

## Subject Details

<b>PROPERTY TYPE</b>	<b>GLA</b>
SFR	3,190 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
5	4.0
<b>STYLE</b>	<b>YEAR BUILT</b>
Conventional	1949
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
0.72 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	2 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Central	Unknown
<b>COUNTY</b>	<b>APN</b>
Marin	00614419

## Analysis Of Subject

Provided by Appraiser

### CONDITION RATING



The property is well maintained and feature limited repairs due to normal wear and tear.

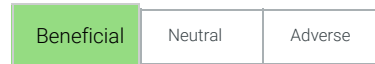
### QUALITY RATING



High quality property built from individual or readily available designer plans in above-standard residential tract developments.

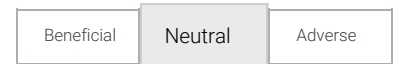
### VIEW

▲ Mountain



### LOCATION

▲ Residential











### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject is located in the city of San Anselmo. The area consists of well maintained homes in a typical subdivision density neighborhood. No negative external influence. The subject is located in a medium density neighborhood and is described as a Conventional style SFR with 8/5/4 room count, 3,190sf built in 1949 o ... **(continued in Appraiser Commentary Summary)**

# Sales Comparison

Provided by  
Appraiser

	MOST COMPARABLE									
	 <b>156 Hilldale Dr</b> San Anselmo, CA 94960 	 <b>100 Forbes Ave</b> San Anselmo, CA 94960 			 <b>2 Belloreid Ave</b> San Rafael, CA 94901 			 <b>40 Crest Ave</b> San Anselmo, CA 94960 		
COMPARABLE TYPE	--	Sale			Sale			Sale		
MILES TO SUBJECT	--	0.11 miles			0.41 miles			0.46 miles		
DATA/ VERIFICATION SOURCE	Public Records	Public Records			Public Records			Public Records		
LIST PRICE	--	--			--			--		
LIST DATE	--	07/17/2021			03/12/2021			10/20/2021		
SALE PRICE/PPSF	--	\$1,233,000	\$443/Sq. Ft.		\$1,550,000	\$555/Sq. Ft.		\$1,880,000	\$575/Sq. Ft.	
CONTRACT/ PENDING DATE	--	Unknown			Unknown			Unknown		
SALE DATE	--	09/16/2021			04/25/2021			01/25/2021		
DAYS ON MARKET	--	30			15			90		
LOCATION	N; Res	N; Res			N; Res			N; Res		
LOT SIZE	0.72 Acre(s)	1.48 Acre(s)	-\$40,000		0.21 Acre(s)	\$40,000		0.35 Acre(s)	\$30,000	
VIEW	B; Mtn	B; Mtn	\$50,000		B; Mtn			B; Mtn		
DESIGN (STYLE)	Conventional	Conventional			Conventional			Conventional		
QUALITY OF CONSTRUCTION	Q3	Q4	\$100,000		Q3			Q2	-\$100,000	
ACTUAL AGE	72	49			113			56		
CONDITION	C3	C4	\$100,000		C3			C2	-\$100,000	
SALE TYPE		Arms length			Arms length			Arms length		
ROOMS/BEDS/BATHS	8/5/4	8/5/3	\$5,000		7/3/2	\$10,000		7/4/2	\$10,000	
GROSS LIVING AREA	3,190 Sq. Ft.	2,786 Sq. Ft.	\$81,000		2,791 Sq. Ft.	\$80,000		3,272 Sq. Ft.		
BASEMENT	None	None			None			None		
HEATING	Central	Forced Air			Forced Air			Gravity		
COOLING	Unknown	Unknown			Unknown			Unknown		
GARAGE	2 GA	2 GA			0 None	\$10,000		0 None	\$10,000	
OTHER	--	Pool	-\$20,000		--			--		
OTHER	--	--			--			--		
NET ADJUSTMENTS			22.38%	\$276,000		9.03%	\$140,000		-7.98%	-\$150,000
GROSS ADJUSTMENTS			32.12%	\$396,000		9.03%	\$140,000		13.30%	\$250,000
ADJUSTED PRICE				\$1,509,000			\$1,690,000			\$1,730,000

## Value Conclusion + Reconciliation



Provided by  
Appraiser

**\$1,700,000**  
AS-IS VALUE

**1-120 Days**  
EXPOSURE TIME

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

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

All comps are from the subject's neighborhood and are recently closed. The appraiser chose the best comparables available. The neighborhood has a wide range of GLA and style of homes with limited available data due to neighborhood density. Comp 1 is on a larger site, but has reduced utilized due to it sloping. It offers an inferior view of the area as it is lower in elevation. It is inferior in condition/quality to the subject. Comps 2 - 3 are on smaller sites. Comp 3 is superior in condition/quality to the subject. Comps 2 - 3 are on smaller sites. Most weight is given to comp 2 for its similarity.

#### EXPLANATION OF ADJUSTMENTS

Amenity differences have been adjusted properly and are deemed customary for the area. No negative external factors were noted which would negatively impact marketability. Value appears to be adequately supported.

#### ADDITIONAL COMMENTS (OPTIONAL)

Net/gross adjustments exceed the standard 15%/25% guidelines for comp 1 due to its condition/quality which was unavoidable and was utilized due to lot size. It was bracket the utilized as a lower bracket sale and is given the least weight.

### Reconciliation Summary

After reconciliation of the supplied comparables, a value estimate of \$1,700,000 is considered reasonable as of 11/05/21. Extra ordinary assumptions were made in terms of interior condition/finishes, room count, etc. The comparables sales are acceptable and appear to be competitive in age, GLA and appeal to the subject.

## Appraiser Commentary Summary

 Provided by  
Appraiser

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

From Page 1

The subject is located in the city of San Anselmo. The area consists of well maintained homes in a typical subdivision density neighborhood. No negative external influence. The subject is located in a medium density neighborhood and is described as a Conventional style SFR with 8/5/4 room count, 3,190sf built in 1949 on a .72 acre site in average condition. The subject appears to be on a larger than typical site and is located on a private driveway shared by 3 homes. The subject is difficult to view due to large trees and scrubs and no interior photos were provided.

### Neighborhood and Market

From Page 6

Market research indicates the subject's market have remained stable/increasing in value. The subject's market does not appear to be a REO driven market. Marketing time is noted at 90 days or less for properly priced homes.

### Analysis of Prior Sales & Listings

From Page 5

The subject has not been listed or sold within the last 3 years.

### Highest and Best Use Additional Comments

The highest and best use is as a SFR.

## 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

#### EFFECTIVE DATE

11/05/2021

#### SALES AND LISTING HISTORY ANALYSIS

The subject has not been listed or sold within the last 3 years.

### Order Information

<b>BORROWER</b>	<b>LOAN NUMBER</b>
Redwood Holdings LLC	46839
<b>PROPERTY ID</b>	<b>ORDER ID</b>
31506703	7706290
<b>ORDER TRACKING ID</b>	<b>TRACKING ID 1</b>
1029CV	1029CV

### Legal

<b>OWNER</b>	<b>ZONING DESC.</b>
GERARD M RENK	Residential
<b>ZONING CLASS</b>	<b>ZONING COMPLIANCE</b>
Residential	Legal
<b>LEGAL DESC.</b>	
CITY/MUNI/TWP:SAN ANSELMO	

### Highest and Best Use

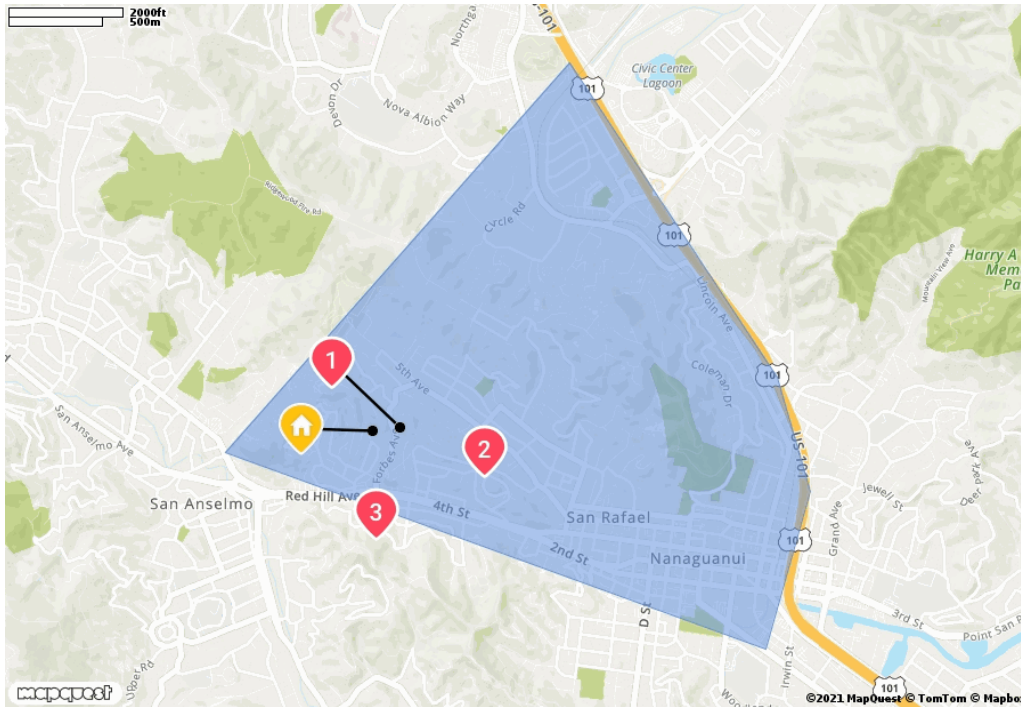
<b>IS HIGHEST AND BEST USE THE PRESENT USE</b>	
Yes	
<b>PHYSICALLY POSSIBLE?</b>	<b>FINANCIALLY FEASIBLE?</b>
✓	✓
<b>LEGALLY PERMISSABLE?</b>	<b>MOST PRODUCTIVE USE?</b>
✓	✓

### Economic

<b>R.E. TAXES</b>	<b>HOA FEES</b>	<b>PROJECT TYPE</b>
\$16,807	N/A	N/A
<b>FEMA FLOOD ZONE</b>		
X		
<b>FEMA SPECIAL FLOOD ZONE AREA</b>		
No		

# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

**12**

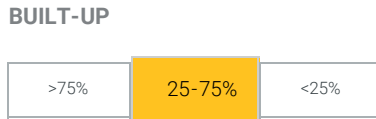
Months Supply

**1.0**

Avg Days Until Sale

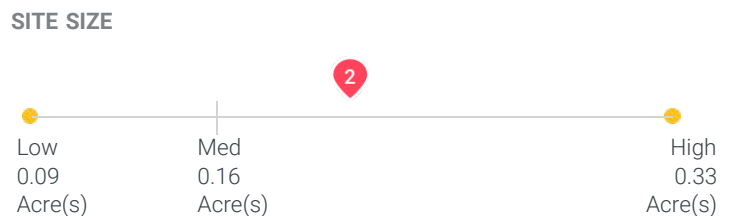
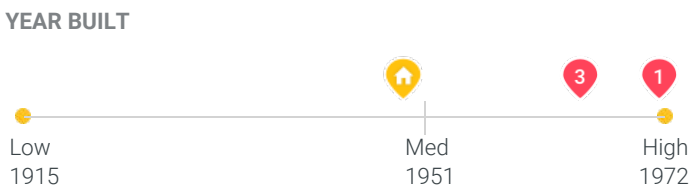
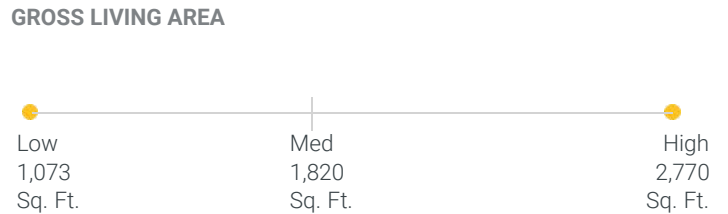
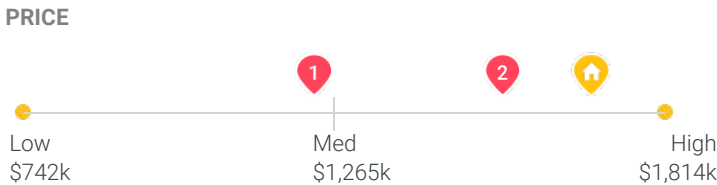
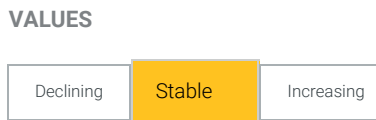
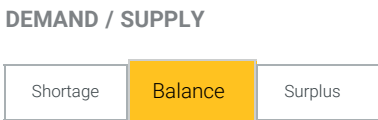
**30**

Subject Neighborhood as defined by the Appraiser

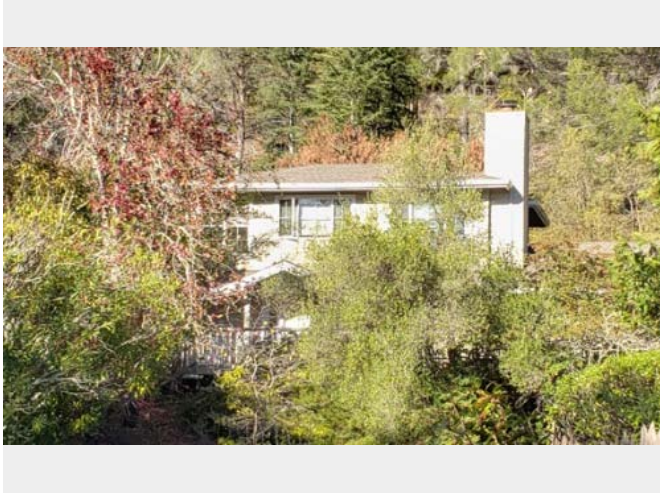


**NEIGHBORHOOD & MARKET COMMENTS**

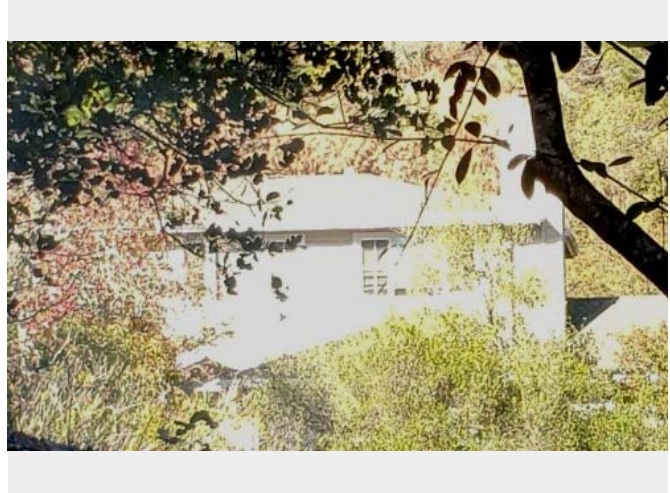
Market research indicates the subject's market have remained stable/increasing in value. The subject's market does not appear to be a REO driven market. Marketing time is noted at 90 days or less for properly priced homes.



## Subject Photos



Front



Front



Address Verification



Address Verification



Street



Other

## Subject Photos



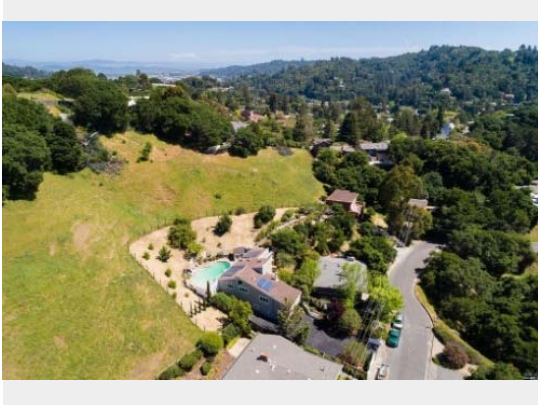
Other



## Comparable Photos

Provided by  
Appraiser

1 100 Forbes Ave  
San Anselmo, CA 94960



Front

2 2 Belloreid Ave  
San Rafael, CA 94901



Front

3 40 Crest Ave  
San Anselmo, CA 94960



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 Allison Boswell, 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

 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.

### 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 Allison Boswell 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**

**EFFECTIVE DATE**

**DATE OF REPORT**

*Gina Blizard*

Gina Blizard

11/05/2021

11/05/2021

**LICENSE #**

**STATE**

**EXPIRATION**

**COMPANY**

AR030212

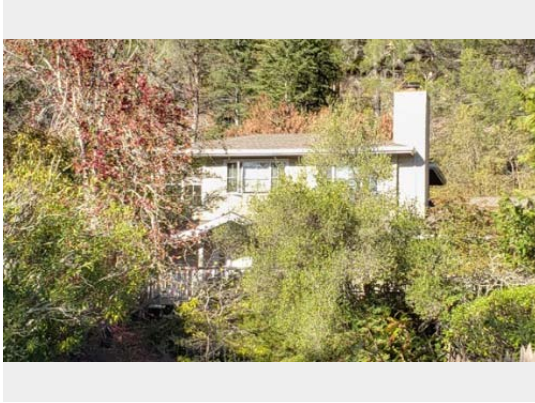
CA

02/27/2023

Independent Contractor

## Property Condition Inspection

Provided by  
Onsite Inspector



<b>PROPERTY TYPE</b>	<b>CURRENT USE</b>	<b>PROJECTED USE</b>
SFR	SFR	SFR
<b>OCCUPANCY</b>	<b>GATED COMMUNITY</b>	<b>ATTACHED TYPE</b>
Occupied	Yes	Detached
<b>PARKING TYPE</b>	<b>STORIES</b>	<b>UNITS</b>
Attached Garage; 2 spaces	2	1
<b>EXTERIOR REPAIRS</b>	<b>INTERIOR REPAIRS</b>	<b>TOTAL REPAIRS</b>
\$0	N/A	\$0

### Condition & Marketability

<b>CONDITION</b>	✓ Good	The subject is located on a private driveway shared by 3 homes. I walked down the driveway to take the photos and I was asked by the occupant of 152 to leave. These were the only photos I could get.
<b>SIGNIFICANT REPAIRS NEEDED</b>	✓ No	None
<b>CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES</b>	✓ No	None
<b>SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, &amp; SIZE)</b>	✓ Yes	Larger than average
<b>AVERAGE CONDITION OF NEIGHBORING PROPERTIES</b>	✓ Good	All in good condition.
<b>BOARDED OR VACANT PROPERTIES NEAR SUBJECT</b>	✓ No	None
<b>SUBJECT NEAR POWERLINES</b>	✓ No	No
<b>SUBJECT NEAR RAILROAD</b>	✓ No	No
<b>SUBJECT NEAR COMMERCIAL PROPERTY</b>	✓ No	No

## Property Condition Inspection - Cont.

 Provided by  
Onsite Inspector

### Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	No
ROAD QUALITY	✓	Good	Asphalt in good condition.
NEGATIVE EXTERNALITIES	✓	No	None
POSITIVE EXTERNALITIES	✓	Yes	Privacy, large lot, large house, close to town.

## 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
/Allison Boswell/	01392377	Allison Boswell	BHHS/Drysdale Properties	10/29/2021