

## Subject Details

<b>PROPERTY TYPE</b>	GLA
SFR	1,114 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
2	2.0
<b>STYLE</b>	<b>YEAR BUILT</b>
Conventional	1952
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
0.12 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Driveway	0 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Unknown	Ventilation
<b>COUNTY</b>	<b>APN</b>
Los Angeles	5221030013

## Analysis Of Subject

Provided by Appraiser

### CONDITION RATING



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

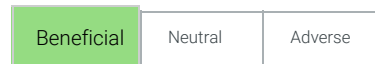
### QUALITY RATING



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

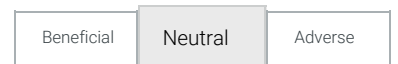
### VIEW

Mountain



### LOCATION

Residential




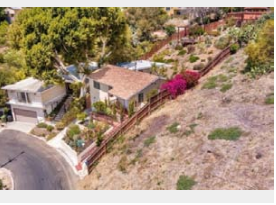



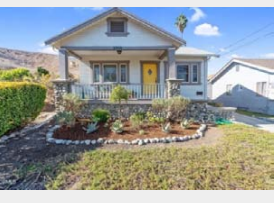


### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject is located in the city of Los Angeles. The area consists of well maintained homes in a typical subdivision density neighborhood. No negative external influence. The subject offers a view of the area and is described as a Conventional style SFR with 4/2/2 room count, 1,114sf built in 1952 on a .12 acre site ... **(continued in Appraiser Commentary Summary)**




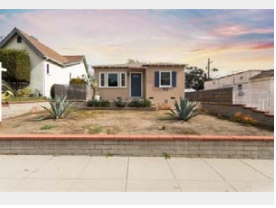
# Sales Comparison

Provided by  
Appraiser

	MOST COMPARABLE							
	 <b>5117 Bohlig Rd</b> Los Angeles, CA 90032 	 <b>2037 Barnett Rd</b> Los Angeles, CA 90032 	 <b>1929 Ronda Dr</b> Los Angeles, CA 90032 	 <b>2905 Minto Ct</b> Los Angeles, CA 90032 				
COMPARABLE TYPE	--	Sale	Sale	Sale				
MILES TO SUBJECT	--	0.18 miles	0.86 miles	0.88 miles				
DATA/ VERIFICATION SOURCE	MLS	MLS	MLS	MLS				
LIST PRICE	--	--	--	--				
LIST DATE	--	04/29/2021	03/26/2021	12/20/2020				
SALE PRICE/PPSF	--	\$820,000	\$716/Sq. Ft.	\$800,000	\$780/Sq. Ft.	\$850,000	\$788/Sq. Ft.	
CONTRACT/ PENDING DATE	--	05/12/2021		07/12/2021		12/26/2020		
SALE DATE	--	06/15/2021		07/23/2021		01/22/2021		
DAYS ON MARKET	--	47		119		33		
LOCATION	N; Res	N; Res		N; Res		N; Res		
LOT SIZE	0.12 Acre(s)	0.19 Acre(s)	-\$5,000	0.13 Acre(s)		0.12 Acre(s)		
VIEW	B; Mtn	B; Mtn		B; Mtn		N; Res		\$15,000
DESIGN (STYLE)	Conventional	Conventional		Conventional		Conventional		
QUALITY OF CONSTRUCTION	Q3	Q3		Q3		Q2		-\$25,000
ACTUAL AGE	69	79		72		95		
CONDITION	C3	C3		C3		C3		
SALE TYPE		Arms length		Arms length		Arms length		
ROOMS/BEDS/BATHS	4/2/2	5/3/2	-\$10,000	4/2/2		4/2/1		
GROSS LIVING AREA	1,114 Sq. Ft.	1,146 Sq. Ft.		1,026 Sq. Ft.		1,078 Sq. Ft.		
BASEMENT	None	None		None		None		
HEATING	Unknown	Forced Air		Electric		Forced Air		
COOLING	Ventilation	Unknown		Window/Unit		Unknown		
GARAGE	0 DW	1 GA	-\$5,000	0 None		1 GD		-\$5,000
OTHER	Detached office	None	\$5,000	None	\$5,000	None	\$5,000	\$5,000
OTHER	--	--		--		--		
NET ADJUSTMENTS		-1.83%	-\$15,000	0.63%	\$5,000	-1.18%	-\$10,000	
GROSS ADJUSTMENTS		3.05%	\$25,000	0.63%	\$5,000	5.88%	\$50,000	
ADJUSTED PRICE			\$805,000		\$805,000		\$840,000	

## Sales Comparison (Continued)

Provided by  
Appraiser

	 <b>5117 Bohlig Rd</b> Los Angeles, CA 90032 	 <b>2258 Vandalia Ave</b> Los Angeles, CA 90032 			
COMPARABLE TYPE	--	Sale			
MILES TO SUBJECT	--	0.53 miles			
DATA/ VERIFICATION SOURCE	MLS	MLS			
LIST PRICE	--	--			
LIST DATE	--	02/08/2021			
SALE PRICE/PPSF	--	\$718,800	\$694/Sq. Ft.		
CONTRACT/ PENDING DATE	--	03/16/2021			
SALE DATE	--	03/18/2021			
DAYS ON MARKET	--	38			
LOCATION	N; Res	N; Res			
LOT SIZE	0.12 Acre(s)	0.12 Acre(s)			
VIEW	B; Mtn	N; Res	\$15,000		
DESIGN (STYLE)	Conventional	Bungalow			
QUALITY OF CONSTRUCTION	Q3	Q4	\$25,000		
ACTUAL AGE	69	73			
CONDITION	C3	C4	\$25,000		
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	4/2/2	4/2/1	\$5,000		
GROSS LIVING AREA	1,114 Sq. Ft.	1,036 Sq. Ft.			
BASEMENT	None	None			
HEATING	Unknown	Forced Air			
COOLING	Ventilation	Central			
GARAGE	0 DW	1 GD	-\$5,000		
OTHER	Detached office	None	\$5,000	--	--
OTHER	--	--		--	--
NET ADJUSTMENTS			9.74%	\$70,000	
GROSS ADJUSTMENTS			11.13%	\$80,000	
ADJUSTED PRICE				\$788,800	

## Value Conclusion + Reconciliation



Provided by  
Appraiser

**\$805,000**  
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 located in the subject's general neighborhood and are recently closed. Appraiser choose the best comps available. An across the board office adjustment was given which was unavoidable. Comps 3 and 4 lack the view of the subject. Per online photos comp 3 is superior in quality while comp 4 is inferior in condition/quality. Most weight is given to comp 1 for its proximity.

#### EXPLANATION OF ADJUSTMENTS


Amenity differences have been adjusted properly and are deemed customary for the area. Net/gross adjustments are within the standard 15%/25% guidelines. No negative external factors were noted which would negatively impact marketability. Value appears to be adequately supported.

#### ADDITIONAL COMMENTS (OPTIONAL)

### Reconciliation Summary

After reconciliation of the supplied comparables, a value estimate of \$805k considered reasonable as of 11/23/21. 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 Los Angeles. The area consists of well maintained homes in a typical subdivision density neighborhood. No negative external influence. The subject offers a view of the area and is described as a Conventional style SFR with 4/2/2 room count, 1,114sf built in 1952 on a .12 acre site (mostly level) in average condition. Improvements include: tile and wood flooring, stone countertops, deck, and a detached office.

### Neighborhood and Market

From Page 7

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 6

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**  
No

**LISTING STATUS**

Not Listed in Past Year

**DATA SOURCE(S)**

Public Records

**EFFECTIVE DATE**

11/23/2021

**SALES AND LISTING HISTORY ANALYSIS**

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

### Order Information

**BORROWER**      **LOAN NUMBER**  
Redwood Holdings LLC      47079

**PROPERTY ID**      **ORDER ID**  
31669369      7760404

**ORDER TRACKING ID**      **TRACKING ID 1**  
1119CV      1119CV

### Legal


**OWNER**      **ZONING DESC.**  
KYUNG H CHOI      Residential

**ZONING CLASS**      **ZONING COMPLIANCE**  
LAR1      Legal

**LEGAL DESC.**  
TRACT # 7669 LOT 155

### Highest and Best Use

**IS HIGHEST AND BEST USE THE PRESENT USE**  
Yes

**PHYSICALLY POSSIBLE?**      **FINANCIALLY FEASIBLE?**  
      

**LEGALLY PERMISSABLE?**      **MOST PRODUCTIVE USE?**  
      

### Economic

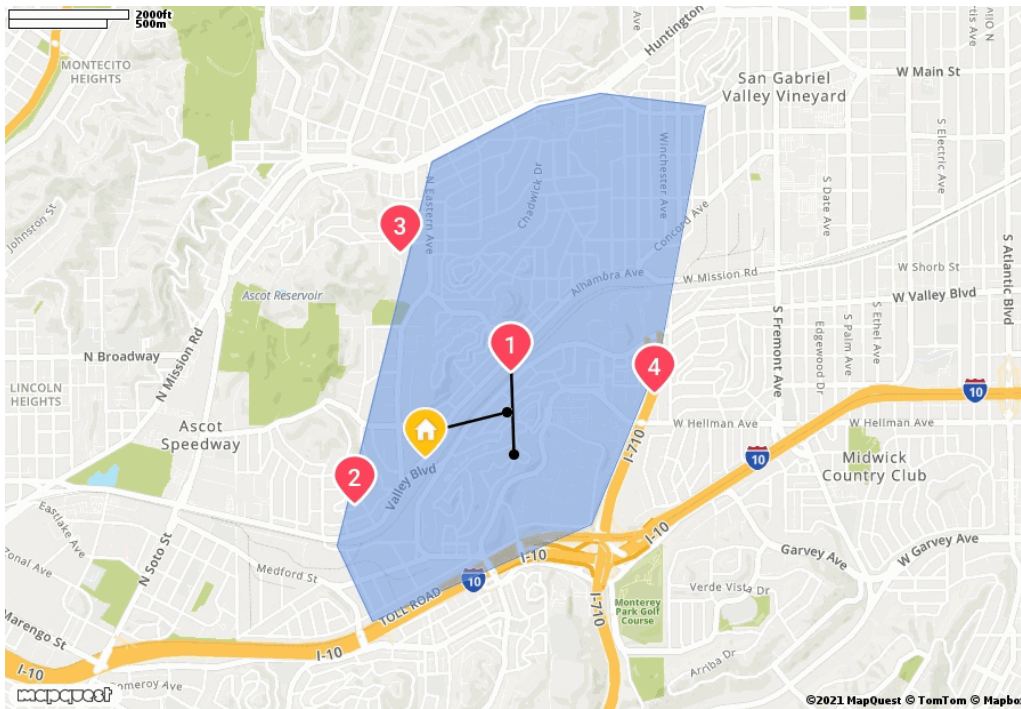
**R.E. TAXES**      **HOA FEES**      **PROJECT TYPE**  
\$6,722      N/A      N/A

**FEMA FLOOD ZONE**  
X

**FEMA SPECIAL FLOOD ZONE AREA**  
No

# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

**65**

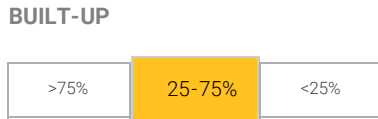
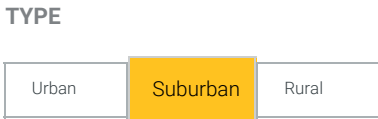
Months Supply

**1.0**

Avg Days Until Sale

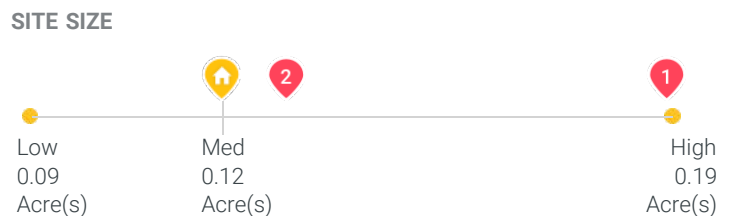
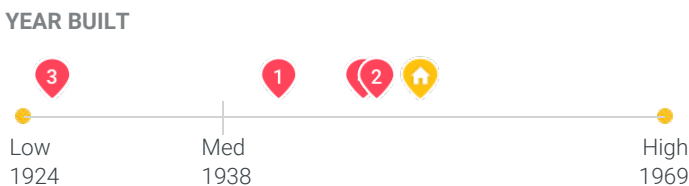
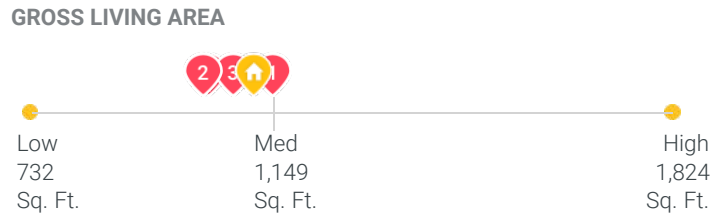
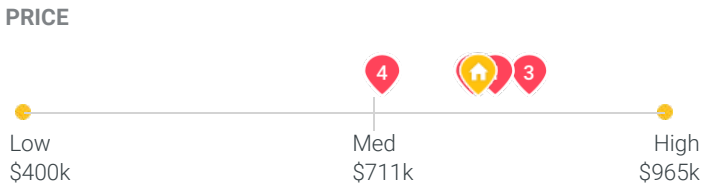
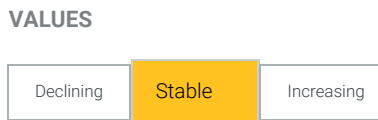
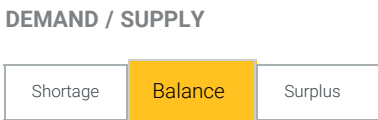
**45**

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



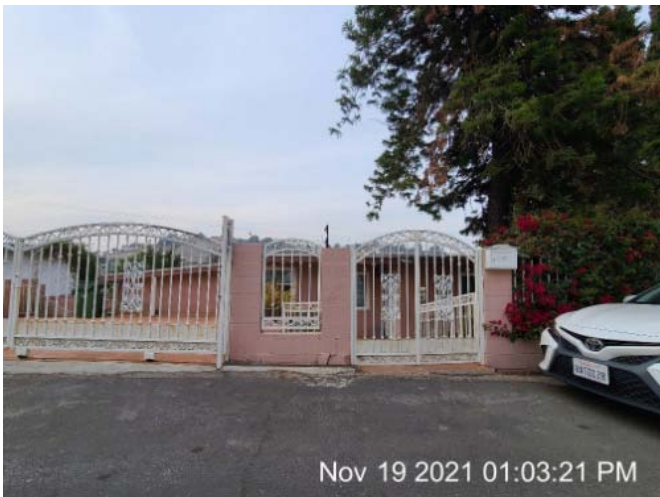
Nov 19 2021 01:03:21 PM

Front



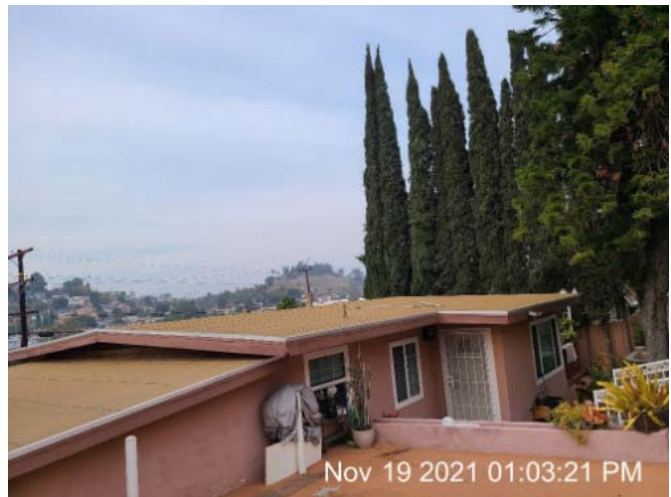
Nov 19 2021 01:03:21 PM

Address Verification



Nov 19 2021 01:03:21 PM

Side



Nov 19 2021 01:03:21 PM

Side



Nov 19 2021 01:03:21 PM

Street



Nov 19 2021 01:03:21 PM

Street



## Comparable Photos

Provided by  
Appraiser

1 2037 Barnett Rd  
Los Angeles, CA 90032



Front

2 1929 Ronda Dr  
Los Angeles, CA 90032



Front

3 2905 Minto Ct  
Los Angeles, CA 90032



Front

### Comparable Photos

Provided by Appraiser

4 2258 Vandalia Ave  
Los Angeles, CA 90032



Front

## Scope of Work



### 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 Rodrigo Ursulo, 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



### 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 Rodrigo Ursulo 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

11/23/2021

11/23/2021

**LICENSE #**

**STATE**

**EXPIRATION**

**COMPANY**

AR030212

CA

02/27/2023

Independent Contractor

# Property Condition Inspection

Provided by  
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Occupied	No	Detached
PARKING TYPE	STORIES	UNITS
Driveway; 2 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0


## Condition & Marketability

<b>CONDITION</b>	✓ Good	Property appeared to be in good condition from the exterior.
<b>SIGNIFICANT REPAIRS NEEDED</b>	✓ No	No repairs needed or damages to report at time of inspection.
<b>CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES</b>	✓ No	No current or potential zoning violations noted at time of inspection.
<b>SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, &amp; SIZE)</b>	✓ Yes	Subject conforms to neighborhood and is in similar condition to surrounding properties.
<b>AVERAGE CONDITION OF NEIGHBORING PROPERTIES</b>	✓ Good	The average condition for the neighboring properties is noted as "Good"
<b>BOARDED OR VACANT PROPERTIES NEAR SUBJECT</b>	✓ No	No boarded or vacant properties were noted at time of inspection.
<b>SUBJECT NEAR POWERLINES</b>	✓ No	No near powerlines were noted or observed.
<b>SUBJECT NEAR RAILROAD</b>	✓ No	Subject is not near any railroad tracks.
<b>SUBJECT NEAR COMMERCIAL PROPERTY</b>	✓ No	There is no nearby commercial properties that would affect subject's marketability.

## Property Condition Inspection - Cont.

 Provided by  
Onsite Inspector

### Condition & Marketability - cont.

<b>SUBJECT IN FLIGHT PATH OF AIRPORT</b>	 No	Subject is not near an airport or airport flight path.
<b>ROAD QUALITY</b>	 Good	Subject's nearby roads are in good condition and consistent with nearby streets located in and around this neighborhood.
<b>NEGATIVE EXTERNALITIES</b>	 No	There are no negative externalities that affect subject property.
<b>POSITIVE EXTERNALITIES</b>	 No	There are no positive externalities that affect subject property.

## 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
/Rodrigo Ursulo/	01971199	Rodrigo Ursulo	Pollard Properties	11/19/2021