

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	2 Beecham Court, Sacramento, CALIFORNIA 95833	Order ID	7456346	Property ID	30712045
Inspection Date	07/25/2021	Date of Report	07/26/2021		
Loan Number	45701	APN	262-0290-001-000		
Borrower Name	Redwood Holdings LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	20210723_BPO	Tracking ID 1	20210723_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Mohammad Afzal	Subject is a traditional two story with stucco, wood and rock exterior and comp roof. Exterior is maintained with normal wear due to age and location, but without visible required repairs or concerns from street view. Per prior MLS, pproperty interior is considered a cosmetic fixture with original kitchen and baths and n need of paint, carpet. Property is noted as vacant with lower rear windows boarded for safety not because of failure or disfunction. It is suggested that minimal cosmetic updates be completed for quick market sale and greater return.
R. E. Taxes	\$4,617	
Assessed Value	\$368,550	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Per prior mls, property is vacant.- locked & boarded at rear fir security.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$25,000	
Total Estimated Repair	\$25,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Established neighborhood of single family homes on standard lots. Properties are maintained with normal wear due to age. Located within a 1-3 mile radius of school, parks, local commerce and commute access.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$525,000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2 Beecham Court	708 Los Lunes Way	41 South Avenue	14 Inca Ct
City, State	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95833	95833	95838	95833
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.99 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$395,000	\$450,000	\$315,000
List Price \$	--	\$395,000	\$450,000	\$315,000
Original List Date		05/19/2021	06/21/2021	04/26/2002
DOM · Cumulative DOM	-- · --	66 · 68	33 · 35	8 · 7031
Age (# of years)	43	40	15	42
Condition	Average	Average	Average	Fair
Sales Type	--	Quick Sale	Fair Market Value	Quick Sale
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,911	1,617	2,162	1,617
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 3	4 · 2
Total Room #	7	8	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	.18 acres	.13 acres	.46 acres	.14 acres
Other	N, A	N, A	N, A	N, A

* 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.

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

Listing 1 Maintained interior with original kitchen and baths in average condition. W/W carpet and neutral paint. NOD filed. Active

Listing 2 Maintained interior and exterior with laminate floors, neutral paint. Kitchen and baths in average condition.

Listing 3 Maintained with w/w carpet and vinyl floors. Neutral paint. Kitchen and baths in average condition. Subject to short sale. Pending 5/4/2021

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2 Beecham Court	30 Nutwood Cir	941 Regatta Dr	905 W El Camino Ave
City, State	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95833	95833	95833	95833
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.90 ¹	0.43 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$390,000	\$399,999
List Price \$	--	\$385,000	\$390,000	\$399,999
Sale Price \$	--	\$339,999	\$392,000	\$450,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	07/01/2021	05/06/2021	06/08/2021
DOM · Cumulative DOM	-- · --	16 · 23	36 · 5	6 · 54
Age (# of years)	43	42	42	65
Condition	Average	Fair	Average	Fair
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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,911	1,652	1,519	2,050
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 3
Total Room #	7	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 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	.18 acres	.14 acres	.14 acres	.22 acres
Other	N, A	N, A	N, A	N, A
Net Adjustment	--	+\$16,950	+\$8,100	-\$450
Adjusted Price	--	\$356,949	\$400,100	\$449,550

* 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** Maintained with tiled floors, neutral paint. Kitchen and baths in average condition. Cosmetic updates suggested. Adjust SF \$12950, age \$-500, lot \$4000
- Sold 2** Maintained interior and exterior with w/w csrpet, tiled floors, vinyl floors. Neutral paint. Kitchen and baths in average condition. Adjust SF \$19600, lot \$4000, age \$-500, condition \$-15000
- Sold 3** Miantained interior with wood floors, w/w carpet. Neutral paint. Original kicthen and baths in average condition. Adjust SF \$-6950, lot \$-4000, age \$11000, garage \$2500. bath count \$-3000,

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject MLS and tax records indicate property was listed and removed from market on @ 3/26/2021 \$279,900. Propr sale subject to accpetance of short sale terms with excessive existing second lien. Trustee sale dates are posted as of 6/12/2021 & 6/26/2021. However, it is unknown at present if sale concluded as tax records still reflect property as an auction status and ownership name has not transferred.			
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
10/09/2020	\$279,900	--	--	Withdrawn	03/26/2021	\$279,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$390,000	\$440,000
Sales Price	\$385,000	\$435,000
30 Day Price	\$375,000	--
Comments Regarding Pricing Strategy		
<p>for purposes of this report and comparable selection. search extended to include 2 mile radius. Most comparable properties to subject interior condition and/or expedited transiiton, as referenced by prior MLS, are considered quick sale proeprties, hence the reasoning for including comps L1 & L2 and S1. Subejct exterior is in average condition without notable required repairs or concerns fron front view. A review of prior MLS indicates property to be a fixer with original kitchen and baths and in need of new flooring and paint. Although both pricing strategies are included, for greatest return, it is suggested to complete cat least basic osmetivc updates of paint and flooring and market sibkect in repaired condition versus quick sale.</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



Front



Address Verification



Address Verification



Side



Side

Subject Photos



Side



Street



Street



Other

Listing Photos

L1 708 Los Lunes Way
Sacramento, CA 95833



Front

L2 41 South Avenue
Sacramento, CA 95838



Front

L3 14 Inca Ct
Sacramento, CA 95833



Front

Sales Photos

S1 30 Nutwood Cir
Sacramento, CA 95833



Front

S2 941 Regatta Dr
Sacramento, CA 95833



Front

S3 905 W El Camino Ave
Sacramento, CA 95833



Front

ClearMaps Addendum

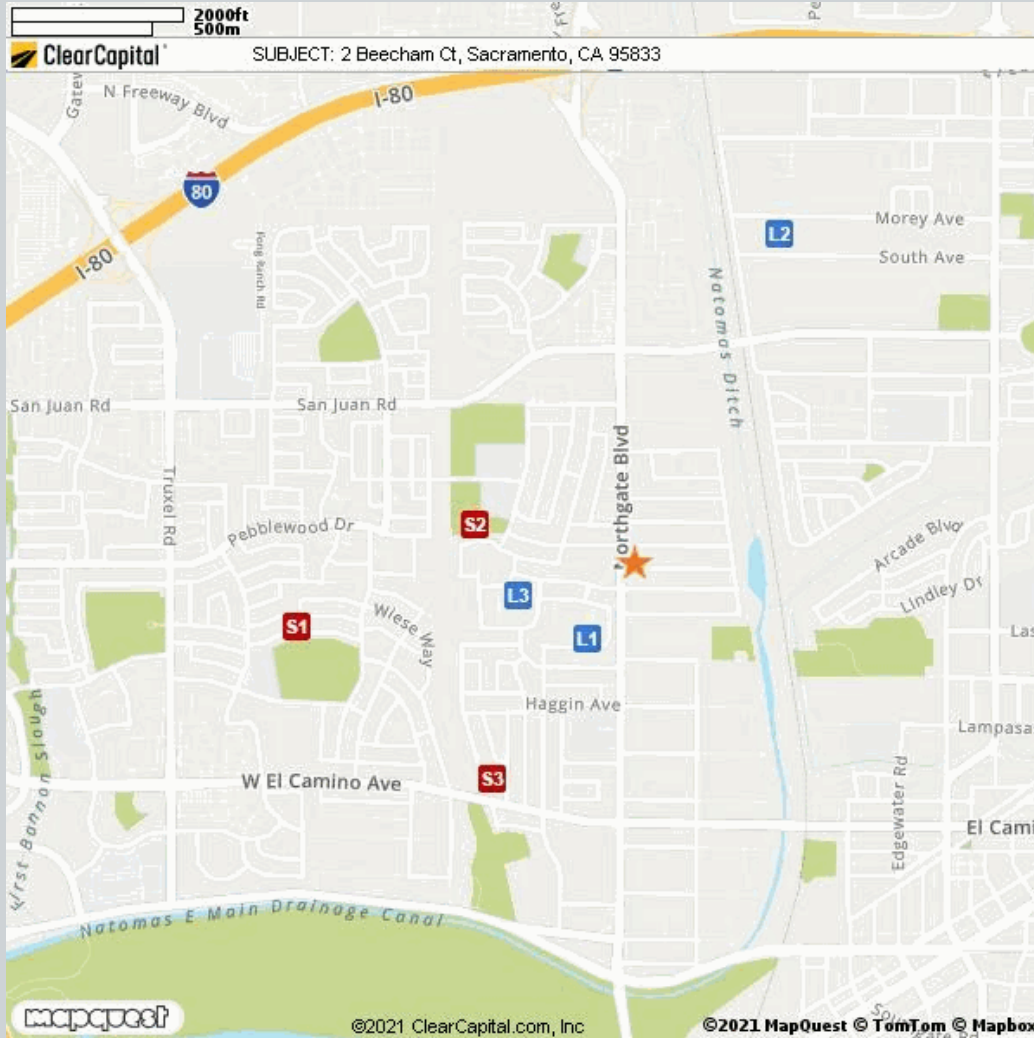
Address ★ 2 Beecham Court, Sacramento, CALIFORNIA 95833

Loan Number 45701

Suggested List \$390,000

Suggested Repaired \$440,000

Sale \$385,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2 Beecham Court, Sacramento, California 95833	--	Parcel Match
L1 Listing 1	708 Los Lunes Way, Sacramento, CA 95833	0.21 Miles ¹	Parcel Match
L2 Listing 2	41 South Avenue, Sacramento, CA 95833	0.99 Miles ¹	Parcel Match
L3 Listing 3	14 Inca Ct, Sacramento, CA 95833	0.30 Miles ¹	Parcel Match
S1 Sold 1	30 Nutwood Cir, Sacramento, CA 95833	0.90 Miles ¹	Parcel Match
S2 Sold 2	941 Regatta Dr, Sacramento, CA 95833	0.43 Miles ¹	Parcel Match
S3 Sold 3	905 W El Camino Ave, Sacramento, CA 95833	0.66 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	Jeannette Rotz	Company/Brokerage	VISION REAL ESTATE
License No	01393764	Address	2771 Garrett Place Woodland CA 95776
License Expiration	12/20/2021	License State	CA
Phone	5303060766	Email	RotzSellsHomes@gmail.com
Broker Distance to Subject	13.91 miles	Date Signed	07/26/2021

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.