

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	7450 Doc Adams Road, Marysville, CA 95901	Order ID	7568471	Property ID	31002616
Inspection Date	09/10/2021	Date of Report	09/11/2021		
Loan Number	46034	APN	018280003000		
Borrower Name	Redwood Holdings LLC	County	Yuba		

Tracking IDs					
Order Tracking ID	0908BPO	Tracking ID 1	0908BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ARINIO JUANITA ABLAYA	Condition Comments	
R. E. Taxes	\$1,420	<p>As per MLS comments, 'Property is a fixer that needs a kitchen, sub flooring, flooring, drywall.' From what I can see from the pictures from the MLS listing, The bathrooms, brick fireplace, electrical, lighting and plumbing all look to be intact and without damage. The water heater looks newer and is double strapped. There is no kitchen, most of the flooring is missing and most of the drywall. It will cost at least \$10,000 each for the bathroom, flooring and drywall. The Exterior, the roof, windows, siding, driveway, garage door, front door, fence, look to be intact and without damage. An interior inspection is recommended.</p>	
Assessed Value	\$115,052		
Zoning Classification	Residential RRE		
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

Location Type	Rural	Neighborhood Comments	
Local Economy	Improving	<p>The Subject is located in a desirable rural neighborhood in Marysville, CA known as District 10. This is an older established area with wide streets, no street lights, no curbs, no gutters. There are orchards surrounding this neighborhood on three sides. There is also some commercial property located at the end of the street. Most homes here are on a septic and a well. There are about 119 homes with square footage ranging from 680-2328 and ages from 1938-1984.</p>	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$360,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	7450 Doc Adams Road	1855 9th Ave	3455 Jewett Ave	2161 Sanborn Rd
City, State	Marysville, CA	Olivehurst, CA	Marysville, CA	Yuba City, CA
Zip Code	95901	95961	95901	95993
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.93 ¹	6.47 ¹	5.92 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$269,500	\$299,000	\$399,900
List Price \$	--	\$255,000	\$279,000	\$399,900
Original List Date		06/04/2021	08/09/2021	09/08/2021
DOM · Cumulative DOM	-- · --	44 · 99	24 · 33	2 · 3
Age (# of years)	43	61	68	49
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	1,374	1,580	1,074	1,511
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	1 · 1	3 · 2
Total Room #	5	4	3	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	1.02 acres	.47 acres	.68 acres	.92 acres
Other	Central heat and air	Wall unit, ceiling fans	Wall unit, ceiling fan	Central heat and air

* Listing 3 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.

Current Listings - Cont.

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

Listing 1 This is a two bedroom with one bathroom in 1580 square feet. This single story home is on public water and sewer. There is no garage. It might have been turned into living space. This home needs some work. There's a lot of dry rot on exterior siding and missing trim from windows. Inferior in age +\$1800, bedroom count +\$5000, bathroom count +\$5000, garage count +\$10000, no HVAC +\$8000 and lot size +\$6895. Superior in GLA -\$10,300,. Adjusted price \$274,500. Pending sale with two offers received.

Listing 2 This is a one bedroom with one bathroom in 1074 square feet. This single story home is on a well and septic. This home is tenant occupied. The rooms are large and it says there is a den. It does need some work. The exterior has some deferred maintenance. Inferior in age +\$2500, GLA +\$15000, bedroom count +\$5000, bathroom count +\$5000, garage count +\$10000, lot size +\$4263 and no HVAC +\$8000. Adjusted price \$328,763.

Listing 3 This is a three bedroom with two bathrooms in 1511 square feet. This single story home is on a well and septic. This home has an inground pool. As per agent remarks, 'Needs updating/TLC.' The house needs work and has some deferred maintenance. Similar large lot size as Subject. Similar neighborhood, age, bedroom, bathroom and garage count. Superior in age -\$600, GLA -\$6850, and pool -\$20000. Inferior in lot size +\$1504. Active listing. He already has 2 offers. Adjusted price \$372,954.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7450 Doc Adams Road	644 Mayer Rd	6200 Griffith Ave	1774 Hammonton Smartville Rd
City, State	Marysville, CA	Marysville, CA	Marysville, CA	Marysville, CA
Zip Code	95901	95901	95901	95901
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.27 ¹	4.62 ¹	3.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$215,000	\$242,000	\$350,000
List Price \$	--	\$215,000	\$242,000	\$350,000
Sale Price \$	--	\$265,000	\$252,000	\$360,000
Type of Financing	--	Conv	Fha	Fha
Date of Sale	--	07/08/2021	04/14/2021	06/11/2021
DOM · Cumulative DOM	-- · --	5 · 113	4 · 59	4 · 52
Age (# of years)	43	38	54	20
Condition	Average	Fair	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Adverse ; 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	1,374	1,144	1,008	1,425
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	2 · 1	3 · 2
Total Room #	5	5	4	5
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.02 acres	.43 acres	.62 acres	.74 acres
Other	Central heat and air	Central heat and air	Wall unit, ceiling fans	Central heat and air
Net Adjustment	--	+\$33,397	+\$17,415	-\$19,850
Adjusted Price	--	\$298,397	\$269,415	\$340,150

* 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** This is a three bedroom with one full bath and one half bathroom in 1144 square feet. This single story is on a well and septic. Needs some work. Looks like there was a roof leak at one time. No updating. Fence is falling over. Located just 1.27 miles from Subject. Similar rural neighborhood as Subject. Agent remarks, 'Note that the roadway in front of the house is being widened and part of the land has been purchased by Cal Trans.' And this property is in a flood zone. Superior in age -\$500. Inferior in location, +\$10000, GLA +\$11500, full bathroom count +\$5000 and lot size +\$7397. Solar is leased. This is probably why it was listed at only \$215,000. Only 5 days on the market with 3 offers received. Sold for \$50,000 over list price. Adjusted price \$298,397.
- Sold 2** This is a two bedroom with one full bath in 1008 square feet. This single story home is on a well and a septic. Newer flooring, newer exterior and interior paint, newer energy efficient windows. Newer 50-yr comp roof in 2019. Inferior in age +\$1100, GLA +\$18300, bedroom count +\$5000, bathroom count +\$5000, lot size +\$5015 and no central heat and air +\$8000. Superior in a outbuilding -\$10000. Only 8 days on the market. Sold at appraised value which was \$10,000 over list price. Had to adjust for average condition. Adjusted price \$269,415.
- Sold 3** This is a three bedroom with two bathrooms in 1425 square feet. This single story home is public water and sewer. There is also a well. Very clean and move in ready. 38x40 detached garage with shop. Newer paint and flooring and new counter tops. Located just 3.47 miles from Subject. Superior in age -\$2300, GLA -\$2550, public water and well -\$10000 and shop in garage -\$5000. Had to adjust for average condition. Only 8 days on the market with 8 offers received. Adjusted price \$340,150.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This property just closed 6 days ago on 09/03/21 for \$270,000. List price was \$250,000. It was an all cash offer with 3 offers received. The BPO program is not letting me add that the Subject was sold 1 time this year.			
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	\$275,000	\$275,000
Sales Price	\$275,000	\$275,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
<p>The Subject just closed last week. The tax record has not even been updated. In the MLS comments it says, ' Property is a fixer that needs a kitchen, sub flooring, flooring, drywall, etc.' This was a difficult report. Finding comps were a challenge due to the large lot size. All six comps were the only comps with a larger lot size. So I had to expand beyond the BPO Guidelines that include, age, GLA, lot size, condition and location. This is why all adjustments are minimal. I had to search out to a 10 mile radius. There was one other Active comp located in Marysville at 6345 Dantoni Rd, Marysville, CA 95901-9744 Pending (08/25/21) Special Listing Conditions: None DOM/CDOM: 50/50. But it was built in 2021. On .71 acre with 1600 GLA. Pending at \$519,900. There were no comps in Poor condition but there were a few in Fair condition that I was able to use.</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



Front



Address Verification



Address Verification



Side

Subject Photos



Side



Street



Street



Other



Other

Listing Photos

L1 1855 9th Ave
Olivehurst, CA 95961



Front

L2 3455 Jewett Ave
Marysville, CA 95901



Front

L3 2161 Sanborn Rd
Yuba City, CA 95993



Front

Sales Photos

S1 644 Mayer Rd
Marysville, CA 95901



Front

S2 6200 Griffith Ave
Marysville, CA 95901



Front

S3 1774 Hammonton Smartville Rd
Marysville, CA 95901



Front

ClearMaps Addendum

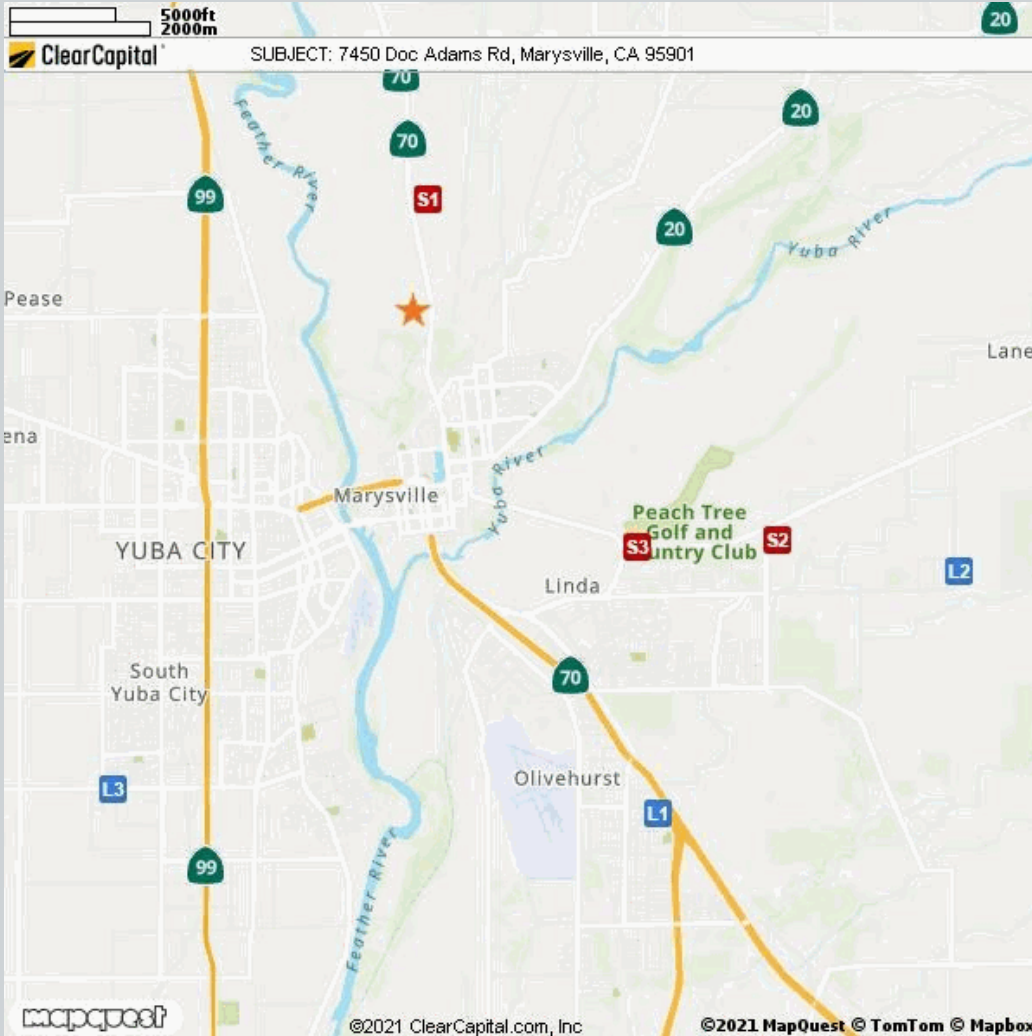
Address ★ 7450 Doc Adams Road, Marysville, CA 95901

Loan Number 46034

Suggested List \$275,000

Suggested Repaired \$275,000

Sale \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7450 Doc Adams Road, Marysville, CA 95901	--	Parcel Match
L1 Listing 1	1855 9th Ave, Olivehurst, CA 95961	5.93 Miles ¹	Parcel Match
L2 Listing 2	3455 Jewett Ave, Marysville, CA 95901	6.47 Miles ¹	Parcel Match
L3 Listing 3	2161 Sanborn Rd, Yuba City, CA 95993	5.92 Miles ¹	Parcel Match
S1 Sold 1	644 Mayer Rd, Marysville, CA 95901	1.27 Miles ¹	Parcel Match
S2 Sold 2	6200 Griffith Ave, Marysville, CA 95901	4.62 Miles ¹	Parcel Match
S3 Sold 3	1774 Hammonton Smartville Rd, Marysville, CA 95901	3.47 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	Angela Sandhu	Company/Brokerage	RE/MAX Gold
License No	01714244	Address	1310 Meadowlark way Yuba City CA 95993
License Expiration	10/25/2021	License State	CA
Phone	5303018167	Email	angelasandhu1967@gmail.com
Broker Distance to Subject	2.14 miles	Date Signed	09/11/2021

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.