

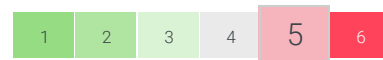
## Subject Details

<b>PROPERTY TYPE</b>	GLA
SFR	1,071 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
3	1.0
<b>STYLE</b>	<b>YEAR BUILT</b>
Conventional	1952
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
0.11 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	2 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Unknown	Unknown
<b>COUNTY</b>	<b>APN</b>
Los Angeles	4216022007

## Analysis Of Subject

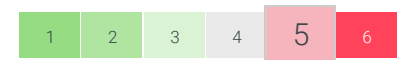
Provided by Appraiser

### CONDITION RATING



The property features obvious deferred maintenance and is in need of some significant repairs.

### QUALITY RATING



The property meets minimum building codes and is constructed with inexpensive, stock materials with limited upgrades.

### VIEW

Residential



### LOCATION

Residential



### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject is located in the city of Culver City. The area consists of well maintained homes in a typical subdivision density neighborhood. No negative external influence was noted. The subject is described as a SFR in a medium density neighborhood with 5/3/1 room count, 1,071sf built in 1952 in average- condition. The ... **(continued in Appraiser Commentary Summary)**

# Sales Comparison



Provided by  
Appraiser



COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.03 miles	0.16 miles	0.65 miles
DATA/ VERIFICATION SOURCE	MLS	Public Records	MLS	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	09/29/2020	03/15/2021	03/19/2021
SALE PRICE/PPSF	--	\$1,500,000 \$1,105/Sq. Ft.	\$1,320,000 \$1,061/Sq. Ft.	\$863,000 \$841/Sq. Ft.
CONTRACT/ PENDING DATE	--	Unknown	03/22/2021	05/25/2021
SALE DATE	--	01/06/2021	05/17/2021	07/01/2021
DAYS ON MARKET	--	95	63	104
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.11 Acre(s)	0.11 Acre(s)	0.14 Acre(s)	0.12 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Conventional	Conventional	Traditional	Traditional
QUALITY OF CONSTRUCTION	Q5	Q3 -\$50,000	Q4 -\$25,000	Q5
ACTUAL AGE	69	69	69	71
CONDITION	C5	C3 -\$50,000	C4 -\$25,000	C5
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	5/3/1	6/4/2 -\$5,000	5/3/1	5/3/1
GROSS LIVING AREA	1,071 Sq. Ft.	1,357 Sq. Ft. -\$143,000	1,244 Sq. Ft. -\$86,000	1,026 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Unknown	Unknown	Forced Air	Central
COOLING	Unknown	Unknown	Window/Unit	Central
GARAGE	2 GA	2 GD	2 GA	2 CP \$10,000
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		-16.53% -\$248,000	-10.30% -\$136,000	1.16% \$10,000
GROSS ADJUSTMENTS		16.53% \$248,000	10.30% \$136,000	1.16% \$10,000
ADJUSTED PRICE		\$1,252,000	\$1,184,000	\$873,000

## Sales Comparison (Continued)

Provided by  
Appraiser

		MOST COMPARABLE			
	 <p><b>11521 Segrell Way</b> Culver City, CA 90230</p>	 <p><b>11516 McDonald St</b> Culver City, CA 90230</p>			
COMPARABLE TYPE	--	Sale			
MILES TO SUBJECT	--	0.41 miles			
DATA/ VERIFICATION SOURCE	MLS	MLS			
LIST PRICE	--	--			
LIST DATE	--	06/07/2021			
SALE PRICE/PPSF	--	\$1,225,000	\$1,201/Sq. Ft.		
CONTRACT/ PENDING DATE	--	06/18/2021			
SALE DATE	--	07/12/2021			
DAYS ON MARKET	--	35			
LOCATION	N; Res	N; Res			
LOT SIZE	0.11 Acre(s)	0.13 Acre(s)			
VIEW	N; Res	N; Res			
DESIGN (STYLE)	Conventional	Traditional			
QUALITY OF CONSTRUCTION	Q5	Q4	-\$25,000		
ACTUAL AGE	69	70			
CONDITION	C5	C4	-\$25,000		
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	5/3/1	5/3/1			
GROSS LIVING AREA	1,071 Sq. Ft.	1,020 Sq. Ft.			
BASEMENT	None	None			
HEATING	Unknown	Central			
COOLING	Unknown	Central			
GARAGE	2 GA	2 GA			
OTHER	--	--	--	--	--
OTHER	--	--	--	--	--
NET ADJUSTMENTS			-4.08% - \$50,000		
GROSS ADJUSTMENTS			4.08% \$50,000		
ADJUSTED PRICE			\$1,175,000		

## Value Conclusion + Reconciliation



Provided by  
Appraiser

**\$1,100,000**  
AS-IS VALUE

**1-120 Days**  
EXPOSURE TIME

**EXTERIOR**  
INSPECTION PERFORMED  
BY A 3RD PARTY

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

All comps are from the subject's neighborhood and are recently closed. The appraiser chose the best comparables available. Comps 3 and 4 are less than 100sf different in GLA therefore, no adjustment is warranted. Per online photos comp 1 is superior in condition/quality while comps 2 and 4 are slightly superior in condition/quality. Comp 3 was utilized as a lower bracket comp and is give the least weight in this analysis. Most weight is given to comp 4 for its similarity

#### EXPLANATION OF ADJUSTMENTS

Amenity differences have been adjusted properly and are deemed customary for the area. Net/gross adjustments are within the standard 15%/25% guidelines. No negative external factors were noted which would negatively impact marketability. Value appears to be adequately supported.

#### ADDITIONAL COMMENTS (OPTIONAL)

### Reconciliation Summary

After reconciliation of the supplied comparables, a value estimate of \$1,100,000 is considered reasonable as of 9/02/21. Extra ordinary assumptions were made in terms of interior condition/finishes, room count, etc. The comparables sales are acceptable and appear to be competitive in age, GLA and appeal to the subject.

## Appraiser Commentary Summary

 Provided by Appraiser

### Subject Comments (Site, Condition, Quality)

From Page 1

The subject is located in the city of Culver City. The area consists of well maintained homes in a typical subdivision density neighborhood. No negative external influence was noted. The subject is described as a SFR in a medium density neighborhood with 5/3/1 room count, 1,071sf built in 1952 in average- condition. The subject would benefit from updates and is noted to need "TLC". Improvements include: wood and tile flooring, tile countertops, and a 2 car garage.

### Neighborhood and Market

From Page 7

Market research indicates the subject's market have remained stable/increasing in value. The subject's market does not appear to be a REO driven market. Marketing time is noted at 90 days or less for properly priced homes.

### Analysis of Prior Sales & Listings

From Page 6

The highest and best use is as a SFR.

### Highest and Best Use Additional Comments

The highest and best use is as a SFR.

## Subject Details

 Provided by Appraiser

### Sales and Listing History

**PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?**

Yes

**Event**

● Sold

**Date**

Aug 26, 2021

**Price**

\$1,050,000

**Data Source**

MLS 21-764132

**LISTING STATUS**

Listed in Past Year

● Contingent

Aug 4, 2021

\$950,000

MLS 21-764132

● Active

Jul 22, 2021

\$950,000

MLS 21-764132

**DATA SOURCE(S)**

MLS

**EFFECTIVE DATE**

09/02/2021

**SALES AND LISTING HISTORY ANALYSIS**

The highest and best use is as a SFR.

### Order Information

**BORROWER**

Redwood Holdings LLC

**LOAN NUMBER**

45926

**PROPERTY ID**

30930032

**ORDER ID**

7541577

**ORDER TRACKING ID**

0827CV

**TRACKING ID 1**

0827CV

### Legal

**OWNER**

ELLENE HALPERIN

**ZONING DESC.**

Residential

**ZONING CLASS**

CCR1YY

**ZONING COMPLIANCE**

Legal

**LEGAL DESC.**

TRACT NO 17468 LOT 7

### Highest and Best Use

**IS HIGHEST AND BEST USE THE PRESENT USE**

Yes

**PHYSICALLY POSSIBLE?**

✓

**FINANCIALLY FEASIBLE?**

✓

**LEGALLY PERMISSABLE?**

✓

**MOST PRODUCTIVE USE?**

✓

### Economic

**R.E. TAXES**

\$2,200

**HOA FEES**

N/A

**PROJECT TYPE**

N/A

**FEMA FLOOD ZONE**

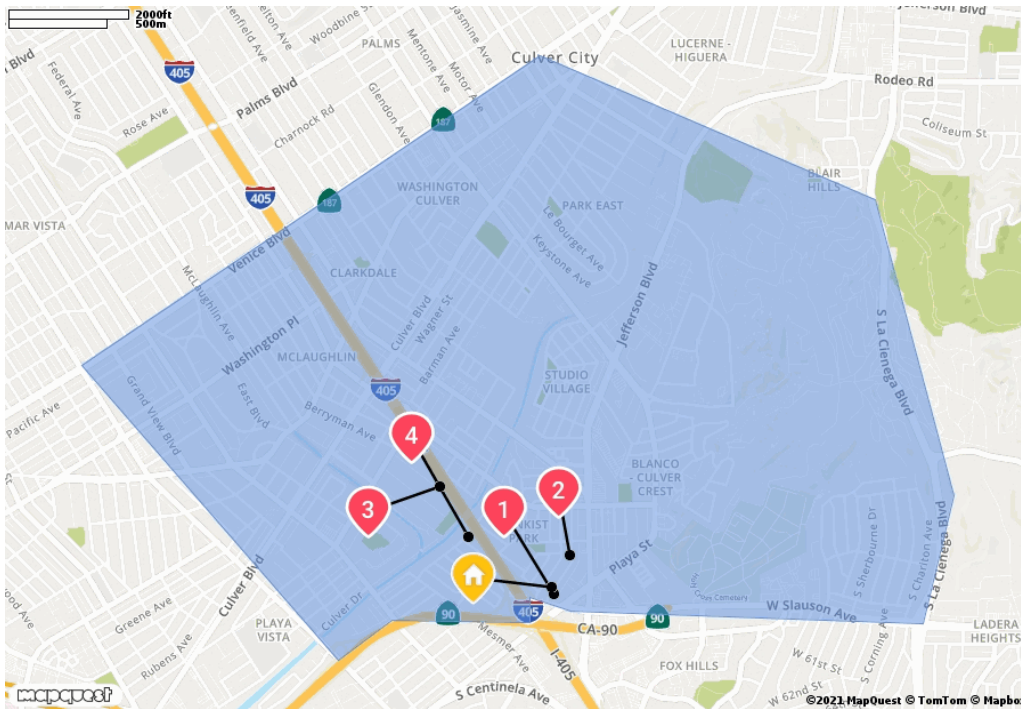
X

**FEMA SPECIAL FLOOD ZONE AREA**

No

# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

**75**

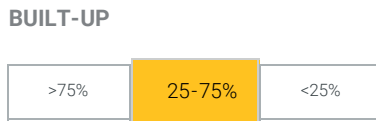
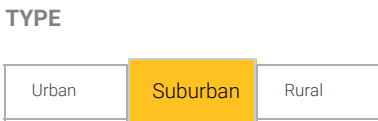
Months Supply

**1.0**

Avg Days Until Sale

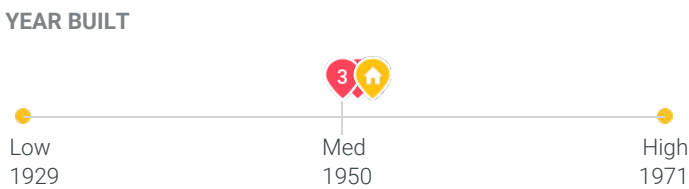
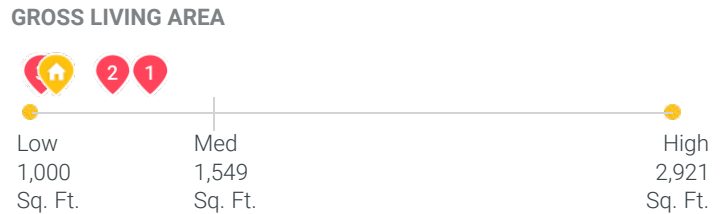
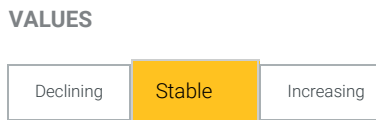
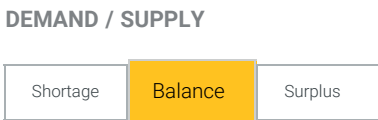
**90**

Subject Neighborhood as defined by the Appraiser



**NEIGHBORHOOD & MARKET COMMENTS**

Market research indicates the subject's market have remained stable/increasing in value. The subject's market does not appear to be a REO driven market. Marketing time is noted at 90 days or less for properly priced homes.



## Subject Photos



Front



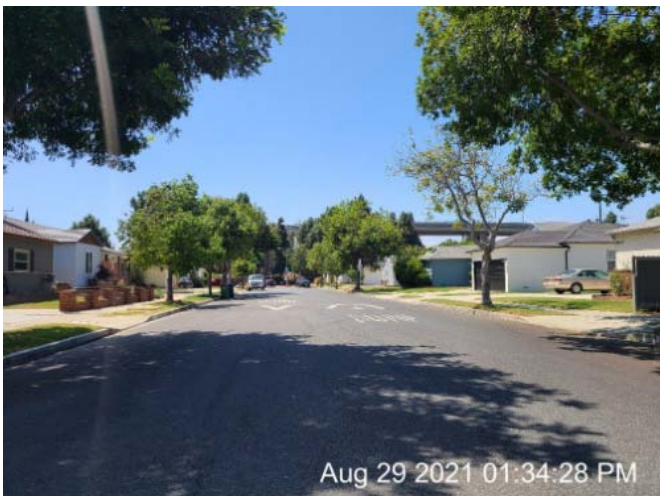
Address Verification



Side



Side



Street



Street



## Subject Photos



Other

## Comparable Photos

Provided by  
Appraiser

1 11546 Segrell Way  
Culver City, CA 90230



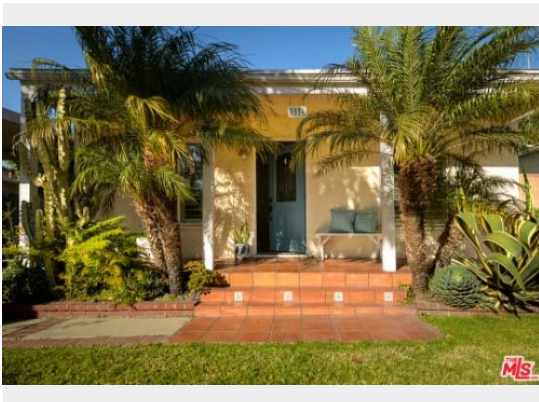
Front

2 11389 Segrell Way  
Culver City, CA 90230



Front

3 4916 Berryman Ave  
Culver City, CA 90230



Front

### Comparable Photos

Provided by  
Appraiser

4 11516 Mcdonald St  
Culver City, CA 90230



Front

## Scope of Work



Provided by  
Appraiser

### REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

### PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

### SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Rodrigo Ursulo, a licensed real estate agent having completed the above referenced Property Inspection.

### AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

### THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

### INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

### INTENDED USER:

The intended user of this appraisal report is the lender/client.

### DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))**

### SCOPE OF WORK COMMENTS

none

## Assumptions, Conditions, Certifications, & Signature



### EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

### EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

*none*

### STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

### LIMITING CONDITIONS COMMENTS

*none*

## Assumptions, Conditions, Certifications, & Signature (Cont.)



**I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:**

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Rodrigo Ursulo and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

**APPRAISER'S CERTIFICATION COMMENTS**

none

**SIGNATURE**

**NAME**

**EFFECTIVE DATE**

**DATE OF REPORT**

*Gina Blizard*

Gina Blizard

09/02/2021

09/02/2021

**LICENSE #**

**STATE**

**EXPIRATION**

**COMPANY**

AR030212

CA

02/27/2023

Independent Contractor

# Property Condition Inspection

Provided by  
Onsite Inspector



<b>PROPERTY TYPE</b> SFR	<b>CURRENT USE</b> SFR	<b>PROJECTED USE</b> SFR
<b>OCCUPANCY</b> Occupied	<b>GATED COMMUNITY</b> No	<b>ATTACHED TYPE</b> Detached
<b>PARKING TYPE</b> Attached Garage; 2 spaces	<b>STORIES</b> 1	<b>UNITS</b> 1
<b>EXTERIOR REPAIRS</b> \$0	<b>INTERIOR REPAIRS</b> N/A	<b>TOTAL REPAIRS</b> \$0

## Condition & Marketability

<b>CONDITION</b>	✓ Good	Property appeared to be in good condition from the exterior.
<b>SIGNIFICANT REPAIRS NEEDED</b>	✓ No	No repairs needed or damages to report at time of inspection.
<b>CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES</b>	✓ No	No current or potential zoning violations noted at time of inspection.
<b>SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, &amp; SIZE)</b>	✓ Yes	Subject conforms to neighborhood and is in similar condition to surrounding properties.
<b>AVERAGE CONDITION OF NEIGHBORING PROPERTIES</b>	✓ Good	The average condition for the neighboring properties is noted as "Good"
<b>BOARDED OR VACANT PROPERTIES NEAR SUBJECT</b>	✓ No	No boarded or vacant properties were noted at time of inspection.
<b>SUBJECT NEAR POWERLINES</b>	✓ No	No near powerlines were noted or observed.
<b>SUBJECT NEAR RAILROAD</b>	✓ No	Subject is not near any railroad tracks.
<b>SUBJECT NEAR COMMERCIAL PROPERTY</b>	✓ No	There is no nearby commercial properties that would affect subject's marketability.

## Property Condition Inspection - Cont.

 Provided by  
Onsite Inspector

### Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	Subject is not near an airport or airport flight path.
ROAD QUALITY	✓	Good	Subject's nearby roads are in good condition and consistent with nearby streets located in and around this neighborhood.
NEGATIVE EXTERNALITIES	✓	No	There are no negative externalities that affect subject property.
POSITIVE EXTERNALITIES	✓	No	There are no positive externalities that affect subject property.



## Repairs Needed

### Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

**Agent / Broker**

<b>ELECTRONIC SIGNATURE</b>	<b>LICENSE #</b>	<b>NAME</b>	<b>COMPANY</b>	<b>INSPECTION DATE</b>
/Rodrigo Ursulo/	01971199	Rodrigo Ursulo	Pollard Properties	08/29/2021