

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	17224 St Helena Drive, Ramona, CA 92065	Order ID	8519198	Property ID	33553040
Inspection Date	11/16/2022	Date of Report	11/16/2022		
Loan Number	47385	APN	2885521900		
Borrower Name	na	County	San Diego		

Tracking IDs

Order Tracking ID	11.15.22 CS_Citi Update	Tracking ID 1	11.15.22 CS_Citi Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	REDWOOD HOLDINGS LLC,	Condition Comments Subject is two story home with an attached garage Subject looks in average shape with no major issues or deferred maintenance
R. E. Taxes	\$6,933	
Assessed Value	\$568,693	
Zoning Classification	Residential R-1:SINGLE FAM-RES	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(doors and window locked)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	sdce 760-789-8290	
Association Fees	\$130 / Month (Pool,Landscaping,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Subject is located in an area of similar age and size homes that are in average to good shape Reo and short sales make up 1% of the market. High investor flip area Schools and stores are within ten mile of the subject
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$685,000 High: \$1,700,000	
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	17224 St Helena Drive	16235 Spangler Peak Rd	24333 Barona Mesa Rd	16314 Daza Dr
City, State	Ramona, CA	Ramona, CA	Ramona, CA	Ramona, CA
Zip Code	92065	92065	92065	92065
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.14 ¹	1.75 ¹	1.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$786,000	\$915,000	\$749,999
List Price \$	--	\$722,000	\$915,000	\$749,999
Original List Date		07/25/2022	08/01/2022	08/19/2022
DOM · Cumulative DOM	-- · --	85 · 114	107 · 107	23 · 89
Age (# of years)	43	40	42	33
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Beneficial ; Golf Course	Neutral ; Residential
Style/Design	2 Stories trad	1 Story trad	2 Stories trad	2 Stories trad
# Units	1	1	1	1
Living Sq. Feet	2,900	2,716	3,170	2,931
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 3	4 · 2 · 1	5 · 3
Total Room #	7	7	8	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.62 acres	.41 acres	.41 acres	.50 acres
Other	--	--	--	--

* Listing 3 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** stylish kitchen with included appliances and a center island, great for food preparation. Picture evenings by the fireplace and mornings having coffee out on the patio in the backyard. The main bedroom boasts a private ensuite with a walk-in closet. Other bedrooms offer plush carpet, ceiling fans
- Listing 2** 4-bedroom home situated on an elevated lot with gorgeous mountain and golf course views! This spacious home offers over 3100 sq.ft of living area and boasts cathedral wood beam ceilings in the entry and living room, a wood burning fireplace, formal dining room, completely remodeled kitchen with granite counters, wood cabinetry, stainless steel appliances, and double full size ovens. There is a pellet stove with brick surround in the large family room along with views of the 5th/6th fairways
- Listing 3** home offers 5 bedrooms plus an office or optional 6th bedroom. Master is on the main floor with a dual shower and jacuzzi tub. Top Floor ADU with rental potential. Open floor plan, dual living spaces, recently remodeled kitchen with a wine fridge. Paid off solar, RV outlet and parking next to your 3-car garage

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	17224 St Helena Drive	17237 St Helena Dr	17242 St Helena Dr	15554 Thornbush Rd
City, State	Ramona, CA	Ramona, CA	Ramona, CA	Ramona, CA
Zip Code	92065	92065	92065	92065
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.05 ¹	2.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$789,900	\$879,000	\$865,000
List Price \$	--	\$789,900	\$849,000	\$859,000
Sale Price \$	--	\$825,000	\$820,000	\$859,000
Type of Financing	--	Va	Va	Va
Date of Sale	--	06/01/2022	08/10/2022	05/17/2022
DOM · Cumulative DOM	-- · --	8 · 53	38 · 62	37 · --
Age (# of years)	43	18	45	43
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories trad	2 Stories trad	2 Stories trad	2 Stories trad
# Units	1	1	1	1
Living Sq. Feet	2,900	2,756	3,188	2,860
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 3 · 1	4 · 3	4 · 3
Total Room #	7	10	10	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.62 acres	.41 acres	.42 acres	.41 acres
Other	--	--	--	--
Net Adjustment	--	+\$11,520	-\$48,040	-\$65,000
Adjusted Price	--	\$836,520	\$771,960	\$794,000

* Sold 2 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** of a cul de sac & can live like a 1 story with the master on the main level with large walk in closet, jetted tub, separate shower and dual sink vanity. . Built in 2004, this 2750 square foot home has 4 bedrooms and 3 1/2 bathrooms. Spacious living areas and decks on both levels with amazing views. Open kitchen overlooking the living room has granite counters, stainless steel appliances, pantry, breakfast bar and eat in nook. The lower level boasts another living room, three bedrooms and two bathrooms. Additional features includes laundry room on main level, 11520siz -10k bath
- Sold 2** Situated on a hill, this unique property offers a timeless cottage feel in a cozy, peaceful setting. The moment you enter, you will enjoy endless southwestern views of mountains & hills from the living, dining, family, master & both massive decks! -20k credit-23040size -5k bath
- Sold 3** home offers a 3 car garage, offers RV parking on site and 4 bedrooms with 3 bathrooms. The home has been upgraded with wood floors downstairs, custom kitchen cabinets that offer an amazing amount of storage and pantry, center island, gorgeous granite counters, custom backsplash and cooks delight NXR stove with 6 burners and griddle. The kitchen is adjacent to the dining room and family room with beautiful rock fireplace for a great entertainment area-50k cond i tion -5k bath -10k garage

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				lovely cul-de-sac home offers expansive mountain and valley views. Open concept lay out with an abundance of natural light and oversized rooms contributes to a high level of comfort in the home. The loft could be used as a space to get away or a luxurious at home office. The primary suite is situated with the best view, a walk in closet, wood burning stove, and large bathroom. Soak in the scenery of Ramona from any one of the three decks			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		1					
# 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
09/08/2022	\$719,900	10/28/2022	\$619,900	Expired	11/08/2022	\$619,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$780,000	\$780,000
Sales Price	\$775,000	\$775,000
30 Day Price	\$770,000	--
Comments Regarding Pricing Strategy		
Searched for homes with 2500-3400 sqft listed and sold within 12 months and 5 mile Unable to stay within five years of the subject as area has various ages Based value on sold 2 as it has the lowest net adjustment Subject was listed well below market range with no repair items not on listing		

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



Address Verification



Side



Side



Street



Street

Listing Photos

L1 16235 Spangler Peak Rd
Ramona, CA 92065



Front

L2 24333 Barona Mesa Rd
Ramona, CA 92065



Front

L3 16314 Daza dr
Ramona, CA 92065



Front

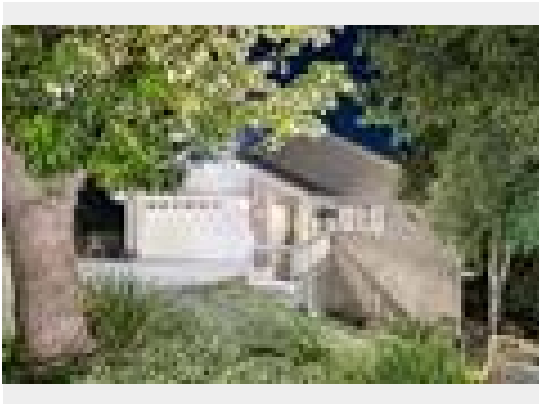
Sales Photos

S1 17237 St Helena Dr
Ramona, CA 92065



Front

S2 17242 St Helena Dr
Ramona, CA 92065



Front

S3 15554 Thornbush Rd
Ramona, CA 92065



Front

ClearMaps Addendum

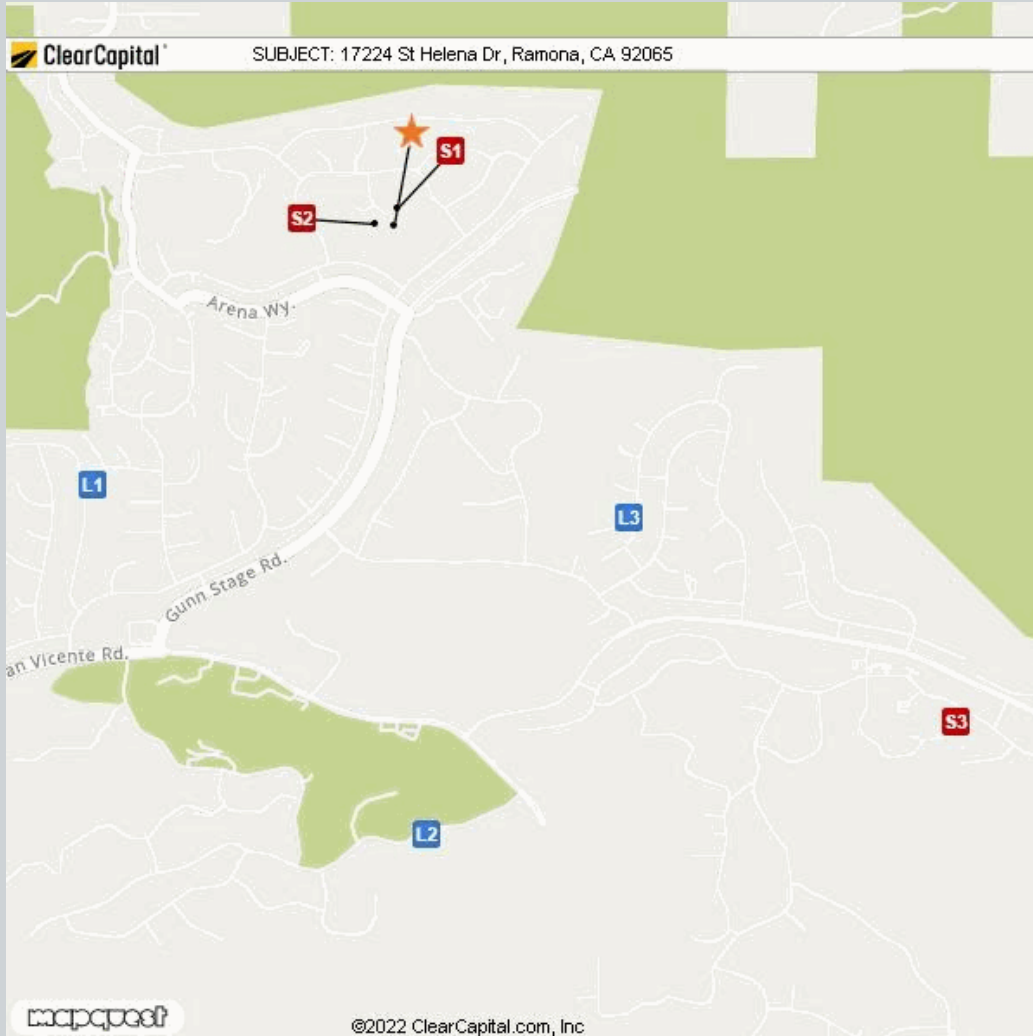
Address ★ 17224 St Helena Drive, Ramona, CA 92065

Loan Number 47385

Suggested List \$780,000

Suggested Repaired \$780,000

Sale \$775,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17224 St Helena Drive, Ramona, CA 92065	--	Parcel Match
L1 Listing 1	16235 Spangler Peak Rd, Ramona, CA 92065	1.14 Miles ¹	Parcel Match
L2 Listing 2	24333 Barona Mesa Rd, Ramona, CA 92065	1.75 Miles ¹	Parcel Match
L3 Listing 3	16314 Daza Dr, Ramona, CA 92065	1.08 Miles ¹	Parcel Match
S1 Sold 1	17237 St Helena Dr, Ramona, CA 92065	0.05 Miles ¹	Parcel Match
S2 Sold 2	17242 St Helena Dr, Ramona, CA 92065	0.05 Miles ¹	Parcel Match
S3 Sold 3	15554 Thornbush Rd, Ramona, CA 92065	2.16 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	Dianne Patterson	Company/Brokerage	Nautlis Real Estate
License No	01705754	Address	9535 Mission gorge road Suite E Santee CA 92071
License Expiration	08/23/2025	License State	CA
Phone	6199943574	Email	dianneandsam@gmail.com
Broker Distance to Subject	16.65 miles	Date Signed	11/16/2022

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.