

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>	7230 25th Avenue, Sacramento, CALIFORNIA 95820	<b>Order ID</b>	7422143	<b>Property ID</b>	30621826
<b>Inspection Date</b>	07/09/2021	<b>Date of Report</b>	07/10/2021		
<b>Loan Number</b>	45456	<b>APN</b>	023-0174-008-0000		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Sacramento		

### Tracking IDs

<b>Order Tracking ID</b>	0709BPO_Citi	<b>Tracking ID 1</b>	0709BPO_Citi
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Karl Rhoads	<b>Condition Comments</b> Single story home with stucco exterior, neutral color paint and a few trees and shrubs. There were no signs of deferred maintenance noted at the time of inspection.
<b>R. E. Taxes</b>	\$661	
<b>Assessed Value</b>	\$41,453	
<b>Zoning Classification</b>	R-1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Doors and windows closed and locked)		
<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> Neighborhood has a combination of homes that vary in style, year built and GLA. Neighborhood offers schools, parks and public transportation.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$250,000 High: \$540,000	
<b>Market for this type of property</b>	Increased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7230 25th Avenue	7470 Peacock Way	4830 76th St	5541 71st St
City, State	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95820	95820	95820	95820
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 <sup>1</sup>	0.24 <sup>1</sup>	0.26 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,900	\$329,000	\$260,000
List Price \$	--	\$299,900	\$329,000	\$260,000
Original List Date		07/07/2021	06/28/2021	05/04/2021
DOM · Cumulative DOM	-- · --	2 · 3	12 · 12	7 · 67
Age (# of years)	69	69	68	69
Condition	Average	Average	Good	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	1,018	925	1,040	1,093
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	6	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.19 acres	.12 acres	.11 acres	.11 acres
Other	--	--	--	--

\* Listing 1 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** FM. Inferior GLA and lot size. Located within the immediate area. It shares similar qualities and amenities. Within 2 miles from schools, parks and public transportation.

**Listing 2** FM. Similar GLA and smaller lot size; however, this property is in superior condition. Per MLS pictures and comments, this property has been updated. Had to use a comp that is in superior condition because most current listings on the market have been renovated. Located within the immediate area. It shares similar qualities and amenities. Within 2 miles from schools, parks and public transportation.

**Listing 3** FM, under contract. Superior GLA but smaller lot size. Located within the immediate area. It shares similar qualities and amenities. Within 2 miles from schools, parks and public transportation.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	7230 25th Avenue	5420 73rd St	4990 76th St	4960 78th St
<b>City, State</b>	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
<b>Zip Code</b>	95820	95820	95820	95820
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.17 <sup>1</sup>	0.18 <sup>1</sup>	0.33 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$305,900	\$299,000	\$310,000
<b>List Price \$</b>	--	\$305,900	\$299,000	\$330,000
<b>Sale Price \$</b>	--	\$294,000	\$321,000	\$335,000
<b>Type of Financing</b>	--	Fha	Fha	Conv
<b>Date of Sale</b>	--	04/12/2021	05/10/2021	06/11/2021
<b>DOM · Cumulative DOM</b>	-- · --	1 · 28	3 · 56	8 · 67
<b>Age (# of years)</b>	69	69	64	69
<b>Condition</b>	Average	Average	Average	Good
<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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,018	864	988	1,112
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	3 · 1	3 · 1
<b>Total Room #</b>	6	5	6	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
<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>	.19 acres	.11 acres	.11 acres	.15 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$5,420	+\$800	-\$16,780
<b>Adjusted Price</b>	--	\$299,420	\$321,800	\$318,220

\* Sold 2 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.

## Recent Sales - Cont.

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

- Sold 1** FM. Adjustment made reflects differences in GLA (4620) and lot size (800). Located within the immediate area. It shares similar qualities and amenities. Within 2 miles from schools, parks and public transportation.
- Sold 2** FM. Adjustment made reflects differences in lot size. Located within the immediate area. It shares similar qualities and amenities. Within 2 miles from schools, parks and public transportation.
- Sold 3** FM. Adjustment made reflects differences in condition (-20,000), GLA (2820) and lot size (400). Had to use a comp that is in superior condition because most current sales in the neighborhood have been renovated. Located within the general area. It shares similar qualities and amenities. Within 2 miles from schools, parks and public transportation.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>	eXp Realty of California Inc.			Subject property was listed for sale on 6/25/21 at \$298,000. It went pending sale on 6/29/21. The last sale listed on tax records is dated 04/12/19 no sales price is listed.			
<b>Listing Agent Name</b>	Cindy Hipwell						
<b>Listing Agent Phone</b>	408-621-7069						
<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>
06/25/2021	\$298,000	--	--	Pending/Contract	06/29/2021	\$298,000	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$325,000	\$325,000
<b>Sales Price</b>	\$321,000	\$321,000
<b>30 Day Price</b>	\$321,000	--
<b>Comments Regarding Pricing Strategy</b>		
Price reliance was placed on the high end because there is low inventory volume. In addition, most current listings stay on the market under 30 days and some receive multiple offers and sell above the asking price.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** Broker's conclusion reflects a market price for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the price conclusion appears to be adequately supported. Due to a lack of more similar comps available, these search parameters were expanded in order to provide comps from the subject's competitive market area that reflect current market conditions

## Subject Photos



Front



Address Verification



Street

## Listing Photos

**L1** 7470 Peacock Way  
Sacramento, CA 95820



Front

**L2** 4830 76th St  
Sacramento, CA 95820



Front

**L3** 5541 71st St  
Sacramento, CA 95820



Front



## Sales Photos

**S1** 5420 73rd St  
Sacramento, CA 95820



Front

**S2** 4990 76th St  
Sacramento, CA 95820



Front

**S3** 4960 78th St  
Sacramento, CA 95820



Front



## ClearMaps Addendum

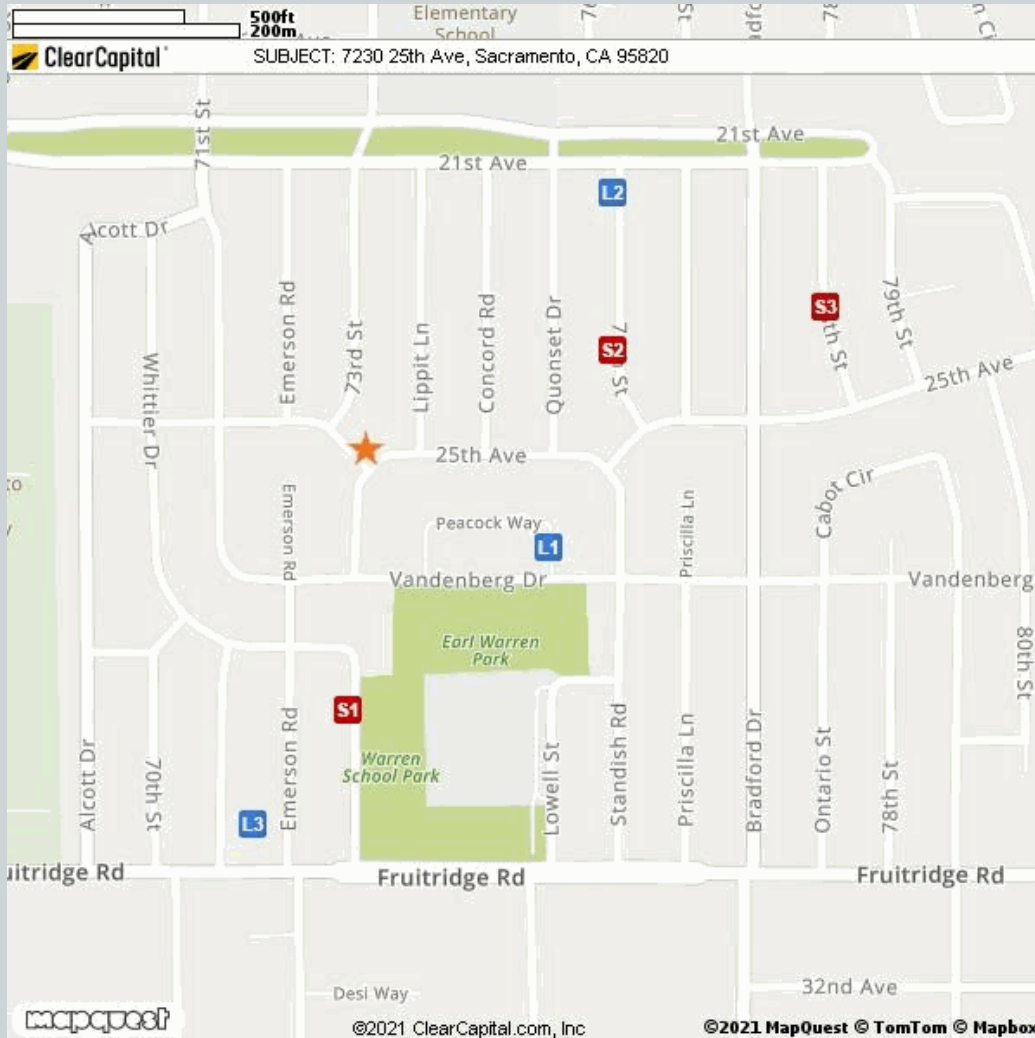
**Address** ★ 7230 25th Avenue, Sacramento, CALIFORNIA 95820

**Loan Number** 45456

**Suggested List** \$325,000

**Suggested Repaired** \$325,000

**Sale** \$321,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7230 25th Avenue, Sacramento, California 95820	--	Parcel Match
L1 Listing 1	7470 Peacock Way, Sacramento, CA 95820	0.14 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4830 76th St, Sacramento, CA 95820	0.24 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5541 71st St, Sacramento, CA 95820	0.26 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5420 73rd St, Sacramento, CA 95820	0.17 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4990 76th St, Sacramento, CA 95820	0.18 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4960 78th St, Sacramento, CA 95820	0.33 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>	Claudia White	<b>Company/Brokerage</b>	Re/Max Gold
<b>License No</b>	01389870	<b>Address</b>	2081 Arena Blvd #100 Sacramento CA 95834
<b>License Expiration</b>	07/01/2023	<b>License State</b>	CA
<b>Phone</b>	9165480290	<b>Email</b>	claudiawhite25@gmail.com
<b>Broker Distance to Subject</b>	9.53 miles	<b>Date Signed</b>	07/10/2021

*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:**

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