

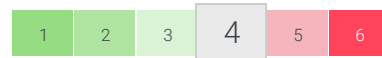
Subject Details

PROPERTY TYPE	GLA
SFR	1,306 Sq. Ft.
BEDS	BATHS
2	1.0
STYLE	YEAR BUILT
Ranch	1941
LOT SIZE	OWNERSHIP
0.17 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Central	Unknown
COUNTY	APN
Marin	07331308

Analysis Of Subject

Provided by Appraiser

CONDITION RATING



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

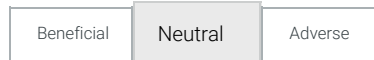
QUALITY RATING



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 is located in the city of Ross. The area consists of well maintained homes in a typical subdivision density neighborhood. No negative external influence was noted. The subject is described as a Ranch style SFR with 5/2/1 room count, 1,306sf built in 1941 on a .17 acre site (mostly level) in average condition ... **(continued in Appraiser Commentary Summary)**

Sales Comparison

Provided by
Appraiser

	51 Poplar Ave Ross, CA 94957			20 Redwood Dr Ross, CA 94957			8 Hillside Ave Kentfield, CA 94904			21 Cedar Ave Kentfield, CA 94904		
COMPARABLE TYPE	--			Sale			Sale			Sale		
MILES TO SUBJECT	--			0.11 miles			0.31 miles			0.17 miles		
DATA/ VERIFICATION SOURCE	Public Records			Public Records			Public Records			Public Records		
LIST PRICE	--			--			--			--		
LIST DATE	--			04/01/2021			07/23/2021			09/14/2021		
SALE PRICE/PPSF	--			\$1,810,000 \$1,453/Sq. Ft.			\$1,500,000 \$1,187/Sq. Ft.			\$1,299,000 \$979/Sq. Ft.		
CONTRACT/ PENDING DATE	--			Unknown			Unknown			Unknown		
SALE DATE	--			05/21/2021			07/07/2021			11/04/2021		
DAYS ON MARKET	--			15			5			30		
LOCATION	N; Res			N; Res			N; Res			N; Res		
LOT SIZE	0.17 Acre(s)			0.21 Acre(s) -\$25,000			0.15 Acre(s)			0.06 Acre(s) \$25,000		
VIEW	N; Res			N; Res			N; Res			N; Res		
DESIGN (STYLE)	Ranch			Traditional			Cottage			Traditional		
QUALITY OF CONSTRUCTION	Q4			Q2 -\$75,000			Q3 -\$25,000			Q4		
ACTUAL AGE	80			121			116			96		
CONDITION	C4			C2 -\$75,000			C3 -\$25,000			C4		
SALE TYPE				Arms length			Arms length			Arms length		
ROOMS/BEDS/BATHS	5/2/1			5/2/1			5/3/1 -\$10,000			5/2/2		
GROSS LIVING AREA	1,306 Sq. Ft.			1,246 Sq. Ft.			1,264 Sq. Ft.			1,327 Sq. Ft.		
BASEMENT	None			None			None			None		
HEATING	Central			Central			Central			Heat Pump		
COOLING	Unknown			Unknown			Unknown			Unknown		
GARAGE	2 GA			2 GA			2 GA			2 GD		
OTHER	--			--			--			--		
OTHER	--			--			--			--		
NET ADJUSTMENTS				-9.67% -\$175,000			-4.00% -\$60,000			1.92% \$25,000		
GROSS ADJUSTMENTS				9.67% \$175,000			4.00% \$60,000			1.92% \$25,000		
ADJUSTED PRICE				\$1,635,000			\$1,440,000			\$1,324,000		

Value Conclusion + Reconciliation

 Provided by Appraiser

\$1,375,000
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. All comps are less than 100sf different in GLA therefore, no adjustment is warranted. Per online photos comp 1 is superior in condition/quality while comp 2 is slightly superior. No age adjustment was made due to the recent improvements. Comp 2 is on a slightly larger site and comp 3 is on a slightly smaller site. Most weight is given to comp 3 for its similarity.

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 \$1,375,000 considered reasonable as of 12/06/21. 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 Ross. The area consists of well maintained homes in a typical subdivision density neighborhood. No negative external influence was noted. The subject is described as a Ranch style SFR with 5/2/1 room count, 1,306sf built in 1941 on a .17 acre site (mostly level) in average condition. The subject subject suffers from deferred maintenance and needs exterior paint with an estimated cost of \$10k. 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

Per some public records the subject had a prior transfer on 6/2/20 for \$780k. It appears to be a non arm's length transaction. In addition some public records reflect the subject was in foreclosure or pre-foreclosure.

Highest and Best Use Additional Comments

The highest and best use is as a SFR.

Subject Details



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

12/06/2021

SALES AND LISTING HISTORY ANALYSIS

Per some public records the subject had a prior transfer on 6/2/20 for \$780k. It appears to be a non arm's length transaction. In addition some public records reflect the subject was in foreclosure or pre-foreclosure.

Order Information

BORROWER	LOAN NUMBER
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Redwood Holdings LLC

47212

PROPERTY ID	ORDER ID
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31740113

7792164

ORDER TRACKING ID	TRACKING ID 1
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1203CV

1203CV

Legal

OWNER	ZONING DESC.
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HSE1 LLC

Residential

ZONING CLASS	ZONING COMPLIANCE
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Residential

Legal

LEGAL DESC.

L11 /B2P18 M BOSQUI TR

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE

Yes

PHYSICALLY POSSIBLE?	FINANCIALLY FEASIBLE?
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LEGALLY PERMISSABLE?	MOST PRODUCTIVE USE?
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Economic

R.E. TAXES	HOA FEES	PROJECT TYPE
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\$18,169

N/A

N/A

FEMA FLOOD ZONE

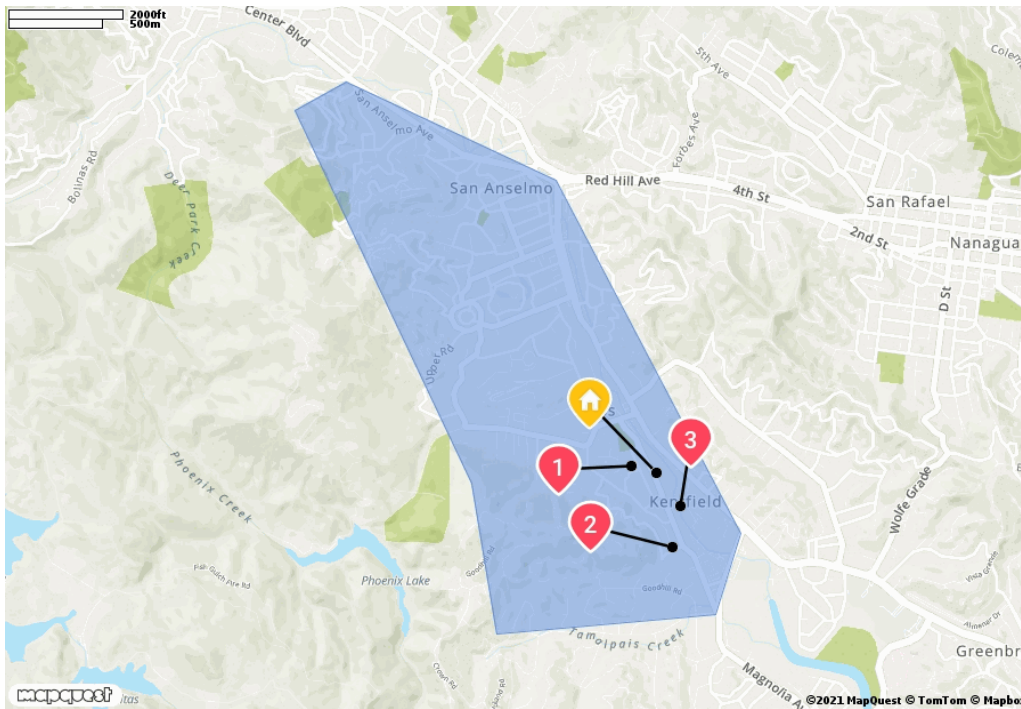
X

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by
Appraiser



Sales in Last 12M

10

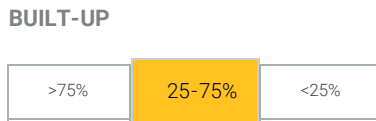
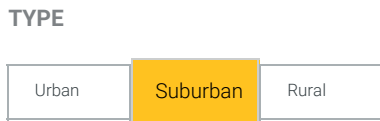
Months Supply

1.0

Avg Days Until Sale

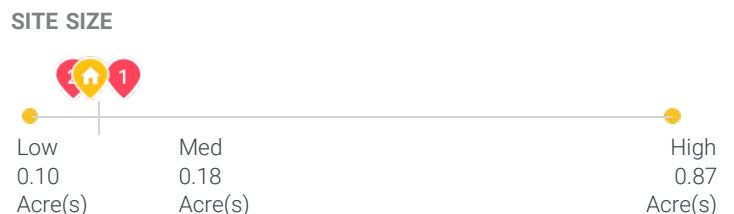
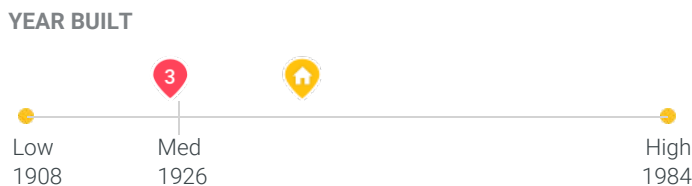
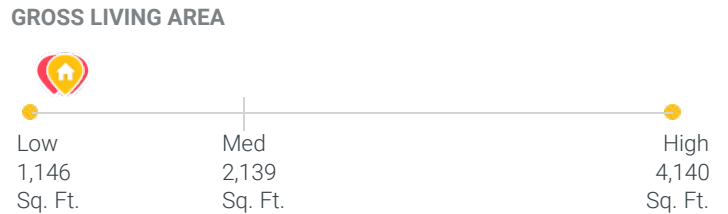
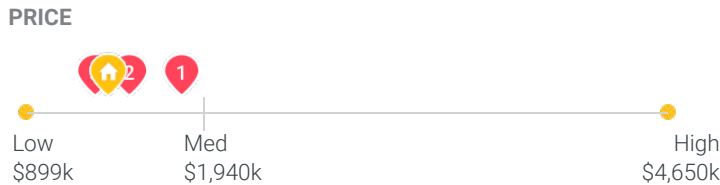
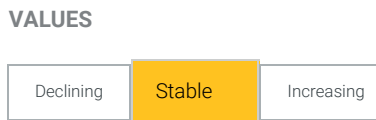
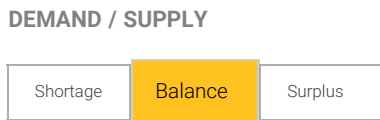
15

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



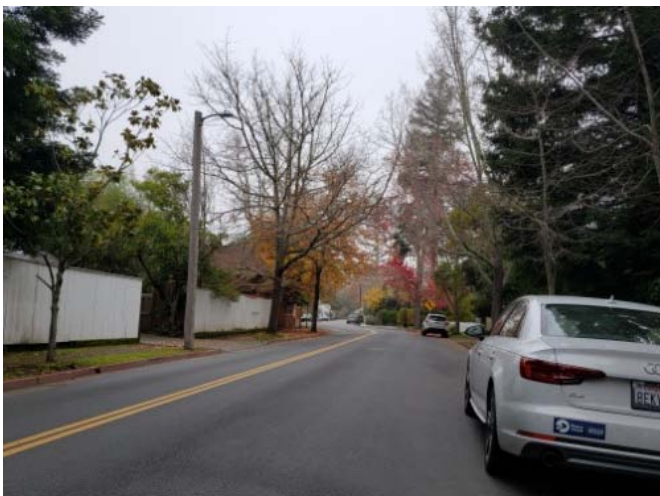
Address Verification



Side



Street



Street



Other

Subject Photos



Other

Comparable Photos

Provided by
Appraiser

1 20 Redwood Dr
Ross, CA 94957



Front

2 8 Hillside Ave
Kentfield, CA 94904



Front

3 21 Cedar Ave
Kentfield, CA 94904



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



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

12/06/2021

12/10/2021

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
Vacant	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 2 spaces	1.5	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$10,000	N/A	\$10,000

Condition & Marketability

CONDITION			
		Fair	Windows are papered and taped indicating interior painting. Exterior could also use paint.
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		Excellent	-
BOARDED OR VACANT PROPERTIES NEAR SUBJECT		No	-
SUBJECT NEAR POWERLINES		No	-
SUBJECT NEAR RAILROAD		No	-
SUBJECT NEAR COMMERCIAL PROPERTY		No	-

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	-
ROAD QUALITY	✓	Good	-
NEGATIVE EXTERNALITIES	✓	No	-
POSITIVE EXTERNALITIES	✓	Yes	Storybook charm. Walk to Ross Common and the Ross School. Formal living room with fireplace and hardwood floors. Formal dining room, sunroom off kitchen plus an extra bonus room upstairs.

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	Trim around windows in poor condition, some wear on siding	\$10,000
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		\$10,000

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Allison Boswell/	01392377	Allison Boswell	BHHS/Drysdale Properties	12/05/2021