

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.

Address	913 W D Street, Ontario, CA 91762	Order ID	7442444	Property ID	30674297
Inspection Date	07/19/2021	Date of Report	07/19/2021		
Loan Number	45488	APN	1010-511-24-0000		
Borrower Name	Redwood Holdings LLC	County	San Bernardino		

Tracking IDs

Order Tracking ID	0719BPO_Citi	Tracking ID 1	0719BPO_Citi
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	GERMAN J FUENTES	Condition Comments Subject is in average condition of average construction with average curb appeal. Subject is located in a suburban tract developed in mid 20th century. Subject conforms to neighborhood which is comprised primarily of single story properties.
R. E. Taxes	\$4,492	
Assessed Value	\$415,000	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Central Ontario is a suburban developed area with a mix of one and two story SFRs, multi-unit properties, apartments and a few condos and town homes. Parks, schools and shopping are all in the area. Construction quality is of average standard and property conditions are generally of average condition with average curb appeal. The market demand is strong and prices are rising. Seller concessions are few and REO activity is less than 5% of the resale market. Ontario is located along the 60 & 10 freeways, a distant suburb of Los Angeles. Historically Ontario was agricultura...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$365,000 High: \$720,000	
Market for this type of property	Increased 12 % in the past 6 months.	
Normal Marketing Days	<30	

Neighborhood Comments

Central Ontario is a suburban developed area with a mix of one and two story SFRs, multi-unit properties, apartments and a few condos and town homes. Parks, schools and shopping are all in the area. Construction quality is of average standard and property conditions are generally of average condition with average curb appeal. The market demand is strong and prices are rising. Seller concessions are few and REO activity is less than 5% of the resale market. Ontario is located along the 60 & 10 freeways, a distant suburb of Los Angeles. Historically Ontario was agricultural and dairy oriented, especially on the south side of the city, however the dairy area is under transformation and development into a large planned community. There are some industrial parcels in the area however their impact is generally minimal.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	913 W D Street	956 Hollowell St	715 W Flora St	1106 W Flora St
City, State	Ontario, CA	Ontario, CA	Ontario, CA	Ontario, CA
Zip Code	91762	91762	91762	91762
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.29 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$539,999	\$550,000	\$650,000
List Price \$	--	\$539,999	\$550,000	\$650,000
Original List Date		07/13/2021	03/18/2021	06/18/2021
DOM · Cumulative DOM	-- · --	5 · 6	102 · 123	31 · 31
Age (# of years)	69	69	69	67
Condition	Average	Average	Average	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	1,146	1,283	1,023	1,000
Bdrm · Bths · ½ Bths	4 · 1 · 1	3 · 2	3 · 1	2 · 1 · 1
Total Room #	6	6	6	5
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.19 acres	0.17 acres	0.16 acres
Other	--	--	--	--

* Listing 2 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

Current Listings - Cont.

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

- Listing 1** MLS Description: Ready for You & Your Family to Move In!! Lovely 3 Bedroom 2 Full Bath Home with a Huge Master Bedroom! On a Huge Lot of over 8,000 Square Feet! This Lot is so Big, You most likely can add an Accessory Dwelling Unit (ADU), a Sparkling Pool, and Extend your Garage and Still have a Large Backyard! Long Driveway can Accommodate RV Parking! Plenty of Room to Park all your Toys like Boats, Jet Skis, Side by Sides, Quads and Dirtbikes! Your Kids will have a Blast with the Super Fun Playground Set which is Included! 8ft x 10ft Tuff Shed for Extra Storage is Included! New Water Heater! Great Tasting Water due to a Whole House Filtered Water System! Recently Re-Piped throughout including the Main Water Supply Line all the way to the Meter! Patio Set with Table & 4 Chairs is Included! Stove, Washer & Dryer are Included! New Roof was installed 4 years ago! Dual Paned Vinyl Windows Throughout! Great Neighborhood! Walking Distance to James R. Bryant Park & Dog Park! Close to all sorts of Shopping, Restaurants and Schools! MY COMMENTS: Comparable and subject are in same community. Comparable is superior due to GLA. Comparable is newly listed in active status.
- Listing 2** MLS Description: 3 bed 1 bathroom home in great neighborhood. Upgraded windows, new water heater, Central A/C and Heat, good size backyard, 2 car garage. MY COMMENTS: Comparable and subject are in same community. Comparable is inferior due to GLA. Comparable is most comparable due to bed/bath/GLA considerations. Comparable is in active-under-contract status since 06/09/21.
- Listing 3** MLS Description: Diamond in the rough for sale in the City of Ontario. 2 bedrooms, 1 bathroom, attached single car garage, with 1000 sq. ft. of living space. The property offers a gated and spacious front yard. This home resides in a convenient location near shopping, public transportation and freeway access. MY COMMENTS: Comparable and subject are in same community. Comparable is inferior due to GLA. Comparable is in active status.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	913 W D Street	749 W D St	438 N Begonia Ave	663 W F St
City, State	Ontario, CA	Ontario, CA	Ontario, CA	Ontario, CA
Zip Code	91762	91762	91762	91762
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.33 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$450,000	\$516,750
List Price \$	--	\$425,000	\$450,000	\$516,750
Sale Price \$	--	\$493,000	\$490,000	\$525,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	05/19/2021	04/23/2021	06/28/2021
DOM · Cumulative DOM	-- · --	8 · 39	13 · 65	34 · 156
Age (# of years)	69	110	67	45
Condition	Average	Average	Average	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 Bungalow	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,146	918	1,000	1,504
Bdrm · Bths · ½ Bths	4 · 1 · 1	2 · 1	3 · 1 · 1	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.		250	--	--
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.21 acres	0.15 acres	0.18 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,900	+\$5,800	-\$14,300
Adjusted Price	--	\$487,100	\$495,800	\$510,700

* Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ 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** MLS Description: Charming 2 bd, 1 ba home featuring a white picket fence. The inviting curb appeal will have you wanting to walk up the stairs to the screened porch leading into this charming home. Home has brand new (4/2021) vinyl flooring throughout except bathroom is tiled, Jack and Jill style bathroom, formal dining room, galley style kitchen leading to wash room where you will find the doorway to the basement. Basement is very useable and has plenty of space. Newer water heater installed in the basement, many of the windows have been upgraded to double pane. Living room is very inviting and comfy. Home has a large lot with so much potential. Barn style garage in the back has stairs leading to a upper loft area. This is a must see home. Located 2 minutes from downtown Ontario. Please view all the photos before making an appointment to view this lovely home. Thank you. MY COMMENTS: Comparable and subject are in same community. Comparable includes basement, size estimated. Comparable is bungalow style, subject is ranch. Comparable specifically selected for proximity and sale date. Adjustments of -\$15000 basement, +\$9100 GLA difference at \$40/sq ft for a total adjustment of -5900.
- Sold 2** MLS Description: Ideal starter home located in a family orientated residential area of Ontario. close to EVERYTHING! Schools, Freeways, shopping, Mountains! A well kept remodeled charming home ready for a new family. Must see. MY COMMENTS: Comparable and subject are in same community. Comparable is most comparable due to GLA and age. Adjustments of +\$5800 GLA difference.
- Sold 3** MLS Description: This home is situated in the favorable area of Northwest Ontario, approx 1504 sq.ft. on a 6796 lot and offers three bedrooms and two baths. The front is nicely landscaped with grass and bushes, a pathway leads to the arched entry. The living room has a brick fireplace and there is a separate family room. Flooring is tile and carpet. Backyard includes a patio area, detached garage, and an iron gate entrance to the parking area. This home has a lot of potential and will not last, sold as is. MY COMMENTS: Comparable and subject are in same community. Comparable specifically selected for sale date. Adjustment of -\$14,300 GLA difference.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				A search of the CRMLS MLS shows multiple historical listings for subject property, the most recent a sale July 16, 2021. CRMLS is the primary MLS for the area.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
06/24/2021	\$430,000	--	--	Sold	07/16/2021	\$430,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$498,800	\$498,800
Sales Price	\$498,800	\$498,800
30 Day Price	\$498,800	--
Comments Regarding Pricing Strategy		
The suggested list is specifically set just below a natural buyer search price break point. The current listings are all priced above with only one in under- contract status. The sale price is expected at full list, somewhat contrary to market overbidding to low list prices. The 30 day price is same as sale price due to DOM running under 30 days in this marketplace.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 956 Hollowell St
Ontario, CA 91762



Front

L2 715 W Flora St
Ontario, CA 91762



Front

L3 1106 W Flora St
Ontario, CA 91762



Front

Sales Photos

S1 749 W D St
Ontario, CA 91762



Front

S2 438 N Begonia Ave
Ontario, CA 91762



Front

S3 663 W F St
Ontario, CA 91762



Front

ClearMaps Addendum

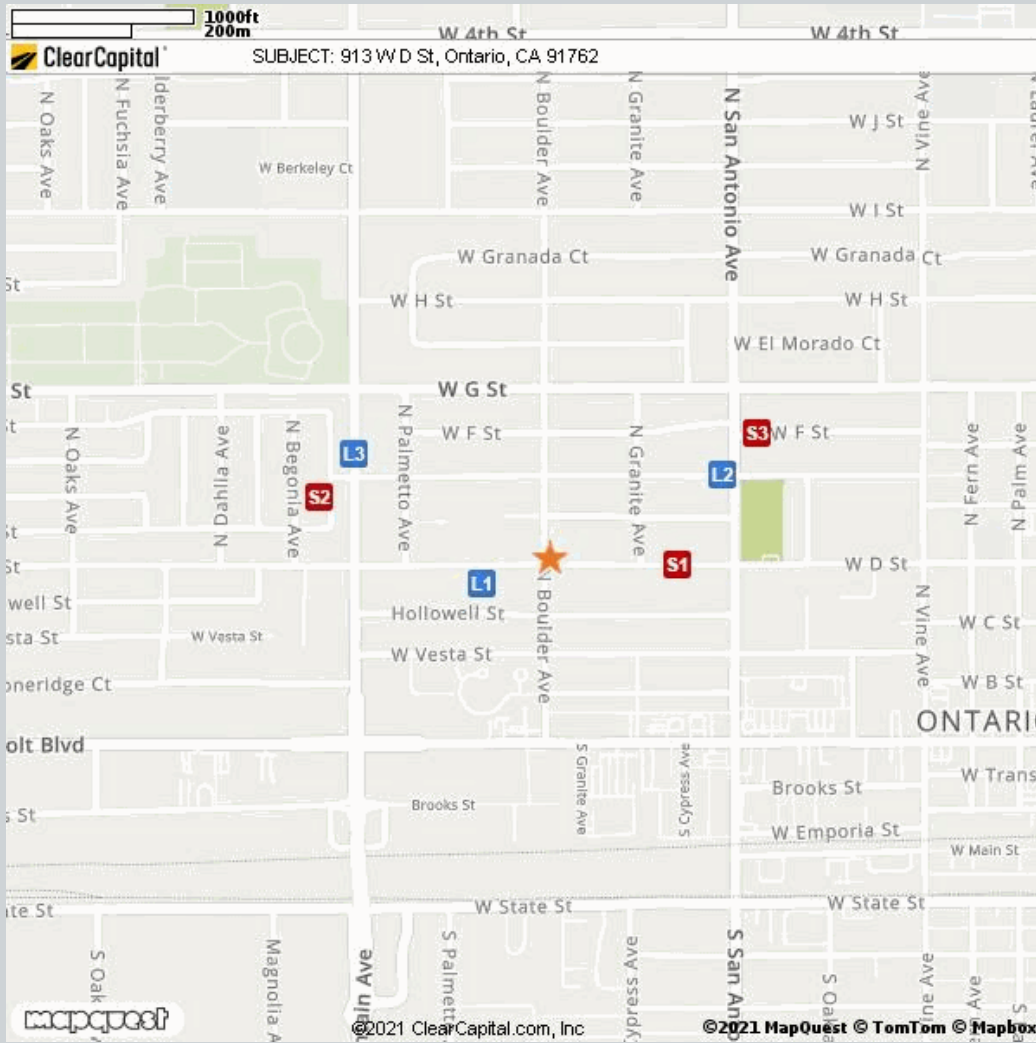
Address ★ 913 W D Street, Ontario, CA 91762

Loan Number 45488

Suggested List \$498,800

Suggested Repaired \$498,800

Sale \$498,800



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	913 W D Street, Ontario, CA 91762	--	Parcel Match
L1 Listing 1	956 Hollowell St, Ontario, CA 91762	0.09 Miles ¹	Parcel Match
L2 Listing 2	715 W Flora St, Ontario, CA 91762	0.29 Miles ¹	Parcel Match
L3 Listing 3	1106 W Flora St, Ontario, CA 91762	0.31 Miles ¹	Parcel Match
S1 Sold 1	749 W D St, Ontario, CA 91762	0.19 Miles ¹	Parcel Match
S2 Sold 2	438 N Begonia Ave, Ontario, CA 91762	0.33 Miles ¹	Parcel Match
S3 Sold 3	663 W F St, Ontario, CA 91762	0.36 Miles ¹	Parcel Match

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

² 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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

Broker Name	Michael O'Connor	Company/Brokerage	Diamond Ridge Realty
License No	01517005	Address	12523 Limonite Avenue Eastvale CA 91752
License Expiration	10/04/2022	License State	CA
Phone	9518474883	Email	RealtorOConnor@aol.com
Broker Distance to Subject	8.88 miles	Date Signed	07/19/2021

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:

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.