

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.

<b>Address</b>	6003 Bounty Street, San Diego, CA 92120	<b>Order ID</b>	8186075	<b>Property ID</b>	32704605
<b>Inspection Date</b>	05/10/2022	<b>Date of Report</b>	05/13/2022		
<b>Loan Number</b>	46699	<b>APN</b>	4623501600		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	San Diego		

**Tracking IDs**

<b>Order Tracking ID</b>	05.09.22_BPO_Updates	<b>Tracking ID 1</b>	05.09.22_BPO_Updates
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	REDWOOD HOLDINGS LLC	<b>Condition Comments</b> This home has just been updated and is being prepped to hit the market soon. (per home beng prepped for market when visited)
<b>R. E. Taxes</b>	\$1,453	
<b>Assessed Value</b>	\$122,252	
<b>Zoning Classification</b>	Residential R-1:SINGLE FAM-RES	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (Ready for market.)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Partially Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Located in a desirable location that is close to schools, parks, trails, and easy access to shopping and freeways.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$900000 High: \$1670000	
<b>Market for this type of property</b>	Increased 17 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	6003 Bounty Street	5934 Eldergardens St	5553 Trinity Way	6392 Bernadette Lane
<b>City, State</b>	San Diego, CA	San Diego, CA	San Diego, CA	San Diego, CA
<b>Zip Code</b>	92120	92120	92120	92120
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.14 <sup>1</sup>	0.86 <sup>1</sup>	0.20 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$1,499,999	\$1,499,000	\$1,649,000
<b>List Price \$</b>	--	\$1,499,999	\$1,499,000	\$1,649,000
<b>Original List Date</b>		04/14/2022	05/06/2022	04/25/2022
<b>DOM · Cumulative DOM</b>	-- · --	8 · 29	4 · 7	1 · 18
<b>Age (# of years)</b>	56	56	56	43
<b>Condition</b>	Good	Good	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water
<b>Style/Design</b>	2 Stories Colonial	2 Stories Colonial	1 Story Modern	2 Stories Modern
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,772	2,496	2,370	3,220
<b>Bdrm · Bths · ½ Bths</b>	5 · 3 · 1	5 · 3	4 · 3	4 · 3
<b>Total Room #</b>	10	10	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	Pool - Yes	--	Pool - Yes
<b>Lot Size</b>	0.19 acres	0.15 acres	0.20 acres	0.24 acres
<b>Other</b>	--	--	--	--

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** . Completely redesigned and reimagined by Maverick Design, this home features a sparkling POOL, new landscaping, beautiful new engineered hardwood flooring, a new HVAC system, a new electrical panel, a custom kitchen island, a custom fireplace, a new stainless steel appliance package, a new Nest thermostat, the most modern fixtures and the list goes on and on, per MLS.

**Listing 2** Completely redesigned & reimagined, this 4 bedroom, 3 bathroom home tucked away in the hills of Del Cerro awaits. Artfully crafted throughout, you'll find modern light fixtures, trendy backsplash, accent walls, & gorgeous upgrades in every room of this home.

**Listing 3** Enjoy panoramic views from the mountains to the city to the ocean. Home has mostly been well maintained with limited updates.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	6003 Bounty Street	6281 Wenrich Dr	7216 Margerum Ave	6088 Bounty St
<b>City, State</b>	San Diego, CA	San Diego, CA	San Diego, CA	San Diego, CA
<b>Zip Code</b>	92120	92120	92120	92120
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.12 <sup>1</sup>	0.39 <sup>1</sup>	0.13 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$1,255,000	\$1,500,000	\$1,550,000
<b>List Price \$</b>	--	\$1,250,000	\$1,500,000	\$1,650,000
<b>Sale Price \$</b>	--	\$1,400,000	\$1,630,000	\$1,615,000
<b>Type of Financing</b>	--	Va	Conv	Conv
<b>Date of Sale</b>	--	02/25/2022	03/09/2022	03/25/2022
<b>DOM · Cumulative DOM</b>	-- · --	5 · 28	10 · 46	15 · 74
<b>Age (# of years)</b>	56	54	44	56
<b>Condition</b>	Good	Good	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Beneficial ; Mountain	Neutral ; Residential
<b>Style/Design</b>	2 Stories Colonial	1 Story Ranch	2 Stories Modern	2 Stories Modern
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,772	2,042	2,359	3,374
<b>Bdrm · Bths · ½ Bths</b>	5 · 3 · 1	4 · 2	4 · 2 · 1	4 · 3
<b>Total Room #</b>	10	7	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.19 acres	0.16 acres	0.28 acres	0.57 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$130,000	+\$47,000	+\$6,000
<b>Adjusted Price</b>	--	\$1,530,000	\$1,677,000	\$1,621,000

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 home has just been completely renovated throughout. Close to subject. Adjustments for gla+65k, room count+15k, pool+50k,
- Sold 2** his one-of-a-kind home situated high on the hill in Del Cerro has undergone a major renovation with every inch of the home having been touched. This is not your average remodel, per MLS. Adjustments for age -12k, gla+37k, room count+10k, pool+50k, lot-13k, view-25k.
- Sold 3** Locate close to subject with some past updates were done to main areas and well maintained. Adjustments for conditon+50k, gla-54k, room count+10k, lot-50k, pool+50k.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Per tax records, MLS, and online data.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
--	--	--	--	Sold	10/18/2021	\$965,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$1,590,000	\$1,590,000
<b>Sales Price</b>	\$1,560,000	\$1,560,000
<b>30 Day Price</b>	\$1,530,000	--
<b>Comments Regarding Pricing Strategy</b>		
Used the closes and best sales and listings within required criteria with adjustments when needed to sales.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The current as-is conclusion is resulting in a xx% variance from the prior report completed mm/yy. The broker reviewed the following comps from the prior report that were most supportive of the previous as-is conclusion:

[Address; Price]

[Address; Price]

The broker responded as follows:

xxxxxxxxxxxx

### Subject Photos



Front



Address Verification



Side



Side



Street



## Listing Photos

**L1** 5934 Eldergardens St  
San Diego, CA 92120



Front

**L2** 5553 Trinity Way  
San Diego, CA 92120



Front

**L3** 6392 Bernadette lane  
San Diego, CA 92120



Front

## Sales Photos

**S1** 6281 Wenrich Dr  
San Diego, CA 92120



Front

**S2** 7216 Margerum Ave  
San Diego, CA 92120



Front

**S3** 6088 Bounty St  
San Diego, CA 92120



Front



### ClearMaps Addendum

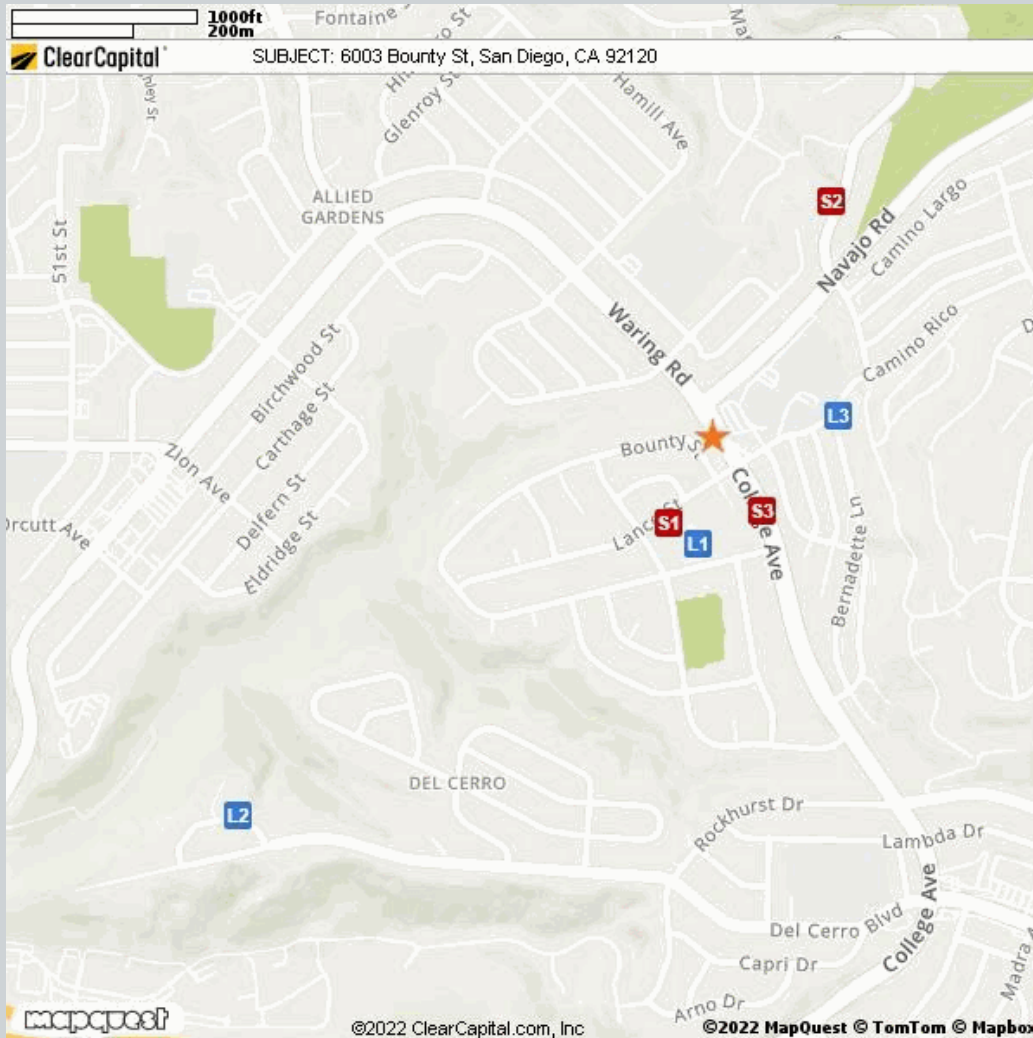
**Address** ★ 6003 Bounty Street, San Diego, CA 92120

**Loan Number** 46699

**Suggested List** \$1,590,000

**Suggested Repaired** \$1,590,000

**Sale** \$1,560,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6003 Bounty Street, San Diego, CA 92120	--	Parcel Match
L1 Listing 1	5934 Eldergardens St, San Diego, CA 92120	0.14 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5553 Trinity Way, San Diego, CA 92120	0.86 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6392 Bernadette Lane, San Diego, CA 92120	0.20 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6281 Wenrich Dr, San Diego, CA 92120	0.12 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7216 Margerum Ave, San Diego, CA 92120	0.39 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6088 Bounty St, San Diego, CA 92120	0.13 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Ronald Blair	<b>Company/Brokerage</b>	Big Block Realty
<b>License No</b>	01802776	<b>Address</b>	8794 Dawn Ct Santee CA 92071
<b>License Expiration</b>	04/15/2023	<b>License State</b>	CA
<b>Phone</b>	6198405765	<b>Email</b>	sandiegoreospecialist@gmail.com
<b>Broker Distance to Subject</b>	6.17 miles	<b>Date Signed</b>	05/12/2022

*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:**

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