

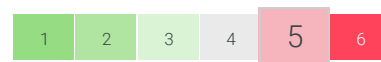
Subject Details

PROPERTY TYPE	GLA
SFR	1,404 Sq. Ft.
BEDS	BATHS
3	1.1
STYLE	YEAR BUILT
Spanish	1941
LOT SIZE	OWNERSHIP
6,000 Sq. Ft.	Fee Simple
GARAGE TYPE	GARAGE SIZE
Detached Garage	2 Car(s)
HEATING	COOLING
Floor/Wall	None
COUNTY	APN
Los Angeles	5046019006

Analysis Of Subject

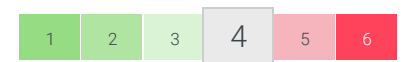
Provided by Appraiser

CONDITION RATING



The property features obvious deferred maintenance and is in need of some significant repairs.

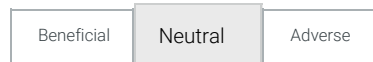
QUALITY RATING



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

VIEW

Residential



LOCATION

Residential






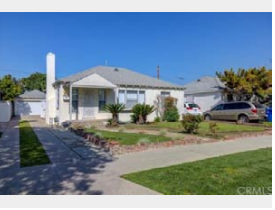




SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The only MLS found for the subject, listed on 06/22/2021, sold on 07/09/2021, shows the subject to be in C5 condition. Materials and finishes appear to be original, show excessive deferred maintenance, and have reached the end of their economic life. The lot is an interior, rectangular lot of standard size. No external o ... **(continued in Appraiser Commentary Summary)**

Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 3526 West Blvd Los Angeles, CA 90016 	 3611 Hillcrest Dr Los Angeles, CA 90016 	 3641 Hillcrest Dr Los Angeles, CA 90016 	 3607 Potomac Ave Los Angeles, CA 90016 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.18 miles	0.22 miles	0.22 miles
DATA/ VERIFICATION SOURCE	MLS; Public Records; Tax Records	MLS; Public Records	MLS; Public Records	MLS; Public Records
LIST PRICE	--	--	--	--
LIST DATE	--	04/15/2021	04/01/2021	11/14/2020
SALE PRICE/PPSF	--	\$990,000 \$861/Sq. Ft.	\$995,000 \$676/Sq. Ft.	\$870,000 \$621/Sq. Ft.
CONTRACT/ PENDING DATE	--	04/22/2021	04/08/2021	01/07/2021
SALE DATE	--	05/07/2021	04/21/2021	03/01/2021 \$35,000
DAYS ON MARKET	--	22	20	107
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	6,000 Sq. Ft.	6,000 Sq. Ft.	6,000 Sq. Ft.	6,000 Sq. Ft.
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Spanish	Bungalow	Bungalow	Bungalow
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	80	77	77	77
CONDITION	C5	C5	C4 -\$25,000	C4 -\$25,000
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	6/3/1.1	6/3/1 \$5,000	6/3/2 -\$5,000	6/3/2 -\$5,000
GROSS LIVING AREA	1,404 Sq. Ft.	1,150 Sq. Ft. \$51,000	1,472 Sq. Ft.	1,402 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Floor/Wall	Floor/Wall	Floor/Wall	Floor/Wall
COOLING	None	None	None	None
GARAGE	2 GD	2 GD	2 GD	2 GD
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		5.66% \$56,000	-3.02% -\$30,000	0.57% \$5,000
GROSS ADJUSTMENTS		5.66% \$56,000	3.02% \$30,000	7.47% \$65,000
ADJUSTED PRICE		\$1,046,000	\$965,000	\$875,000

Value Conclusion + Reconciliation



Provided by
Appraiser

\$995,000
AS-IS VALUE

0-90 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Appraiser's search criteria are the neighborhood boundaries as defined on the map; year built pre 1969; GLA range of 1,000 sf to 1,950 sf; lot size less than 12,000 sf, and sales within 12 months of the effective date. This produced 66 sales for analysis. The most recent, similar sales were included in the report. Comparable #1 is given the most weight as it is a recent proximate sale in similar condition as the subject.

EXPLANATION OF ADJUSTMENTS

Adjustments are based on paired sales analysis or on appraiser's files, expertise, construction cost, and/or interviews with other real estate professionals, including but not limited to: local realtors, contractors, and associate appraisers. This analysis may include additional similar properties that may not have been suitable for inclusion in this report. All adjustments are rounded to the nearest thousand. Time adjustment at 4% for Comparable #3 as it sold between the 3 and 6 month periods, as per market analysis. -GLA at \$200 per sf, variances greater than 100 sf. Bath adjustment at \$10,000. Condition adjustment at \$25,000 for C4 properties. These properties have been rehabbed, but retain original or near original finishes and materials.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

Sales comparison approach best reflects typical buyer and seller attitudes and is given the most weight. The final estimated of value as indicated is supported and defensible.

Appraiser Commentary Summary

Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

The only MLS found for the subject, listed on 06/22/2021, sold on 07/09/2021, shows the subject to be in C5 condition. Materials and finishes appear to be original, show excessive deferred maintenance, and have reached the end of their economic life. The lot is an interior, rectangular lot of standard size. No external obsolescence noted. MLS states the subject has 3 bedrooms, 1.1 baths; tax assessor shows 2+2 (Los Angeles county shows 1/2 baths as full baths). MLS photos appear to confirm the 3+1.1 count.

Neighborhood and Market

From Page 6

The subject's market has shown a 22% increase in prices over the prior 12 months. However, the majority of the increase occurred between the 1st and 2nd halves; the most recent 6 months has shown a more modest 4% increase. There are only 7 available listings, and LP/SP ratio is 104%. There were 4 reported distressed sales (1 REO, 3 probate) and 1 current distressed listing. The Crenshaw Manor neighborhood is an established area of Los Angeles with primary construction beginning in the 1920s through the 1950s. Remodeling, expansion, and ADU are becoming common.

Analysis of Prior Sales & Listings

From Page 5

The subject was listed as stated above. It was a probate listing, no court confirmation needed, Per MLS comments, "first time on the market in over 60 years...property needs total renovation and is being sold in its present AS/IS WHERE/IS condition." Photos confirm condition. Buyer financing was cited as Cash. The sale is too recent to have been recorded by the tax assessor or noted in ReaList.

Highest and Best Use Additional Comments

The highest and best use is as improved, with a single family residence. This is the most physically and financially possible, legally permissible, and most productive use.

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

Yes

Event

● Sold

Date

Jul 9, 2021

Price

\$1,035,000

Data Source

MLS SR-21111379

LISTING STATUS

Listed in Past Year

● Pending

Jun 29, 2021

\$865,000

MLS

● Active

Jun 22, 2021

\$865,000

MLS

DATA SOURCE(S)

MLS,Public Records,Tax Records

EFFECTIVE DATE

07/20/2021

SALES AND LISTING HISTORY ANALYSIS

The subject was listed as stated above. It was a probate listing, no court confirmation needed, Per MLS comments, "first time on the market in over 60 years...property needs total renovation and is being sold in its present AS/IS WHERE/IS condition." Photos confirm condition. Buyer financing was cited as Cash. The sale is too recent to have been recorded by the tax assessor or noted in Realist.

Order Information

BORROWER

Redwood Holdings LLC

LOAN NUMBER

45461

PROPERTY ID

30639208

ORDER ID

7425907

ORDER TRACKING ID

0712CV

TRACKING ID 1

0712CV

Legal

OWNER

DOO LIEU

ZONING DESC.

Residential

ZONING CLASS

LAR1

ZONING COMPLIANCE

Legal

LEGAL DESC.

TRACT NO 12301 LOT 6

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

\$916

HOA FEES

N/A

PROJECT TYPE

N/A

FEMA FLOOD ZONE

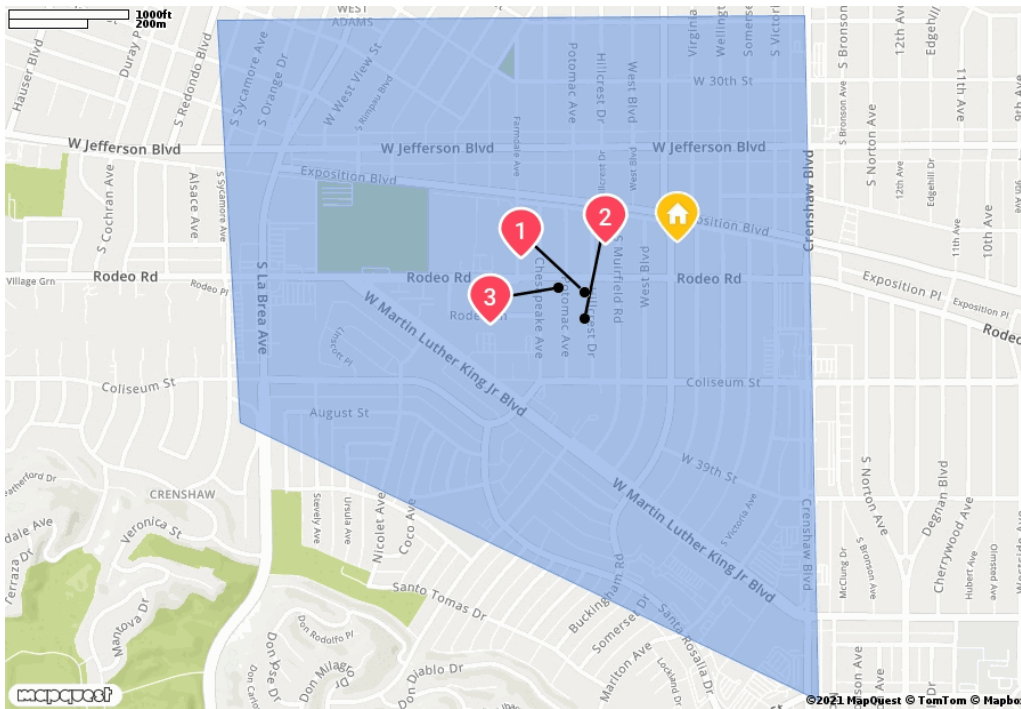
X

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by
Appraiser



Sales in Last 12M

66

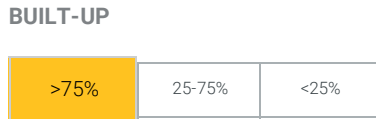
Months Supply

0.6

Avg Days Until Sale

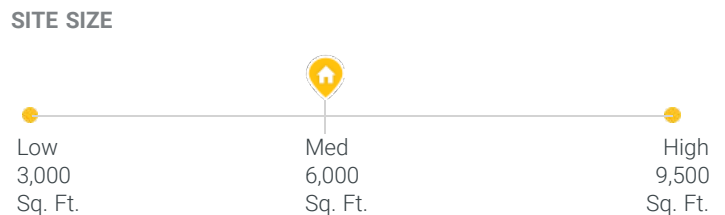
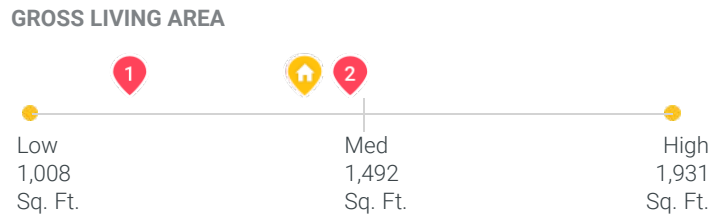
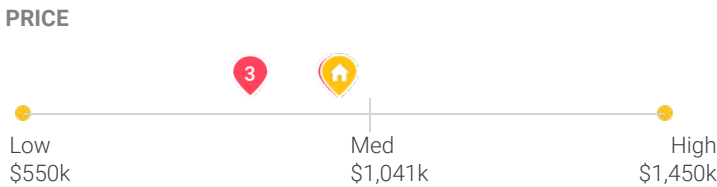
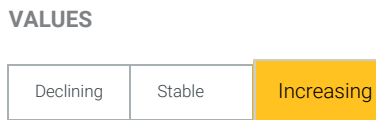
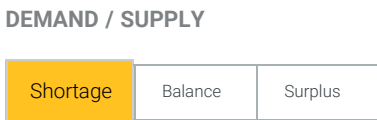
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Subject Neighborhood as defined by the Appraiser



NEIGHBORHOOD & MARKET COMMENTS

The subject's market has shown a 22% increase in prices over the prior 12 months. However, the majority of the increase occurred between the 1st and 2nd halves; the most recent 6 months has shown a more modest 4% increase. There are only 7 available listings, and LP/SP ratio is 104%. There were 4 reported distressed sales (1 REO, 3 probate) and 1 current distressed listing. The Crenshaw Ma ... *(continued in Appraiser Commentary Summary)*



Subject Photos



Front



Address Verification



Side



Side



Street



Street

Comparable Photos

Provided by
Appraiser

1 3611 Hillcrest Dr
Los Angeles, CA 90016



Front

2 3641 Hillcrest Dr
Los Angeles, CA 90016



Front

3 3607 Potomac Ave
Los Angeles, CA 90016



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 Rodrigo Ursulo, 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

Due to the limitations of the scope of work for this assignment, the appraiser is relying on provided and any additional information available from other credible sources.

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 Rodrigo Ursulo 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	EFFECTIVE DATE	DATE OF REPORT
	Shannon Spiess	07/13/2021	07/20/2021
LICENSE #	STATE	EXPIRATION	COMPANY
AR038742	CA	11/03/2021	Sunset Appraisal Services

Comments - Continued

 Provided by Appraiser

SCOPE OF WORK COMMENTS

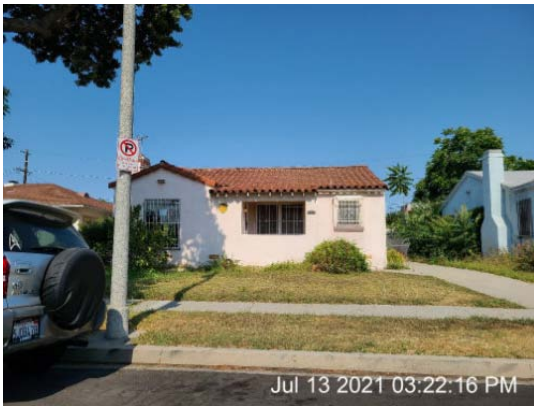
Due to the limitations of the scope of work for this assignment, the appraiser is relying on provided and any additional information available from other credible sources.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

The appraiser is making the extraordinary assumption that the GLA and bath count provided are accurate, that the water heater is double strapped, smoke and carbon monoxide detectors are installed. If any of the aforementioned is later found to be false, appraiser reserves the right to amend any portion of this report.

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
Detached Garage; 2 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

Condition & Marketability

CONDITION	✓ Good	Property appeared to be in good condition from the exterior.
SIGNIFICANT REPAIRS NEEDED	✓ No	No repairs needed or damages to report at time of inspection.
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	No current or potential zoning violations noted at time of inspection.
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	Subject conforms to neighborhood and is in similar condition to surrounding properties.
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	The average condition for the neighboring properties is noted as "Good"
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	No boarded or vacant properties were noted at time of inspection.
SUBJECT NEAR POWERLINES	✓ No	No near powerlines were noted or observed.
SUBJECT NEAR RAILROAD	✓ No	Subject is not near any railroad tracks.
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	There is no nearby commercial properties that would affect subject's marketability.

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	Subject is not near an airport or airport flight path.
ROAD QUALITY	✓	Good	Subject's nearby roads are in good condition and consistent with nearby streets located in and around this neighborhood.
NEGATIVE EXTERNALITIES	✓	No	There are no negative externalities that affect subject property.
POSITIVE EXTERNALITIES	✓	No	There are no positive externalities that affect subject property.

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
/Rodrigo Ursulo/	01971199	Rodrigo Ursulo	Pollard Properties	07/13/2021