

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.

<b>Address</b>	4352 W Amherst Avenue, Fresno, CA 93722	<b>Order ID</b>	7461906	<b>Property ID</b>	30726721
<b>Inspection Date</b>	07/27/2021	<b>Date of Report</b>	07/27/2021		
<b>Loan Number</b>	45547	<b>APN</b>	312-452-33		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Fresno		

### Tracking IDs

<b>Order Tracking ID</b>	0726BPO_Citi_2	<b>Tracking ID 1</b>	0726BPO_Citi_2
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Uribe Jose	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,533	Subdivision-Trend Homes 13, single story, fireplace, wood shake roof, single pane windows, stucco/brick exterior. Roof may be at its life expectancy recommend roof inspection shingles look old, warped and lifted.	
<b>Assessed Value</b>	\$206,500		
<b>Zoning Classification</b>	RS5		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Home appears to be secured.)			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$9,500		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$9,500		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject is near canal, businesses; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of different styles and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4 mile radius there is 1 active, 3 pending and 8 sold comps and in the last year there are 14 homes that sold. There are no short sales and no foreclosures in area. There is no search parameters used in search.	
<b>Sales Prices in this Neighborhood</b>	Low: \$267,240 High: \$294,360		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	4352 W Amherst Avenue	4562 W Terrace Ave	3217 N Sonora Ave	4517 W Princeton Ave
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93722	93722	93722	93722
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.36 <sup>1</sup>	0.55 <sup>1</sup>	0.24 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$289,000	\$299,900	\$325,000
<b>List Price \$</b>	--	\$289,000	\$299,900	\$325,000
<b>Original List Date</b>		05/05/2021	07/01/2021	07/09/2021
<b>DOM · Cumulative DOM</b>	-- · --	9 · 83	4 · 26	0 · 18
<b>Age (# of years)</b>	34	32	33	33
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,575	1,584	1,594	1,575
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	6	6	7	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	Pool - Yes	--	Pool - Yes
<b>Lot Size</b>	.13 acres	0.14 acres	0.16 acres	0.14 acres
<b>Other</b>	NA	MLS#558821	MLS#562249	MLS#562743

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

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** This home features 3 bed/2 bath w/ bright, open living spaces and a spacious yard complete with an in ground pool with a slide for those hot Fresno summers! The kitchen has built-in cabinets and is open to the family room which includes a fireplace. The master bedroom has it's own bathroom, and is spacious. The highlight of this home is the backyard, perfect for gatherings, summertime BBQs, and spending time with the family. The covered patio is a perfect sitting area where you can take a break from your swim & still have views of the pool. This home is in an established neighborhood waiting for you to call it YOUR home.

**Listing 2** If you're looking for space, and affordability, you have found it here! This home has been so well loved for over 25 years. This family has officially out grown its walls, and is ready to pass on the joy of home ownership to someone new! The original floor plan boasts four bedrooms and two full bathrooms, however there is an oversized 5th bedroom addition (permits unknown, not included in sqft) perfect for your large family, a game room, gym, or a home office! This completely fenced corner lot, is perfect for your family gatherings, front or back yard BBQ's, and offers ample parking! The living room is oversized, and open to the dining area. Kitchen offers a pantry cabinet, and large work space. Storage was not missed in this home either, master bedroom offers 2 closets, dual vanity in bathroom, and large walk in shower. The list goes on and on. Please contact your agent to schedule a showing today!

**Listing 3** Great 3 bd/2ba home with a pool! Composition roof, stucco/brick exterior, Inground pool.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	4352 W Amherst Avenue	4551 W Terrace Ave	4127 W Michigan Ave	2389 N Babigian Ave
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93722	93722	93722	93722
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.37 <sup>1</sup>	0.29 <sup>1</sup>	0.45 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$274,963	\$265,000	\$305,000
<b>List Price \$</b>	--	\$289,963	\$265,000	\$305,000
<b>Sale Price \$</b>	--	\$284,000	\$267,240	\$290,000
<b>Type of Financing</b>	--	Fha	Fha	Conv
<b>Date of Sale</b>	--	05/20/2021	06/08/2021	07/23/2021
<b>DOM · Cumulative DOM</b>	-- · --	12 · 83	0 · 49	13 · 50
<b>Age (# of years)</b>	34	32	32	31
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,575	1,460	1,513	1,513
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.13 acres	0.14 acres	0.09 acres	0.11 acres
<b>Other</b>	NA	MLS#555112	MLS#558795	MLS#560526
<b>Net Adjustment</b>	--	+\$2,550	+\$5,460	+\$4,360
<b>Adjusted Price</b>	--	\$286,550	\$272,700	\$294,360

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Cute & lowest price home in 1/2 mile radius? Yes, it presently is! Great landscaping(Privacy landscape) greet you as you pull up to the Home. Long entryway invites you into a large newly painted living area. Which rolls into a nice- size kitchen & eating area. Specialty-made bay window(\$5k cost, as per seller)Refrigerator, Washer/Dryer may stay. 2 hallways lead to 3 good size bedrooms & 2 baths. Master bedroom is good size. Newer plank tile flooring & paint in the master bath. Tons of storage in hallway & garage. Laundry area with a study desk area. Nice porch area(Enclose for a second living area?) & Cute Big backyard is waiting for your additional creative touches. Extra cement. Put a pool in? Great little street. As per seller, Many original owners. Close to good schools. Central Unified. Deducted (-) \$600 age, \$300 lot and added (+) \$3450 sf.
- Sold 2** No mls notes, composition roof, stucco exterior, fireplace, one car garage attached, deducted (-) \$600 age and added (+) \$1860 sf, \$3k garage and \$1200 lot.
- Sold 3** Perfect starter home in an established neighborhood ready for its new family. Deducted (-) \$500 seller concessions, \$900 age and added (+) \$3k garage, \$1860 sf, and \$900 lot.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject is not listed or has it been listed in the last 12 months per Fresno MLS.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$277,050	\$286,550
<b>Sales Price</b>	\$277,050	\$286,550
<b>30 Day Price</b>	\$272,700	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, Fresno MLS, sold date 1/28/21 or sooner, no short sales or foreclosures, SFR, square 1300-1800, 1977-1997 in age, single story, within ¼ mile radius there is 5 comps, within ½ mile radius there is 10 comps, there is 2 pending and 8 sold comps, extended radius one mile for active/pending comps. Comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot, style, and GLA. When pricing the subject all 6 comparable were factored in as well as the subject's location, design and appeal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster. All comps have composition roofs or tile. There is a shortage of comps within similar roof condition. As is - repaired price is based on home being in average condition.</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



Address Verification



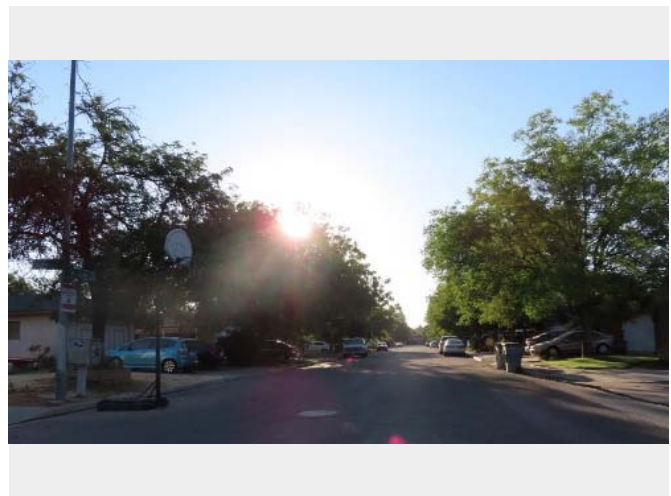
Address Verification



Side



Side



Street



## Subject Photos



Street



Other



Other

## Listing Photos

**L1** 4562 W Terrace Ave  
Fresno, CA 93722



Front

**L2** 3217 N Sonora Ave  
Fresno, CA 93722



Front

**L3** 4517 W Princeton Ave  
Fresno, CA 93722



Front

## Sales Photos

**S1** 4551 W Terrace Ave  
Fresno, CA 93722



Front

**S2** 4127 W Michigan Ave  
Fresno, CA 93722



Front

**S3** 2389 N Babigian Ave  
Fresno, CA 93722



Front

### ClearMaps Addendum

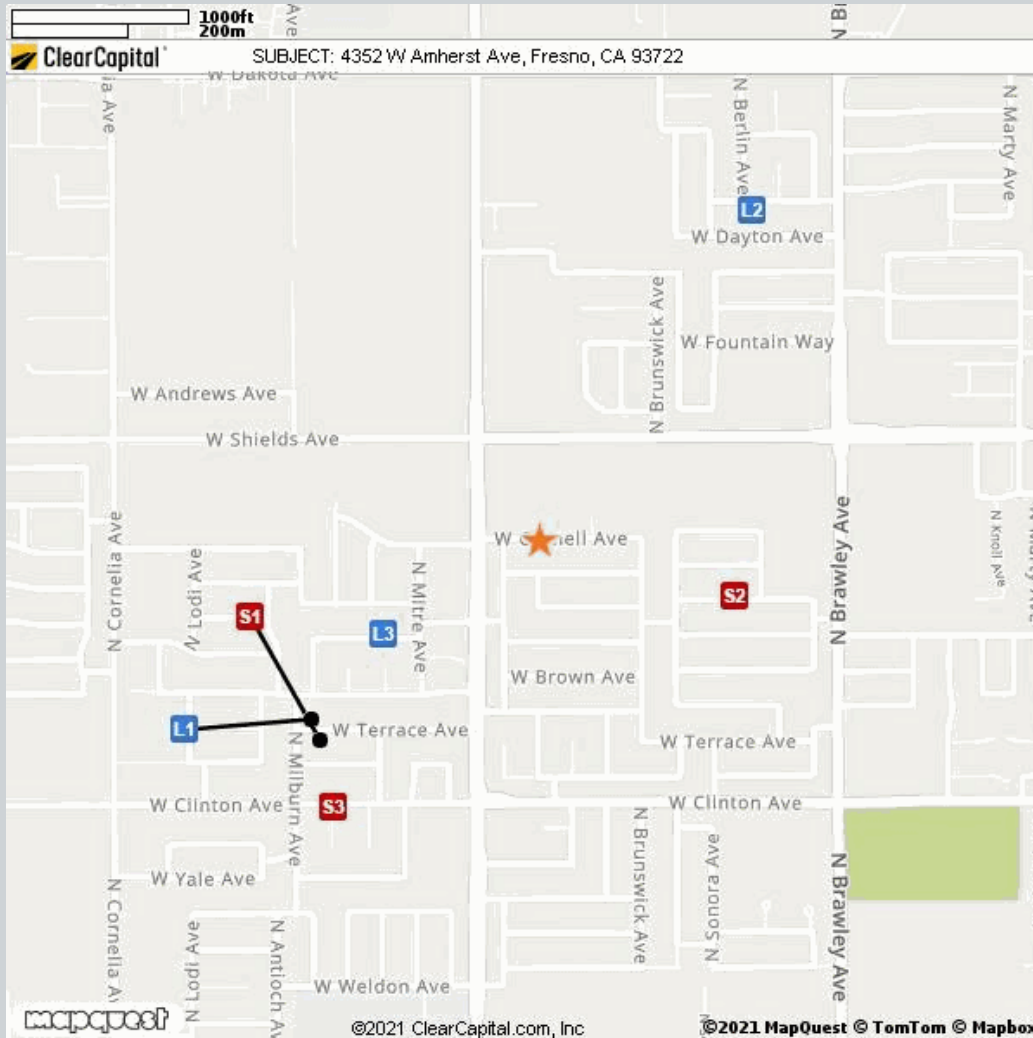
**Address** ★ 4352 W Amherst Avenue, Fresno, CA 93722

**Loan Number** 45547

**Suggested List** \$277,050

**Suggested Repaired** \$286,550

**Sale** \$277,050



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4352 W Amherst Avenue, Fresno, Ca 93722	--	Parcel Match
L1 Listing 1	4562 W Terrace Ave, Fresno, CA 93722	0.36 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3217 N Sonora Ave, Fresno, CA 93722	0.55 Miles <sup>1</sup>	Street Centerline Match
L3 Listing 3	4517 W Princeton Ave, Fresno, CA 93722	0.24 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4551 W Terrace Ave, Fresno, CA 93722	0.37 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4127 W Michigan Ave, Fresno, CA 93722	0.29 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2389 N Babigian Ave, Fresno, CA 93722	0.45 Miles <sup>1</sup>	Parcel Match

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

<sup>2</sup> 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

<b>Broker Name</b>	Danielle Carnero	<b>Company/Brokerage</b>	HomeSmart PV and Associates
<b>License No</b>	01507071	<b>Address</b>	362 S. Sierra Vista ave Fresno CA 93702
<b>License Expiration</b>	06/15/2025	<b>License State</b>	CA
<b>Phone</b>	5598362601	<b>Email</b>	daniellecarnero@gmail.com
<b>Broker Distance to Subject</b>	7.55 miles	<b>Date Signed</b>	07/27/2021

*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.**