

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>	213 Mountaire Circle, Clayton, CALIFORNIA 94517	<b>Order ID</b>	8108925	<b>Property ID</b>	32500980
<b>Inspection Date</b>	04/07/2022	<b>Date of Report</b>	04/11/2022		
<b>Loan Number</b>	46764	<b>APN</b>	119-142-004		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Contra Costa		

### Tracking IDs

<b>Order Tracking ID</b>	BPO_Update_04.06.22	<b>Tracking ID 1</b>	BPO_Update_04.06.22
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Redwood Holdings LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$7,602	No adverse conditions were noted at the time of inspection based on exterior observations. Subject appears dated but with a maintained/clean interior with no recent updates inside or out.	
<b>Assessed Value</b>	\$578,657		
<b>Zoning Classification</b>	R1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Noted individual housesitting.)			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Dana Hills HOA 925-405-4700		
<b>Association Fees</b>	\$200 / Quarter (Pool,Landscaping,Greenbelt,Other: Playground, basketball courts)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	Subject is a conforming Single Family Residential Contemporary style property located within the Dana Hills Community with a views of the surrounding hills, Mt. Diablo and pastoral views. Subject conforms to the immediate area and is located within 12 miles to hwy's 4/242/680 freeway access, Marsh Creek Rd, Clayton Rd, Diablo View Middle School, Regency Woods Park and Community Pool, Donner Creek, Mt. Diablo State Park along with nearby shopping amenities, Restaurants and K-12 Schools.	
<b>Sales Prices in this Neighborhood</b>	Low: \$1,050,000 High: \$1,100,000		
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	213 Mountaire Circle	256 Mountaire Cir	978 Kenston Dr	20 Mt. Scott Ct
<b>City, State</b>	Clayton, CALIFORNIA	Clayton, CA	Clayton, CA	Clayton, CA
<b>Zip Code</b>	94517	94517	94517	94517
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.29 <sup>1</sup>	0.47 <sup>1</sup>	0.11 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$998,000	\$1,025,000	\$1,168,000
<b>List Price \$</b>	--	\$998,000	\$1,025,000	\$1,168,000
<b>Original List Date</b>		04/04/2022	03/14/2022	03/10/2022
<b>DOM · Cumulative DOM</b>	-- · --	4 · 7	4 · 28	14 · 32
<b>Age (# of years)</b>	51	47	59	48
<b>Condition</b>	Average	Average	Good	Good
<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>	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Residential	Beneficial ; Mountain
<b>Style/Design</b>	1 Story Spanish	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,600	1,919	1,571	1,740
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	4 · 2
<b>Total Room #</b>	7	10	6	10
<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 Spa - Yes
<b>Lot Size</b>	0.24 acres	0.24 acres	0.28 acres	0.25 acres
<b>Other</b>	Fireplace	Fireplace	Fireplace	Fireplace

\* 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.

## Current Listings - Cont.

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

- Listing 1** A1 is similar in room count, in garage space, in fireplace with 4 beds, 2 baths. A1 is superior in beds, in year built, in GLA, in lot size. A1 is located within subjects Dana Hills HOA with 2 sets of oversized sliders to the backyard and deck patio, kitchen comes with wood cabinets, double ovens, electric range, recessed lighting, primary suite with double closets a split bath with vanity.
- Listing 2** A2 is similar in room count, in garage space, in fireplaces with 3 beds, 2 baths. A2 is inferior in year built, in GLA. A2 is superior in lot size. A2 is located within the Mitchell Canyon neighborhood, with a updated living area that includes a 2021 new kitchen with quartz counters, SS appliances, cabinetry with gold fixtures, pantry closet, two secondary baths with updates and backyard updated with new pavers, travertine stone paths.
- Listing 3** A3 is similar in room count, in garage space, in fireplace with 4 beds, 2 baths. A3 is superior in year built, in GLA, in lot size and with an in-ground pool and spa. A3 is located within subjects Dana Hills HOA with views of Mt. Diablo, kitchen updated with SS appliances, breakfast bar, pantry, garden window that overlooks the renovated pool, newer A/C, and a water heater.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	213 Mountaire Circle	321 Mt. Washington Way	179 Mountaire Cir	241 Mountaire Cir
City, State	Clayton, CALIFORNIA	Clayton, CA	Clayton, CA	Clayton, CA
Zip Code	94517	94517	94517	94517
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.11 <sup>1</sup>	0.31 <sup>1</sup>	0.18 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$875,000	\$947,000	\$949,000
List Price \$	--	\$875,000	\$947,000	\$949,000
Sale Price \$	--	\$1,050,000	\$1,060,000	\$1,100,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/18/2021	01/10/2022	03/16/2022
DOM · Cumulative DOM	-- · --	10 · 36	12 · 35	2 · 12
Age (# of years)	51	50	52	48
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Spanish	1 Story Ranch	1 Story Ranch	1 Story Mediterranean
# Units	1	1	1	1
Living Sq. Feet	1,600	1,600	1,600	1,740
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	8	8	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.30 acres	0.26 acres	0.23 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	-\$2,870	-\$25,980	-\$14,040
Adjusted Price	--	\$1,047,130	\$1,034,020	\$1,085,960

\* Sold 1 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** S1 is similar in room count, in GLA, in year built, in garage space, in fireplace with 3 beds, 2 baths. S1 is superior in lot size - (\$2,870). S1 is located within subjects Dana Hills HOA and comes with recent improvements that include a new HVAC system, insulation and a whole house fan to cool off property quickly, SS appliances added last year and drought resistant artificial grass added.
- Sold 2** S2 is similar in room count, in GLA, in garage space, in fireplace with 3 beds, 2 baths. S2 is superior in condition - (\$25,000), in lot size - (\$1,080). S2 is inferior in year built + (\$100.00). S2 is located within subjects Dana Hills HOA with views of Mt. Diablo, a custom kitchen with SS appliances, new dishwasher, gas range, primary en-suite has upgraded granite, a walk in shower, hall bath with jetted tub, dual pane windows, maple flooring, premium carpeting and a large back yard.
- Sold 3** S3 is similar in room count, in garage space, in fireplace with 4 beds, 2 baths. S3 is superior in GLA - (\$10,500), in year built - (\$300.00), in bed - (\$3,500). S3 is inferior in lot size + (\$260.00). S3 is located within subjects Dana Hills HOA with views of Mt. Diablo along with flexible floor plan, with a living room, dining room, and eat-in kitchen. S3 comes with multiple patios, grass area's and arbor with grape vines.

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject was listed on 3/23/2022 for \$899,000 and is now pending with a off Market date of 4/6/2022.			
<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>	0						
<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>
03/23/2022	\$899,000	--	--	Pending/Contract	04/06/2022	\$899,000	MLS

### Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$1,035,000	\$1,040,000
<b>Sales Price</b>	\$1,040,000	\$1,040,000
<b>30 Day Price</b>	\$1,040,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject value based on the most similar Single Family Residential Contemporary style properties compared to subject, located through searches utilizing current market data on MLS. All comps are within a 20% square foot variance, 6 months and .25 miles. Search criteria extended 12 months and .50 miles due to low inventories, and the lack of similar recent comparable properties within subject's immediate neighborhood. Within parameters of search median list price is \$973,500 and median sold price \$1,060,000 with a DOM of 30 days. Subject located in an area of REO, Short Sales, Flipped properties and Fair Market value, supply meets demand according to Contra Costa Association of Realtors. According to the CCAR MLS, the average marketing time in subject's immediate area is 30 Day on the market. Trends for this zip code indicate that within the current inventory .5% are in foreclosure, Auction, and Bank Owned stages.</p>		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect 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



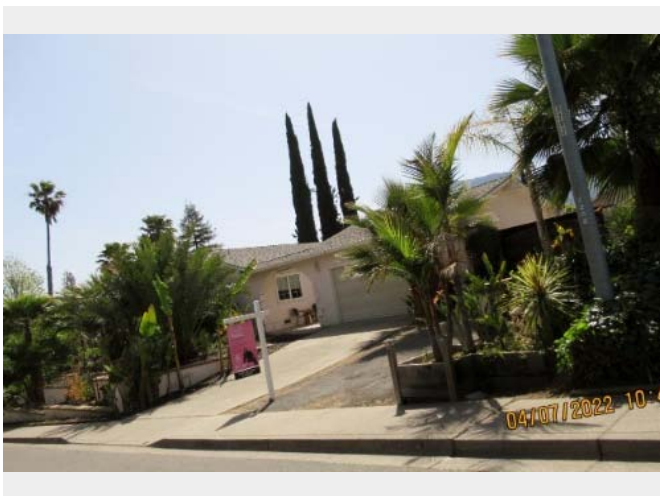
Side



Side



Side



Side



Side



### Subject Photos



Side



Side



Side



Side



Street



Street



## Subject Photos



Street



Street



Street



Other



Other



Other

## Listing Photos

**L1** 256 Mountaire Cir  
Clayton, CA 94517



Front

**L2** 978 Kenston Dr  
Clayton, CA 94517



Front

**L3** 20 Mt. Scott Ct  
Clayton, CA 94517



Front



## Sales Photos

**S1** 321 Mt. Washington Way  
Clayton, CA 94517



Front

**S2** 179 Mountaire Cir  
Clayton, CA 94517



Front

**S3** 241 Mountaire Cir  
Clayton, CA 94517



Dining Room

### ClearMaps Addendum

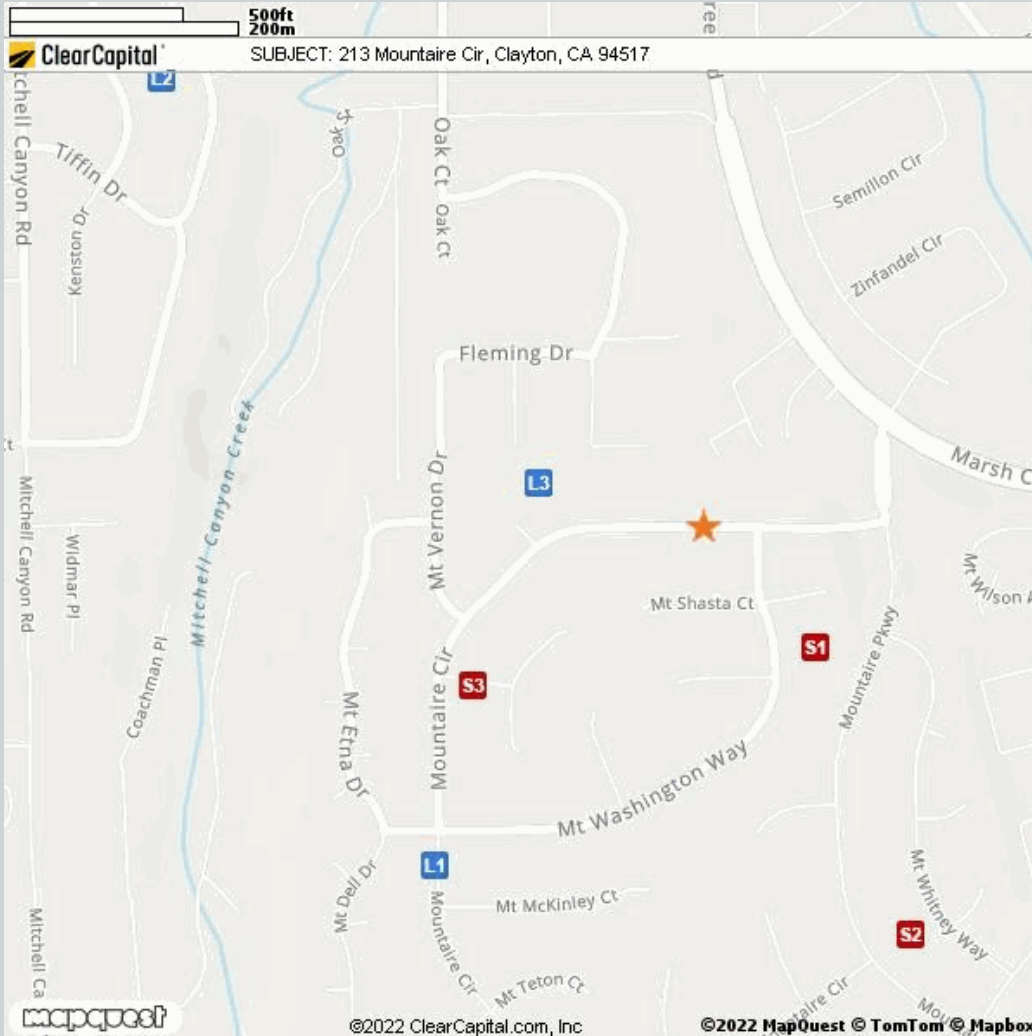
**Address** ★ 213 Mountaire Circle, Clayton, CALIFORNIA 94517

**Loan Number** 46764

**Suggested List** \$1,035,000

**Suggested Repaired** \$1,040,000

**Sale** \$1,040,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	213 Mountaire Circle, Clayton, California 94517	--	Parcel Match
L1 Listing 1	256 Mountaire Cir, Clayton, CA 94517	0.29 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	978 Kenston Dr, Clayton, CA 94517	0.47 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	20 Mt. Scott Ct, Clayton, CA 94517	0.11 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	321 Mt. Washington Way, Clayton, CA 94517	0.11 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	179 Mountaire Cir, Clayton, CA 94517	0.31 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	241 Mountaire Cir, Clayton, CA 94517	0.18 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>	Debbye Deister	<b>Company/Brokerage</b>	Stonehurst Real Estate Services
<b>License No</b>	01426142	<b>Address</b>	Stonehurst Real Estate Services Lafayette CA 94549
<b>License Expiration</b>	04/15/2024	<b>License State</b>	CA
<b>Phone</b>	9254513368	<b>Email</b>	stonehurstres00@gmail.com
<b>Broker Distance to Subject</b>	10.21 miles	<b>Date Signed</b>	04/08/2022

*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.**