

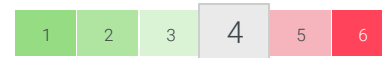
Subject Details

PROPERTY TYPE	GLA
SFR	1,365 Sq. Ft.
BEDS	BATHS
3	1.0
STYLE	YEAR BUILT
Bungalow	1940
LOT SIZE	OWNERSHIP
0.14 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Detached Garage	2 Car(s)
HEATING	COOLING
Floor/Wall	None
COUNTY	APN
Los Angeles	6151010018

Analysis Of Subject

Provided by Appraiser

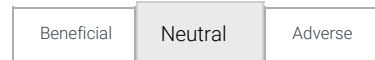
CONDITION RATING



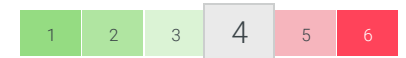
The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

VIEW

Residential



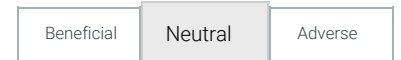
QUALITY RATING



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

LOCATION

Residential



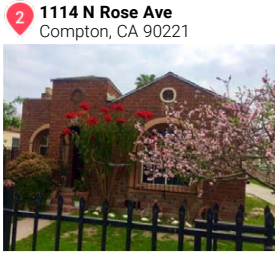



SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject has 3 bedrooms, 2 bathrooms 2 car garage and typical landscape/hardscape for the area. There are ample number of similar condition properties. The subject is on an interior lot, not adjacent to busy street or commercial properties, the location of the subject does not appear to have an adverse impact on its m ... **(continued in Appraiser Commentary Summary)**


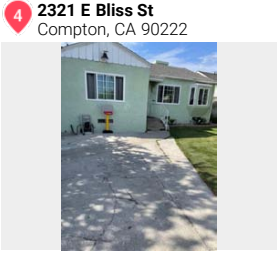
Sales Comparison

Provided by
Appraiser

	 <p>523 W Magnolia St Compton, CA 90220</p>	 <p>322 W School St Compton, CA 90220</p>	 <p>1114 N Rose Ave Compton, CA 90221</p>	MOST COMPARABLE  <p>953 W Myrrh St Compton, CA 90220</p>	
COMPARABLE TYPE	--	Sale	Sale	Sale	
MILES TO SUBJECT	--	0.31 miles	0.90 miles	0.57 miles	
DATA/ VERIFICATION SOURCE	Public Records; Tax Records	MLS; Public Records; Tax Records	MLS	MLS; Public Records; Tax Records	
LIST PRICE	--	--	--	--	
LIST DATE	--	06/16/2021	07/23/2021	08/11/2021	
SALE PRICE/PPSF	--	\$610,000 \$443/Sq. Ft.	\$500,000 \$422/Sq. Ft.	\$545,000 \$454/Sq. Ft.	
CONTRACT/ PENDING DATE	--	08/05/2021	09/01/2021	08/23/2021	
SALE DATE	--	06/25/2021	10/06/2021	08/27/2021	
DAYS ON MARKET	--	5	75	12	
LOCATION	N; Res	N; Res	N; Res	N; Res	
LOT SIZE	0.14 Acre(s)	0.14 Acre(s)	0.13 Acre(s)	0.14 Acre(s)	
VIEW	N; Res	N; Res	N; Res	N; Res	
DESIGN (STYLE)	Bungalow	Bungalow	Traditional	Bungalow	
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4	
ACTUAL AGE	81	83	91	74	
CONDITION	C4	C3 -\$45,000	C4	C4	
SALE TYPE		Arms length	Arms length	Arms length	
ROOMS/BEDS/BATHS	5/3/1	6/4/2 -\$20,000	5/3/1	5/3/1	
GROSS LIVING AREA	1,365 Sq. Ft.	1,378 Sq. Ft.	1,184 Sq. Ft. \$11,765	1,201 Sq. Ft. \$10,660	
BASEMENT	None	None	None	None	
HEATING	Floor/Wall	Floor/Wall	Unknown	Floor/Wall	
COOLING	None	None	None	None	
GARAGE	2 GD	2 GD	2 GD	2 GD	
OTHER	None	Solar [Owned] -\$5,000	None Noted	None Noted	
OTHER	--	--	--	--	
NET ADJUSTMENTS		-11.48% -\$70,000	2.35% \$11,765	1.96% \$10,660	
GROSS ADJUSTMENTS		11.48% \$70,000	2.35% \$11,765	1.96% \$10,660	
ADJUSTED PRICE		\$540,000	\$511,765	\$555,660	

Sales Comparison (Continued)

Provided by
Appraiser

	 <p>523 W Magnolia St Compton, CA 90220</p>	 <p>2321 E Bliss St Compton, CA 90222</p>			
COMPARABLE TYPE	--	Sale			
MILES TO SUBJECT	--	0.92 miles			
DATA/ VERIFICATION SOURCE	Public Records; Tax Records	MLS; Tax Records			
LIST PRICE	--	--			
LIST DATE	--	07/08/2021			
SALE PRICE/PPSF	--	\$540,000	\$467/Sq. Ft.		
CONTRACT/ PENDING DATE	--	07/16/2021			
SALE DATE	--	08/30/2021			
DAYS ON MARKET	--	53			
LOCATION	N; Res	A; Other: Near RailRoad	\$20,000		
LOT SIZE	0.14 Acre(s)	0.11 Acre(s)			
VIEW	N; Res	N; Res			
DESIGN (STYLE)	Bungalow	Bungalow			
QUALITY OF CONSTRUCTION	Q4	Q4			
ACTUAL AGE	81	82			
CONDITION	C4	C3	-\$45,000		
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	5/3/1	4/2/1	\$10,000		
GROSS LIVING AREA	1,365 Sq. Ft.	1,157 Sq. Ft.	\$13,520		
BASEMENT	None	None			
HEATING	Floor/Wall	Floor/Wall			
COOLING	None	None			
GARAGE	2 GD	2 GD			
OTHER	None	None Noted	--	--	--
OTHER	--	--	--	--	--
NET ADJUSTMENTS			-0.27%	-\$1,480	
GROSS ADJUSTMENTS			16.39%	\$88,520	
ADJUSTED PRICE				\$538,520	

Value Conclusion + Reconciliation



\$540,000
AS-IS VALUE

10-50 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

For this analysis we have used the following search parameters: Source is CRMLS; Property Type is 'Residential'; Standard Status is one of 'Active', 'Act Under Contract', 'Pending'; Standard Status is 'Closed'; Contract Status Change Date is 10/20/2021 to 10/20/2020; Property Sub Type is 'Single Family Residence'; Special Listing Conditions is 'Standard'; Latitude, Longitude is within 1.00 mi of 523 W Magnolia St; City is 'Compton'; Living Area is 1100 to 1600; Year Built is 1930 to 1950.

EXPLANATION OF ADJUSTMENTS

We have inspected the interior of all comps by MLS photos or Realtor comments for the basis of our market grid adjustments. We have made the following adjustments based on a separate paired analysis and our experience in the local market: We have used the factors of \$45,000 for condition rating, \$65 for GLA difference, \$10,000 for bedroom count, \$10,000 for bath count, \$5,000 for owned solar electric system. We have made a separate paired analysis for any actual location adjustments shown on this report from our experience in this market area.


ADDITIONAL COMMENTS (OPTIONAL)

The effective date of this assignment is subsequent to emergency declarations regarding the coronavirus (Covid-19) in March 2020. The scope of this appraisal report does not include the measurement of any effect of these events on the real estate market or on the value of the subject property. Therefore, the value opinion and other conclusions expressed in this report are subject to the extraordinary assumption that these events have had no effect on the marketability or the market value of the subject property. The client and intended users of this appraisal are cautioned that if this extraordinary assumption is incorrect, the value opinion and other conclusions expressed in this report could be significantly different.

Reconciliation Summary

Comp 1 was selected for its close proximity to the subject and similar GLA. Comps 2 and 43 were selected for their similar condition ratings to the subject. Comp 4 was selected to bracket the subject's bedroom count. Comp 3 was given primary weight, however the estimated market value of the subject was additionally balanced between the comps in the report.

Appraiser Commentary Summary

 Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

The subject has 3 bedrooms, 2 bathrooms 2 car garage and typical landscape/hardscape for the area. There are ample number of similar condition properties. The subject is on an interior lot, not adjacent to busy street or commercial properties, the location of the subject does not appear to have an adverse impact on its marketability as shown by the comps in our report. Tax records show the bedroom count as 2 bedrooms, however per MLS listing #S10034609, the subject has 3 bedrooms. The subject has security bars on the windows. It is unknown if the bars have release mechanisms and if they are compliant with state law. Seek additional information from homeowner if necessary.

Neighborhood and Market

From Page 7

The subject is located in the South of Rosecrans neighborhood, a well-established neighborhood and near all public services and easy access to local freeways. The subject is within 1-mile radius of schools, shopping centers, parks, restaurants, banks, and medical offices. The real estate market appears to be in an increasing trend. The supply and demand are not in balance. Due to the ongoing Corona Virus pandemic, market conditions are changing. Data in this report is historic and might not fully reflect changes that might occur within days of this report.

Analysis of Prior Sales & Listings

From Page 6

The subject was sold on 10/14/2021 between Adkins Dorothy [seller] and Bear Flag Homes LLC [buyer] for \$445,000. No MLS listing was found, hence this was not a typical market sale, hence no value consideration was given. The subject has an additional prior transfer on 10/14/2021. No sale price is shown on tax records, and no MLS listing was found for this prior transfer, hence we have entered "\$0" in the Price of Prior Sale/Transfer field. This prior transfer of the subject was not a market sale, hence no value consideration was given.

Highest and Best Use Additional Comments

The subject is located within an established tract of single family residences. The highest and best use is its current use as single family residence.

Subject Details



Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

Yes ● Sold Oct 14, 2021 \$0 Tax Records 1552733

LISTING STATUS

Not Listed in Past Year ● Sold Oct 14, 2021 \$445,000 Tax Records 1552734

DATA SOURCE(S)

Public Records, Tax Records

EFFECTIVE DATE

10/20/2021

SALES AND LISTING HISTORY ANALYSIS

The subject was sold on 10/14/2021 between Adkins Dorothy [seller] and Bear Flag Homes LLC [buyer] for \$445,000. No MLS listing was found, hence this was not a typical market sale, hence no value consideration was given. The subject has an additional prior transfer on 10/14/2021. No sale price is shown on tax records, and no MLS listing was found for this prior transfer, hence we have entered "\$0" in the Price of Prior Sale/Transfer field. This ... **(continued in Appraiser Commentary Summary)**

Order Information

BORROWER **LOAN NUMBER**

Redwood Holdings LLC 46450

PROPERTY ID **ORDER ID**

31441352 7676451

ORDER TRACKING ID **TRACKING ID 1**

1019CV 1019CV

Legal

OWNER **ZONING DESC.**

Bear Flag Homes LLC Residential

ZONING CLASS **ZONING COMPLIANCE**

COR3* Legal

LEGAL DESC.

TRACT # 6207 LOT 17 BLK 9

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 **HOA FEES** **PROJECT TYPE**

\$3,053 N/A N/A

FEMA FLOOD ZONE

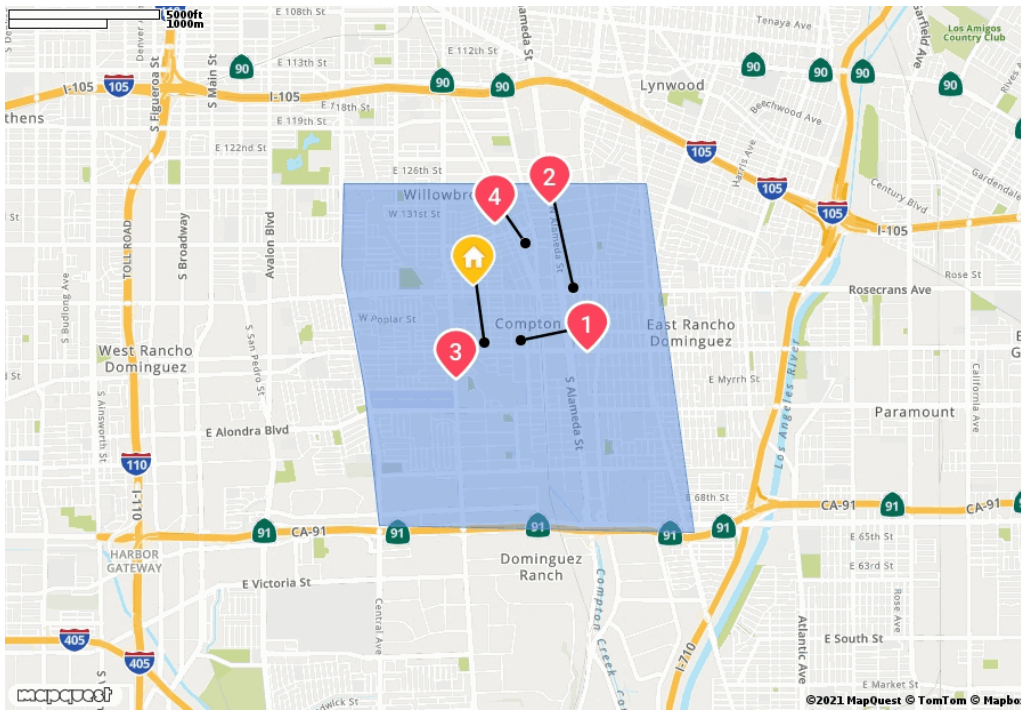
X

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

35

Months Supply

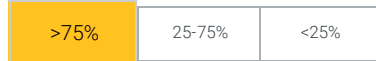
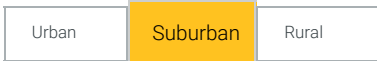
1.8

Avg Days Until Sale

16

Subject Neighborhood as defined by the Appraiser

TYPE BUILT-UP NEIGHBORHOOD & MARKET COMMENTS



The subject is located in the South of Rosecrans neighborhood, a well-established neighborhood and near all public services and easy access to local freeways. The subject is within 1-mile radius of schools, shopping centers, parks, restaurants, banks, and medical offices. The real estate market appears to be in an increasing trend. The supply and demand are not in balance. Due to the ongoing...
(continued in Appraiser Commentary Summary)

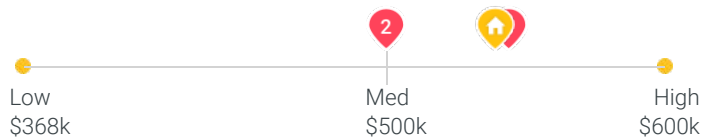
DEMAND / SUPPLY



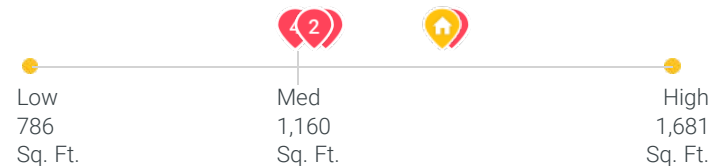
VALUES



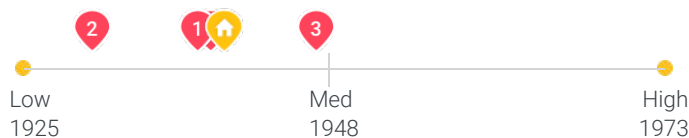
PRICE



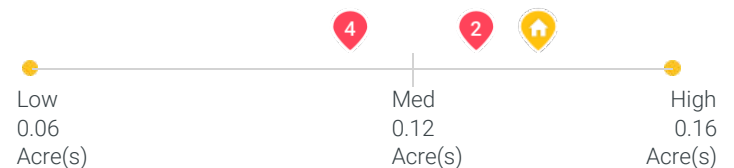
GROSS LIVING AREA



YEAR BUILT



SITE SIZE



Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Comparable Photos

Provided by
Appraiser

1 322 W School St
Compton, CA 90220



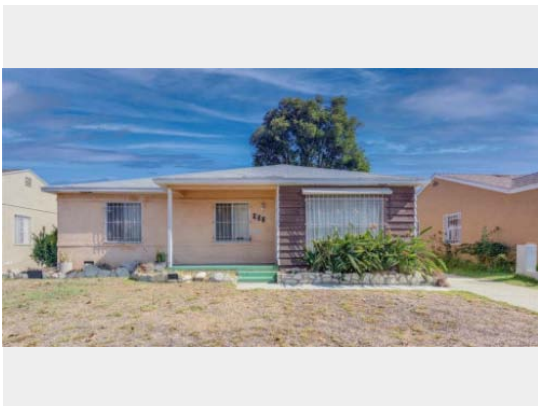
Front

2 1114 N Rose Ave
Compton, CA 90221



Front

3 953 W Myrrh St
Compton, CA 90220



Front

Comparable Photos

Provided by
Appraiser

4 2321 E Bliss St
Compton, CA 90222



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 Rodrigo Ursulo, 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



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 Rodrigo Ursulo 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

Lyubomir Bozmarov

EFFECTIVE DATE

10/19/2021

DATE OF REPORT

10/24/2021

LICENSE #

042347

STATE

CA

EXPIRATION

04/10/2023

COMPANY

RFC Group

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Occupied	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	✓ Good	Property appeared to be in good condition from the exterior.
SIGNIFICANT REPAIRS NEEDED	✓ No	No repairs needed or damages to report at time of inspection.
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	No current or potential zoning violations noted at time of inspection.
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	Subject conforms to neighborhood and is in similar condition to surrounding properties.
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	The average condition for the neighboring properties is noted as "Good"
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	No boarded or vacant properties were noted at time of inspection.
SUBJECT NEAR POWERLINES	✓ No	No near powerlines were noted or observed.
SUBJECT NEAR RAILROAD	✓ No	Subject is not near any railroad tracks.
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	There is no nearby commercial properties that would affect subject's marketability.

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	Subject is not near an airport or airport flight path.
ROAD QUALITY	✓	Good	Subject's nearby roads are in good condition and consistent with nearby streets located in and around this neighborhood.
NEGATIVE EXTERNALITIES	✓	No	There are no negative externalities that affect subject property.
POSITIVE EXTERNALITIES	✓	No	There are no positive externalities that affect subject property.

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
/Rodrigo Ursulo/	01971199	Rodrigo Ursulo	Pollard Properties	10/19/2021