

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	2414 W Mendocino Avenue, Stockton, CA 95204	Order ID	7750030	Property ID	31641263
Inspection Date	11/17/2021	Date of Report	11/17/2021		
Loan Number	46016	APN	111-081-120-000		
Borrower Name	Redwood Holdings LLC	County	San Joaquin		

Tracking IDs					
Order Tracking ID	1116BPO	Tracking ID 1	1116BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Margie Jean Tucker	<p>The subject is a one story detached SFR. The subject appears vacant. Windows have no window coverings and per the most recent listing/sale, the subject was vacant at that time. Per the MLS comments, this was a Trustee Sale and was priced below market value when compared to comps in the neighborhood. Per the MLS, the subject has fresh interior paint. Please see attached MLS listing sheet. Its exterior finish is wood siding and brick. It features a composition shingle roof and an attached 2 car garage and a covered carport. The front yard landscaping is maintained and in average condition. No repairs are being recommended at this time.</p>
R. E. Taxes	\$3,201	
Assessed Value	\$127,240	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(The windows and doors all are closed.)		
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	<p>The neighborhood consists of detached SFR's built from 1916 to 1995 and range from 696 to 2842 living sq ft. The neighborhood is located within a 1-6 mile proximity from schools, parks, shopping, grocery, restaurants, local/public transportation and freeway access. The market value for this neighborhood has increased due to a shortage of inventory and rise in demand. The REO/Short Sale trend has remained stable/low within the past 6 months with 0 (zero) REO/Short Sales. The average market time for the neighborhood of 21 days.</p>
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$231,000 High: \$580,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2414 W Mendocino Avenue	2026 W Alpine Ave	1962 Elmwood Ave	1430 Roselawn Ave
City, State	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95204	95204	95204	95204
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.49 ¹	1.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,950	\$325,000	\$379,950
List Price \$	--	\$299,950	\$325,000	\$379,950
Original List Date		10/21/2021	11/09/2021	09/30/2021
DOM · Cumulative DOM	-- · --	7 · 27	7 · 8	26 · 48
Age (# of years)	69	71	85	101
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	896	873	897	1,001
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.13 acres	0.11 acres	0.14 acres
Other	none	none	none	shed

* 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 Comp Listing 1 is inferior in GLA but is used for being similar in age, style, bed/bath count. Listing History: currently in Pending Show for Backup status; pending/contract date 10/28/2021.

Listing 2 Comp Listing 2 is used for being most similar in GLA, age, style, and bed/bath count. Per the MLS, this comp has fresh interior and exterior paint. Listing History: currently in Active status.

Listing 3 Comp Listing 3 is superior in GLA but is used for being similar in age, style, bedroom count. Per the MLS, this comp has an updated kitchen. Listing History: currently in Pending status; pending/contract date 10/26/2021.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2414 W Mendocino Avenue	2551 Inman Ave	2212 Bristol Ave	2190 Princeton Ave
City, State	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95204	95204	95204	95204
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.20 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$324,999	\$305,000	\$349,950
List Price \$	--	\$324,999	\$333,000	\$349,950
Sale Price \$	--	\$354,000	\$333,000	\$370,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	11/02/2021	09/21/2021	10/22/2021
DOM · Cumulative DOM	-- · --	5 · 45	15 · 38	12 · 50
Age (# of years)	69	71	70	73
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	896	870	882	1,003
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.18 acres	0.13 acres	0.22 acres
Other	none	none	none	none
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$354,000	\$333,000	\$370,000

* 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.

Recent Sales - Cont.

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

- Sold 1** Comp Sale 1 is inferior in GLA but is used for being similar in age, style, bed/bath count and lot size. It is also a more recent sale for the neighborhood. Per the MLS, this comp has fresh interior/exterior paint and updated kitchen with new appliances. Listing History: pending/contract date 9/23/2021; no sale concessions.
- Sold 2** Comp Sale 2 is used for being most similar in GLA, age, style, bed/bath count. Per the MLS, this comp has new flooring. Listing History: pending/contract date 8/29/2021; no sale concessions.
- Sold 3** Comp Sale 3 is superior in GLA but is used for being similar in age, style, bedroom count. Per the MLS, this cop has new flooring throughout and fresh interior paint, new windows and lighting, updated kitchen, bathroom and new appliances. Listing History: pending/contract date 9/14/2021; no sale concessions.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Per the MLS, the subject was listed as a Trustee Sale on 8/2/2021 and sold on 11/15/2021; \$250,000.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/02/2021	\$250,000	--	--	Sold	11/15/2021	\$250,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$355,000	\$355,000
Sales Price	\$355,000	\$355,000
30 Day Price	\$333,000	--
Comments Regarding Pricing Strategy		
The subject conforms to its neighborhood in age, style and condition. When determining the subjects market value, Sale 2 and Listing 2 are used as they are both most similar in GLA, age, style, bed/bath count. Based on the comps provided, the subject should sell at the recommended marketing strategy within the average market time for the neighborhood of 21 days.		

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



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 2026 W Alpine Ave
Stockton, CA 95204



Front

L2 1962 Elmwood Ave
Stockton, CA 95204



Front

L3 1430 Roselawn Ave
Stockton, CA 95204



Front

Sales Photos

S1 2551 Inman Ave
Stockton, CA 95204



Front

S2 2212 Bristol Ave
Stockton, CA 95204



Front

S3 2190 Princeton Ave
Stockton, CA 95204



Front

ClearMaps Addendum

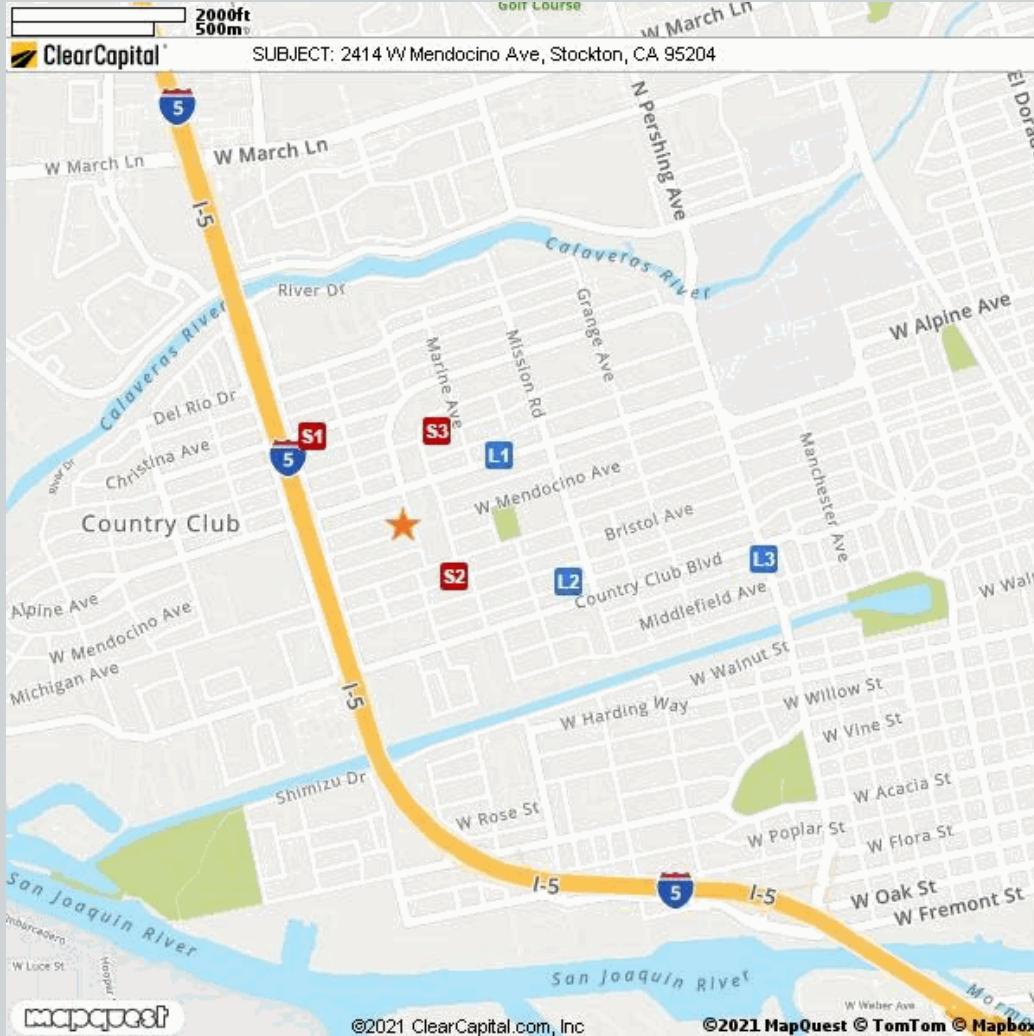
Address ★ 2414 W Mendocino Avenue, Stockton, CA 95204

Loan Number 46016

Suggested List \$355,000

Suggested Repaired \$355,000

Sale \$355,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2414 W Mendocino Avenue, Stockton, CA 95204	--	Parcel Match
L1 Listing 1	2026 W Alpine Ave, Stockton, CA 95204	0.35 Miles ¹	Parcel Match
L2 Listing 2	1962 Elmwood Ave, Stockton, CA 95204	0.49 Miles ¹	Parcel Match
L3 Listing 3	1430 Roselawn Ave, Stockton, CA 95204	1.00 Miles ¹	Parcel Match
S1 Sold 1	2551 Inman Ave, Stockton, CA 95204	0.34 Miles ¹	Parcel Match
S2 Sold 2	2212 Bristol Ave, Stockton, CA 95204	0.20 Miles ¹	Parcel Match
S3 Sold 3	2190 Princeton Ave, Stockton, CA 95204	0.30 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	Stacy Lahn	Company/Brokerage	Ardent Realty & Associates
License No	01482455	Address	3055 Ashton St Lodi CA 95242
License Expiration	03/04/2023	License State	CA
Phone	9255252663	Email	stacylahn@yahoo.com
Broker Distance to Subject	11.01 miles	Date Signed	11/17/2021

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.