

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.

Address	11090 Alta Mesa Road, Wilton, CA 95693	Order ID	8725050	Property ID	34157743
Inspection Date	05/04/2023	Date of Report	05/04/2023		
Loan Number	46974	APN	13602400190000		
Borrower Name	Redwood Holdings LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	05.03.23 Cit-CS Update	Tracking ID 1	05.03.23 Cit-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	REDWOOD HOLDINGS LLC	Condition Comments	
R. E. Taxes	\$6,819	Alta Mesa Rd is a busy street, subject property is declining physical curb appeal.	
Assessed Value	\$799,900		
Zoning Classification	Residential A-5		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(subject property cannot be moved)			
Ownership Type	Other		
Property Condition	Average		
Estimated Exterior Repair Cost	\$6,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$6,000		
HOA	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	Subject Property is in a highly desirable rural area. However, Alta Mesa Rd is a busy street with frequent traffic. There are similar properties that are constructed of fair to good quality. However, there are also pockets of properties that are good to average condition. All properties are similar in site topography. I was able to view the property from the street only; I was not able to get a clear view of the entire home without trespassing. Public services, urban city living conveniences and freeway access are only a short drive away.	
Sales Prices in this Neighborhood	Low: \$380250 High: \$1287500		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	11090 Alta Mesa Road	12289 Woods Rd	12181 Clay Station Rd	3919 E Peltier Rd
City, State	Wilton, CA	Wilton, CA	Herald, CA	Acampo, CA
Zip Code	95693	95693	95638	95220
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.54 ¹	4.12 ¹	11.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,168,000	\$795,000	\$899,000
List Price \$	--	\$1,089,000	\$795,000	\$899,000
Original List Date		03/11/2023	04/20/2023	04/26/2023
DOM · Cumulative DOM	-- · --	53 · 54	12 · 14	7 · 8
Age (# of years)	33	93	45	67
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Pastoral	Neutral ; Pastoral	Neutral ; Pastoral	Neutral ; Pastoral
Style/Design	1 Story Other	1 Story other	1 Story other	1 Story other
# Units	1	1	1	1
Living Sq. Feet	2,538	1,473	1,456	2,202
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2	3 · 1	4 · 2
Total Room #	7	5	5	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	Detached 3 Car(s)	Detached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	4.69 acres	9.01 acres	10.00 acres	1.4 acres
Other	barn	shop	shop	shop

* Listing 2 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ 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** Comp 1: According to MLS, Woods Rd is 93 years old, while the subject property is 33 years old. Adjustment was made for \$5K per every 10 years. Woods Rd is 1473 sq ft while the subject property is 2538 sq ft. Adjustment was made for the difference in size approx \$20 per sq ft. Woods Rd has 4 bedrooms and 2 full baths, while the subject property has 3 bedrooms and 2 full baths and a half bath. Adjustment was made for the difference of \$10K. Woods Rd has a total of 5 rooms, while the subject property has 7 Adjustment was made for the difference of \$5K for each room. Woods Rd does not have a garage, while the subject property has an attached 2 car garage. Adjustment was made for the difference of \$15K. Woods Rd has 9.0 acres while the subject property has 4.69 acres. Adjustment was made for the difference of \$20K per acre. No other adjustments were made. Listing price is \$1,089,000 after total adjustments of \$210,100 bringing comp value \$878,900. Woods Rd is less than 1 mile away from subject property. A thorough search of the sales was made to find sales of property comparable to the subject property. After consideration of locations, dates of sales, physical differences and special conditions, in my judgement, the comparables used are considered the best indicators of the subject's value.
- Listing 2** Comp 2: According to MLS, Clay Station Rd is 1456 sq ft while the subject property is 2538 sq ft. Adjustment was made for the difference in size approx \$20 per sq ft. Clay Station Rd has 1 full baths, while the subject property has 2 full baths and a half bath. Adjustment was made for the difference of \$10K. Clay Station Rd has a detached 3 car garage, while the subject property has an attached 2 car garage. Adjustment was made for the difference of \$5K. Woods Rd has 5 rooms, while the subject property has \$7 rooms. Adjustments were made for the difference of \$5K each room. Woods Rd has 10.0 acres while the subject property has 4.69 acres. Adjustment was made for the difference of \$20K per acre. No other adjustments were made. Listing price is \$795K after total adjustments of \$69,560 bringing comp value to \$864,560. Clay Station Rd is 4 miles away from subject property. A thorough search of the sales was made to find sales of property comparable to the subject property. After consideration of locations, dates of sales, physical differences and special conditions, in my judgement, the comparables used are considered the best indicators of the subject's value.
- Listing 3** Comp 3: According to MLS, Peltier Rd is 67 years old, while the subject property is only 33 years old. Adjustment was made for the difference of \$5K per every 10 years. Peltier Rd is 2202 sq ft while the subject property is 2538 sq ft. Adjustment was made for the difference in size approx \$20 per sq ft. Peltier Rd has 4 bedrooms and 2 full baths, while the subject property has 3 bedrooms and 2 full baths and a half bath. Adjustment was made for the difference of -\$5K for bedroom and +\$5K for half bath. Peltier Rd has a detached 3 car garage, while the subject property has an attached 2 car garage. Adjustment was made for the difference of \$5K. Peltier Rd has 1.4 acres while the subject property has 4.69 acres. Adjustment was made for the difference of \$20K per acre. No other adjustments were made. Listing price is \$899K after total adjustments of \$197,520 bringing comp value to \$701,480. Peltier Rd is about 12 miles away from subject property. A thorough search of the sales was made to find sales of property comparable to the subject property. After consideration of locations, dates of sales, physical differences and special conditions, in my judgement, the comparables used are considered the best indicators of the subject's value.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	11090 Alta Mesa Road	11975 Arno Rd	12380 Hobday Rd	12402 Woods Rd
City, State	Wilton, CA	Wilton, CA	Wilton, CA	Wilton, CA
Zip Code	95693	95693	95693	95693
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.85 ¹	0.95 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$939,000	\$715,000	\$975,000
List Price \$	--	\$849,000	\$715,000	\$1,150,000
Sale Price \$	--	\$849,000	\$715,000	\$1,150,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/30/2022	08/19/2022	05/23/2022
DOM · Cumulative DOM	-- · --	66 · 77	24 · 57	5 · 31
Age (# of years)	33	83	31	24
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Pastoral	Neutral ; Pastoral	Neutral ; Pastoral	Neutral ; Pastoral
Style/Design	1 Story Other	1 Story other	1 Story other	1 Story other
# Units	1	1	1	1
Living Sq. Feet	2,538	1,629	1,008	2,190
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 3	2 · 1	3 · 2
Total Room #	7	5	5	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	Detached 3 Car(s)	Detached 5+ Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	4.69 acres	5.06 acres	5.00 acres	4.92 acres
Other	barn	barn	shop	shop, pond
Net Adjustment	--	+\$58,180	+\$50,600	-\$18,040
Adjusted Price	--	\$907,180	\$765,600	\$1,131,960

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ 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** Comp 1: According to MLS, Arno Rd is 83 years old, while the subject property is only 33 years old. Adjustment was made for the difference of \$5K per every 10 years. Arno Rd is 1629 sq ft while the subject property is 2538 sq ft. Adjustment was made for the difference in size approx \$20 per sq ft. Arno Rd has and 3 full baths, while the subject property has 2 full baths and a half. Adjustment was made for the difference of \$5K for the half bathroom. Arno Rd has a total of 5 rooms, while the subject property has 7. Adjustment was made for the difference of \$5K for each room. Arno Rd does not have a garage, while the subject property has an attached 2 car garage. Adjustment was made for the difference of \$10K. No other adjustments were made. Arno Rd is less than a mile away from subject property. A thorough search of the sales was made to find sales of property comparable to the subject property. After consideration of locations, dates of sales, physical differences and special conditions, in my judgement, the comparables used are considered the best indicators of the subject's value.
- Sold 2** Comp 2: According to MLS, Hobday Rd is 1008 sq ft while the subject property is 2538 sq ft. Adjustment was made for the difference in size approx \$20 per sq ft. Hobday Rd has 2 bedrooms and 1 full bath, while the subject property has 3 bedrooms and 2 full baths and a half. Adjustment was made for the difference of \$10K for each bedroom and \$5K for bathroom. Hobday Rd has a total of 5 rooms, while the subject property has 7. Adjustment was made for the difference of \$5K for each room. Hobday Rd has a detached 3 car garage, while the subject property has an attached 2 car garage. Adjustment was made for the difference of \$5K. No other adjustments were made. Hobday Rd is less than a mile away from subject property. A thorough search of the sales was made to find sales of property comparable to the subject property. After consideration of locations, dates of sales, physical differences and special conditions, in my judgement, the comparables used are considered the best indicators of the subject's value.
- Sold 3** Comp 3: According to MLS, Woods Rd condition of home is good, while the subject property is average. Adjustment was made for the difference of \$5K. Woods Rd is 2190 sq ft while the subject property is 2538 sq ft. Adjustment was made for the difference in size approx \$20 per sq ft. Woods Rd has 2 full baths, while the subject property has 2 full baths and a half. Adjustment was made for the difference of \$5K. Woods Rd has a detached 5 car garage, while the subject property has an attached 2 car garage. Adjustment was made for the difference of \$15K. Woods Rd has a shop and a pond, while the subject property only has a shop. Adjustment was made for \$10K. No other adjustments were made. Woods Rd is less than a mile away from subject property. A thorough search of the sales was made to find sales of property comparable to the subject property. After consideration of locations, dates of sales, physical differences and special conditions, in my judgement, the comparables used are considered the best indicators of the subject's value

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Exculsive Realty and Mortgage	Subject Property is currently listed on MLS #223033975 as of 04/21/23 for \$799,900. Prior sale was 08/03/09 \$375K NOD/Short sale.					
Listing Agent Name	Gilbert Torres						
Listing Agent Phone	916-760-8013						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/21/2023	\$799,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$799,900	\$811,900
Sales Price	\$799,900	\$811,900
30 Day Price	\$799,900	--
Comments Regarding Pricing Strategy		
I went back 12 months, out in distance 15 miles and up to 10 acres. I was able to find 3 comps which fit the subject property requirements. The comps used are the best possible currently available comps within 15 miles and the adjustments are sufficient for this area to account for the differences in the subject and comparables.		

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



Side



Side

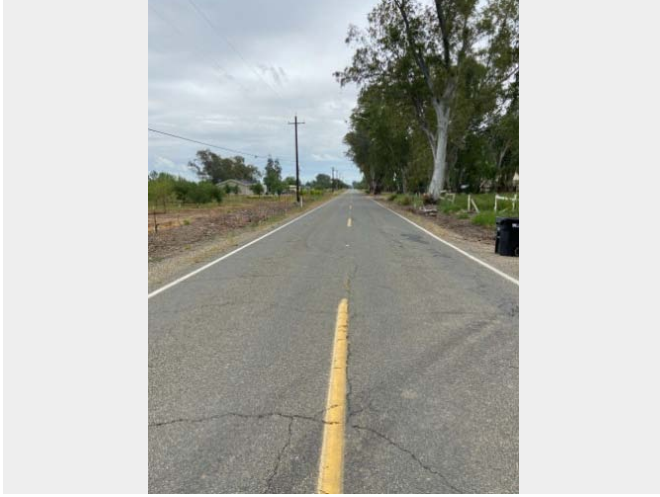


Side



Street

Subject Photos



Street



Street



Other

Listing Photos

L1 12289 Woods Rd
Wilton, CA 95693



Other

L2 12181 Clay Station Rd
Herald, CA 95638



Other

L3 3919 E Peltier Rd
Acampo, CA 95220



Other

Sales Photos

S1 11975 Arno Rd
Wilton, CA 95693



Other

S2 12380 Hobday Rd
Wilton, CA 95693



Other

S3 12402 Woods Rd
Wilton, CA 95693



Other

ClearMaps Addendum

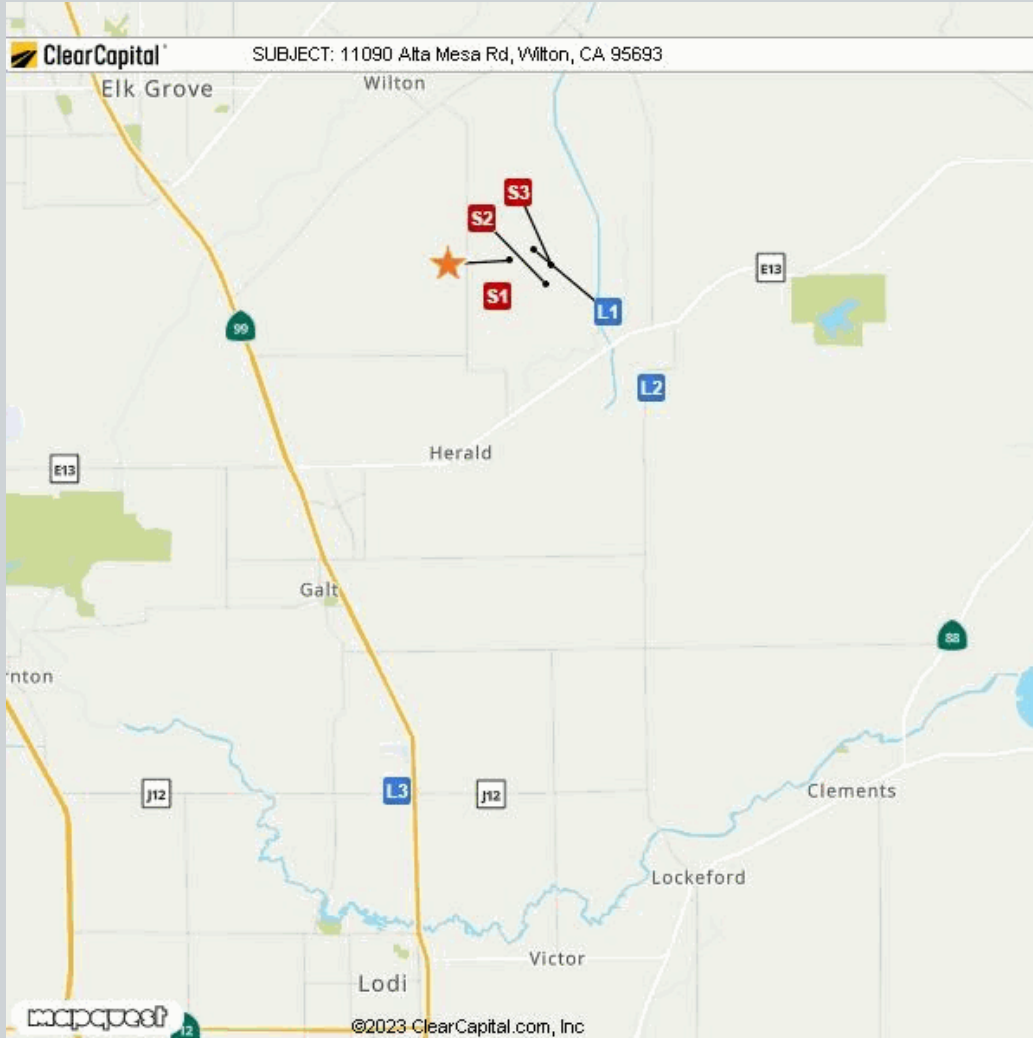
Address ★ 11090 Alta Mesa Road, Wilton, CA 95693

Loan Number 46974

Suggested List \$799,900

Suggested Repaired \$811,900

Sale \$799,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11090 Alta Mesa Road, Wilton, CA 95693	--	Parcel Match
L1 Listing 1	12289 Woods Rd, Wilton, CA 95693	0.54 Miles ¹	Parcel Match
L2 Listing 2	12181 Clay Station Rd, Herald, CA 95638	4.12 Miles ¹	Parcel Match
L3 Listing 3	3919 E Peltier Rd, Acampo, CA 95220	11.71 Miles ¹	Parcel Match
S1 Sold 1	11975 Arno Rd, Wilton, CA 95693	0.85 Miles ¹	Parcel Match
S2 Sold 2	12380 Hobday Rd, Wilton, CA 95693	0.95 Miles ¹	Parcel Match
S3 Sold 3	12402 Woods Rd, Wilton, CA 95693	0.89 Miles ¹	Parcel Match

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

² 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

Broker Name	Karen Baumgartner	Company/Brokerage	Hackworth & Associates
License No	02084437	Address	595 Hamstead Dr Galt CA 95632
License Expiration	03/20/2027	License State	CA
Phone	2093297749	Email	karenbaumgartner123@gmail.com
Broker Distance to Subject	6.70 miles	Date Signed	05/04/2023

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.