

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.

<b>Address</b>	5 Rosita Way, Oroville, CA 95966	<b>Order ID</b>	7963468	<b>Property ID</b>	32125107
<b>Inspection Date</b>	02/12/2022	<b>Date of Report</b>	02/13/2022		
<b>Loan Number</b>	45431	<b>APN</b>	078220029000		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Butte		

**Tracking IDs**

<b>Order Tracking ID</b>	02.10.22_BPO_Update	<b>Tracking ID 1</b>	02.10.22_BPO_Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	REDWOOD HOLDINGS LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,796	<p>The subject is located on a quiet, low traffic street in an older residential neighborhood. Homes in the area reflect good maintenance and upkeep. Based on the exterior inspection, the subject appears to be in average condition with no repairs noted, therefore the AS IS and the AS REPAIRED values are the same. The subject conforms well to its neighborhood. While the subject has the feel of a more rural area, it is still in close proximity to schools and shopping. A typical home in the area is between 900 and 1300 sq ft. and lot sizes vary between .15- 1.75 ac. Due to the fact the subject is located in an older neighborhood, no two homes are the same. Therefore agent had to use the best comps available and adjust for differences.</p>	
<b>Assessed Value</b>	\$193,069		
<b>Zoning Classification</b>	Residential MDR		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Home is vacant. Windows open, no personal property. Real Estate sign. )			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Slow	<p>The market for Oroville has remained somewhat steady over the past 12 months. In fact, the agent has seen a slight increase in certain aspects. The unemployment rate for example is down to 9.3% compared to the 11.2% it was one year ago. Furthermore, while REO sales are still present in the market, the number of sales which are REO are down. In the subject's area, only 1 in 10 homes are REO sales, where as that number was much higher at 3 in 10 1 year ago. Economic forecasters believe this improving trend is expected to continue.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$35600 High: \$329600		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	5 Rosita Way	5294 Margo Ln	5758 Autrey Ln	3229 Oro Bangor Hwy
<b>City, State</b>	Oroville, CA	Oroville, CA	Oroville, CA	Oroville, CA
<b>Zip Code</b>	95966	95966	95966	95966
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.26 <sup>1</sup>	0.65 <sup>1</sup>	0.73 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$349,000	\$275,000	\$229,000
<b>List Price \$</b>	--	\$349,000	\$275,000	\$229,000
<b>Original List Date</b>		01/13/2022	01/20/2022	01/10/2022
<b>DOM · Cumulative DOM</b>	-- · --	31 · 31	24 · 24	34 · 34
<b>Age (# of years)</b>	59	42	44	67
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Charmer	1 Story Charmer	1 Story Charmer	1 Story Charmer
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	960	1,254	1,151	925
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 2	3 · 2	2 · 1
<b>Total Room #</b>	5	6	6	4
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.24 acres	0.15 acres	0.36 acres
<b>Other</b>	None	None	None	None

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

### Listing Comments Why the comparable listing is superior or inferior to the subject.

**Listing 1** Adjustments were made to age (-4250), GLA (-8820), bathroom count (-2500), and garage stall count (-3000) for a net adjusted value of \$330,430. Similar in all other aspects.

**Listing 2** Adjustments were made to age (-3750), GLA (-5730), bathroom count (-2500), and garage stall count (+3000) for a net adjusted value of \$266,020. Similar in all other aspects.

**Listing 3** Adjustments were made to age (+2000), GLA (+1050), bedroom count (+5000), and garage stall count (+3000), and lot size (-950) for a net adjusted value of \$239,100. Similar in all other aspects.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	5 Rosita Way	5624 Farley St	2240 Jan Ct	2344 Via Canela
<b>City, State</b>	Oroville, CA	Oroville, CA	Oroville, CA	Oroville, CA
<b>Zip Code</b>	95966	95966	95966	95966
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.22 <sup>1</sup>	0.21 <sup>1</sup>	0.67 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$245,000	\$275,000	\$245,000
<b>List Price \$</b>	--	\$24,500	\$275,000	\$245,000
<b>Sale Price \$</b>	--	\$245,000	\$250,000	\$255,000
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	12/27/2021	10/27/2021	12/13/2021
<b>DOM · Cumulative DOM</b>	-- · --	94 · 94	35 · 35	42 · 42
<b>Age (# of years)</b>	59	64	43	38
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Charmer	1 Story Charmer	1 Story Charmer	1 Story Charmer
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	960	951	912	952
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	2 · 1	2 · 1
<b>Total Room #</b>	5	5	4	4
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.20 acres	0.18 acres	0.15 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$1,250	+\$2,440	\$0
<b>Adjusted Price</b>	--	\$246,250	\$252,440	\$255,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** Only adjustment made was to age (+1250). Very similar in all other aspects.

**Sold 2** Adjustments were made to age (-4000), GLA (+1440), and bedroom count (+5000). Similar in all other aspects.

**Sold 3** Adjustments were made to age (+5250), bedroom count (+5000), and garage stall count (-3000). Seller credited \$5000 towards BCCs. Similar in all other aspects.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Property is currently listed, however is not listed in agents MLS, therefore agent has no access to listing information. Agent called listing agent, however has not heard back yet. The subject last sold on 6/11/2004 for \$147,000 when the current owner purchased.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$255,000	\$255,000
<b>Sales Price</b>	\$252,000	\$252,000
<b>30 Day Price</b>	\$246,900	--
<b>Comments Regarding Pricing Strategy</b>		
In arriving at value, agent took into consideration both recent list comps and sold comps, however weighed in more heavily on recent sold comps as they provide a better indicator of current fair market value. The subject is in good condition with no repairs needed, therefore the AS IS and the AS REPAIRED values are the same. Current DOM in the area is approximately 30 days, therefore there is no difference between the suggested list and the 30 day price.		

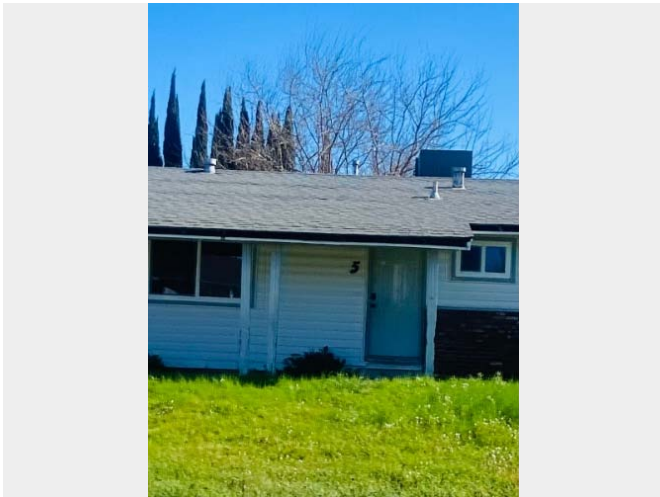
## Subject Photos



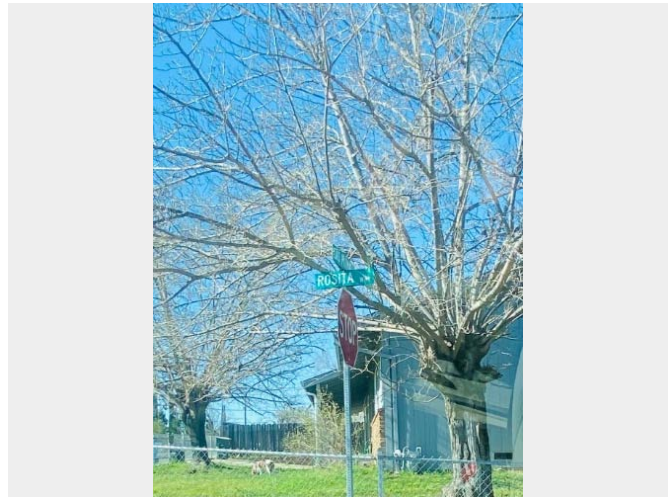
Front



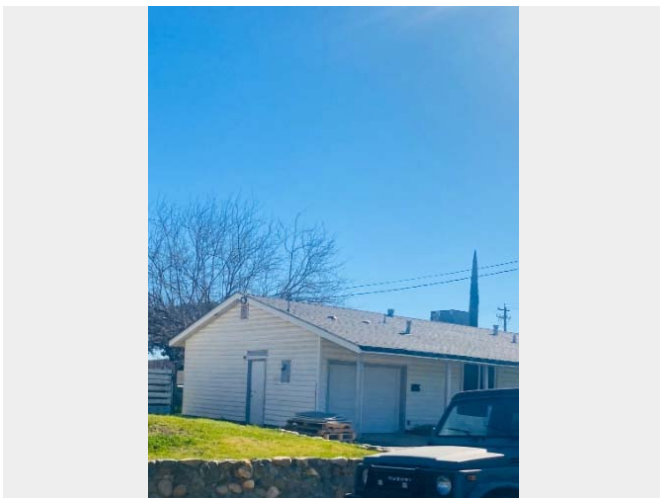
Front



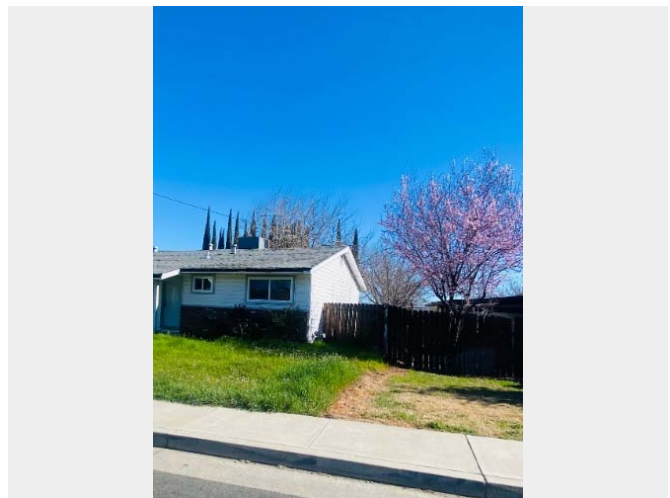
Address Verification



Address Verification



Side



Side

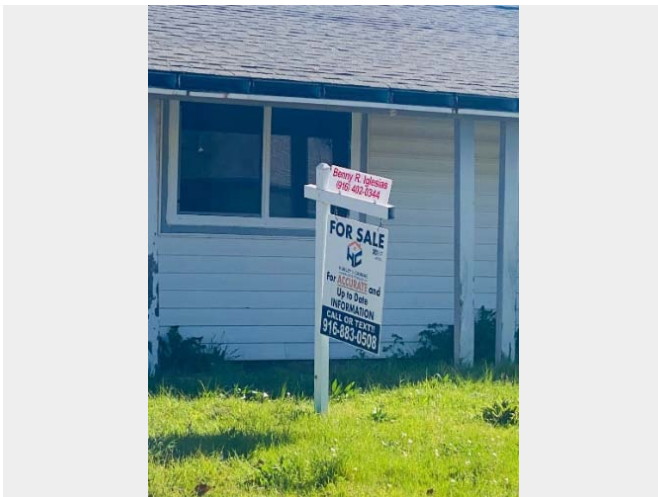
## Subject Photos



Street



Street



Other



## Listing Photos

**L1** 5294 Margo Ln  
Oroville, CA 95966



Front

**L2** 5758 Autrey Ln  
Oroville, CA 95966



Front

**L3** 3229 Oro Bangor Hwy  
Oroville, CA 95966



Front

## Sales Photos

**S1** 5624 Farley St  
Oroville, CA 95966



Front

**S2** 2240 Jan Ct  
Oroville, CA 95966



Front

**S3** 2344 Via Canela  
Oroville, CA 95966



Front



### ClearMaps Addendum

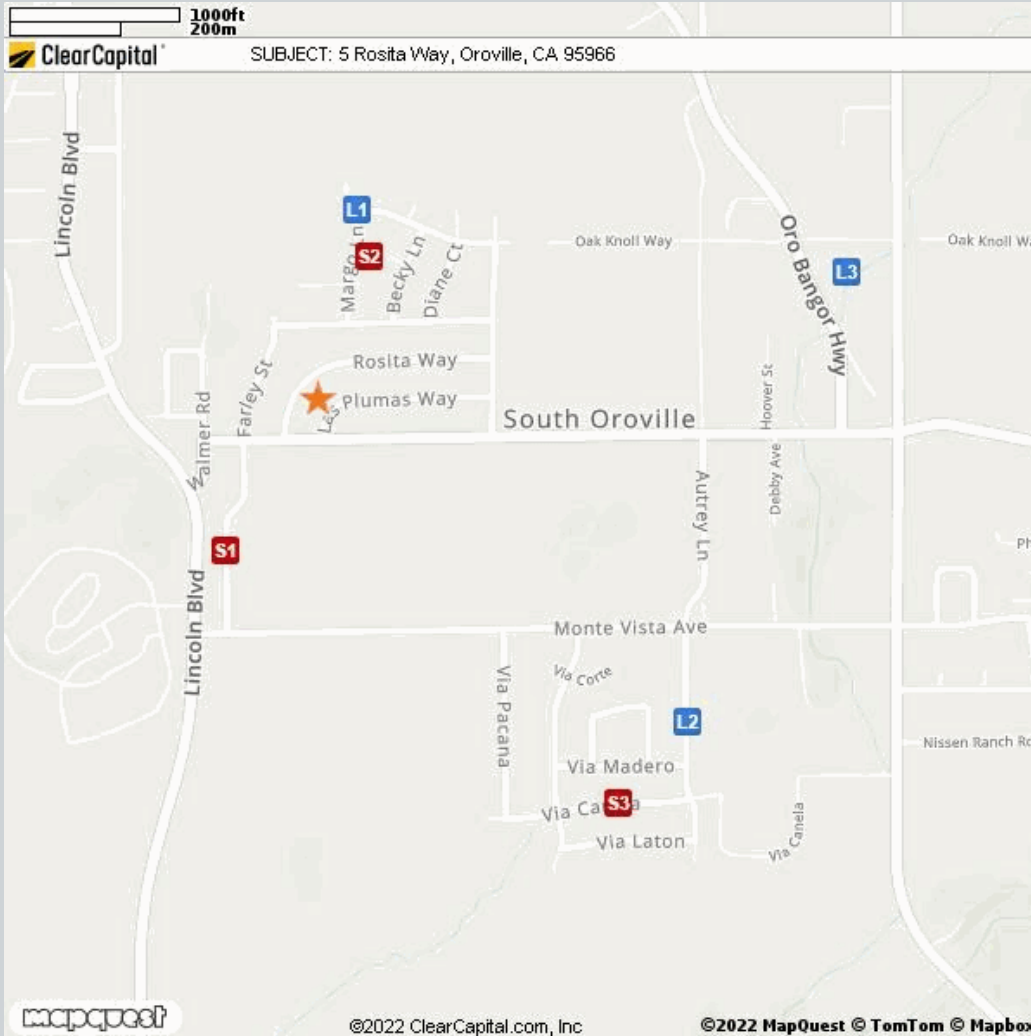
**Address** ★ 5 Rosita Way, Oroville, CA 95966

**Loan Number** 45431

**Suggested List** \$255,000

**Suggested Repaired** \$255,000

**Sale** \$252,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5 Rosita Way, Oroville, CA 95966	--	Parcel Match
L1 Listing 1	5294 Margo Ln, Oroville, CA 95966	0.26 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5758 Autrey Ln, Oroville, CA 95966	0.65 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3229 Oro Bangor Hwy, Oroville, CA 95966	0.73 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5624 Farley St, Oroville, CA 95966	0.22 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2240 Jan Ct, Oroville, CA 95966	0.21 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2344 Via Canela, Oroville, CA 95966	0.67 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Betty Pendergraft	<b>Company/Brokerage</b>	BETTY PENDERGRAFT
<b>License No</b>	01736858	<b>Address</b>	5240 HONEY ROCK CT OROVILLE CA 95966
<b>License Expiration</b>	01/21/2025	<b>License State</b>	CA
<b>Phone</b>	5309900812	<b>Email</b>	PENDERGRAFT_BETTY@HOTMAIL.COM
<b>Broker Distance to Subject</b>	4.45 miles	<b>Date Signed</b>	02/13/2022

*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.**