

## Subject Details

<b>PROPERTY TYPE</b>	<b>GLA</b>
SFR	1,468 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
3	2.0
<b>STYLE</b>	<b>YEAR BUILT</b>
Ranch	1981
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
0.18 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	2 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Unknown	Unknown
<b>COUNTY</b>	<b>APN</b>
Solano	0079164170

## Analysis Of Subject

Provided by Appraiser

### CONDITION RATING



The property is well maintained and feature limited repairs 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)

Per third party exterior only inspection and exterior and front only photos, observation of aerial maps online and lack of any current or prior online photos/listings or other verifiable source, the subject is rated as an average design ranch home assumed in average C3 (typical upgrades to the market and surrounding area ... **(continued in Appraiser Commentary Summary)**

# Sales Comparison

Provided by  
Appraiser

	MOST COMPARABLE			
	 <b>421 Bluebell Pl</b> Vallejo, CA 94591 	 <b>141 Shady Ln</b> Vallejo, CA 94591 	 <b>356 Robles Way</b> Vallejo, CA 94591 	 <b>340 Robles Way</b> Vallejo, CA 94591 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.06 miles	0.11 miles	0.13 miles
DATA/ VERIFICATION SOURCE	Public Records	Public Records; Other	Public Records; Other	Public Records; Other
LIST PRICE	--	--	--	--
LIST DATE	--	02/17/2021	11/30/2020	04/28/2021
SALE PRICE/PPSF	--	\$550,000 \$375/Sq. Ft.	\$530,000 \$361/Sq. Ft.	\$520,000 \$286/Sq. Ft.
CONTRACT/ PENDING DATE	--	02/17/2021	11/30/2020	Unknown
SALE DATE	--	03/15/2021	01/04/2021	04/28/2021
DAYS ON MARKET	--	28	35	0
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.18 Acre(s)	0.13 Acre(s)	0.23 Acre(s)	0.15 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	40	41	41	41
CONDITION	C3	C3	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	6/3/2	6/3/2	6/3/2	7/4/2
GROSS LIVING AREA	1,468 Sq. Ft.	1,468 Sq. Ft.	1,468 Sq. Ft.	1,816 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Unknown	Unknown	Unknown	Unknown
COOLING	Unknown	Unknown	Unknown	Unknown
GARAGE	2 GA	2 GA	2 GA	2 GA
OTHER	--	--	date of sale increase \$29,000	--
OTHER	--	--	--	inferior/no rear landscap \$25,000
NET ADJUSTMENTS		0.00% \$0	3.58% \$19,000	6.15% \$32,000
GROSS ADJUSTMENTS		0.00% \$0	7.36% \$39,000	10.00% \$52,000
ADJUSTED PRICE		\$550,000	\$549,000	\$552,000

## Value Conclusion + Reconciliation



Provided by  
Appraiser

**\$550,000**  
AS-IS VALUE

**0-90 Days**  
EXPOSURE TIME

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

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Comps were searched in the defined boundaries to bracket subject's GLA, lot, age and condition within 12 months COE. Comps 1-3 are the 3 most proximate and competing sales found.

#### EXPLANATION OF ADJUSTMENTS

All sales are assumed to be in similar and typical condition as the subject per extraordinary assumption made as noted above. Comps 1 & 2 are subject's 2 most proximate model match sales in the past 12 months best representing market similarity/substitute sales. Comp 2 was adjusted for the more dated sale at a rate of .5%/month from contract month. Comp 2 also required downward adjustment for superior site SF. No other adjustments were supported for comps 1 & 2. Comp 3 was adjusted down for superior GLA at \$50/SF and superior bed count and an upward adjustment made for lack of rear landscape.

#### ADDITIONAL COMMENTS (OPTIONAL)

Sales adjusted values provide a reasonable range in value with most weight given to comp 1 as the most recent and proximate (overall most similar) model match sale. As values appear to have been stable the most recent 6 months period, comp 1 provides superior value indication. Values were found to be overall stable the past ~0-6 months period. Values were found to be overall increasing the prior 6-12 month period resulting in upward trend adjustment for comp 2.

### Reconciliation Summary

Most weight is given to comp 1 requiring no adjustments and is deemed most reliable value indicator.

## Appraiser Commentary Summary

 Provided by  
Appraiser

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

From Page 1

Per third party exterior only inspection and exterior and front only photos, observation of aerial maps online and lack of any current or prior online photos/listings or other verifiable source, the subject is rated as an average design ranch home assumed in average C3 (typical upgrades to the market and surrounding area) with no photo evidence of deferred maintenance other than tree in front that is reported to need trimming and is factored into the condition rating of this report. Site is typical sized, level tract lot. Subject appears to be typical and market accepted based on the very limited information available to appraiser.

### Neighborhood and Market

From Page 6

Neighborhood consists of average appeal and quality SFR's in suburban market with average access to all infrastructure and employment. Market appears to have been stable to increasing over the prior 12 months with market times typically under 30 days when properly listed, marketed and exposed to the market.

### Analysis of Prior Sales & Listings

From Page 5

The subject has not been listed or transferred in the past 3 years.

### Highest and Best Use Additional Comments

The subject use as a SFR was deemed highest and best use. The Appraiser determined the subject's Highest and Best Use, after giving consideration to what is: (1) legally permissible and probable (zoning allowances, etc); (2) physically possible; (3) economically and financially feasible; and (4) what is most profitable, yielding the highest net return on the land and improvement. Based on current market conditions, the existing structure as a single family residence is financially feasible and maximally productive. The highest and best use, as if vacant, would be to construct a single family residence.

## Subject Details

 Provided by Appraiser

### Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?	Event	Date	Price	Data Source
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No

#### LISTING STATUS

Not Listed in Past Year

#### DATA SOURCE(S)

Public Records,Other

#### EFFECTIVE DATE

11/02/2021

#### SALES AND LISTING HISTORY ANALYSIS

The subject has not been listed or transferred in the past 3 years.

### Order Information

BORROWER	LOAN NUMBER
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Redwood Holdings LLC

46818

PROPERTY ID	ORDER ID
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31501514

7702616

ORDER TRACKING ID	TRACKING ID 1
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1028CV

1028CV

### Legal

OWNER	ZONING DESC.
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FAIRLA A SCHWARTZ

Residential low density

ZONING CLASS	ZONING COMPLIANCE
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Z02

Legal

#### LEGAL DESC.

RM BK 36 PG 93 LT 124 UN 2 GLEN COVE

### 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
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\$7,915

N/A

N/A

**FEMA FLOOD ZONE**

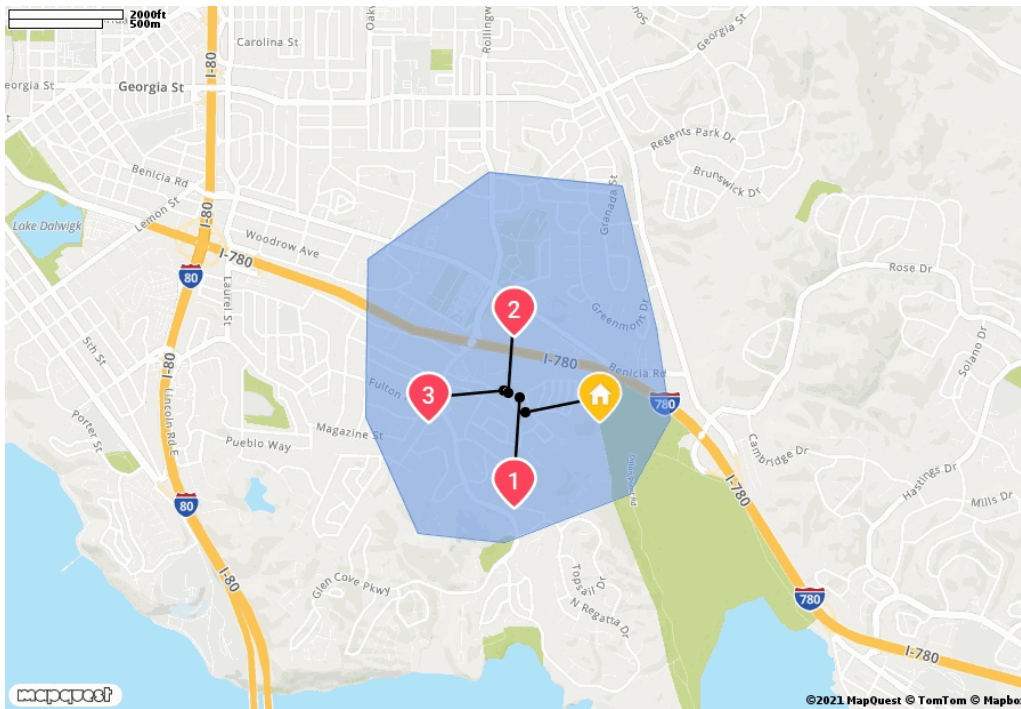
06095C0629G

**FEMA SPECIAL FLOOD ZONE AREA**

No

# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

**75**

Months Supply

**6.0**

Avg Days Until Sale

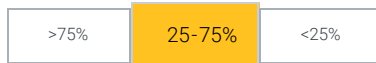
**20**

Subject Neighborhood as defined by the Appraiser

**TYPE**



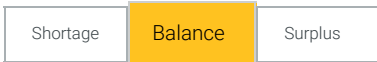
**BUILT-UP**



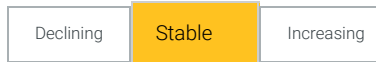
**NEIGHBORHOOD & MARKET COMMENTS**

Neighborhood consists of average appeal and quality SFR's in suburban market with average access to all infrastructure and employment. Market appears to have been stable to increasing over the prior 12 months with market times typically under 30 days when properly listed, marketed and exposed to the market.

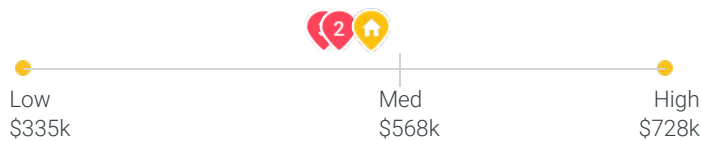
**DEMAND / SUPPLY**



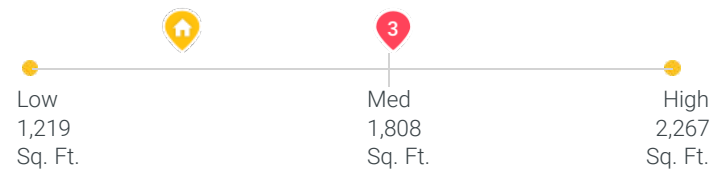
**VALUES**



**PRICE**



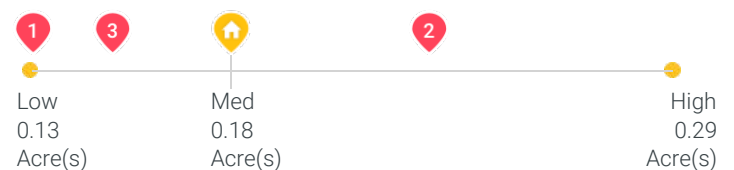
**GROSS LIVING AREA**



**YEAR BUILT**



**SITE SIZE**



## Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



## Comparable Photos

Provided by  
Appraiser

1 141 Shady Ln  
Vallejo, CA 94591



Front

2 356 Robles Way  
Vallejo, CA 94591



Front

3 340 Robles Way  
Vallejo, CA 94591



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 Bon Nguyen, 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

I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

## 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.

### 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.

## Assumptions, Conditions, Certifications, & Signature (Cont.)



Provided by  
Appraiser

### 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 Bon Nguyen 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.

### SIGNATURE

### NAME

Kevin Felgenhauer

### EFFECTIVE DATE

10/29/2021

### DATE OF REPORT

11/02/2021

### LICENSE #

AR034060

### STATE

CA

### EXPIRATION

05/18/2022

### COMPANY

At Home Appraisals

## Comments - Continued

 Provided by  
Appraiser

### SCOPE OF WORK COMMENTS

I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

### EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

Based on reviewing the exterior photos and aerial imagery (when available), the extraordinary assumption has been made that there are no adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc) for the subject property other than those noted in review and the boundary lines of the property are as stated in public records. The appraiser has not reviewed a current survey of the land or the title.

### LIMITING CONDITIONS COMMENTS

I relied on the additional data sources for subject property characteristics and the physical inspection information and photos performed by a local real estate professional (as stated in section 9 of the reviewer certification) and did not make a personal inspection of the property that is the subject of this report. I relied on the provided exterior photos and aerial imagery (when available) to report the condition of the improvements in factual, specific terms, and I used the provided exterior photos to identify and report the physical deficiencies that could affect the liveability, soundness, or structural integrity of the property.

## Property Condition Inspection

Provided by  
Onsite Inspector



<b>PROPERTY TYPE</b> SFR	<b>CURRENT USE</b> SFR	<b>PROJECTED USE</b> SFR
<b>OCCUPANCY</b> Occupied	<b>GATED COMMUNITY</b> No	<b>ATTACHED TYPE</b> Detached
<b>PARKING TYPE</b> Attached Garage; 2 spaces	<b>STORIES</b> 1	<b>UNITS</b> 1
<b>EXTERIOR REPAIRS</b> \$1,000	<b>INTERIOR REPAIRS</b> N/A	<b>TOTAL REPAIRS</b> \$1,000

### Condition & Marketability

<b>CONDITION</b>	✓ Good	Subject exterior walls, roof, windows, and garage are all in good condition and conforms to neighborhood.
<b>SIGNIFICANT REPAIRS NEEDED</b>	✓ No	-
<b>CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES</b>	✓ No	-
<b>SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, &amp; SIZE)</b>	✓ Yes	-
<b>AVERAGE CONDITION OF NEIGHBORING PROPERTIES</b>	✓ Good	-
<b>BOARDED OR VACANT PROPERTIES NEAR SUBJECT</b>	✓ No	-
<b>SUBJECT NEAR POWERLINES</b>	✓ No	-
<b>SUBJECT NEAR RAILROAD</b>	✓ No	-
<b>SUBJECT NEAR COMMERCIAL PROPERTY</b>	✓ No	-

## Property Condition Inspection - Cont.

 Provided by  
Onsite Inspector

### Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	-
ROAD QUALITY	✓	Good	-
NEGATIVE EXTERNALITIES	✓	No	-
POSITIVE EXTERNALITIES	✓	No	-

## 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	Front Tree Needs Trimming	\$1,000
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
<b>TOTAL EXTERIOR REPAIRS</b>		<b>\$1,000</b>



## Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Bon Nguyen/	01402188	Bon Nguyen	LeBon Real Estate, Inc.	10/29/2021