

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.

<b>Address</b>	82 Park Avenue, Walnut Creek, CA 94595	<b>Order ID</b>	7963468	<b>Property ID</b>	32125110
<b>Inspection Date</b>	02/11/2022	<b>Date of Report</b>	02/13/2022		
<b>Loan Number</b>	45979	<b>APN</b>	184-302-029		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Contra Costa		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	02.10.22_BPO_Update	<b>Tracking ID 1</b>	02.10.22_BPO_Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Redwood Holdings LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,240	No adverse conditions were noted at the time of inspection based on exterior observations. Subject property located within an area of established properties, subject conforms. Subject is located on a wooded lot with expansive gardens and landscape.	
<b>Assessed Value</b>	\$296,164		
<b>Zoning Classification</b>	R10		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Partially Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject is a conforming Single Family Residential Ranch style property located within the Saranap Subdivision and the Dewing Park neighborhood with predominately similar single family properties. Subject is located on off a flag lot shared with one other property at the end of the lane. Subject is setback from the road, and the front of the property is off its shared lane and comes with a wooded front yard. Subject conforms to the immediate area and within moderate proximity and location offers easy access to major highways (680 and 24) making it a central location to many points ...	
<b>Sales Prices in this Neighborhood</b>	Low: \$1,100,000 High: \$1,390,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Neighborhood Comments

Subject is a conforming Single Family Residential Ranch style property located within the Saranap Subdivision and the Dewing Park neighborhood with predominately similar single family properties. Subject is located on off a flag lot shared with one other property at the end of the lane. Subject is setback from the road, and the front of the property is off its shared lane and comes with a wooded front yard. Subject conforms to the immediate area and within moderate proximity and location offers easy access to major highways (680 and 24) making it a central location to many points Olympic Blvd, Parkmead Elementary School, Tice Creek School, Dewing Park Swim Park, Kaiser Permanente, Downtown, Broadway Plaza and with a City dedicated BART Station..

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	82 Park Avenue	1632 Oakland Blvd	30 Autumn Trail Lane	5 Sally Lane
<b>City, State</b>	Walnut Creek, CA	Walnut Creek, CA	Walnut Creek, CA	Walnut Creek, CA
<b>Zip Code</b>	94595	94596	94595	94595
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.03 <sup>1</sup>	0.47 <sup>1</sup>	0.45 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$1,000,000	\$1,475,000	\$1,299,900
<b>List Price \$</b>	--	\$1,000,000	\$1,390,000	\$1,299,900
<b>Original List Date</b>		02/10/2022	05/28/2021	10/09/2021
<b>DOM · Cumulative DOM</b>	-- · --	3 · 3	31 · 261	111 · 127
<b>Age (# of years)</b>	58	10	10	58
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Adverse ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	2 Stories Custom	2 Stories Traditional	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,702	1,398	2,031	2,030
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2 · 1	4 · 2 · 1	4 · 2
<b>Total Room #</b>	7	5	10	10
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Carport 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.26 acres	0.03 acres	0.16 acres	0.26 acres
<b>Other</b>	Fireplace	Fireplace	Fireplace	Fireplace

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** A1 is similar in room count, in fireplace with 2 beds, 2.5 baths. A1 is superior in year built, in half baths. A1 is inferior in GLA, in beds, in lot size, in garage space. A1 is a newer construction located within close proximity to hwy 680 with a possible noise impact, and comes with a open concept, a chef's kitchen with a private deck for BBQ, recessed lighting, plantation shutters, granite counters, along with a single car garage and issued carport.
- Listing 2** A2 is similar in room count, in garage space, in fireplace with 4 beds, 2.5 baths. A2 is superior in beds, in half baths, in GLA, in year built. A2 is inferior in lot size. A2 is located near downtown Walnut Creek, and has nearby Las Trampas Creek sounds from the backyard, is a previous model home and part of a collection of 16 properties, in the Paulson Lane Community. A2 has no HOA fees is located near 680/24, BART, shopping, restaurants, and a highly rated school district.
- Listing 3** A3 is similar in room count, in fireplace with 4 beds, 2 baths. A3 is superior in beds, in GLA. A3 is inferior in year built, in lot size, in garage space with a converted garage.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	82 Park Avenue	1643 Arbutus Dr	124 Del Monte Dr	23 Green Bay Ct
<b>City, State</b>	Walnut Creek, CA	Walnut Creek, CA	Walnut Creek, CA	Walnut Creek, CA
<b>Zip Code</b>	94595	94595	94595	94595
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.36 <sup>1</sup>	0.35 <sup>1</sup>	0.36 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$895,000	\$1,200,000	\$1,395,000
<b>List Price \$</b>	--	\$895,000	\$1,200,000	\$1,395,000
<b>Sale Price \$</b>	--	\$1,100,000	\$1,120,000	\$1,390,000
<b>Type of Financing</b>	--	Cash	Conventional	Cash
<b>Date of Sale</b>	--	06/23/2021	04/08/2021	09/09/2021
<b>DOM · Cumulative DOM</b>	-- · --	6 · 20	14 · 41	10 · 25
<b>Age (# of years)</b>	58	43	69	42
<b>Condition</b>	Average	Average	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Traditional	1 Story Ranch	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,702	1,936	1,591	1,778
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	7	9	8	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.26 acres	0.27 acres	0.24 acres	0.30 acres
<b>Other</b>	Fireplace	Fireplace	Fireplace	Fireplace
<b>Net Adjustment</b>	--	-\$22,271	-\$2,421	-\$13,101
<b>Adjusted Price</b>	--	\$1,077,729	\$1,117,579	\$1,376,899

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** S1 is similar in room count, in garage space, in fireplace with 3 beds, 2 baths. S1 is superior in year built - (\$1,400), in GLA - (\$21,060). S1 is inferior in lot size + (\$189.00). S1 is located within the Parkmead neighborhood is walkable to schools, downtown, Broadway Plaza and Kaiser Permanente. S1 has a hillside views, an open kitchen/family room combo with separate formal living an dining room. S1 comes with a unfinished lower level for possible expansion.
- Sold 2** S2 is similar in room count, in fireplace with 3 beds, 2 baths. S2 is superior in condition due to a remodeled primary that connects to a walk-in closet and en-suite and upgraded kitchen. S2 is inferior in GLA + (\$9,990), in lot size + (\$1,389), in year built + (\$1,200), and garage space + (\$10,000) which now has a bedroom and bath.
- Sold 3** S3 is similar in room count, in garage space, in fireplace with 4 beds, 2 baths. S3 is superior in GLA - (\$6,840), in lot size - (\$1,261), in year built - (\$1,500) and beds - (\$3,500). S3 is located within Sarnap off a cul-de-sac, surrounded by lush gardens and privacy with hardwood floors, and with moderate proximity to BART, schools and services.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject was listed on 7/22/2021 for \$1,195,000 on sold within 18 day for \$1,100,000 with conventional sale terms on 8/16/2021.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>		0					
<b># of Sales in Previous 12 Months</b>		1					
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
07/22/2021	\$1,195,000	08/09/2021	\$1,100,000	Sold	08/16/2021	\$1,100,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$1,193,000	\$1,193,000
<b>Sales Price</b>	\$1,203,000	\$1,203,000
<b>30 Day Price</b>	\$1,203,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject value based on the most similar Single Family Residential Ranch style properties compared to subject, located through searches utilizing current market data on MLS. All comps are within a 20% square foot variance, 6 months and .25 miles. Search criteria extended 12 months and 1 mile due to low inventories, and the lack of similar recent comparable properties within subject's immediate neighborhood. Comparable properties located within this expanded search include those that are from a pool of cancelled and a new listings, due to the overall lack of available comps in the area. Within parameters of search median list price is \$1,295,000 and median sold price \$1,120,000 with a DOM of 30 days. Subject located in an area of REO, Short Sales, Flipped properties and Fair Market value, supply meets demand according to Contra Costa Association of Realtors. According to the CCAR MLS, the average marketing time in subject's immediate area is 30 Days on the market. Trends for this zip code indicate that within the current inventory .5% are in foreclosure, Auction, and Bank Owned stages.</p>		

## Subject Photos



Front



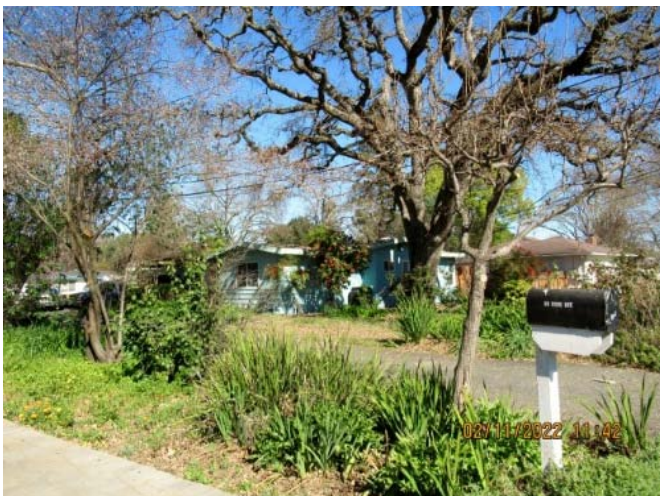
Front



Front



Front



Front



Front



## Subject Photos



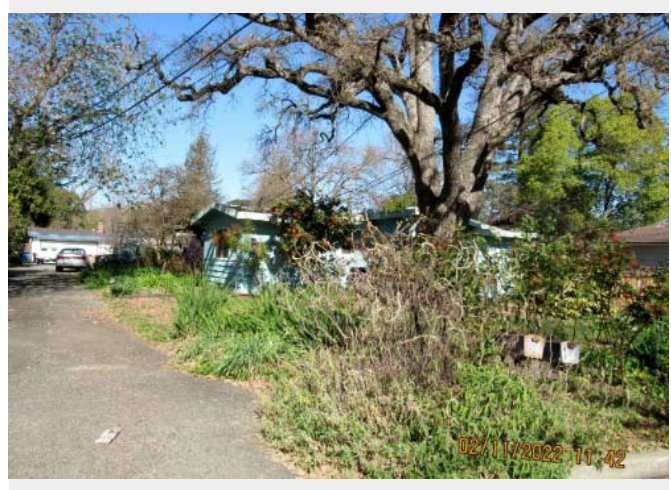
Address Verification



Side



Side



Side



Side



Side

## Subject Photos



Side



Side



Side



Side



Side



Side

## Subject Photos



Side



Side



Side



Side



Street



Street

## Subject Photos



Street



Street

## Listing Photos

L1 1632 Oakland Blvd  
Walnut Creek, CA 94596



Front

L2 30 Autumn Trail Lane  
Walnut Creek, CA 94595



Front

L3 5 Sally Lane  
Walnut Creek, CA 94595



Front

## Sales Photos

**S1** 1643 Arbutus Dr  
Walnut Creek, CA 94595



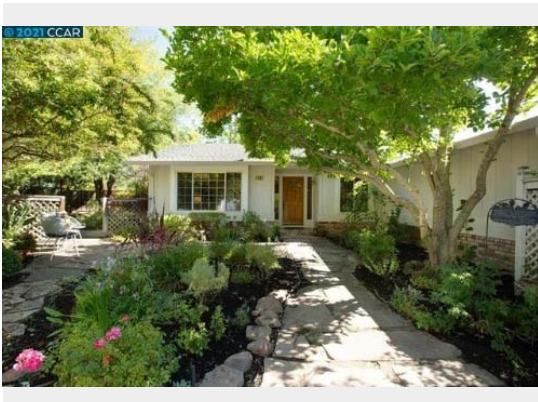
Front

**S2** 124 Del Monte Dr  
Walnut Creek, CA 94595



Garage

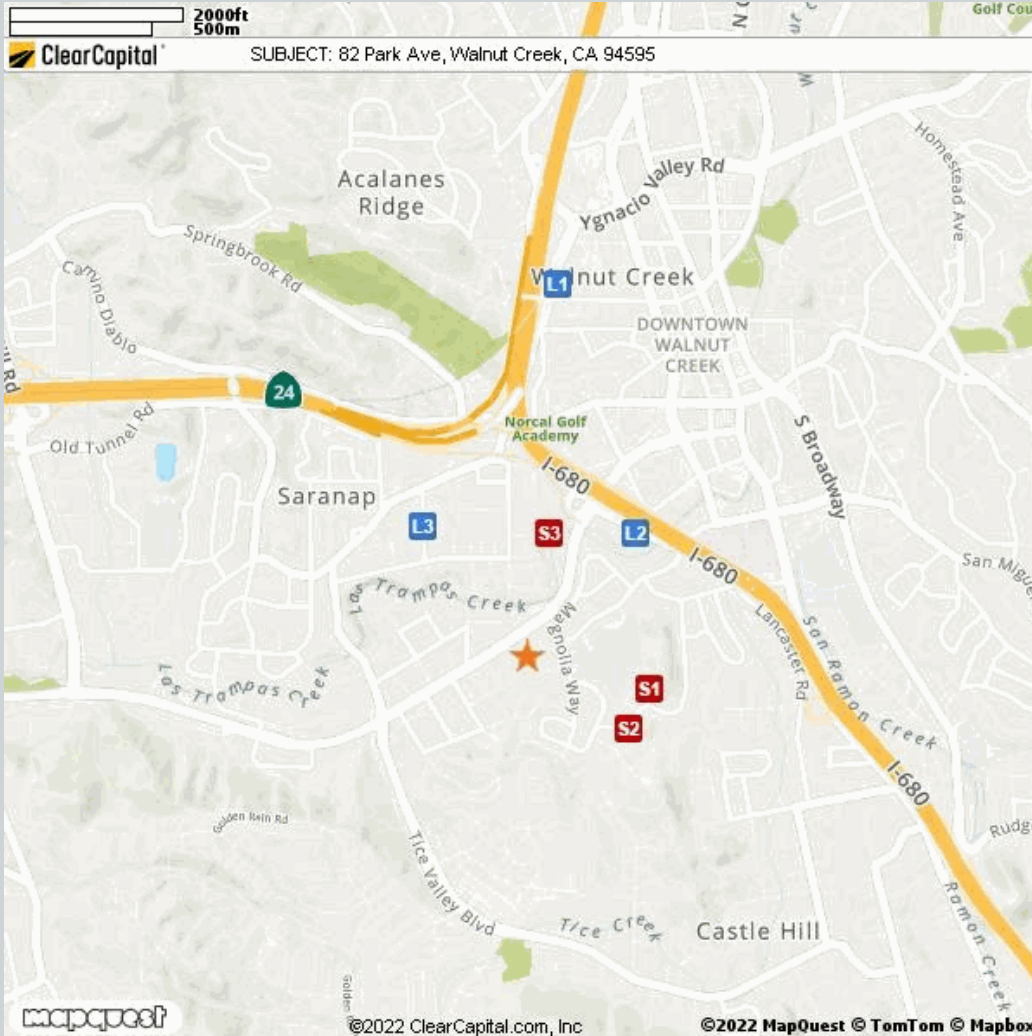
**S3** 23 Green Bay Ct  
Walnut Creek, CA 94595



Front

## ClearMaps Addendum

**Address** ★ 82 Park Avenue, Walnut Creek, CA 94595  
**Loan Number** 45979      **Suggested List** \$1,193,000      **Suggested Repaired** \$1,193,000      **Sale** \$1,203,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	82 Park Avenue, Walnut Creek, CA 94595	--	Parcel Match
L1 Listing 1	1632 Oakland Blvd, Walnut Creek, CA 94596	1.03 Miles <sup>1</sup>	Street Centerline Match
L2 Listing 2	30 Autumn Trail Lane, Walnut Creek, CA 94595	0.47 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5 Sally Lane, Walnut Creek, CA 94595	0.45 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1643 Arbutus Dr, Walnut Creek, CA 94595	0.36 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	124 Del Monte Dr, Walnut Creek, CA 94595	0.35 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	23 Green Bay Ct, Walnut Creek, CA 94595	0.36 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Debbie Deister	<b>Company/Brokerage</b>	Stonehurst Real Estate Services
<b>License No</b>	01426142	<b>Address</b>	Stonehurst Real Estate Services Lafayette CA 94549
<b>License Expiration</b>	04/15/2024	<b>License State</b>	CA
<b>Phone</b>	9254513368	<b>Email</b>	stonehurstres00@gmail.com
<b>Broker Distance to Subject</b>	2.39 miles	<b>Date Signed</b>	02/13/2022

*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.