

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	4497 Adelia Court, Concord, CA 94521	Order ID	7865337	Property ID	31905395
Inspection Date	01/05/2022	Date of Report	01/09/2022		
Loan Number	45494	APN	133-331-050		
Borrower Name	Redwood Holdings LLC	County	Contra Costa		

Tracking IDs

Order Tracking ID	01.04.22_BPO_Update	Tracking ID 1	01.04.22_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Redwood Holdings LLC	Condition Comments	
R. E. Taxes	\$3,031	No adverse conditions were noted at the time of inspection based on exterior observations. Subject property located within an area of established properties, subject conforms. Noted saw-horses in the driveway and possible interior work in progress.	
Assessed Value	\$203,969		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	Cowell HOA - The Crossings 925-687-9961		
Association Fees	\$103 / Month (Pool, Landscaping, Tennis, Greenbelt, Other: Play Ground, Club House)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is a conforming Single Family Residential Traditional style property located within The Crossings Community and within the Cowell HOA with predominately similar single family properties. Noted subject appears to be undergoing some interior work. Subject conforms to the immediate area and is located within 4 miles to hwy 680 over surface streets, multiple BART Stations, borders near the City of Walnut Creek and Clayton, Ygnacio Valley Rd, Newhall Community Park, Cal State East Bay, Limeridge Open Space with nearby shopping amenities, Restaurants and K-12 Public Schools and C...	
Sales Prices in this Neighborhood	Low: \$810,000 High: \$1,050,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

Subject is a conforming Single Family Residential Traditional style property located within The Crossings Community and within the Cowell HOA with predominately similar single family properties. Noted subject appears to be undergoing some interior work. Subject conforms to the immediate area and is located within 4 miles to hwy 680 over surface streets, multiple BART Stations, borders near the City of Walnut Creek and Clayton, Ygnacio Valley Rd, Newhall Community Park, Cal State East Bay, Limeridge Open Space with nearby shopping amenities, Restaurants and K-12 Public Schools and Clayton Valley Charter School.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4497 Adelia Court	4408 Sweetbriar Ct	1064 Green Point Ct	4643 Sugarland Cir
City, State	Concord, CA	Concord, CA	Concord, CA	Concord, CA
Zip Code	94521	94521	94521	94521
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.33 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$800,000	\$810,000	\$1,050,000
List Price \$	--	\$800,000	\$810,000	\$1,050,000
Original List Date		10/11/2021	05/05/2021	01/04/2022
DOM · Cumulative DOM	-- · --	1 · 90	8 · 249	3 · 5
Age (# of years)	46	45	32	45
Condition	Average	Average	Average	Good
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	2 Stories Traditional	1 Story Contemporary	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,991	1,641	2,004	2,025
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 2 · 1	4 · 3
Total Room #	10	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.13 acres	0.09 acres	0.14 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

* Listing 1 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** A1 is similar in room count, in year built, in garage space, in fireplace with 3 beds, 2 bath. A1 is inferior in GLA, in half baths. A1 is located within The Crossings Community and within the Cowell HOA, is a fixer and comes with a open floor plan with cathedral ceilings in the dining room.
- Listing 2** A2 is similar in room count, in garage space, in fireplace with 4 beds, 2.5 baths. A2 is superior in beds, in GLA, in year built. A2 is inferior in lot size. A2 is located within the Live Oak Community with an HOA. A2 backs to an open area and is on a cul-de-sac, and comes with Solar Electric, hardwood floor floors, and plantation shutters.
- Listing 3** A3 is similar in room count, in garage space, in fireplace with 4 beds, 3 baths. A3 is superior in beds, in baths, in condition, in year built, in lot size, in GLA. A3 is located within the Crossings Community and within the Cowell HOA. A3 comes with fresh paint, hardwood floors, dual pane windows, a large primary with en-suite, new granite counters, SS appliances, and ceiling fan in bedrooms.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4497 Adelia Court	1012 Hidden Oak Ct	4420 Spoonwood Ct	4664 Sugarland Cir
City, State	Concord, CA	Concord, CA	Concord, CA	Concord, CA
Zip Code	94521	94521	94521	94521
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.15 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$882,000	\$848,000	\$969,000
List Price \$	--	\$899,000	\$848,000	\$969,000
Sale Price \$	--	\$810,900	\$950,000	\$1,050,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/29/2021	08/11/2021	12/08/2021
DOM · Cumulative DOM	-- · --	96 · 130	7 · 33	7 · 48
Age (# of years)	46	32	0.13	0.15
Condition	Average	Average	Good	Good
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	2 Stories Traditional	2 Stories Traditional	1 Story Contemporary	Split Tradeitional
# Units	1	1	1	1
Living Sq. Feet	1,991	1,607	1,607	2,023
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2	4 · 3
Total Room #	10	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Spa - Yes
Lot Size	0.12 acres	0.11 acres	0.13 acres	0.15 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	+\$26,030	+\$3,360	-\$38,140
Adjusted Price	--	\$836,930	\$953,360	\$1,011,860

* Sold 1 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** S1 is similar in room count, in garage space, in fireplace with 3 beds, 2.5 baths. S1 is inferior in GLA + (\$26,880), in lot size + (\$450.00). S1 is superior in year built - (\$1,300). S1 is located within the Live Oak Community with an HOA. S1 comes with an enclosed outside kitchen with covered area, and fresh interior paint in progress.
- Sold 2** S2 is similar in room count, in garage space, in fireplace with 3 beds, 2 baths. S2 is superior in condition - (\$25,000), in lot size - (\$120.00). S2 is inferior in GLA + (\$26,880), in year built + (\$100.00), in half baths + (\$1,500). S2 is located within the Crossings Community and within the Cowell HOA. S2 comes with a recently remodeled and updated property with new SS appliances, dual closets, a primary bedroom with walk-in closet, and remodeled en-suite.
- Sold 3** S3 is similar in room count, in garage space, in fireplace with 4 beds, 3 baths. S3 is superior in condition - (\$25,000), in hot tub - (\$5,000), in GLA - (\$2,240), in lot size - (\$1,200), year built - (\$200.00), in beds - (\$3,500), in baths - (\$2,500). S3 is inferior in half baths + (\$1,500). S3 is located within the Crossings Community and within the Cowell HOA. S3 comes with a large paver patio for entertaining, a Gazebo and hot tub, is near the Walnut Creek border, and ample School options, and has a spacious living room, formal dining area, family room with fireplace, laminate wood floors and a eat-in kitchen.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				subject listed on 6/3/2021 with a list price of \$895,000, and sold on 7/20/2021 for below list price at \$830,000. Subject was sold with a POA, and in its current condition.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$880,000	\$880,000
Sales Price	\$885,000	\$885,000
30 Day Price	\$885,000	--
Comments Regarding Pricing Strategy		
<p>Subject value based on the most similar Single Family Residential Tradition style properties compared to subject, located through searches utilizing current market data on MLS. All comps are within a 20% square foot variance, 6 months and .25 miles. Search criteria extended 12 months and .50 miles due to low inventories, and the lack of similar recent comparable properties within subject's immediate neighborhood. Within parameters of search median list price is \$873,500 and median sold price \$950,000 with a DOM of 30 days. Subject located in an area of REO, Short Sales, Flipped properties and Fair Market value, supply meets demand according to Contra Costa Association of Realtors. According to the CCAR MLS, the average marketing time in subject's immediate area is 30 Day on the market. Trends for this zip code indicate that within the current inventory .5% are in foreclosure, Auction, and Bank Owned stages.</p>		

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



Front



Front



Front



Front



Address Verification

Subject Photos



Side



Side



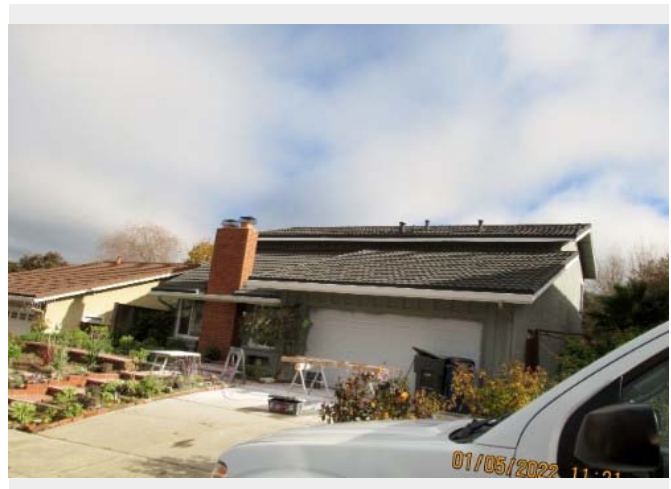
Side



Side



Side

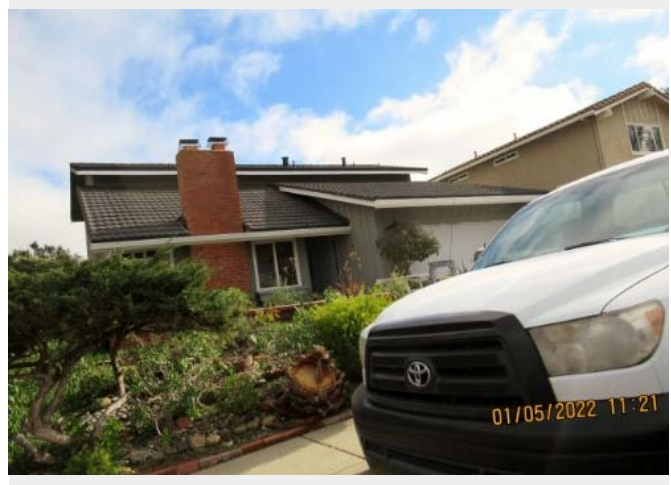


Side

Subject Photos



Side



Side



Side



Side



Side



Street

Subject Photos



Street



Street

Listing Photos

L1 4408 Sweetbriar Ct
Concord, CA 94521



Front

L2 1064 Green Point Ct
Concord, CA 94521



Front

L3 4643 Sugarland Cir
Concord, CA 94521



Front

Sales Photos

S1 1012 Hidden Oak Ct
Concord, CA 94521



Front

S2 4420 Spoonwood Ct
Concord, CA 94521



Front

S3 4664 Sugarland Cir
Concord, CA 94521



Front

ClearMaps Addendum

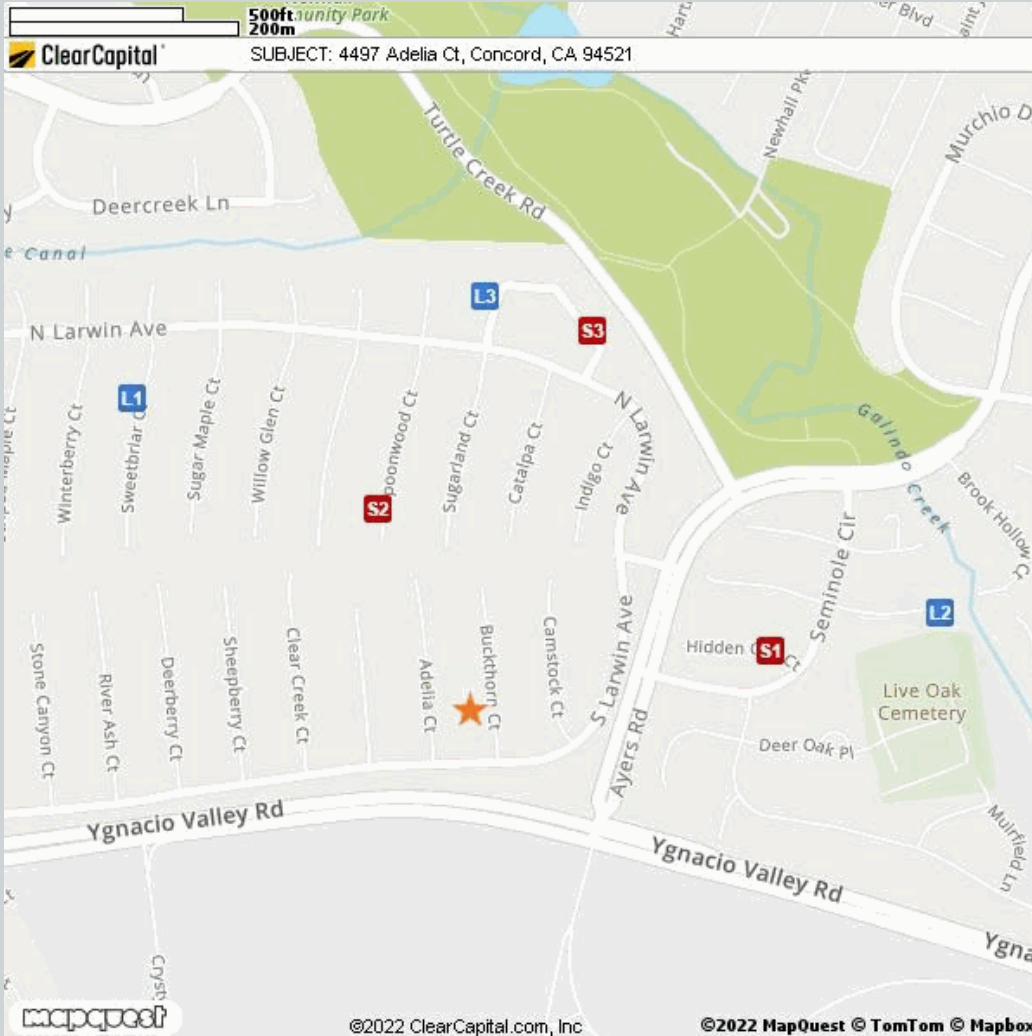
Address ★ 4497 Adelia Court, Concord, CA 94521

Loan Number 45494

Suggested List \$880,000

Suggested Repaired \$880,000

Sale \$885,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4497 Adelia Court, Concord, CA 94521	--	Parcel Match
L1 Listing 1	4408 Sweetbriar Ct, Concord, CA 94521	0.31 Miles ¹	Parcel Match
L2 Listing 2	1064 Green Point Ct, Concord, CA 94521	0.33 Miles ¹	Parcel Match
L3 Listing 3	4643 Sugarland Cir, Concord, CA 94521	0.28 Miles ¹	Parcel Match
S1 Sold 1	1012 Hidden Oak Ct, Concord, CA 94521	0.21 Miles ¹	Parcel Match
S2 Sold 2	4420 Spoonwood Ct, Concord, CA 94521	0.15 Miles ¹	Parcel Match
S3 Sold 3	4664 Sugarland Cir, Concord, CA 94521	0.27 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.

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

Broker Name	Debbye Deister	Company/Brokerage	Stonehurst Real Estate Services
License No	01426142	Address	Stonehurst Real Estate Services Lafayette CA 94549
License Expiration	04/15/2024	License State	CA
Phone	9254513368	Email	stonehurstres00@gmail.com
Broker Distance to Subject	8.24 miles	Date Signed	01/08/2022

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.