

## Subject Details

<b>PROPERTY TYPE</b>	GLA
SFR	2,528 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
4	2.1
<b>STYLE</b>	<b>YEAR BUILT</b>
Traditional	1985
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
0.47 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	3 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Central	Central
<b>COUNTY</b>	<b>APN</b>
Riverside	474372008

## Analysis Of Subject

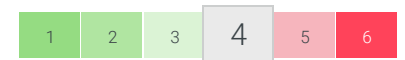
Provided by Appraiser

### CONDITION RATING



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

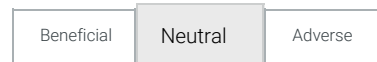
### QUALITY RATING



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

### VIEW

🏠 Residential



### LOCATION

🏠 Residential



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

THE SUBJECT HAS 4 BEDROOMS AND 2.1 BATHROOMS, WITH A LIVING, DINING AREA, AND KITCHEN. THERE IS ALSO A 2 CAR GARAGE. ALL MATERIAL APPEAR TO BE IN GOOD CONDITION.

## Sales Comparison

Provided by  
Appraiser

	MOST COMPARABLE			
	11901 Vista De Cerros Dr Moreno Valley, CA 92555	26030 Coronada Dr Moreno Valley, CA 92555	12236 Via De Palmas Dr Moreno Valley, CA 92555	26215 Kalmia Ave Moreno Valley, CA 92555
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.42 miles	0.42 miles	0.38 miles
DATA/ VERIFICATION SOURCE	Public Records	MLS	MLS	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	04/30/2021	08/25/2021	07/21/2021
SALE PRICE/PPSF	--	\$650,000 \$236/Sq. Ft.	\$600,000 \$235/Sq. Ft.	\$580,000 \$239/Sq. Ft.
CONTRACT/ PENDING DATE	--	05/29/2021	09/27/2021	09/14/2021
SALE DATE	--	07/06/2021	10/27/2021	10/19/2021
DAYS ON MARKET	--	67	63	90
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.47 Acre(s)	0.17 Acre(s)	0.25 Acre(s)	0.70 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	36	34	20	53
CONDITION	C3	C3	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	8/4/2.1	8/4/2.1	9/5/3 -\$9,000	7/3/2.1 \$6,000
GROSS LIVING AREA	2,528 Sq. Ft.	2,754 Sq. Ft. -\$7,000	2,558 Sq. Ft.	2,426 Sq. Ft. \$3,000
BASEMENT	None	None	None	None
HEATING	Central	Forced Air	Forced Air	Forced Air
COOLING	Central	Central	Central	Central
GARAGE	3 GA	3 GA	3 GA	2 GA \$3,000
OTHER	--	POOL -\$20,000	--	POOL -\$20,000
OTHER	--	--	--	--
NET ADJUSTMENTS		-4.15% -\$27,000	-1.50% -\$9,000	-1.38% -\$8,000
GROSS ADJUSTMENTS		4.15% \$27,000	1.50% \$9,000	5.52% \$32,000
ADJUSTED PRICE		\$623,000	\$591,000	\$572,000

## Sales Comparison (Continued)

Provided by  
Appraiser

	 <b>11901 Vista De Cerros Dr</b> Moreno Valley, CA 92555 	 <b>11799 Steeplechase Dr</b> Moreno Valley, CA 92555 			
COMPARABLE TYPE	--	Listing			
MILES TO SUBJECT	--	0.10 miles			
DATA/ VERIFICATION SOURCE	Public Records	MLS			
LIST PRICE	--	\$589,000			
LIST DATE	--	11/04/2021			
SALE PRICE/PPSF	--	--	\$0/Sq. Ft.		
CONTRACT/ PENDING DATE	--	--			
SALE DATE	--				
DAYS ON MARKET	--	33			
LOCATION	N; Res	N; Res			
LOT SIZE	0.47 Acre(s)	0.34 Acre(s)			
VIEW	N; Res	N; Res			
DESIGN (STYLE)	Traditional	Traditional			
QUALITY OF CONSTRUCTION	Q4	Q4			
ACTUAL AGE	36	31			
CONDITION	C3	C3			
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	8/4/2.1	8/4/2.1			
GROSS LIVING AREA	2,528 Sq. Ft.	2,361 Sq. Ft.	\$5,000		
BASEMENT	None	None			
HEATING	Central	Forced Air			
COOLING	Central	Central			
GARAGE	3 GA	3 GA			
OTHER	--	--	--	--	--
OTHER	--	--	--	--	--
NET ADJUSTMENTS			0.85%	\$5,000	
GROSS ADJUSTMENTS			0.85%	\$5,000	
ADJUSTED PRICE				\$594,000	

## Value Conclusion + Reconciliation



**\$591,000**  
AS-IS VALUE

**90-180 Days**  
EXPOSURE TIME

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

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

AFTER AN EXTENSIVE AND THOROUGH SEARCH OF THE SUBJECT'S MARKET AREA FOR COMPARABLE SALES SIMILAR IN LOCATION, SITE SIZE/UTILITY, AGE, CONDITION, ROOM COUNT AND GROSS LIVING AREA, THE MOST RECENT SALES WERE SELECTED AND ARE CONSIDERED TO BE GOOD INDICATORS OF VALUE FOR THE SUBJECT AT THIS TIME

#### EXPLANATION OF ADJUSTMENTS

THE ADJUSTMENTS THAT HAVE BEEN MADE ON THIS APPRAISAL REPORT ARE BASED ON THE MARKET REACTION FOR SITE SIZE, GLA, GARAGE, AND POOL/SPA COST IN THE SUBJECTS MARKET AREA, AND THE APPRAISER'S KNOWLEDGE OF THE SUBJECTS MARKET AREA. THESE NUMBERS CAN GO UP, OR DOWN BASED ON THE MARKET, AND THE COST TO BUILD IN THE SUBJECTS MARKET AREA.

#### ADDITIONAL COMMENTS (OPTIONAL)

### Reconciliation Summary

IN THE FINAL OPINION OF VALUE MOST WEIGHT HAS BEEN GIVEN TO COMPS 1 THRU 3 BY THE MEAN CALCULATION METHOD. IT IS THE APPRAISERS OPINION THAT THESE COMPS HELP SHOW A ACCURATE ESTIMATED VALUE OF THE SUBJECT PROPERTY AFTER ALL ADJUSTMENTS ARE MADE. ALL OF THE CLOSED SALE COMPS HAVE AMENITIES THAT ARE SIMILAR TO THE SUBJECT PROPERTY, EACH COMP HAS SOMETHING THAT MAKES IT COMPARABLE TO THE SUBJECT PROPERTY EITHER BY LOCATION, GLA, SITE SIZE, GARAGE SIZE, AND BEDROOM, OR BATHROOM COUNT. COMP 4 IS GIVEN LESS WEIGHT BECAUSE IT IS A ACTIVE/ PENDING SALE THAT CAN CHANGE SALE PRICE BEFORE IT IS SOLD, OR CAN COME OFF THE MARKET COMPLETELY

## Appraiser Commentary Summary

 Provided by  
Appraiser

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

From Page 1

THE SUBJECT HAS 4 BEDROOMS AND 2.1 BATHROOMS, WITH A LIVING, DINING AREA, AND KITCHEN. THERE IS ALSO A 2 CAR GARAGE. ALL MATERIAL APPEAR TO BE IN GOOD CONDITION.

### Neighborhood and Market

From Page 7

THERE ARE NO FACTORS THAT WILL NEGATIVELY AFFECT THE MARKETABILITY OF THE HOMES IN THE SUBJECT NEIGHBORHOOD OR SURROUNDING AREAS. THE HOME IS NEAR COMMUNITY SCHOOLS, MEDICAL CENTERS, MAJOR FREEWAY ACCESS, MAJOR INDUSTRIAL EMPLOYMENT CENTERS, AND NEIGHBORHOOD PARKS.

### Analysis of Prior Sales & Listings

From Page 6

THE SUBJECT HAS NOT SOLD IN THE PRIOR THREE YEARS BUT HAS BEEN LISTED IN THE PRIOR 12 MONTHS.

### Highest and Best Use Additional Comments

THE RELEVANT LEGAL, PHYSICAL, AND ECONOMIC FACTORS WERE ANALYZED TO THE EXTENT NECESSARY AND RESULTED IN A CONCLUSION THAT THE CURRENT USE OF THE SUBJECT PROPERTY IS THE HIGHEST AND BEST USE

## Subject Details



### Sales and Listing History

**PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?**

No

**LISTING STATUS**

Listed in Past Year

**DATA SOURCE(S)**

MLS

**EFFECTIVE DATE**

12/07/2021

**Event**

● Withdrawn

● Active

● Active

● Pending

● Active

● Active

● Active

**Date**

Nov 13, 2021

Nov 2, 2021

Oct 15, 2021

Jun 21, 2021

Jun 16, 2021

Jun 10, 2021

Jun 10, 2021

**Price**

\$499,999

\$499,999

\$499,999

\$499,999

\$499,999

\$499,999

\$499,999

**Data Source**

MLS 304354451

MLS 304354451

MLS IG21123092

MLS 304354451

MLS IG21123092

MLS 304354451

MLS 304354451

**SALES AND LISTING HISTORY ANALYSIS**

THE SUBJECT HAS NOT SOLD IN THE PRIOR THREE YEARS BUT HAS BEEN LISTED IN THE PRIOR 12 MONTHS.

### Order Information

**BORROWER**

Redwood Holdings LLC

**LOAN NUMBER**

47178

**PROPERTY ID**

31735566

**ORDER ID**

7788899

**ORDER TRACKING ID**

1202CV

**TRACKING ID 1**

1202CV

### Legal

**OWNER**

ALLEN Q TUGGLE

**ZONING DESC.**

Residential

**ZONING CLASS**

R1

**ZONING COMPLIANCE**

Legal

**LEGAL DESC.**

.47 ACRES NET IN LOT 4 MB 123/079 TR 13547

### 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**

\$3,874

**HOA FEES**

N/A

**PROJECT TYPE**

N/A

**FEMA FLOOD ZONE**

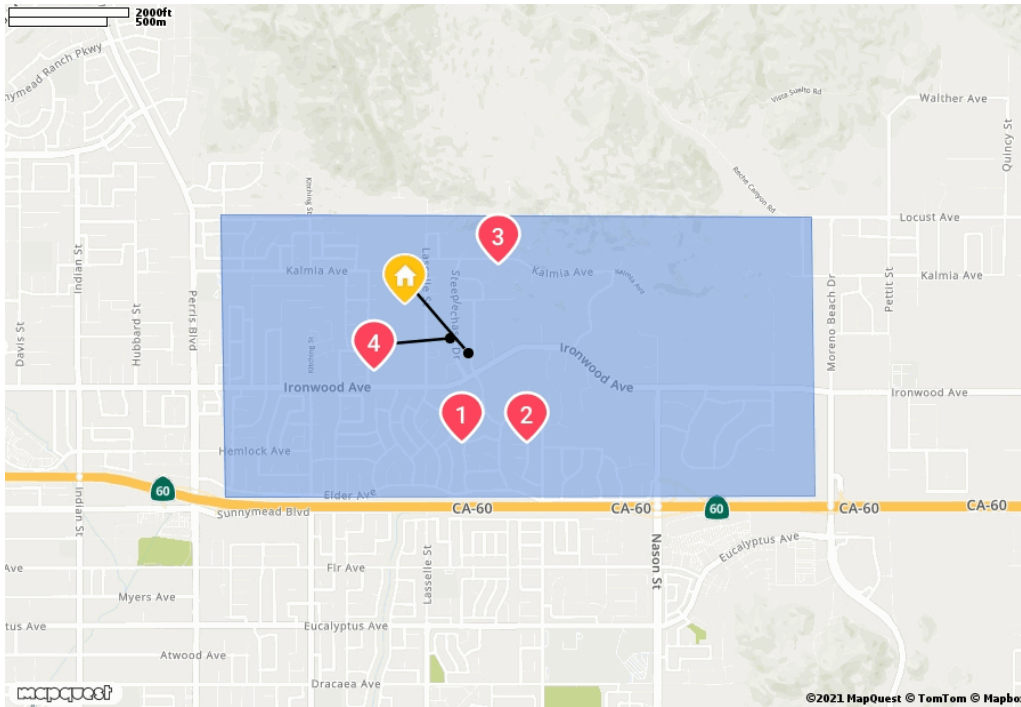
06065C0755G

**FEMA SPECIAL FLOOD ZONE AREA**

No

# Neighborhood + Comparables

Provided by  
Appraiser



Sales in Last 12M

**87**

Months Supply

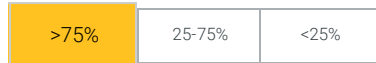
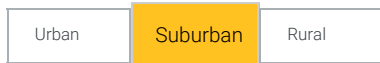
**0.5**

Avg Days Until Sale

**11**

Subject Neighborhood as defined by the Appraiser

## TYPE BUILT-UP NEIGHBORHOOD & MARKET COMMENTS

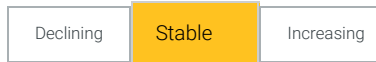


THERE ARE NO FACTORS THAT WILL NEGATIVELY AFFECT THE MARKETABILITY OF THE HOMES IN THE SUBJECT NEIGHBORHOOD OR SURROUNDING AREAS. THE HOME IS NEAR COMMUNITY SCHOOLS, MEDICAL CENTERS, MAJOR FREEWAY ACCESS, MAJOR INDUSTRIAL EMPLOYMENT CENTERS, AND NEIGHBORHOOD PARKS.

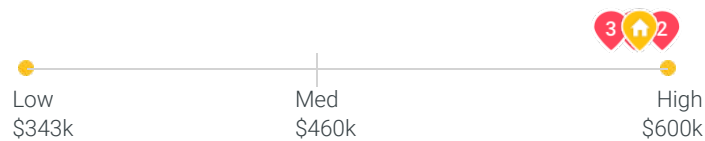
## DEMAND / SUPPLY



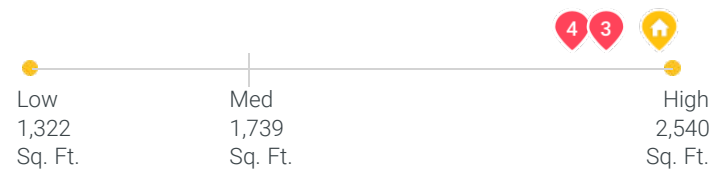
## VALUES



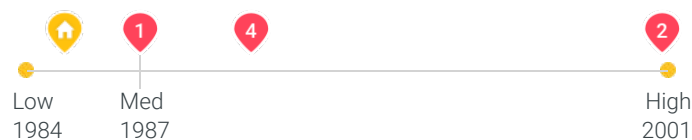
## PRICE



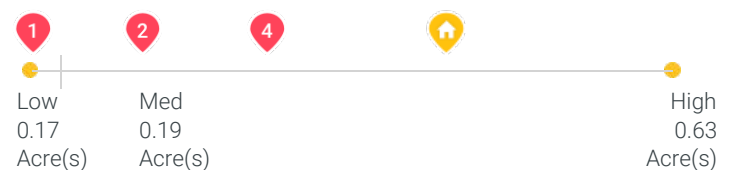
## GROSS LIVING AREA



## YEAR BUILT



## SITE SIZE



## Subject Photos



Front



Address Verification



Side



Side



Street



## Comparable Photos

Provided by  
Appraiser

1 26030 Coronada Dr  
Moreno Valley, CA 92555



Front

2 12236 Via De Palmas Dr  
Moreno Valley, CA 92555



Front

3 26215 Kalmia Ave  
Moreno Valley, CA 92555



Front

### Comparable Photos

Provided by  
Appraiser

4 11799 Steeplechase Dr  
Moreno Valley, CA 92555



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 Cecilia Delcid, 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 Cecilia Delcid 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
	Robert Johnson	12/03/2021	12/07/2021
LICENSE #	STATE	EXPIRATION	COMPANY
033345	CA	11/19/2023	RJ & ASSOCIATES APPRAISAL

# 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> Vacant	<b>GATED COMMUNITY</b> No	<b>ATTACHED TYPE</b> Detached
<b>PARKING TYPE</b> Attached Garage; 3 spaces	<b>STORIES</b> 2	<b>UNITS</b> 1
<b>EXTERIOR REPAIRS</b> \$0	<b>INTERIOR REPAIRS</b> N/A	<b>TOTAL REPAIRS</b> \$0

## Condition & Marketability

<b>CONDITION</b>	✓ Good	Subject is in average condition, conforms to neighborhood standards.
<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	Subjects is surrounded by similar aged, style and GLA homes.
<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	-
<b>SUBJECT IN FLIGHT PATH OF AIRPORT</b>	✓ No	-
<b>ROAD QUALITY</b>	✓ Good	-
<b>NEGATIVE EXTERNALITIES</b>	✓ No	-
<b>POSITIVE EXTERNALITIES</b>	✓ Yes	Subject is close to schools, and shopping centers.

## 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
/Cecilia Delcid/	01272543	Cecilia Delcid	Town & Country	12/03/2021