

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	20 Hopkins Court, Albany, CA 94706	Order ID	8069500	Property ID	32415581
Inspection Date	03/24/2022	Date of Report	03/27/2022		
Loan Number	46249	APN	060-2429-039		
Borrower Name	Redwood Holdings LLC	County	Alameda		

Tracking IDs

Order Tracking ID	03.22.22_UpdatedBPOs	Tracking ID 1	03.22.22_UpdatedBPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Redwood Holdings LLC	Condition Comments Nice property located in a nice neighborhood, where all properties have been well maintained by their owners. The subject property is located near schools, great shopping, recreational parks, and public transportation, the subject is assumed to be in average condition.
R. E. Taxes	\$5,171	
Assessed Value	\$85,393	
Zoning Classification	R1	
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	Urban	Neighborhood Comments This is a very nice neighborhood, where all the properties in the immediate area are very well maintained and are in good condition. All properties are located near schools, shopping and transportation, etc...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$1,025,000 High: \$2,050,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	20 Hopkins Court	1003 Ramona Ave	1364 Marin Ave	1441 Kains Ave
City, State	Albany, CA	Albany, CA	Albany, CA	Berkeley, CA
Zip Code	94706	94706	94706	94702
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	0.54 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$995,000	\$1,095,000	\$1,125,000
List Price \$	--	\$995,000	\$1,095,000	\$1,125,000
Original List Date		03/09/2022	03/09/2022	03/02/2022
DOM · Cumulative DOM	-- · --	13 · 18	13 · 18	25 · 25
Age (# of years)	93	97	94	57
Condition	Average	Excellent	Average	Good
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	1.5 Stories CONTEMPORARY	1 Story CONTEMPORARY	1 Story CONTEMPORARY	1.5 Stories CONTEMPORARY
# Units	1	1	1	1
Living Sq. Feet	1,505	1,233	1,206	1,410
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1 · 1	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.08 acres	.06 acres	.09 acres	.06 acres
Other	0	0	0	0

* 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** Just a block from Solano Ave shops and restaurants in one of Albany's most coveted neighborhoods, this cheery 2+ bedroom Mediterranean offers an updated kitchen and bath, hardwood floors and gorgeous period details. Built in 1925 and remodeled for modern living, the split-level home features a fireplace and picture window in the large living room. Beyond lies a formal dining room with custom built-in hutch. In the beautifully remodeled kitchen you'll find subway tile, shaker-style cabinets, Caesarstone countertops, and stainless steel appliances. Upstairs are two generous bedrooms and a newly updated bath. Downstairs is a bonus space perfect for a family room or office, opening onto the landscaped yard. Walk to top-rated Albany schools, Memorial Park, Monterey Market, Westbrae Biergarten, the library and hiking trails. With easy access to BART, the Ohlone Greenway, bus lines, and I-80/580, this turnkey home has it all!
- Listing 2** Beautiful Albany Bungalow! This home is fully refreshed with modern touches while still maintaining many of its classic details. Formal foyer leads into a perfectly appointed living room with big picture window, multi-light double hung windows and a gorgeous tile fireplace. Adjoining the living room is a large formal dining room with custom French doors that lead out to a large private deck for al fresco dining. Custom eat-in kitchen with farm sink and stainless steel appliances. Main bathroom is stylishly redone with tile and a large vanity sink. Sunny level yard with detached workshop* and a secret patio! Close to everything! *Buyer to verify use of space. Neither seller nor listing agent has verified the accuracy of any of these sources of information.
- Listing 3** Come step into this newly renovated home at 1441 Kains Street in Berkeley! This home offers 1410 sq.ft. of tastefully remodeled living space, only 2 blocks to popular Acme Bread on Hopkins St. This gorgeous three bedroom, two bathroom home was redesigned with open floor plan living on the first level, featuring a beautiful Chef's kitchen with high end appliances, counter space, lots of cabinetry for storage, and a free standing island. It flows so smoothly into a dining room and a living room which allow for a great entertaining space. A gorgeous primary ensuite bedroom that's filled with natural light beaming through, an ultra modern bathroom with a shower equipped with everything that will relax you! Keep exploring, as this primary suite opens up to an intimate backyard with relaxation or entertaining in mind. Enjoy the sunshine and the lush greenery providing peace and tranquility. The upstairs offers two bedrooms and one bathroom that all provide oodles of natural light.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	20 Hopkins Court	1334 Kains Ave	1027 Stannage Ave	1362 Marin Ave
City, State	Albany, CA	Berkeley, CA	Albany, CA	Albany, CA
Zip Code	94706	94702	94706	94706
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.65 ¹	0.72 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$998,000	\$989,888	\$1,260,000
List Price \$	--	\$998,000	\$989,888	\$1,188,000
Sale Price \$	--	\$1,025,000	\$1,200,000	\$1,215,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	03/11/2022	12/28/2021	11/05/2021
DOM · Cumulative DOM	-- · --	9 · 29	21 · 48	27 · 51
Age (# of years)	93	110	94	94
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	1.5 Stories CONTEMPORARY	1 Story CONTEMPORARY	1 Story CONTEMPORARY	1 Story CONTEMPORARY
# Units	1	1	1	1
Living Sq. Feet	1,505	1,449	1,463	1,480
Bdrm · Bths · ½ Bths	2 · 1	2 · 1 · 1	2 · 1 · 1	2 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.08 acres	.09 acres	.07 acres	.07 acres
Other	0	0	0	0
Net Adjustment	--	+\$6,100	+\$3,150	+\$3,875
Adjusted Price	--	\$1,031,100	\$1,203,150	\$1,218,875

* Sold 3 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 3 BEDROOM/1.5 BATH home is situated in Berkeley's Westbrae neighborhood. Bordering both established Westbrae and up-and-coming University Village, this home is ready for a makeover and new owners waiting to be restored to its former glory. The layout of 1334 Kains - Master bedroom retreat is located upstairs with the second bedroom along with 1 full bath. On the main level is 1 bedroom and a half bath, living room, and family room with fireplace. The kitchen looks out to the backyard with a deck and the laundry room is located outside the kitchen area. Down the driveway and to the right is a full basement. This home is ready for a makeover and hip new owners, like you! Whole Foods, REI, Chipotle, Tokyo Fish Market, The Gilman and Fieldwork breweries are blocks away. WalkScore91, BikeScore99. Open house Sat & Sun, Feb 12 and 13th, 12-4pm. \$ 1,900 AGE \$ 4,200 SQ FT
- Sold 2** Perfect home to put your own thumbprint on in Albany. Enjoy a walk score of 88 along with easy access to highway 80 and an approximate 10min drive to El Cerrito BART. This 2 bedroom, 2 bath home has been freshly painted inside and out. Hardwood floors, formal dining room, fireplace and original built ins. Downstairs is a bonus * with large, flexible sub areas*, interior garage access, & a path to your backyard. Outdoor patio and deck with an abundance of natural light. This is the opportunity to make your Albany home exactly what you want! \$ 3,150 SQ FT
- Sold 3** Located in the heart of Albany, just one block from Solano Avenue shops and restaurants this charming bungalow with a Mediterranean flair also includes a detached studio cottage. The main 2 bedroom/ 1 bath house features beautiful hardwood floors, a spacious living room and gracious dining room as well as an eat-in kitchen and laundry room. Relax around the cozy fireplace in the living room on chilly evenings or enjoy this mild Bay Area weather on the rear deck. The cottage is level in and has its own kitchen and bath and is perfect for extended family or as a rental. Look no further, this is clearly "the one". \$ 1,875 SQ FT \$ 2,000 GARAGE

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				N/A			
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	\$1,210,100	\$1,210,100
Sales Price	\$1,210,000	\$1,210,000
30 Day Price	\$1,137,400	--
Comments Regarding Pricing Strategy		
<p>The values that were used to determined the subject properties overall value were based on the homes in the immediate area of the subject that sold within .72 miles of the subject property.*** There are very limited comps available that matches the subject's average criteria. It was necessary to expend the GLA to 20%, go back 6 month and extend the search radius to .75 miles to find suitable comps.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's There is a negative variance due to the current report in average condition and prior is reported in good condition and the current price conclusion in
Notes coming in lower than the prior conclusion also prior is using closer comps in proximity

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Street



Other

Listing Photos

L1 1003 Ramona Ave
Albany, CA 94706



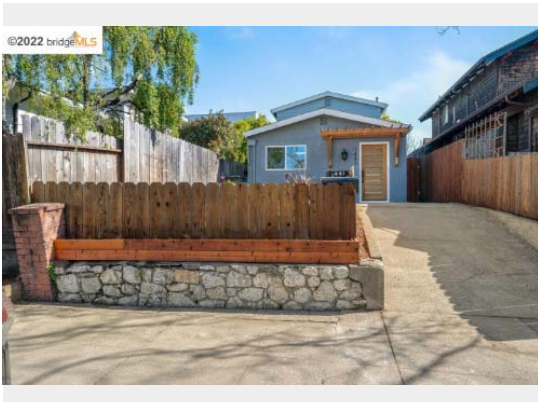
Front

L2 1364 Marin Ave
Albany, CA 94706



Front

L3 1441 Kains Ave
Berkeley, CA 94702



Front

Sales Photos

S1 1334 Kains Ave
Berkeley, CA 94702



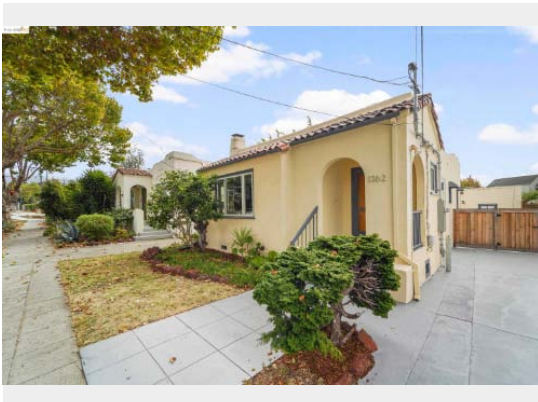
Front

S2 1027 Stannage Ave
Albany, CA 94706



Front

S3 1362 Marin Ave
Albany, CA 94706



Front

ClearMaps Addendum

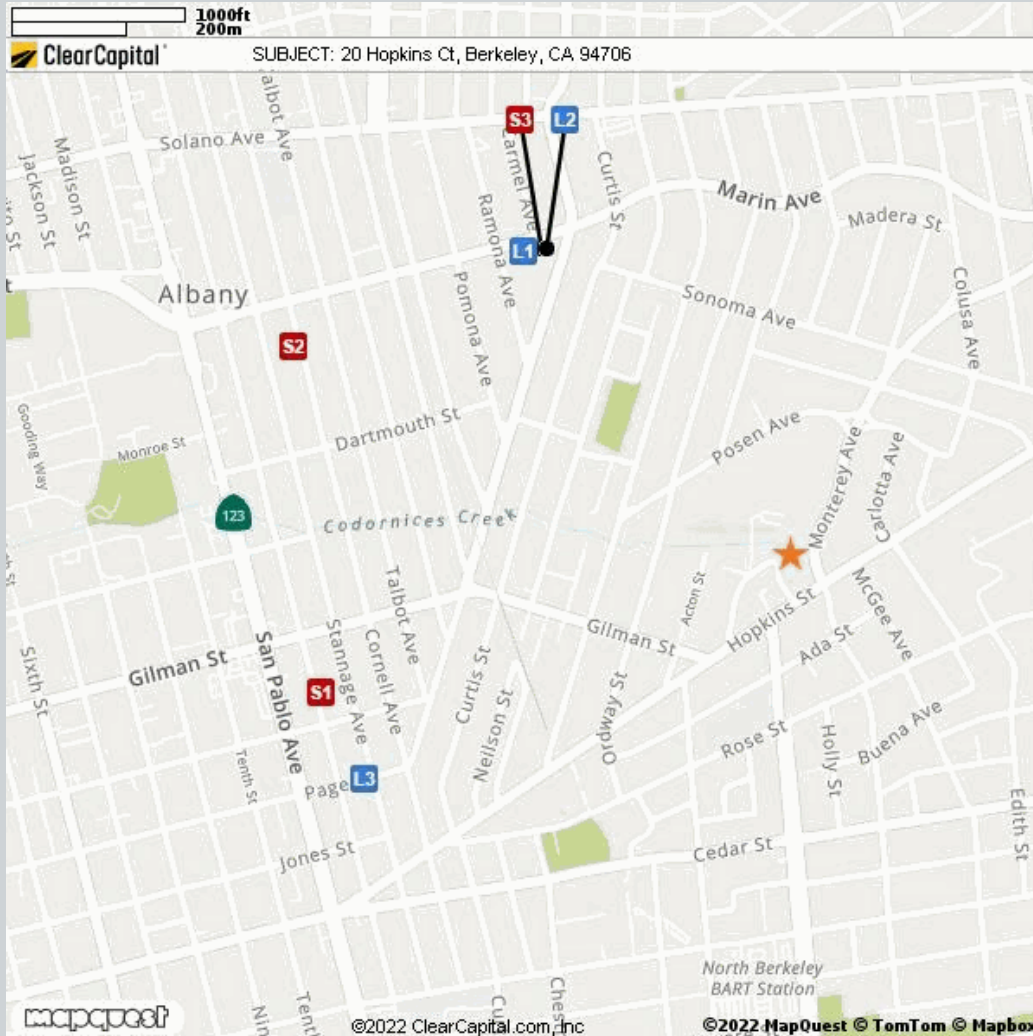
Address ★ 20 Hopkins Court, Albany, CA 94706

Loan Number 46249

Suggested List \$1,210,100

Suggested Repaired \$1,210,100

Sale \$1,210,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	20 Hopkins Court, Albany, CA 94706	--	Parcel Match
L1 Listing 1	1003 Ramona Ave, Albany, CA 94706	0.55 Miles ¹	Parcel Match
L2 Listing 2	1364 Marin Ave, Albany, CA 94706	0.54 Miles ¹	Parcel Match
L3 Listing 3	1441 Kains Ave, Berkeley, CA 94702	0.64 Miles ¹	Parcel Match
S1 Sold 1	1334 Kains Ave, Berkeley, CA 94702	0.65 Miles ¹	Parcel Match
S2 Sold 2	1027 Stannage Ave, Albany, CA 94706	0.72 Miles ¹	Parcel Match
S3 Sold 3	1362 Marin Ave, Albany, CA 94706	0.54 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.

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

Broker Name	Beate Bell	Company/Brokerage	Tier4
License No	02004917	Address	604 34th ST RICHMOND CA 94805
License Expiration	04/27/2024	License State	CA
Phone	4088026624	Email	Tier4real@gmail.com
Broker Distance to Subject	4.85 miles	Date Signed	03/27/2022

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.