

Subject Details

PROPERTY TYPE	GLA
SFR	1,843 Sq. Ft.
BEDS	BATHS
4	2.1
STYLE	YEAR BUILT
Traditional	1976
LOT SIZE	OWNERSHIP
0.23 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Built-In Garage	2 Car(s)
HEATING	COOLING
Forced Air	None
COUNTY	APN
San Diego	3120631500

Analysis Of Subject

Provided by Appraiser

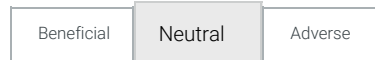
CONDITION RATING



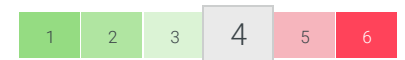
The property is well maintained and feature limited repairs due to normal wear and tear.

VIEW

▲ Mountain



QUALITY RATING



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

LOCATION

🏠 Residential







SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

No apparent adverse easements, encroachments, nor slide areas were noted. Site sides and backs to similar sites. No adverse conditions were noted during the physical inspection of the property. The subject is in average condition for the area and displays average overall maintenance levels. The subject experiences aver ... **(continued in Appraiser Commentary Summary)**

Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 <p>13803 Paseo Cardiel San Diego, CA 92129</p>	 <p>13797 Paseo Cardiel San Diego, CA 92129</p>	 <p>9457 Aldabra Ct San Diego, CA 92129</p>	 <p>13519 Longfellow Ln San Diego, CA 92129</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.02 miles	0.50 miles	0.48 miles
DATA/ VERIFICATION SOURCE	MLS	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records
LIST PRICE	--	--	--	--
LIST DATE	--	03/30/2021	02/18/2021	04/22/2021
SALE PRICE/PPSF	--	\$1,075,000 \$542/Sq. Ft.	\$1,021,000 \$554/Sq. Ft.	\$975,000 \$575/Sq. Ft.
CONTRACT/ PENDING DATE	--	04/07/2021	02/24/2021	04/28/2021
SALE DATE	--	04/29/2021	03/30/2021	05/25/2021
DAYS ON MARKET	--	30	40	33
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.23 Acre(s)	0.23 Acre(s)	0.18 Acre(s)	0.09 Acre(s)
VIEW	N; Mtn	N; Mtn	N; Mtn	N; Mtn
DESIGN (STYLE)	Traditional	Traditional	Traditional	Townhouse \$30,000
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	45	45	44	37
CONDITION	C3	C2 -\$40,000	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	8/4/2.1	8/4/2.1	8/4/2.1	8/4/3 -\$5,000
GROSS LIVING AREA	1,843 Sq. Ft.	1,985 Sq. Ft. -\$14,200	1,843 Sq. Ft.	1,697 Sq. Ft. \$21,900
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	None	None	Central -\$2,500	Central -\$2,500
GARAGE	2 GBI	2 GBI	2 GBI	2 GBI
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		-5.04% -\$54,200	-0.24% -\$2,500	4.55% \$44,400
GROSS ADJUSTMENTS		5.04% \$54,200	0.24% \$2,500	6.09% \$59,400
ADJUSTED PRICE		\$1,020,800	\$1,018,500	\$1,019,400

Value Conclusion + Reconciliation



\$1,019,000
AS-IS VALUE

19-43 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Comparable Search and Results (exceeds guideline): The search for sales data included a search within the "neighborhood boundaries" (as described on page 1) for comparable single family homes that were similar in condition, design, site size, and room count. The search was limited to homes that were built from 1965 to 2015 (year built), and a variance of 15% of the subject's gross living area. This initial comparable sale search focused on sales, listings, and pending sales with transaction dates within the past 12 months, located within 1 mile of the subject. All sales are located within the subject's demand area and are within tracts of similar design/appeal. No market barriers were noted.

EXPLANATION OF ADJUSTMENTS

Per market data, adjustments were made for differences in bathroom count (\$5,000 per 1/2 bathroom), gross living area (\$150 per square foot over 100 square feet of difference), for the superior condition of comparable #1 (\$40,000 - recent remodel) and for the inferior townhouse design of comparable #3 (\$30,000). N

ADDITIONAL COMMENTS (OPTIONAL)

None

Reconciliation Summary

In the final analysis, primary weight was placed on comparables #1 & #2 due to overall similarities in property characteristics.

Appraiser Commentary Summary

 Provided by Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

No apparent adverse easements, encroachments, nor slide areas were noted. Site sides and backs to similar sites. No adverse conditions were noted during the physical inspection of the property. The subject is in average condition for the area and displays average overall maintenance levels. The subject experiences average physical depreciation typical for the area based on an exterior only inspection.

Neighborhood and Market

From Page 6

The subject neighborhood consists of average to good quality dwellings of various architectural styles, average setbacks and lot sizes. The subject is located within reasonable proximity to schools, shopping, and recreational facilities. Employment stability and appeal to market are average and typical for the area.

Analysis of Prior Sales & Listings

From Page 5

Subject was listed on 06/17/2021 for \$999,900. It entered contract status on 06/28/2021;Sdmls#210016790; Dom 7. The subject was listed on 05/20/2021 for \$990,900. It expired on 06/17/2021;Sdmls#210012443; DOM 28.

Highest and Best Use Additional Comments

The subject's site is being utilized to its highest and best use based on the definition of Highest and Best Use: "The reasonable, probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

Subject Details



Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

No ● Active Jun 28, 2021 \$999,900 MLS 210016790

LISTING STATUS

Currently Listed ● Expired Jun 17, 2021 \$999,900 MLS 210012443

DATA SOURCE(S)

MLS,Public Records,Tax Records

EFFECTIVE DATE

07/08/2021

SALES AND LISTING HISTORY ANALYSIS

Subject was listed on 06/17/2021 for \$999,900. It entered contract status on 06/28/2021;Sdmls#210016790; Dom 7. The subject was listed on 05/20/2021 for \$990,900. It expired on 06/17/2021;Sdmls#210012443; DOM 28.

Order Information

BORROWER **LOAN NUMBER**

Redwood Holdings LLC 45495

PROPERTY ID **ORDER ID**

30616202 7419475

ORDER TRACKING ID **TRACKING ID 1**

0708CV 0708CV

Legal

OWNER **ZONING DESC.**

PATRICK A PILLSBURY Residential

ZONING CLASS **ZONING COMPLIANCE**

R1 Legal

LEGAL DESC.

LOT 166 TR 8079

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 **HOA FEES** **PROJECT TYPE**

\$3,093 N/A N/A

FEMA FLOOD ZONE

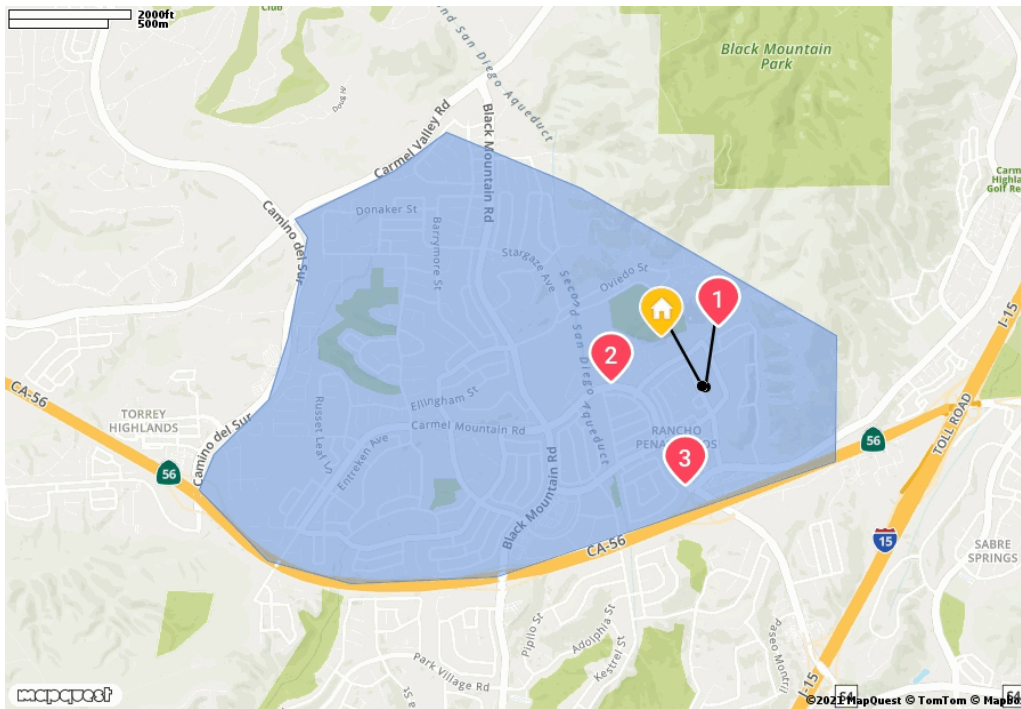
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FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser

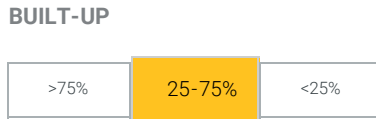
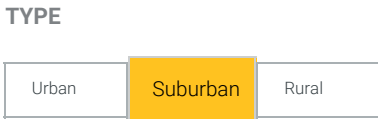


Sales in Last 12M
84

Months Supply
3.0

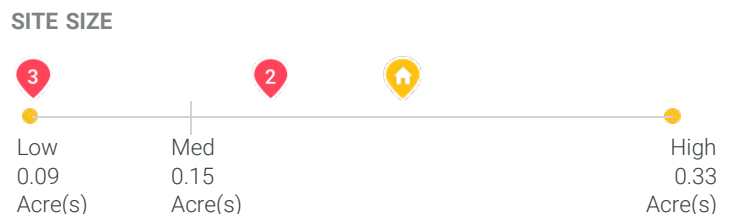
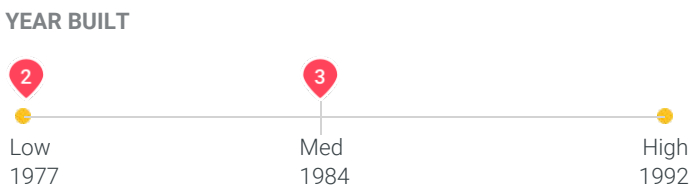
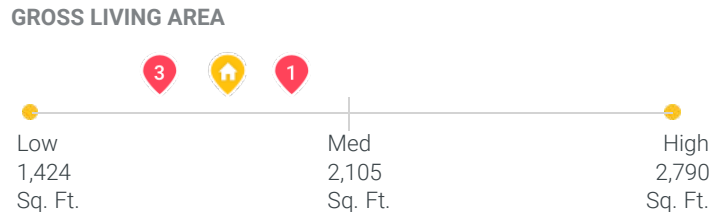
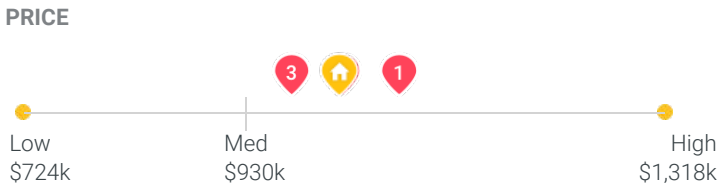
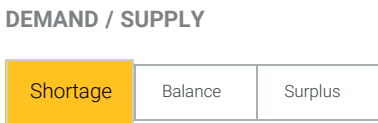
Avg Days Until Sale
30

Subject Neighborhood as defined by the Appraiser



NEIGHBORHOOD & MARKET COMMENTS

The subject neighborhood consists of average to good quality dwellings of various architectural styles, average setbacks and lot sizes. The subject is located within reasonable proximity to schools, shopping, and recreational facilities. Employment stability and appeal to market are average and typical for the area.



Subject Photos



Front



Address Verification



Side



Side



Street



Street

Comparable Photos

Provided by
Appraiser

1 13797 Paseo Cardiel
San Diego, CA 92129



Front

2 9457 Aldabra Ct
San Diego, CA 92129



Front

3 13519 Longfellow Ln
San Diego, CA 92129



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 Costin Ene, 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

none

Assumptions, Conditions, Certifications, & Signature

 Provided by
Appraiser

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.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

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.

LIMITING CONDITIONS COMMENTS

none

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 Costin Ene 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.

APPRAISER'S CERTIFICATION COMMENTS

none

SIGNATURE

NAME

Joseph Summers

EFFECTIVE DATE

07/08/2021

DATE OF REPORT

07/12/2021

LICENSE #

AR018660

STATE

CA

EXPIRATION

12/25/2021

COMPANY

Pacific Edge Appraisal LLC

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE SFR	CURRENT USE SFR	PROJECTED USE SFR
OCCUPANCY Occupied	GATED COMMUNITY No	ATTACHED TYPE Detached
PARKING TYPE Attached Garage; 2 spaces	STORIES 2	UNITS 1
EXTERIOR REPAIRS \$0	INTERIOR REPAIRS N/A	TOTAL REPAIRS \$0

Condition & Marketability

CONDITION	✓ Good	The subject shows in good condition.
SIGNIFICANT REPAIRS NEEDED	✓ No	-
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	-
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	-
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	-
SUBJECT NEAR POWERLINES	✓ No	-
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	-
SUBJECT IN FLIGHT PATH OF AIRPORT	✓ No	-
ROAD QUALITY	✓ Good	-
NEGATIVE EXTERNALITIES	✓ No	-
POSITIVE EXTERNALITIES	✓ Yes	Residential area

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
/Costin Ene/	01784256	Costin Ene	Basic Brokerage Solutions	07/09/2021