

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	718 Salem Street, Delano, CALIFORNIA 93215	Order ID	7460285	Property ID	30723176
Inspection Date	07/26/2021	Date of Report	07/27/2021		
Loan Number	45626	APN	424-103-15-00-4		
Borrower Name	Redwood Holdings LLC	County	Kern		

Tracking IDs

Order Tracking ID	0726BPO_Citi	Tracking ID 1	0726BPO_Citi
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	GIANNICO SALVATORE A & EDDA	Condition Comments	
R. E. Taxes	\$71,135	Property appears to be in good condition. No adverse conditions or repairs were noted at the time of inspection.	
Assessed Value	\$61,484		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is located in an established neighborhood consisting of similar style homes. Close to schools, parks and local post office.	
Sales Prices in this Neighborhood	Low: \$260,000 High: \$300,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	718 Salem Street	2121 5th Place	1206 Union Street	1317 Quincy Street
City, State	Delano, CALIFORNIA	Delano, CA	Delano, CA	Delano, CA
Zip Code	93215	93215	93215	93215
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.43 ¹	0.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$270,000	\$310,000	\$315,000
List Price \$	--	\$270,000	\$289,900	\$315,000
Original List Date		01/27/2021	07/01/2021	07/08/2021
DOM · Cumulative DOM	-- · --	6 · 181	21 · 26	19 · 19
Age (# of years)	61	25	28	66
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	1,614	1,415	1,345	1,828
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2
Total Room #	6	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.14 acres	0.16 acres	0.14 acres
Other	Fireplace	None	Corner Lot	Fireplace

* Listing 3 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 Listing #1 is listed by agent. This property is tenant occupied and waiting for tenants to move. Offer accepted at \$276,000. Close to subject in proximity. Listings in Delano are minimal and it was necessary to exceed the age requirement for this listing.

Listing 2 Listing #2 is close in proximity to the subject property. It was necessary to exceed the age requirement for this listing as listings in Delano are minimal.

Listing 3 Listing #3 is most similar to the subject property. An adjustment should be made for the sq. ftg. Similar to subject in amenities and age.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	718 Salem Street	2031 9th Ave	535 Madison St	744 Union Street
City, State	Delano, CALIFORNIA	Delano, CA	Delano, CA	Delano, CA
Zip Code	93215	93215	93215	93215
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.57 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$298,000	\$279,950	\$315,000
List Price \$	--	\$298,000	\$279,950	\$315,000
Sale Price \$	--	\$300,000	\$279,950	\$285,000
Type of Financing	--	Fha	Fha	Cash
Date of Sale	--	05/18/2021	05/26/2021	06/15/2021
DOM · Cumulative DOM	-- · --	9 · 64	1 · 55	19 · 39
Age (# of years)	61	54	48	58
Condition	Good	Good	Good	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,614	1,408	1,472	1,489
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.19 acres	0.14 acres	0.16 acres
Other	Fireplace	None	Solar, PPA	Fireplace
Net Adjustment	--	+\$5,000	+\$5,000	+\$15,000
Adjusted Price	--	\$305,000	\$284,950	\$300,000

* 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** Sold #1 is the most similar to the subject in age and amenities. The adjustment was made for the difference in sq. ftg.
- Sold 2** Sold #2 is similar to the subject in amenities and location. The adjust was made for the difference in sq. ftg. MLS states the buyer paid \$5500 over appraisal on this property.
- Sold 3** Sold #3 is similar to the subject in age and amenities. This comp is inferior to the subject in sq. ftg and condition. Property was stated as needing repairs and purchased with cash.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property is not listed as for sale and there is not sale history noted in the property profile.			
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	\$305,000	\$305,000
Sales Price	\$305,000	\$305,000
30 Day Price	\$305,000	--
Comments Regarding Pricing Strategy		
As properties are being sold at or above the list price, it is my recommendation to list the property at the fair market value and not above.		

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.
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Subject Photos



Front



Address Verification



Street



Street

Listing Photos

L1 2121 5th Place
Delano, CA 93215



Front

L2 1206 Union Street
Delano, CA 93215



Front

L3 1317 Quincy Street
Delano, CA 93215



Front

Sales Photos

S1 2031 9th Ave
Delano, CA 93215



Front

S2 535 Madison St
Delano, CA 93215



Front

S3 744 Union Street
Delano, CA 93215



Front

ClearMaps Addendum

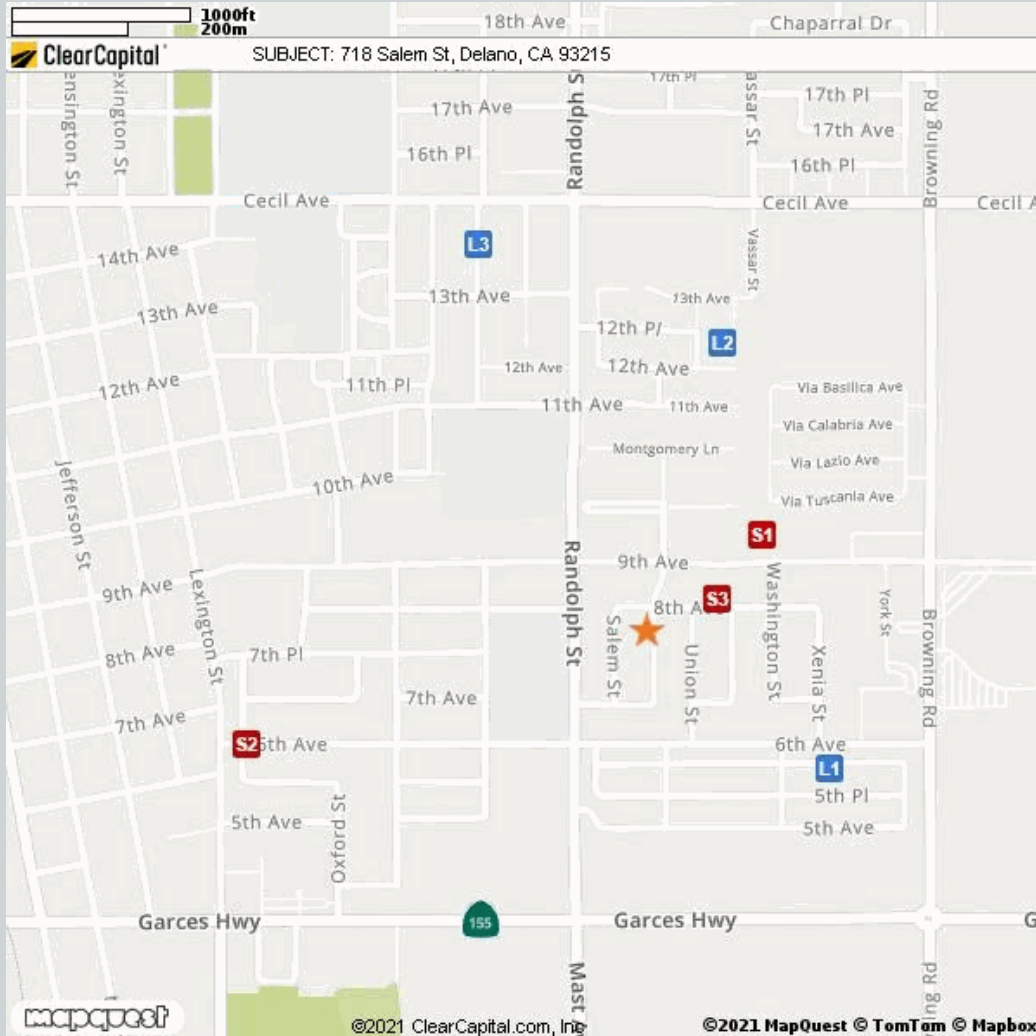
Address ★ 718 Salem Street, Delano, CALIFORNIA 93215

Loan Number 45626

Suggested List \$305,000

Suggested Repaired \$305,000

Sale \$305,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	718 Salem Street, Delano, California 93215	--	Parcel Match
L1 Listing 1	2121 5th Place, Delano, CA 93215	0.32 Miles ¹	Parcel Match
L2 Listing 2	1206 Union Street, Delano, CA 93215	0.43 Miles ¹	Parcel Match
L3 Listing 3	1317 Quincy Street, Delano, CA 93215	0.59 Miles ¹	Parcel Match
S1 Sold 1	2031 9th Ave, Delano, CA 93215	0.22 Miles ¹	Parcel Match
S2 Sold 2	535 Madison St, Delano, CA 93215	0.57 Miles ¹	Parcel Match
S3 Sold 3	744 Union Street, Delano, CA 93215	0.12 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.

*** 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

Broker Name	Sara Burnette	Company/Brokerage	Delano Real Estate Inc.
License No	00953027	Address	1727 Cecil Avenue, Suite 7 Delano CA 93215
License Expiration	01/25/2023	License State	CA
Phone	6617254480	Email	sara@delanosbestbuys.com
Broker Distance to Subject	0.64 miles	Date Signed	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.