SUBJECT	--	0.28 miles			
DATA/ VERIFICATION SOURCE	MLS; Public Records; Tax Records	Other			
LIST PRICE	--	\$679,000			
LIST DATE	--	05/17/2021			
SALE PRICE/PPSF	--	--	\$0/Sq. Ft.		
CONTRACT/ PENDING DATE	--	--			
SALE DATE	--				
DAYS ON MARKET	--	77			
LOCATION	A; BsyRd	N; Res	-\$50,000		
LOT SIZE	4.39 Acre(s)	1.00 Acre(s)	\$25,000		
VIEW	N; Mtn	N; Mtn			
DESIGN (STYLE)	Ranch	Ranch			
QUALITY OF CONSTRUCTION	Q4	Q4			
ACTUAL AGE	31	33			
CONDITION	C4	C4			
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	7/4/2.1	6/3/2			
GROSS LIVING AREA	2,641 Sq. Ft.	1,790 Sq. Ft.			
BASEMENT	None	None			
HEATING	Forced Air	Central			
COOLING	Central	Central			
GARAGE	2 GA	4 GA			
OTHER	--	--	--	--	--
OTHER	--	--	--	--	--
NET ADJUSTMENTS			-3.68% - \$25,000		
GROSS ADJUSTMENTS			11.05% \$75,000		
ADJUSTED PRICE			\$654,000		

Value Conclusion + Reconciliation



Provided by
Appraiser

\$700,000
AS-IS VALUE

30-45 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Comps used do not have same location adjustment

EXPLANATION OF ADJUSTMENTS

Adjustments are based on contributory value of amenities

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

Home should sell within 45 days at the as is value

Appraiser Commentary Summary

 Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

Adjacent to highway 46 and has some traffic influence noted. Subject appears to have a well, septic and propane although it is not clear if any or all are functioning.

Neighborhood and Market

From Page 7

Inventory is limited and demand is high with increasing market trends noted.

Analysis of Prior Sales & Listings

From Page 6

Not currently listed

Highest and Best Use Additional Comments

The highest and best use of the subject property is determined to be the current use of residential both as improved and if assumed vacant.

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

No ● Withdrawn Jan 9, 2021 \$549,000 MLS NS20182768

LISTING STATUS

Listed in Past Year ● Withdrawn Oct 14, 2020 \$549,000 MLS 302657319

DATA SOURCE(S)

MLS ● Contingent Oct 12, 2020 \$549,000 MLS 302657319

EFFECTIVE DATE

08/02/2021 ● Active Aug 31, 2020 \$549,000 MLS 302657319

SALES AND LISTING HISTORY ANALYSIS

Not currently listed

Order Information

BORROWER **LOAN NUMBER**

Redwood Holdings LLC 45428

PROPERTY ID **ORDER ID**

30689519 7449956

ORDER TRACKING ID **TRACKING ID 1**

0721CV 0721CV

Legal

OWNER **ZONING DESC.**

MARION J DAVIS Residential

ZONING CLASS **ZONING COMPLIANCE**

RS Legal

LEGAL DESC.

TR 19 PTN LTS 4,5,6,7 & 8

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**

\$4,053 N/A N/A

FEMA FLOOD ZONE

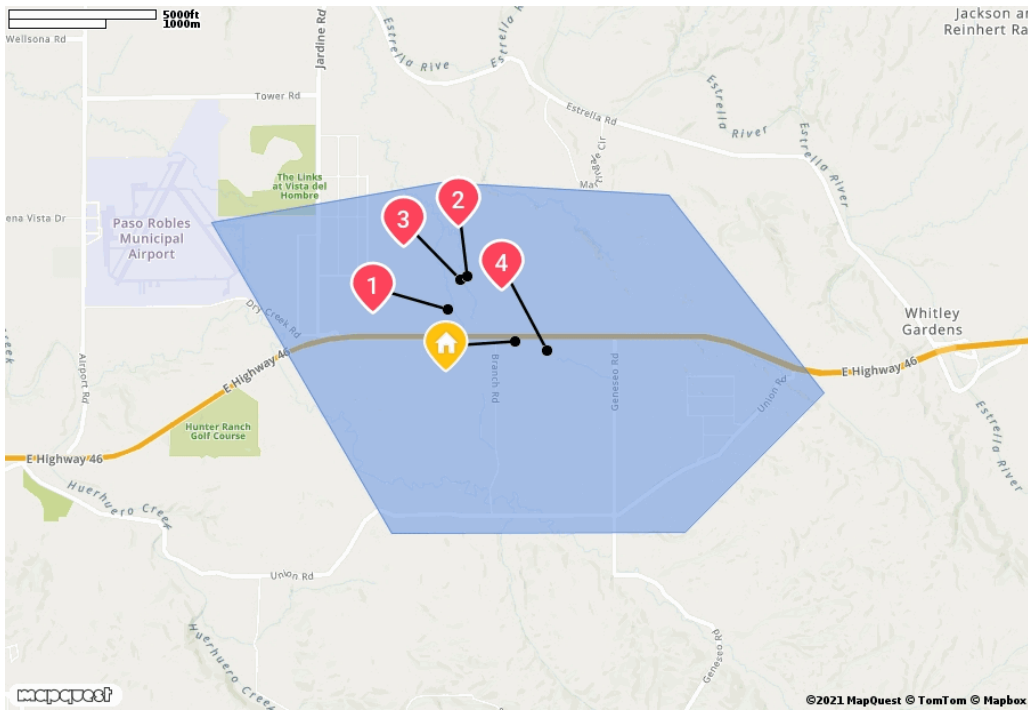
06079C0425G

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

233

Months Supply

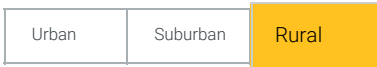
0.7

Avg Days Until Sale

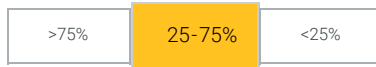
12

Subject Neighborhood as defined by the Appraiser

TYPE



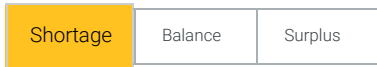
BUILT-UP



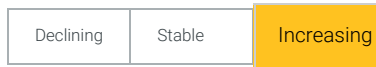
NEIGHBORHOOD & MARKET COMMENTS

Inventory is limited and demand is high with increasing market trends noted.

DEMAND / SUPPLY



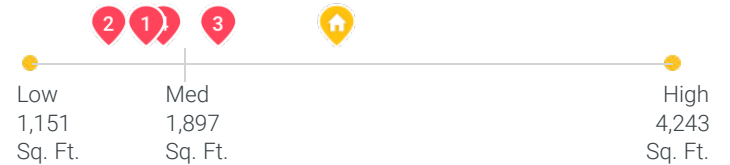
VALUES



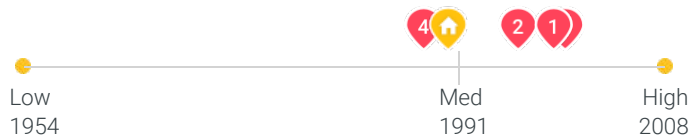
PRICE



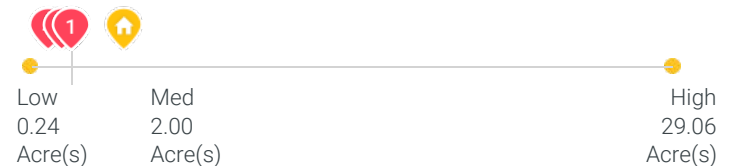
GROSS LIVING AREA



YEAR BUILT



SITE SIZE



Subject Photos



Front



Side



Side



Street



Other



Other

Comparable Photos

Provided by
Appraiser

1 6080 Merlot Ln
Paso Robles, CA 93446



Front

2 6255 Champagne Ln
Paso Robles, CA 93446



Front

3 6175 Champagne Ln
Paso Robles, CA 93446



Front

Comparable Photos

Provided by
Appraiser

4 6950 Sherry Pl
Paso Robles, CA 93446



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 Kathy Scruton, 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 Kathy Scruton 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

Daniel Blakely

EFFECTIVE DATE

07/24/2021

DATE OF REPORT

08/02/2021

LICENSE #

AR040273

STATE

CA

EXPIRATION

05/11/2022

COMPANY

Blakely Appraisals

Property Condition Inspection

Provided by
Onsite Inspector



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





Condition & Marketability

CONDITION	✓ Good	Subject appears maintained
SIGNIFICANT REPAIRS NEEDED	✓ No	No repair or damage observed
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	None
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	Subject conforms to neighborhood
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	Neighboring homes are similar rural homes in good condition
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	None observed
SUBJECT NEAR POWERLINES	⚠ Yes	There are powerlines running across neighboring properties and possibly on corners of subject property so they are visible in the view
SUBJECT NEAR RAILROAD	✓ No	None
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	None

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT		No	None
ROAD QUALITY		Fair	Dirt road but smooth
NEGATIVE EXTERNALITIES		No	None
POSITIVE EXTERNALITIES		Yes	Large lot

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
/Kathy Scruton/	01321040	Kathy Scruton	BHGRE-Haven Properties/ KS REO Solutions	07/24/2021