

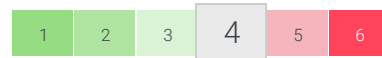
## Subject Details

<b>PROPERTY TYPE</b>	<b>GLA</b>
SFR	1,362 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
4	2.0
<b>STYLE</b>	<b>YEAR BUILT</b>
Traditional	1957
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
0.17 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	2 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Forced Air	Central
<b>COUNTY</b>	<b>APN</b>
Los Angeles	2013011008

## Analysis Of Subject

Provided by Appraiser

### CONDITION RATING



The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

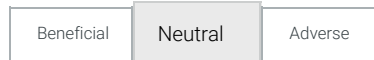
### QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

### VIEW

**Residential**



### LOCATION

**Residential**







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


The subject property is compatible in the subject neighborhood. No apparent adverse site conditions. There were no obvious physical deficiencies, or any adverse conditions that would affect the livability, soundness, or structural integrity. The subject property is compatible in the subject neighborhood. Marketability and acceptability is good

# Sales Comparison

Provided by  
Appraiser

	MOST COMPARABLE			
	 <p>7912 Kentland Ave Canoga Park, CA 91304</p>	 <p>7951 Capistrano Ave Canoga Park, CA 91304</p>	 <p>7851 Sausalito Ave Canoga Park, CA 91304</p>	 <p>8220 Kentland Ave Canoga Park, CA 91304</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.08 miles	0.09 miles	0.30 miles
DATA/ VERIFICATION SOURCE	Public Records	MLS; Public Records	MLS; Public Records	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	09/25/2021	06/09/2021	08/19/2021
SALE PRICE/PPSF	--	\$932,000 \$684/Sq. Ft.	\$840,000 \$604/Sq. Ft.	\$870,000 \$635/Sq. Ft.
CONTRACT/ PENDING DATE	--	10/05/2021	07/26/2021	10/02/2021
SALE DATE	--	10/16/2021	07/09/2021	10/14/2021
DAYS ON MARKET	--	9	9	56
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.17 Acre(s)	0.17 Acre(s)	0.17 Acre(s)	0.17 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Traditional	Traditional	Traditional	Traditional
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	64	64	63	61
CONDITION	C4	C2 -\$60,000	C4	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	7/4/2	7/3/2	6/3/2	6/3/2
GROSS LIVING AREA	1,362 Sq. Ft.	1,362 Sq. Ft.	1,391 Sq. Ft.	1,370 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Central	Central	Central	Central
GARAGE	2 GA	2 GA	2 GD	2 GD
OTHER	None	Pool -\$10,000	None	Pool -\$10,000
OTHER	None	Solar (Unkw) -\$10,000	Solar (Unkw) -\$10,000	None
NET ADJUSTMENTS		-8.58% -\$80,000	-1.19% -\$10,000	-1.15% -\$10,000
GROSS ADJUSTMENTS		8.58% \$80,000	1.19% \$10,000	1.15% \$10,000
ADJUSTED PRICE		\$852,000	\$830,000	\$860,000

## Value Conclusion + Reconciliation

 Provided by Appraiser

**\$840,000**  
AS-IS VALUE

**1-20 Days**  
EXPOSURE TIME

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

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Comp #1 Originally sold on 06/30/21. LISTING ID: SR21143534 list price \$640,000 sold for \$640,000 it was renovated and resold. OLP \$799,999 sold or \$932,000. Per public records has 4 bedrooms with in-ground pool and solar panels, per MLS has 3 bedrooms. It sold in remodeled condition superior to the subject. Comp #2 OLP \$819,000 sold for \$840,000 s similarly sized house with solar panels. It sold in average condition. Comp #3 OLP \$825,000 sold for \$870,000 It is similarly sized house with in-ground pool. It sold in condition superior to the subject.

#### EXPLANATION OF ADJUSTMENTS

Appropriate adjustments were applied for condition, in-ground pool, and solar panels. Primary consideration was on Comp #2 being most similar in condition to the subject, additional consideration was on Comp #1 and #3 and current market conditions.

#### ADDITIONAL COMMENTS (OPTIONAL)

### Reconciliation Summary

Reconciliation: the estimated value of the subject was based on the bracketed range of the comps.

## Appraiser Commentary Summary

 Provided by  
Appraiser

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

From Page 1

The subject property is compatible in the subject neighborhood. No apparent adverse site conditions. There were no obvious physical deficiencies, or any adverse conditions that would affect the livability, soundness, or structural integrity. The subject property is compatible in the subject neighborhood. Marketability and acceptability is good

### Neighborhood and Market

From Page 6

Market area is an established residential neighborhood consisting mostly of average to good quality custom and tract homes, and so homes vary widely in design/style, age and price structure. The area displays a good level of maintenance and all supporting facilities, schools and shopping are located nearby. Major commercial and employments centers are located in the San Fernando valley.

### Analysis of Prior Sales & Listings

From Page 5

Per CRMLS the subject has not been listed For Sale in the past 12 months. According to public records the subject has no sales or transfers in ownership over the past 36 months.

### Highest and Best Use Additional Comments

The highest and best use of this property as improved, or as vacant, is the existing use. The current use gives the greatest net return to the land.

## 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

12/06/2021

#### SALES AND LISTING HISTORY ANALYSIS

Per CRMLS the subject has not been listed For Sale in the past 12 months. According to public records the subject has no sales or transfers in ownership over the past 36 months.

### Order Information

BORROWER	LOAN NUMBER
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Redwood Holdings LLC

47100

PROPERTY ID	ORDER ID
-------------	----------

31740111

7792164

ORDER TRACKING ID	TRACKING ID 1
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1203CV

1203CV

### Legal

OWNER	ZONING DESC.
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ROSETE,ORLINO TRUST

Residential

ZONING CLASS	ZONING COMPLIANCE
--------------	-------------------

LARS

Legal

#### LEGAL DESC.

TRACT # 21733 LOT 147

### 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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\$1,005

N/A

N/A

#### FEMA FLOOD ZONE

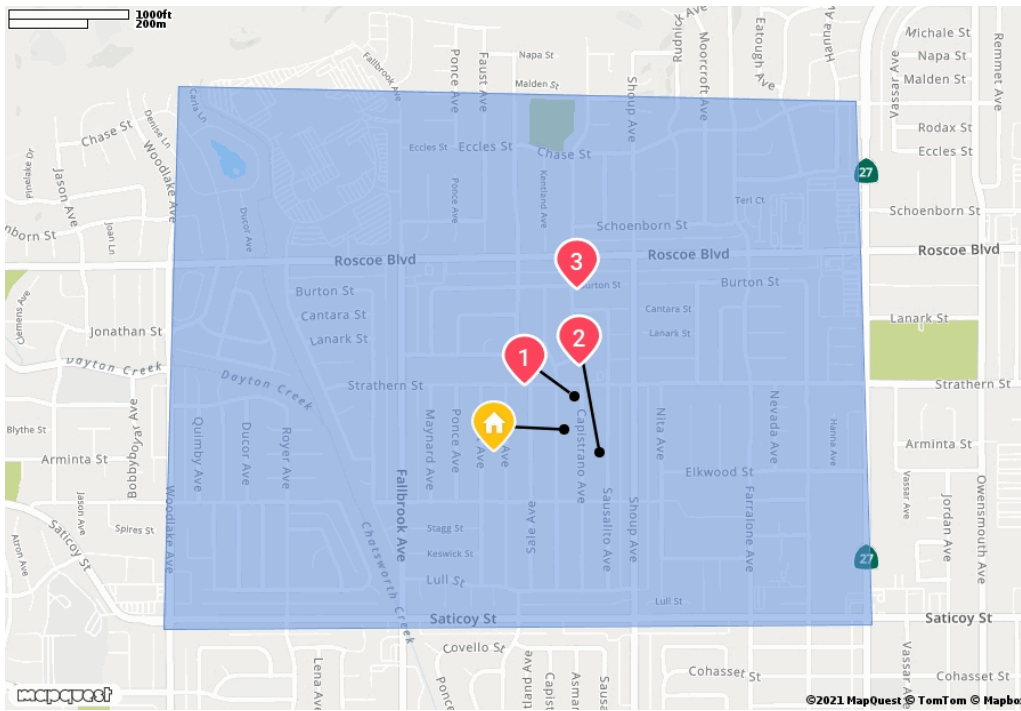
06037C1280F

#### FEMA SPECIAL FLOOD ZONE AREA

Yes

# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

**69**

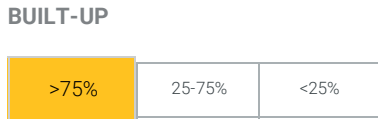
Months Supply

**3.0**

Avg Days Until Sale

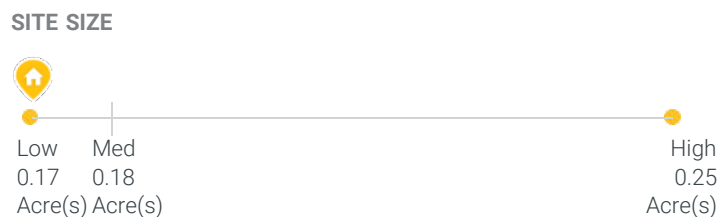
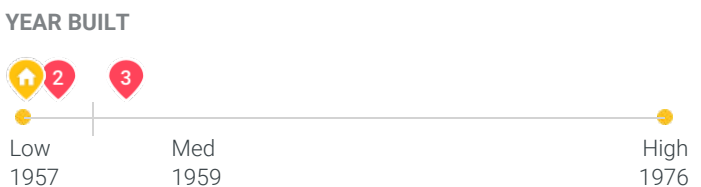
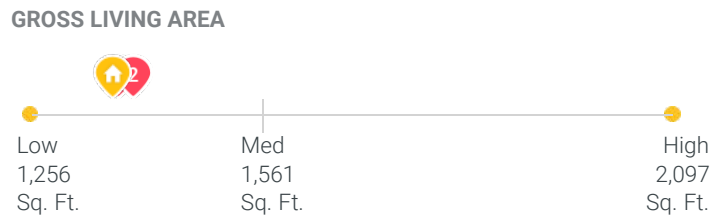
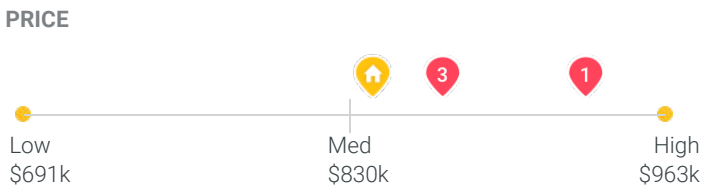
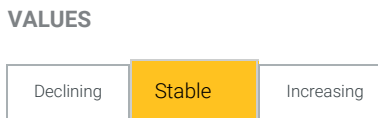
**10**

Subject Neighborhood as defined by the Appraiser



**NEIGHBORHOOD & MARKET COMMENTS**

Market area is an established residential neighborhood consisting mostly of average to good quality custom and tract homes, and so homes vary widely in design/style, age and price structure. The area displays a good level of maintenance and all supporting facilities, schools and shopping are located nearby. Major commercial and employments centers are located in the San Fernando valley.



### Subject Photos



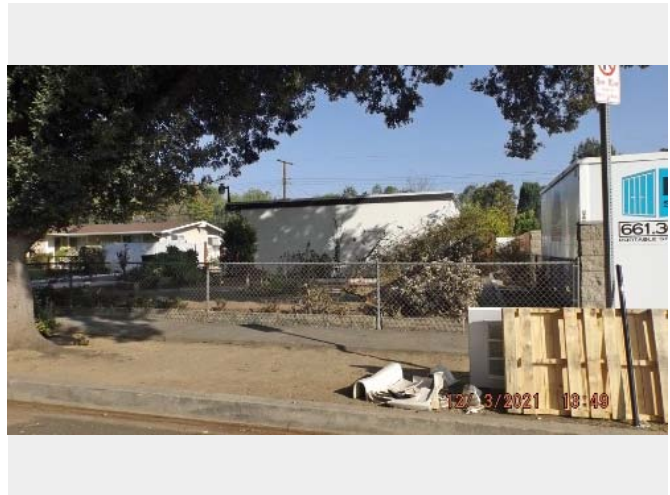
Front



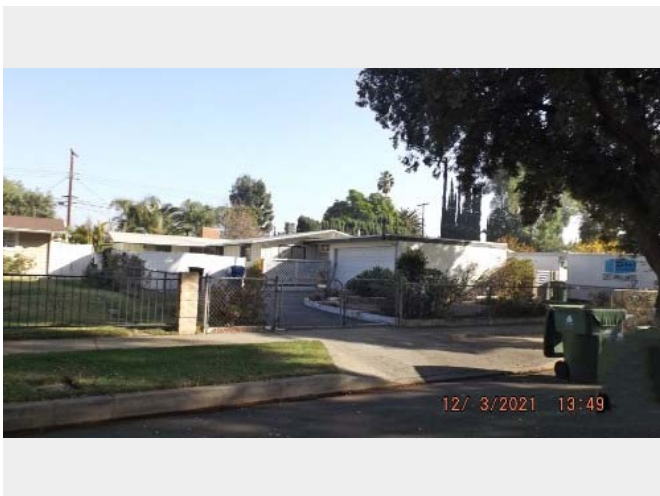
Front



Address Verification



Side



Side



Side

**Subject Photos**



Street



Street



## Comparable Photos

Provided by  
Appraiser

1 7951 Capistrano Ave  
Canoga Park, CA 91304



Front

2 7851 Sausalito Ave  
Canoga Park, CA 91304



Front

3 8220 Kentland Ave  
Canoga Park, CA 91304



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 Celestine Heathington, 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 Celestine Heathington 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
	Debra Pedley	12/03/2021	12/06/2021
LICENSE #	STATE	EXPIRATION	COMPANY
AL043039	CA	09/11/2023	Debra Pedley

# 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
Attached Garage; 2 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

## Condition & Marketability

CONDITION			
CONDITION	✓	Good	The subject property appears to be in average condition with no damage observed.
SIGNIFICANT REPAIRS NEEDED	✓	No	-
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓	No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓	Yes	-
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓	Good	-
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓	No	-
SUBJECT NEAR POWERLINES	⚠	Yes	Power lines are to the rear of the property.
SUBJECT NEAR RAILROAD	✓	No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓	No	-
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	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
<b>TOTAL EXTERIOR REPAIRS</b>		<b>\$0</b>

## Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Celestine Heathington/	01217850	Celestine Heathington	Beverly & Company	12/03/2021