

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	13405 Hermano Way, Desert Hot Springs, CA 92240	Order ID	7497641	Property ID	30807471
Inspection Date	08/10/2021	Date of Report	08/11/2021		
Loan Number	45762	APN	642211023		
Borrower Name	Redwood Holdings LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	0810BPO_Citi_2	Tracking ID 1	0810BPO_Citi_2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	VICTOR GUTIERREZ	Subject is a single family residence secured with a block wall and gate across the driveway entrance. At the time of the inspection it was uncertain if the property was occupied as there were no vehicles in the driveway. There did not appear to be any external signs of deferred maintenance.
R. E. Taxes	\$3,309	
Assessed Value	\$224,400	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
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		Neighborhood Comments
Location Type	Suburban	Neighborhood is located in the Eastern part of Desert Hot Springs and is within 2 miles of the downtown area where there is shopping and eateries.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$203900 High: \$406000	
Market for this type of property	Increased 7 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	13405 Hermano Way	13060 Agua Cayendo Road	13270 Inaja Street	67690 Key Way
City, State	Desert Hot Springs, CA	Desert Hot Springs, CA	Desert Hot Springs, CA	Desert Hot Springs, CA
Zip Code	92240	92240	92240	92240
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.11 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$315,900	\$349,000	\$388,000
List Price \$	--	\$315,900	\$349,000	\$388,000
Original List Date		07/12/2021	07/13/2021	06/15/2021
DOM · Cumulative DOM	-- · --	29 · 30	28 · 29	55 · 57
Age (# of years)	30	31	7	26
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	1,430	1,260	1,496	1,704
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 4
Total Room #	5	5	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes Spa - Yes
Lot Size	0.16 acres	.16 acres	.17 acres	.32 acres
Other	--	--	--	--

* 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.

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

Listing 1 This comparable sale is most similar to the subject in age, bedroom count and parking structure.

Listing 2 This comparable listing is similar to the subject in total square footage with one additional bedroom and newer in age.

Listing 3 This comparable listing brackets the subject as superior for having slightly larger living space and containing a pool. This property is also similar in age and bedroom count.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	13405 Hermano Way	12720 Catalpa Avenue	68150 Calle Azteca	12735 Avenida Alta Loma
City, State	Desert Hot Springs, CA	Desert Hot Springs, CA	Desert Hot Springs, CA	Desert Hot Springs, CA
Zip Code	92240	92240	92240	92240
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.71 ¹	0.34 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$310,000	\$305,000
List Price \$	--	\$275,000	\$310,000	\$305,000
Sale Price \$	--	\$290,000	\$310,000	\$314,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/01/2021	07/21/2021	05/27/2021
DOM · Cumulative DOM	-- · --	3 · 36	63 · 68	7 · 37
Age (# of years)	30	44	31	33
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	1,430	1,248	1,318	1,624
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
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	0.16 acres	.17 acres	.17 acres	.19 acres
Other	--	--	--	--
Net Adjustment	--	-\$10,360	+\$1,240	-\$6,880
Adjusted Price	--	\$279,640	\$311,240	\$307,120

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 This property is similar to the subject in bedroom count and living space with adjustments made for age and the variance in GLA.

Sold 2 This comparable sale is most similar to the subject in bedroom count, living space as well as age.

Sold 3 This comparable sale is slightly larger in total living space with similar bedroom count and age as compared with the subject

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				This home shows beautifully, and has been kept up meticulously. Sitting up high enough for beautiful back yard views of city lights and mountains, this home is in one of the best areas of Desert Hot Springs. The kitchen has granite countertops and stainless steel appliances, which is off the living and dining areas. With ceramic tile flooring in the living areas, and well maintained carpet in the bedrooms, this home is move in ready. The HVAC system has recently been refurbished, and the water heater is new. In addition to the views, the back yard has several fruit trees and easy to maintain desert landscaping. Both front and back are set up with a timer irrigation system. The front yard has a large gate that goes across the driveway and can be closed for better security if desired. Exterior landscaping is being upgraded, and more pictures will be coming soon! Furnishings negotiable also!			
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	\$299,000	\$299,000
30 Day Price	\$295,000	--
Comments Regarding Pricing Strategy		
Suggested pricing is based on an average of the sold comparables with consideration given to the current upward momentum in pricing.		

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



Street

Listing Photos

L1 13060 Agua Cayendo Road
Desert Hot Springs, CA 92240



Front

L2 13270 Inaja Street
Desert Hot Springs, CA 92240



Front

L3 67690 Key Way
Desert Hot Springs, CA 92240



Front

Sales Photos

S1 12720 Catalpa Avenue
Desert Hot Springs, CA 92240



Front

S2 68150 Calle Azteca
Desert Hot Springs, CA 92240



Front

S3 12735 Avenida Alta Loma
Desert Hot Springs, CA 92240



Front

ClearMaps Addendum

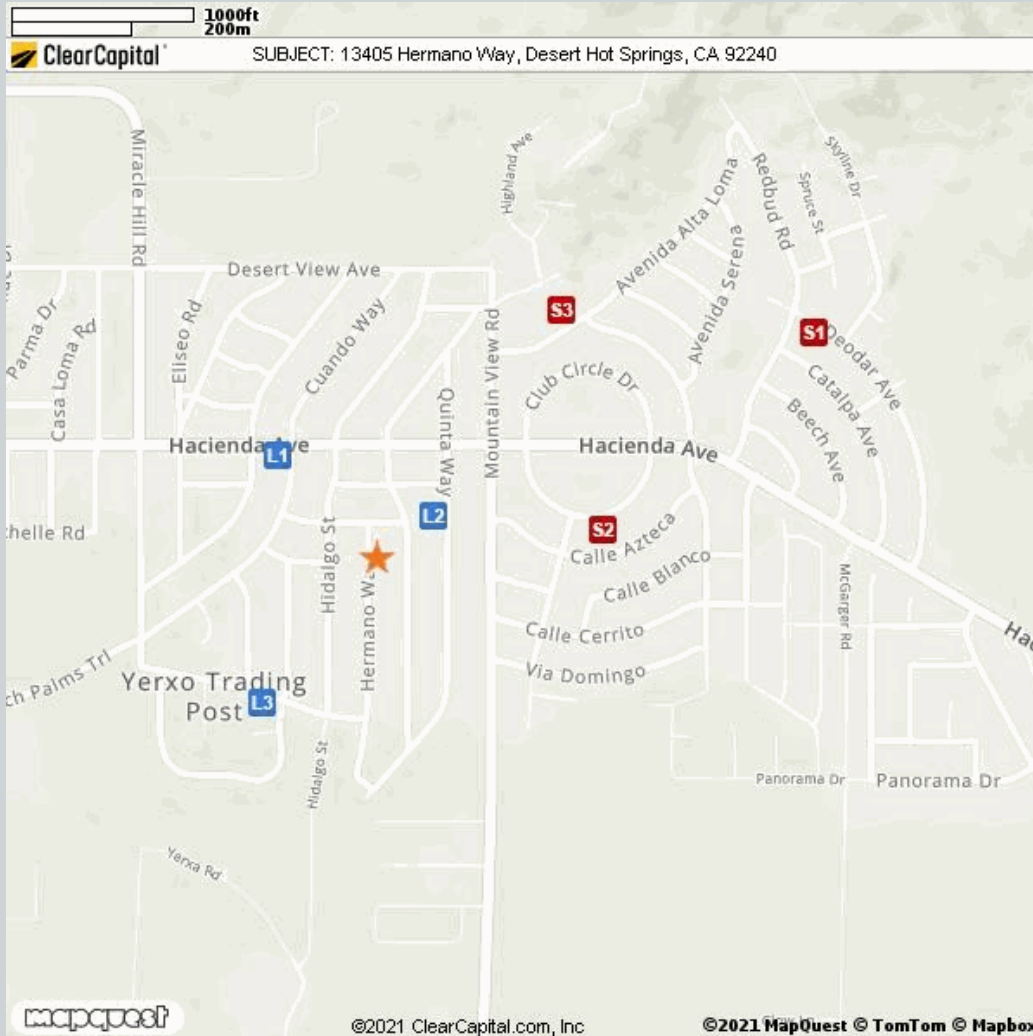
Address ★ 13405 Hermano Way, Desert Hot Springs, CA 92240

Loan Number 45762

Suggested List \$305,000

Suggested Repaired \$305,000

Sale \$299,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13405 Hermano Way, Desert Hot Springs, CA 92240	--	Parcel Match
L1	13060 Agua Cayendo Road, Desert Hot Springs, CA 92240	0.20 Miles ¹	Parcel Match
L2	13270 Inaja Street, Desert Hot Springs, CA 92240	0.11 Miles ¹	Parcel Match
L3	67690 Key Way, Desert Hot Springs, CA 92240	0.25 Miles ¹	Parcel Match
S1	12720 Catalpa Avenue, Desert Hot Springs, CA 92240	0.71 Miles ¹	Parcel Match
S2	68150 Calle Azteca, Desert Hot Springs, CA 92240	0.34 Miles ¹	Parcel Match
S3	12735 Avenida Alta Loma, Desert Hot Springs, CA 92240	0.45 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	Phillip Vaughan	Company/Brokerage	HomeSmart
License No	02054316	Address	68028 Madrid Road Cathedral City CA 92234-4830
License Expiration	01/08/2022	License State	CA
Phone	7608612681	Email	philvhomes@gmail.com
Broker Distance to Subject	7.13 miles	Date Signed	08/10/2021

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.