

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	6552 E Liberty Avenue, Fresno, CA 93727	Order ID	7452661	Property ID	30695585
Inspection Date	07/23/2021	Date of Report	07/23/2021		
Loan Number	45698	APN	313-633-27		
Borrower Name	Redwood Holdings LLC	County	Fresno		

Tracking IDs

Order Tracking ID	20210722_BPO	Tracking ID 1	20210722_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Perry Bill Bonnie	Condition Comments	
R. E. Taxes	\$3,983	Wood/vinyl/brick exterior, composition roof, solar unknown if leased or owned, dual pane windows. Subdivision Blossom Hill	
Assessed Value	\$308,000		
Zoning Classification	RS4		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Home appears locked up.)			
Ownership Type	Fee Simple		
Property Condition	Average		
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 near businesses, places to worship; 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, 2 pending and 5 sold comps and in the last year there are 14 homes that sold. There are no short sales and no foreclosure in area. There is no search parameters used in ...	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$423,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

Subject is near businesses, places to worship; 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, 2 pending and 5 sold comps and in the last year there are 14 homes that sold. There are no short sales and no foreclosure in area. There is no search parameters used in search.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6552 E Liberty Avenue	6688 E Liberty Ave	6526 E Townsend Ave Ave	501 S Apricot Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93727	93727	93727	93727
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.19 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$390,000	\$415,000	\$418,000
List Price \$	--	\$390,000	\$415,000	\$418,000
Original List Date		06/24/2021	06/27/2021	07/22/2021
DOM · Cumulative DOM	-- · --	12 · 29	8 · 26	1 · 1
Age (# of years)	15	15	8	9
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,153	2,153	2,000	1,905
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 3
Total Room #	8	6	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	--	--	--	--
Lot Size	.15 acres	0.15 acres	0.15 acres	0.19 acres
Other	NA	MLS#561772	MLS#561936	MLS#563374

* Listing 1 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** Nice open floor plan. Cute and spacious, this 3 bedroom, 2 bath home has a lot to offer. Upon entering, you are greeted by a large living room, dining room combo featuring fireplace, vaulted ceilings and lots of windows, giving off a bright and cheery atmosphere. Kitchen is open to informal eating area and family room. Breakfast bar adds additional seating space to any meal or gathering. Large master suite with spacious sitting is great for reading or just relaxing. Master bath is light and bright featuring large soaking tub, stall shower, walk-in closet, dual sinks and patio access. Down the hall you will find 2 additional bedrooms and guest bath featuring dual sinks and shower/tub combo. Backyard is spacious with a large wood deck ready for a canopy and summertime enjoyment. UPDATES include Newer Carpeting (5/21) and approx. 2 year old A/C. Note: Tax records show different bath count, buyer to investigate if concern.
- Listing 2** Fine space for your growing family in this beautiful home named Ratcliffe by Lennar. This floorplan is designed to allow a family to flourish. Located in a top-rated school Sanger district and within distance from gym, grocery store and shopping, this gem of a house won't be on the market for long!
- Listing 3** Location and style greets you as you enter this Lennar 2012 built home, complete with stylish vinyl plank flooring and ceramic tiled flooring in kitchen and bathrooms. You will love the open/easy flowing floorplan; kitchen is complete with granite counters, all stainless appliances; the spacious 4 bedrooms and 3 full bathrooms gives everyone all the comforts one would want. To add to the list of amenities is the owned solar! Home is currently fully licensed as a residential care home for the elderly, with potential for growth for the buyer. Call your realtor today for your private showing.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6552 E Liberty Avenue	188 S Apricot Ave	6686 E Raco Ave	6775 E Townsend Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93727	93727	93727	93727
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.19 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$338,000	\$385,000	\$386,990
List Price \$	--	\$338,000	\$385,000	\$386,990
Sale Price \$	--	\$350,000	\$423,000	\$400,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	03/16/2021	06/24/2021	07/16/2021
DOM · Cumulative DOM	-- · --	3 · 28	4 · 42	7 · 29
Age (# of years)	15	13	13	9
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,153	1,911	2,125	2,184
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 3
Total Room #	8	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	.15 acres	0.14 acres	0.14 acres	0.17 acres
Other	NA	MLS#554759	MLS#559377	MLS#561407
Net Adjustment	--	+\$8,980	-\$19,280	-\$19,440
Adjusted Price	--	\$358,980	\$403,720	\$380,560

* 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** Lovely four bedroom Lennar home with owned solar. This terrific home features spacious kitchen with built-in, including microwave, gas range, eating counter, tile floors and adjacent dining nook. Layout also includes living room and family room with cozy fireplace. Master suite is highlighted by walk-in closet, master bath with tile floors and French door accessing the covered patio. Other amenities include: security system, two car garage and front porch setting area. Deducted (-) \$300 seller concessions, \$800 age and added (+) \$9680 sf and \$400 lot.
- Sold 2** The opportunity for this spacious house to become your home is here! It has only belonged to 1 family that has taken exceptional care and kept it very well maintained. This great floor plan provides an excellent flow, which gives that open floor feeling while still optimizing space for ample kitchen cabinetry. There is a bonus room up front that is currently used a seating area, but it has so many other potential uses. Three of the four bedrooms have walk-in closets and all are great sizes. Both bathrooms have double sinks so they are more than capable of meeting the needs of any size family. The master suite comes equipped with the largest walk-in closet and an access door that leads directly to the screened backyard patio. Not to mention the large soak tub and separate tiled shower that give your master bathroom that spa relaxation feel. A few perks are the surround sound speakers installed in the living room and the wall mounted television in the master bedroom will come with the property. The entertainment center in the living room is something the sellers are also willing to negotiate. The 3 car garage has ceiling mounted storage racks, so that large space has the ability to store even more for you. With so much to offer, this home is definitely a must see. Deducted (-) \$15k owned solar, \$800 age and \$5k garage. Added (+) \$4lot and \$1120 sf.
- Sold 3** If you're seeking to find the perfect home in an attractive subdivision, this home is calling your name! Home is powered by a boastful solar energy system ready to take on all your fun entertaining moments. Take a look at this beautiful 4-bedroom and 3-bathroom home in Fresno! This move in ready home has plenty of natural light flow throughout the open and airy layout; a large open kitchen with large granite countertops, gas stove, stainless steel appliances, and oversized tile floors. Aside from all the natural lighting, this home features recessed lighting throughout. Enjoy the Jack & Jill bathroom for added convenience, this rare find is now available for your viewing pleasure. Step out in to this oversized backyard that will surely please your family and guest. Give us a call to schedule your personal tour, explore the unique features first-hand, and fall in love with a property that checks off your must-haves in your next home! Deducted (-) \$10k updates, \$1240 sf, \$2400 age, \$5k bath and \$800 lot.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home was listed in the Fresno MLS.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
01/07/2020	\$289,000	--	--	Expired	02/17/2021	\$289,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$368,000	\$368,000
Sales Price	\$368,000	\$368,000
30 Day Price	\$358,980	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, sold date 1/24/21 or sooner, no short sales or foreclosures, SFR, square 1853-2453, 1996-2016 in age, single story, within ¼ mile radius there is 5 comps, within ½ mile radius there is 10 comps, there is 1 active, 3 pending and 6 sold 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. This suggested list price is based on home being in average condition.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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



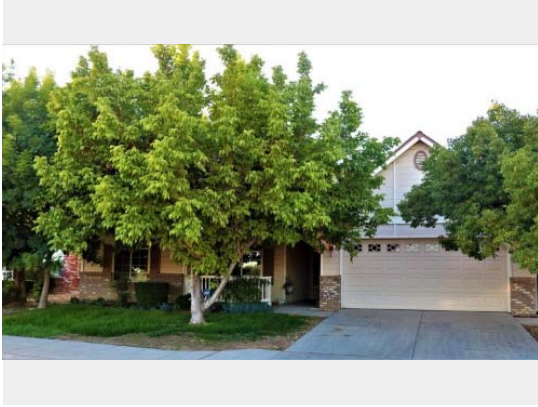
Other



Other

Listing Photos

L1 6688 E Liberty Ave
Fresno, CA 93727



Front

L2 6526 E Townsend Ave Ave
Fresno, CA 93727



Front

L3 501 S Apricot Ave
Fresno, CA 93727



Front

Sales Photos

S1 188 S Apricot Ave
Fresno, CA 93727



Front

S2 6686 E Raco Ave
Fresno, CA 93727



Front

S3 6775 E Townsend Ave
Fresno, CA 93727



Front

ClearMaps Addendum

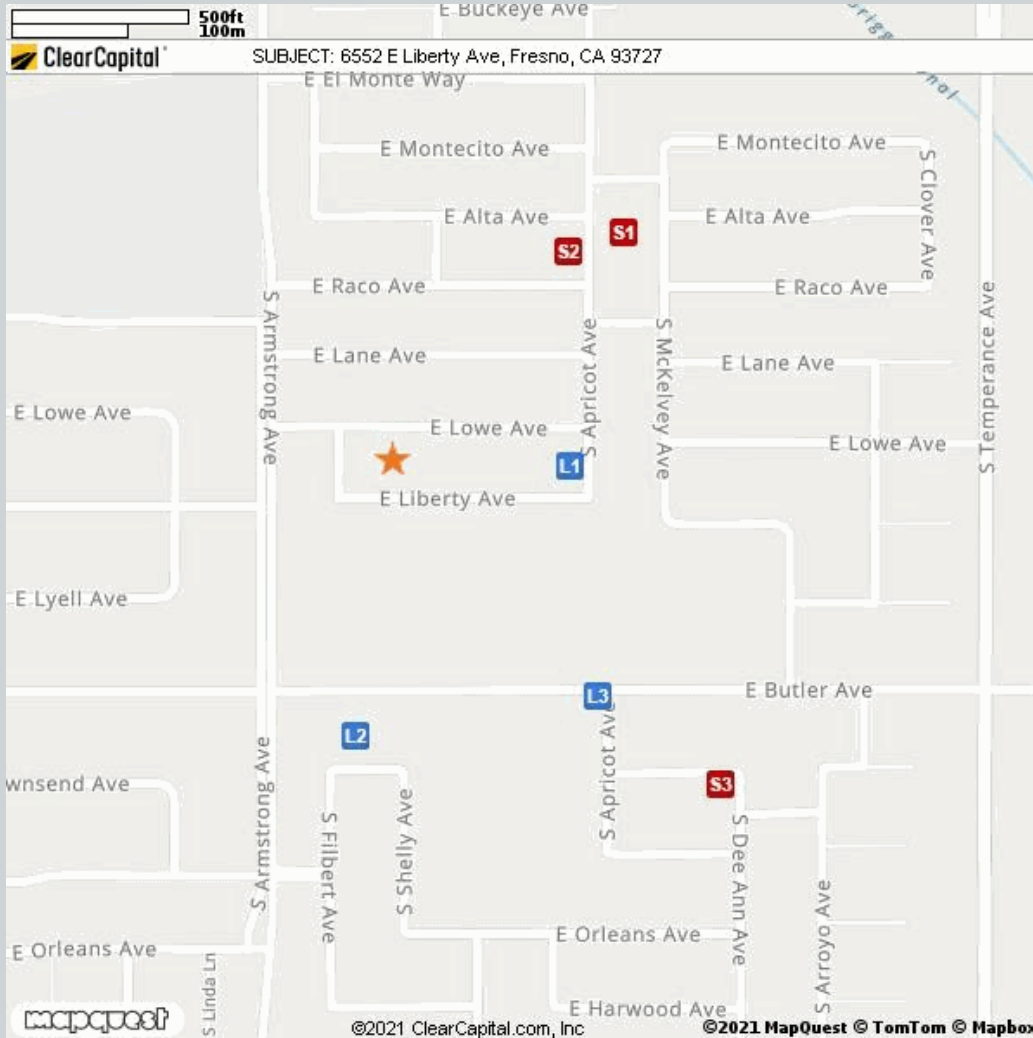
Address ★ 6552 E Liberty Avenue, Fresno, CA 93727

Loan Number 45698

Suggested List \$368,000

Suggested Repaired \$368,000

Sale \$368,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6552 E Liberty Avenue, Fresno, CA 93727	--	Parcel Match
L1 Listing 1	6688 E Liberty Ave, Fresno, CA 93727	0.13 Miles ¹	Parcel Match
L2 Listing 2	6526 E Townsend Ave Ave, Fresno, CA 93727	0.19 Miles ¹	Parcel Match
L3 Listing 3	501 S Apricot Ave, Fresno, CA 93727	0.22 Miles ¹	Parcel Match
S1 Sold 1	188 S Apricot Ave, Fresno, CA 93727	0.23 Miles ¹	Parcel Match
S2 Sold 2	6686 E Raco Ave, Fresno, CA 93727	0.19 Miles ¹	Parcel Match
S3 Sold 3	6775 E Townsend Ave, Fresno, CA 93727	0.32 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	Dannielle Carnero	Company/Brokerage	HomeSmart PV and Associates
License No	01507071	Address	362 S. Sierra Vista ave Fresno CA 93702
License Expiration	06/15/2025	License State	CA
Phone	5598362601	Email	danniellecarnero@gmail.com
Broker Distance to Subject	3.93 miles	Date Signed	07/23/2021

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.