

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	4274 Muirwood Drive, Pleasanton, CA 94588	Order ID	7865337	Property ID	31905396
Inspection Date	01/05/2022	Date of Report	01/06/2022		
Loan Number	45539	APN	941 1004 85		
Borrower Name	Redwood Holdings LLC	County	Alameda		

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		Condition Comments
Owner	Redwood Holdings LLC	The subject appears reasonably well maintained from the exterior and is consistent with the surrounding properties. No needed repairs were noted from the exterior inspection.
R. E. Taxes	\$1,140	
Assessed Value	\$99,889	
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	Highland Oaks HOA	
Association Fees	\$370 / Year (Other: unknown)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The increase in local values is consistent with the recent trend in the subject's area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$975,000 High: \$2,450,000	
Market for this type of property	Increased 25 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4274 Muirwood Drive	6241 Guyson Ct	7636 Desertwood Ln	7629 Knollbrook Dr
City, State	Pleasanton, CA	Pleasanton, CA	Pleasanton, CA	Pleasanton, CA
Zip Code	94588	94588	94588	94588
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.88 ¹	0.10 ¹	0.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,399,900	\$1,488,000	\$1,599,888
List Price \$	--	\$1,399,900	\$1,488,000	\$1,599,888
Original List Date		01/06/2022	12/02/2021	12/11/2021
DOM · Cumulative DOM	-- · --	0 · 0	6 · 35	4 · 26
Age (# of years)	54	53	54	46
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	2 Stories contemporary	1 Story contemporary	2 Stories contemporary	2 Stories contemporary
# Units	1	1	1	1
Living Sq. Feet	1,865	1,698	2,210	2,800
Bdrm · Bths · ½ Bths	5 · 2 · 1	3 · 2	6 · 3	4 · 2 · 1
Total Room #	8	7	7	8
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	--	--	--	Pool - Yes
Lot Size	0.16 acres	.14 acres	.17 acres	.1820 acres
Other	none	none	none	none.

* 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.

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

Listing 1 Less GLA, fewer bedrooms/bathrooms, smaller lot, central heat and a/c, fireplace, some hardwood floors, laundry room.

Listing 2 More GLA/bedrooms/bathrooms, forced air heat, fireplace, some hardwood floors, laundry room, corner lot.

Listing 3 More GLA, fewer bedrooms, larger lot, newer construction, central heat and a/c, fireplace, laundry room, dining area, pool.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4274 Muirwood Drive	423 Muirwood Drive	4274 Muirwood Dr	7732 Olive Dr
City, State	Pleasanton, CA	Pleasanton, CA	Pleasanton, CA	Pleasanton, CA
Zip Code	94588	94588	94588	94588
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ²	0.00 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,100,000	\$1,155,000	\$1,300,000
List Price \$	--	\$1,100,000	\$1,155,000	\$1,300,000
Sale Price \$	--	\$1,275,000	\$1,255,000	\$1,385,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	10/15/2021	07/27/2021	08/17/2021
DOM · Cumulative DOM	-- · --	28 · 57	17 · 38	6 · 38
Age (# of years)	54	54	54	49
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	2 Stories contemporary	1 Story contemporary	2 Stories contemporary	Split contemporary
# Units	1	1	1	1
Living Sq. Feet	1,865	1,771	1,865	1,948
Bdrm · Bths · ½ Bths	5 · 2 · 1	3 · 2	5 · 2 · 1	4 · 2 · 1
Total Room #	8	6	8	8
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	0.16 acres	.15 acres	.16 acres	.15 acres
Other	none	none	none	none
Net Adjustment	--	\$0	+\$75,000	\$0
Adjusted Price	--	\$1,275,000	\$1,330,000	\$1,385,000

* 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.

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

Sold 1 40k bedrooms, 10k bathrooms. Less GLA, fewer bedrooms/bathrooms, central heat and a/c, fireplace, dog run, patio.

Sold 2 75k fixer per MLS, equal GLA/room counts, same street, new roof, hardwood floors, central heat and a/c.

Sold 3 20 k bedrooms, fewer bedrooms, similar GLA/lot size, central heat and a/c, fireplace, dining area.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None.			
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	\$1,379,000	\$1,379,000
Sales Price	\$1,350,000	\$1,350,000
30 Day Price	\$1,250,000	--
Comments Regarding Pricing Strategy		
<p>There are limited listings in the subject's area and limited comps within all of the typical criteria. Due to the limited comps, the higher than normal value variance of some of the properties is both expected and unavoidable. Due to the limited sales activity, the typical date sold variance of 120 days was expanded in order to find sold comps for this report. The distance, age, GLA, and lot size variances were all expanded in order to find usable properties for this report. Emphasis was placed on the sold comps when determining the recommended values given the narrower value range and their proximity to the subject.</p>		

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

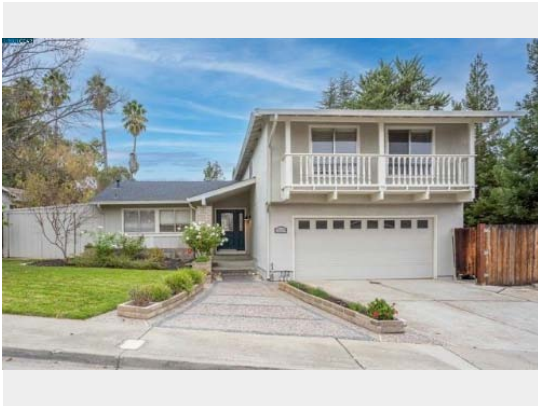
Listing Photos

L1 6241 Guyson Ct
Pleasanton, CA 94588



Front

L2 7636 Desertwood Ln
Pleasanton, CA 94588



Front

L3 7629 Knollbrook Dr
Pleasanton, CA 94588



Front

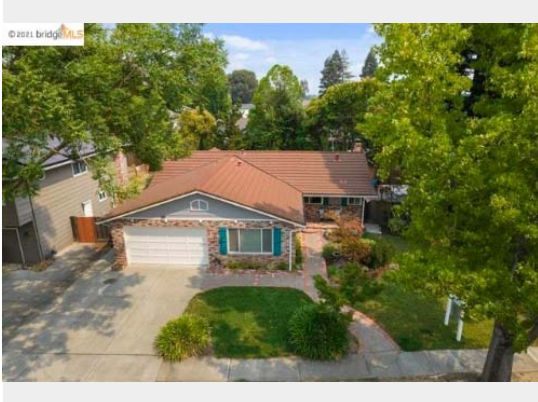
Sales Photos

S1 423 Muirwood Drive
Pleasanton, CA 94588



Front

S2 4274 Muirwood Dr
Pleasanton, CA 94588



Front

S3 7732 Olive Dr
Pleasanton, CA 94588



Front

ClearMaps Addendum

Address ★ 4274 Muirwood Drive, Pleasanton, CA 94588

Loan Number 45539

Suggested List \$1,379,000

Suggested Repaired \$1,379,000

Sale \$1,350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4274 Muirwood Drive, Pleasanton, CA 94588	--	Parcel Match
L1 Listing 1	6241 Guyson Ct, Pleasanton, CA 94588	0.88 Miles ¹	Parcel Match
L2 Listing 2	7636 Desertwood Ln, Pleasanton, CA 94588	0.10 Miles ¹	Parcel Match
L3 Listing 3	7629 Knollbrook Dr, Pleasanton, CA 94588	0.83 Miles ¹	Parcel Match
S1 Sold 1	423 Muirwood Drive, Pleasanton, CA 94588	0.10 Miles ²	Unknown Street Address
S2 Sold 2	4274 Muirwood Dr, Pleasanton, CA 94588	0.00 Miles ¹	Parcel Match
S3 Sold 3	7732 Olive Dr, Pleasanton, CA 94588	0.18 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	Joe Annunziato III	Company/Brokerage	Annunziato & Associates
License No	00872588	Address	525 Estudillo Avenue San Leandro CA 94577
License Expiration	11/16/2025	License State	CA
Phone	5109679350	Email	joethird@me.com
Broker Distance to Subject	13.14 miles	Date Signed	01/06/2022

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.