

## Subject Details

<b>PROPERTY TYPE</b>	<b>GLA</b>
SFR	1,477 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
3	2.0
<b>STYLE</b>	<b>YEAR BUILT</b>
Traditional	1957
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
0.19 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	2 Car(s)
<b>HEATING</b>	<b>COOLING</b>
None	Central
<b>COUNTY</b>	<b>APN</b>
Los Angeles	8064010015

## Analysis Of Subject

Provided by Appraiser

### CONDITION RATING



The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

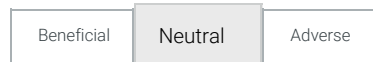
### QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

### VIEW

**Residential**



### LOCATION

**Residential**











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

There were no apparent adverse easements, encroachments, environmental or land uses noted. There were no obvious physical deficiencies, or any adverse conditions that would affect the livability, soundness, or structural integrity. The subject property is very compatible in the subject neighborhood. Marketability and acceptability is good.

# Sales Comparison

Provided by  
Appraiser

	MOST COMPARABLE							
	 <b>15660 Stanbrook Dr</b> La Mirada, CA 90638 	 <b>15443 Foremast Dr</b> La Mirada, CA 90638 	 <b>15415 Ashgrove Dr</b> La Mirada, CA 90638 	 <b>15416 Illora Dr</b> La Mirada, CA 90638 				
COMPARABLE TYPE	--	Sale	Sale	Sale				
MILES TO SUBJECT	--	0.09 miles	0.44 miles	0.48 miles				
DATA/ VERIFICATION SOURCE	MLS	MLS; Public Records	MLS; Public Records	MLS; Public Records				
LIST PRICE	--	--	--	--				
LIST DATE	--	05/20/2021	05/21/2021	01/08/2021				
SALE PRICE/PPSF	--	\$650,000 \$454/Sq. Ft.	\$675,000 \$484/Sq. Ft.	\$705,000 \$509/Sq. Ft.				
CONTRACT/ PENDING DATE	--	05/26/2021	05/30/2021	01/26/2021				
SALE DATE	--	05/25/2021	06/23/2021	02/03/2021				
DAYS ON MARKET	--	0	0	15				
LOCATION	N; Res	N; Res	N; Res	N; Res				
LOT SIZE	0.19 Acre(s)	0.16 Acre(s) \$2,600	0.15 Acre(s) \$3,500	0.14 Acre(s) \$4,400				
VIEW	N; Res	N; Res	N; Wtr	N; Res				
DESIGN (STYLE)	Traditional	Traditional	Traditional	Traditional				
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4				
ACTUAL AGE	64	63	62	65				
CONDITION	C4	C4	C4	C4				
SALE TYPE		Arms length	Arms length	Arms length				
ROOMS/BEDS/BATHS	6/3/2	6/3/2.1 -\$2,500	6/3/2	7/4/2 -\$5,000				
GROSS LIVING AREA	1,477 Sq. Ft.	1,432 Sq. Ft.	1,395 Sq. Ft.	1,384 Sq. Ft.				
BASEMENT	None	Partial	None	None				
HEATING	None	Forced Air	Forced Air	Forced Air				
COOLING	Central	Central	Central	Central				
GARAGE	2 GA	2 GA	2 GA	2 GA				
OTHER	None	None	None	Pool, Solar -\$20,000				
OTHER	--	--	--	--				
NET ADJUSTMENTS		0.02% \$100	0.52% \$3,500	-2.92% -\$20,600				
GROSS ADJUSTMENTS		0.78% \$5,100	0.52% \$3,500	4.17% \$29,400				
ADJUSTED PRICE		\$650,100	\$678,500	\$684,400				

## Value Conclusion + Reconciliation



Provided by  
Appraiser

**\$680,000**  
AS-IS VALUE

**1-30 Days**  
EXPOSURE TIME

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

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

A market search was conducted within the subject's neighborhood and similar competing neighborhoods for comparable sales, pending and active listings. Many properties were reviewed. To the best of the appraiser's knowledge, the comparables presented and utilized in this report represent the most relevant data appropriate for the analysis and valuation of the subject's property. When determinable, adjustments for significant differences in improvements were derived by matched pair analysis or abstraction. The subject and comparables are from similar areas, share the same amenities and appeal to the same social-economic market. After an extensive search of the MLS and tax records, the appraiser has selected comparables which were found to be the most recent, similar and proximate to the subject. Every attempt was made to utilize sales that are similar to the subject in location, design and appeal in the subject's market area. The sales used in the appraisal were the most recent and overall similar to the subject.

#### EXPLANATION OF ADJUSTMENTS

Appropriate lot size, bedroom, bathroom, pool and solar panel adjustments were applied. No age adjustment was applied as the comps have similar effective age as the subject.

#### ADDITIONAL COMMENTS (OPTIONAL)

Any amenities that weren't gridded out in the Market Approach, were still considered in the final valuation process. The greatest weight was given to the most similar sale, sales in the report. To be noted that if an amenity was not listed and adjusted for on the grid (market not reacting), it was still considered in the final determination.

### Reconciliation Summary

Consideration was given to all of the comps and current market conditions. Reconciliation: the estimated value of subject was based on bracketed range of these comps. All comps are considered in sales comparison analysis.

## Appraiser Commentary Summary

 Provided by  
Appraiser

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

From Page 1

There were no apparent adverse easements, encroachments, environmental or land uses noted. There were no obvious physical deficiencies, or any adverse conditions that would affect the livability, soundness, or structural integrity. The subject property is very compatible in the subject neighborhood. Marketability and acceptability is good.

### Neighborhood and Market

From Page 6

Market area is an established residential neighborhood. Tracts within area consist mostly of average to good quality conforming and custom homes, and so they vary widely in age, condition, design, upgrading and price structure. All supporting facilities, schools and shopping are located nearby. Major employments centers are located in la mirada and in nearby Fullerton, Buena Park and Los Angeles. and Orange county cities. The subject area is well-kept and has many expensive homes. Terrain is level to rolling

### Analysis of Prior Sales & Listings

From Page 5

Per CRMLS the subject was listed For Sale on 07/06/2021, showing started on 07/29/2021, purchase contract date was on 08/16/2021, COE was 08/27/2021

### Highest and Best Use Additional Comments

The highest and best use of this property as improved, or as vacant, is the existing use. The current use gives the greatest net return to land.

## Subject Details

Provided by  
Appraiser

### Sales and Listing History

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

Yes

**Event**

● Sold

**Date**

Aug 27, 2021

**Price**

\$675,000

**Data Source**

MLS 304375230

**LISTING STATUS**

Listed in Past Year

● Pending

Aug 17, 2021

\$740,000

MLS 304375230

● Active

Aug 13, 2021

\$740,000

MLS 304375230

**DATA SOURCE(S)**

MLS

● Pending

Aug 12, 2021

\$740,000

MLS 304375230

● Active

Jul 29, 2021

\$740,000

MLS 304375230

**EFFECTIVE DATE**

09/12/2021

● Active

Jul 9, 2021

\$740,000

MLS DW21149541

● Active

Jul 6, 2021

\$740,000

MLS 304375230

**SALES AND LISTING HISTORY ANALYSIS**

Per CRMLS the subject was listed For Sale on 07/06/2021, showing started on 07/29/2021, purchase contract date was on 08/16/2021, COE was 08/27/2021

### Order Information

**BORROWER**

Redwood Holdings LLC

**LOAN NUMBER**

46128

**PROPERTY ID**

30940256

**ORDER ID**

7545577

**ORDER TRACKING ID**

0830CV

**TRACKING ID 1**

0830CV

### Legal

**OWNER**

GEORGE JACOB

**ZONING DESC.**

Residential

**ZONING CLASS**

LMR1\*

**ZONING COMPLIANCE**

Legal

**LEGAL DESC.**

TRACT # 23311 LOT 1

### 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**

\$5,158

**HOA FEES**

N/A

**PROJECT TYPE**

N/A

**FEMA FLOOD ZONE**

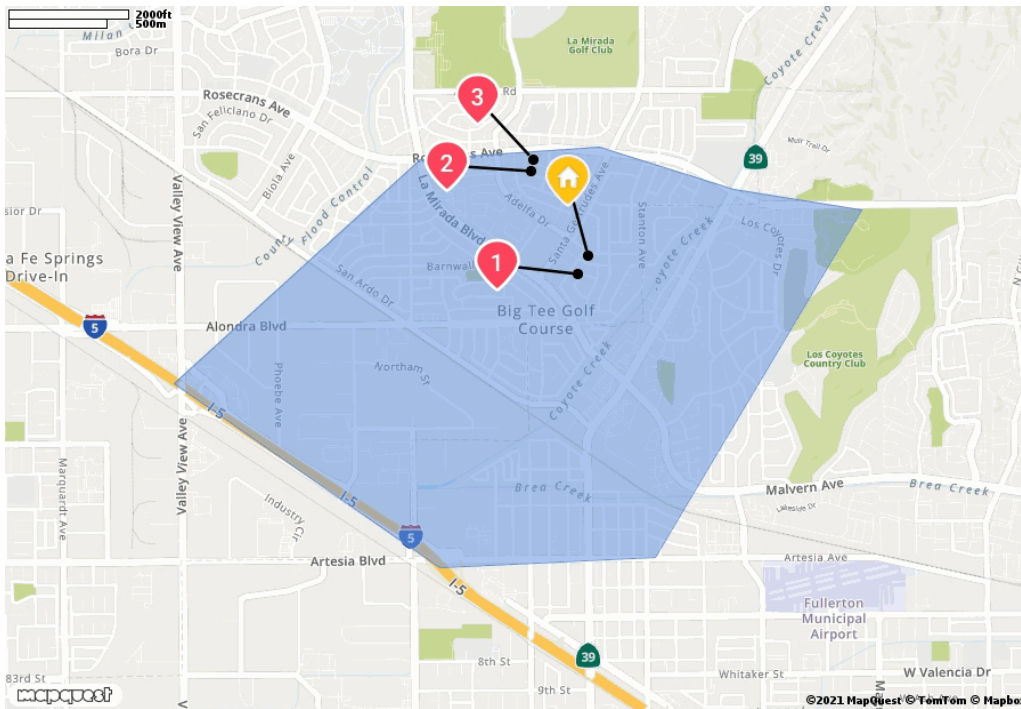
06037C1875F

**FEMA SPECIAL FLOOD ZONE AREA**

No

# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

**29**

Months Supply

**1.0**

Avg Days Until Sale

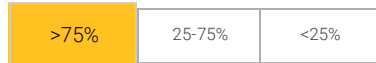
**10**

Subject Neighborhood as defined by the Appraiser

**TYPE**



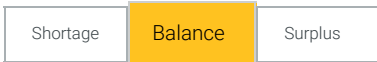
**BUILT-UP**



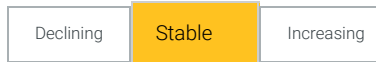
**NEIGHBORHOOD & MARKET COMMENTS**

Market area is an established residential neighborhood. Tracts within area consist mostly of average to good quality conforming and custom homes, and so they vary widely in age, condition, design, upgrading and price structure. All supporting facilities, schools and shopping are located nearby. Major employments centers are located in la mirada and in nearby Fullerton, Buena Park and Lo ... *(continued in Appraiser Commentary Summary)*

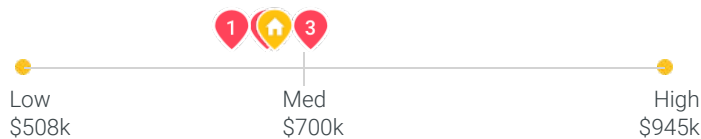
**DEMAND / SUPPLY**



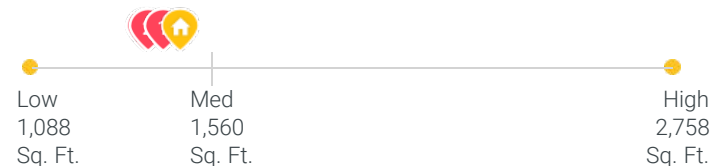
**VALUES**



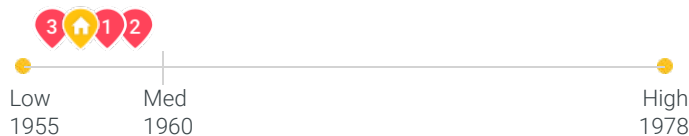
**PRICE**



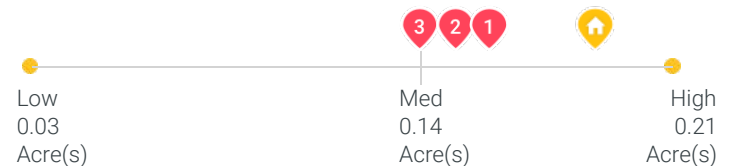
**GROSS LIVING AREA**



**YEAR BUILT**



**SITE SIZE**



## Subject Photos



Front



Address Verification



Side



Side



Street



Street

**Subject Photos**



Other



## Comparable Photos

Provided by  
Appraiser

1 15443 Foremast Dr  
La Mirada, CA 90638



Front

2 15415 Ashgrove Dr  
La Mirada, CA 90638



Front

3 15416 Illora Dr  
La Mirada, CA 90638



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 Manuel Frank Jesolva, 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

 Provided by  
Appraiser

### 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 Manuel Frank Jesolva 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
	Debra Pedley	08/31/2021	09/12/2021
LICENSE #	STATE	EXPIRATION	COMPANY
AL043039	CA	09/11/2023	Debra Pedley

# Property Condition Inspection

Provided by  
Onsite Inspector



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

## Condition & Marketability

CONDITION	⚠️ Fair	Subject appears in overall fair condition.
SIGNIFICANT REPAIRS NEEDED	✅ No	None noted
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✅ No	Not aware of any.
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✅ Yes	Subject is similar to most in the area.
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✅ Good	Most homes are in good condition.
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✅ No	None noted.
SUBJECT NEAR POWERLINES	✅ No	Typical power to the house lines seen.
SUBJECT NEAR RAILROAD	✅ No	None nearby.
SUBJECT NEAR COMMERCIAL PROPERTY	✅ No	None nearby.
SUBJECT IN FLIGHT PATH OF AIRPORT	✅ No	Not aware.
ROAD QUALITY	✅ Good	Overall good condition.
NEGATIVE EXTERNALITIES	✅ No	None noted.
POSITIVE EXTERNALITIES	✅ No	None noted.

## 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**

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Manuel Frank Jesolva/	00918291	Manuel Frank Jesolva	Century 21 Westworld	08/31/2021