

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	41149 Fig Grove Court, Madera, CA 93636	Order ID	7865337	Property ID	31905397
Inspection Date	01/07/2022	Date of Report	01/11/2022		
Loan Number	45565	APN	049500003		
Borrower Name	Redwood Holdings LLC	County	Madera		

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	Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood. Subject appears to have had major renovations since purchased in 2021.
R. E. Taxes	\$2,904	
Assessed Value	\$220,748	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(no open doors or broken windows)	
Ownership Type	Fee Simple	
Property Condition	Good	
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		Neighborhood Comments
Location Type	Suburban	Home is within an area that is a suburban located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest within 20 minutes or less.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$310,000 High: \$895,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	41149 Fig Grove Court	374 E Feather River Dr	41140 Ranchway St	10669 Mountain View Dr
City, State	Madera, CA	Fresno, CA	Madera, CA	Madera, CA
Zip Code	93636	93730	93636	93636
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.76 ¹	0.62 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$559,900	\$550,000	\$499,000
List Price \$	--	\$548,900	\$550,000	\$499,000
Original List Date		09/29/2021	01/04/2022	01/06/2022
DOM · Cumulative DOM	-- · --	63 · 104	4 · 7	2 · 5
Age (# of years)	48	32	47	49
Condition	Good	Good	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	1 Story ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,006	2,237	1,880	1,950
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 2 · 1	4 · 3
Total Room #	7	6	6	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	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	.46 acres	0.22 acres	0.46 acres	0.5 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.

Current Listings - Cont.

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

- Listing 1** This Charming Home Is Ready For Its New Occupants Extra Room, Office W/ Oak Built- Ins, French Doors, Great Curb Appeal On Corner Cul-De-Sac. Sparkling Fenced Pool Plus Grassy Area. Kitchen Features Oak Cabinets, Light Tile Cozy Nook. Fireplace, Wet Bar, Wine Rack, Beamed Ceiling Fan. Spacious Formal Dining Living Rooms, High Ceilings Ledges. Master Suite Access To Lush Yard Pool, 3 Walk-In Closets Plus Built-In Shelves. 2 Hot Water Heaters, Extra Deep Garage, Attic Storage, The Location Is Positively Ideal. Close To a Local Community Park, Freeway Access And Minutes From The River Park Shopping
- Listing 2** This Property Is In a Quiet Area Near Highway 41 With Close Access To Fresno And Madera, a Must To See. By Seller: 4Th Small Room Can Be Use As an Office 3Rd Bathroom Was Remodeled To Only a Toilet And Vanity The Shower Was Eliminated
- Listing 3** Fabulous Home In The Rolling Hills Neighborhood Of Madera Dont Miss This Terrific Property 3 Bedroom, 2 Bath Main House, With a 500 sq ft Studio Guest House Located Near Childrens Hospital And Only Minutes From River Park Shopping And Restaurants In Fresno. Also, Check Out The Proximity To The New Riverwalk Shopping Center And New Restaurants Coming Soon To Riverstone/Riverwalk Area. Extra Large 1/2 Acre Lot The Beautiful Designer Kitchen Has Been Completely Remodeled With Top Of The Line GE Profile Appliances, Built-In Banquette, Custom Cabinets. Guest Bath Has Also Been Updated. The Property Is Equipped With 30 Owned Solar Panels. PgE Monthly Bill Is Approx 10 Per Month And True-Up At End Of Year Is Approx 600 Per Year. Enjoy Summer Fun In The Spacious Yard With a Sparkling Pool RV Parking. Too Many Upgrades To List Call And Schedule Your Showing Today

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	41149 Fig Grove Court	10691 N Coronado Cir	10664 Mountain View Dr	12339 Fernwood Dr
City, State	Madera, CA	Fresno, CA	Madera, CA	Madera, CA
Zip Code	93636	93730	93636	93636
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.58 ¹	0.53 ¹	4.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$500,000	\$524,000	\$599,000
List Price \$	--	\$500,000	\$524,000	\$599,000
Sale Price \$	--	\$505,000	\$540,000	\$600,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/30/2021	07/30/2021	11/24/2021
DOM · Cumulative DOM	-- · --	7 · 63	7 · 36	7 · 34
Age (# of years)	48	32	45	42
Condition	Good	Good	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	1 Story ranch	1 Story Contemporary	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,006	1,866	2,057	1,731
Bdrm · Bths · ½ Bths	3 · 3	3 · 2 · 1	4 · 2	3 · 2
Total Room #	7	7	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	.46 acres	0.2 acres	0.46 acres	1.45 acres
Other	None	None	None	None
Net Adjustment	--	+\$5,600	-\$2,295	+\$2,375
Adjusted Price	--	\$510,600	\$537,705	\$602,375

* 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** Adjustments made for sq footage (\$6300), age (\$-3200) and lot size (\$2500), if needed. This Well-Maintained Home Located In Woodward Lakes Has Recently Been Updated Inside And Out With Fresh Paint, New Fixtures, And New Flooring. The Bright And Airy Floorplan Features a Spacious Kitchen With an Abundance Of Storage And Includes a New Microwave, New Cabinet Hardware, New Disposal, And New Pendant Lighting Over The Breakfast Bar. Enjoy a Morning Cup Of Coffee In The Breakfast Nook Or Adjacent Den Featuring Hardwood Flooring And Fireplace With Gas Logs. The Dining Area And Living Room Both Have New Carpet And New Lighting Fixtures, And The Living Room Also Features Beautiful Custom Built In Cabinetry. The Master Suite Has a Large Bath With Oval Tub, Dual Vanities, Walk-In Closet And Sliding Door Access To The Gorgeous Backyard. Mature Landscaping And a Sparkling Pool Make This The Perfect Place To Enjoy Summer Located Minutes From Shopping, Dining, And an Abundance Of Recreation, This Is The Perfect Place To Call Home. Schedule Your Appointment Today
- Sold 2** Adjustments made for sq footage (\$ -2295), age (\$ 0) and lot size (\$ 0), if needed. If You Have Been Waiting For The Perfect Family Home To Purchase, This Is It Heres Your Opportunity To Live In The Country, Only Minutes To Town This Fabulous 4-Br, 2 ba Home Sits On Almost Half Acre 20,070Sq ft Lot In The Rolling Hills Community Of Madera. 5- Min Drive To Riverpark And a Short 1-Min Drive To Riverstone And Soon The New Riverwalk Shopping Center. This Exceptional Ranch Style Home Features Newer Milgard Windows w/ Plantation Shutters In Living Room, a Perfectly Appointed Chefs Kitchen, w Breakfast Counter, a Full Size Glass Top Stove, And Top Of The Line Maple Kitchen Cabinets; Large Utility Room/Laundry Features Built In Maple Cabinets And Large Pantry, Brand New Carpet, And Fresh Hand Troweled Paint Throughout. Recessed Lighting In Every Room, Popcorn Ceilings Removed. 5-Ton Hvac Installed In 2008. RV Parking And Tree Lined Street. The Back Yard Is an Entertainers Dream Fenced Pool And Custom Sport Court Tennis And Basketball With Lighting. Dont Miss This One
- Sold 3** Adjustments made for sq footage (\$12375), age (\$0) and lot size (\$-10000), if needed. 1.45 Acre Corner Lot Located In The Heart Of Madera Ranchos This Unique Property Has Been Lovingly Maintained And Updated Beautifully Remodeled RV Parking As You Enter The Home You Will Notice The Open Floor Plan. Living Room Has a Beautiful Brick Fireplace, Vaulted Ceilings, Picture Windows, Tile Floors That Flow Throughout, Amp; The Dining Area. The Kitchen Was Remodeled Using High-End Finishes Including Quartz Waterfall Countertops, Custom Cabinetry, Glass Backsplash, Stainless Steel Appliances, Eating Bar, Pantry, Coffee Bar And Built In Bar In The Eating Area Nook. Every Cabinet Was Thoughtfully Designed To Maximize Space While Keeping The Kitchens Clean Lines. The Primary Suite Include a Spa-Like Bathroom And Custom Closet. Two Additional Bedrooms Share an Updated Hall Bath. The Laundry Room Was Updated Along With The Kitchen To Include a Quartz Countertop And Has Views Of The Yard. Showstopper Backyard Features Pebble Tech Pool That Was Refinished In 2020, Spa, a Custom Outdoor Entertaining Buffet With Built In Sink And Quartz Counter, an Abundance Of Covered Patio Space With Fans, Concrete Slabs Accented With Rocks, Mature Landscaping, Grassy Area And Room To Roam. This Is One Of The Most Charming Homes In Madera Ranchos. Close Proximity To The Library, Fernwood Gardens Nursery, Dining And Grocery. This Is a One Of a Kind Home With a Model Home Feel View Today

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject was listed and sold in July 2021				
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
07/08/2021	\$349,900	07/10/2021	\$349,900	Sold	07/20/2021	\$349,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$575,000	\$575,000
Sales Price	\$565,000	\$565,000
30 Day Price	\$555,000	--
Comments Regarding Pricing Strategy		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the Suggested List Price.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The broker's as-is conclusion is supported by the comparable data. It is noted the current as-is conclusion is higher than the prior report completed on 07/19/21; however, the Clear Capital Home Data Index indicate the market has increased by 20.2% over the past 12 months.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 374 E Feather River Dr
Fresno, CA 93730



Front

L2 41140 Ranchway St
Madera, CA 93636



Front

L3 10669 Mountain View Dr
Madera, CA 93636



Front

Sales Photos

S1 10691 N Coronado Cir
Fresno, CA 93730



Front

S2 10664 Mountain View Dr
Madera, CA 93636



Front

S3 12339 Fernwood Dr
Madera, CA 93636



Front

ClearMaps Addendum

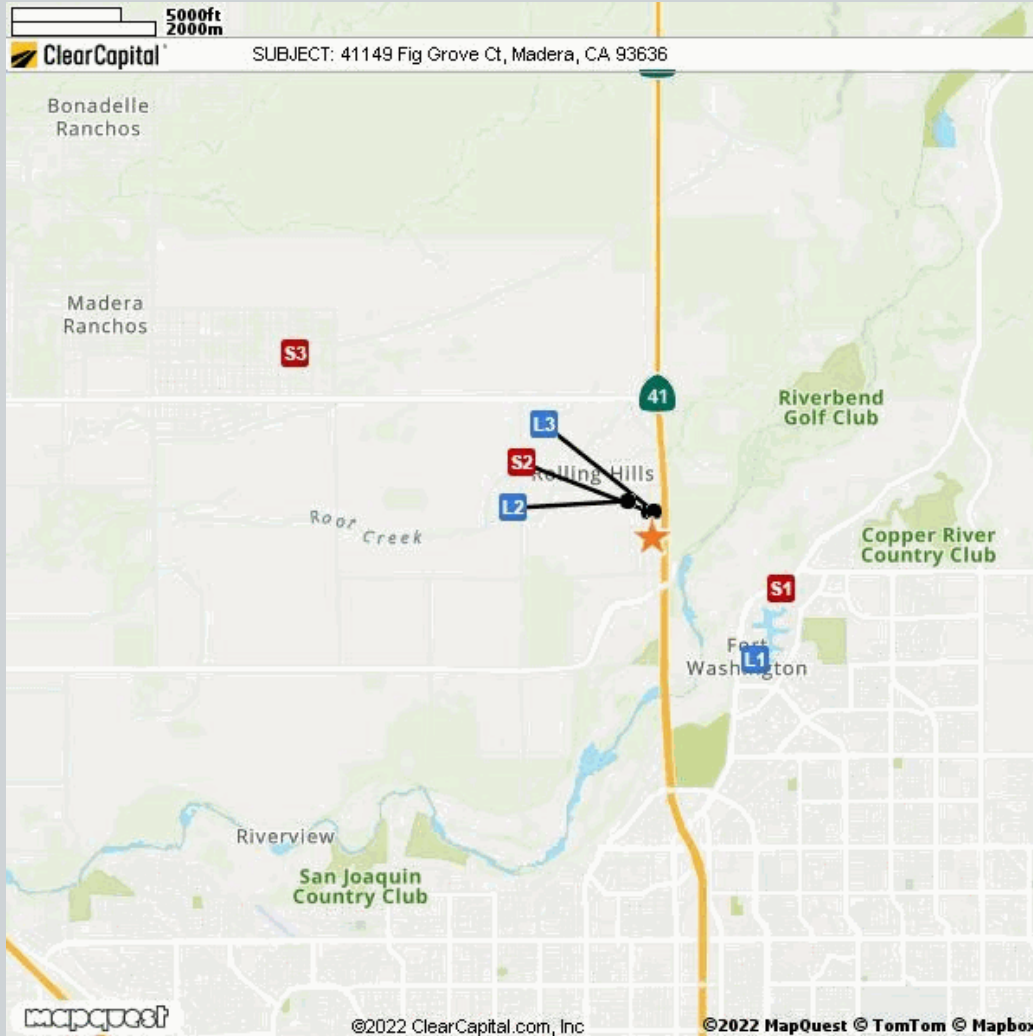
Address ★ 41149 Fig Grove Court, Madera, CA 93636

Loan Number 45565

Suggested List \$575,000

Suggested Repaired \$575,000

Sale \$565,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	41149 Fig Grove Court, Madera, CA 93636	--	Parcel Match
L1 Listing 1	374 E Feather River Dr, Fresno, CA 93730	1.76 Miles ¹	Parcel Match
L2 Listing 2	41140 Ranchway St, Madera, CA 93636	0.62 Miles ¹	Parcel Match
L3 Listing 3	10669 Mountain View Dr, Madera, CA 93636	0.56 Miles ¹	Parcel Match
S1 Sold 1	10691 N Coronado Cir, Fresno, CA 93730	1.58 Miles ¹	Parcel Match
S2 Sold 2	10664 Mountain View Dr, Madera, CA 93636	0.53 Miles ¹	Parcel Match
S3 Sold 3	12339 Fernwood Dr, Madera, CA 93636	4.37 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	Susan Tonai	Company/Brokerage	London Properties
License No	01207349	Address	6442 N Maroa Fresno CA 93612
License Expiration	03/18/2024	License State	CA
Phone	5592892895	Email	reoagent4u@gmail.com
Broker Distance to Subject	4.64 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:

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