

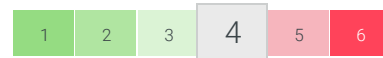
Subject Details

PROPERTY TYPE	GLA
SFR	1,735 Sq. Ft.
BEDS	BATHS
4	2.0
STYLE	YEAR BUILT
Ranch	1977
LOT SIZE	OWNERSHIP
0.22 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Central	None
COUNTY	APN
Solano	0086275070

Analysis Of Subject

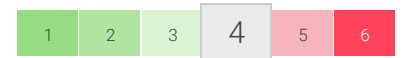
Provided by Appraiser

CONDITION RATING



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

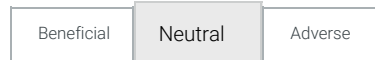
QUALITY RATING



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

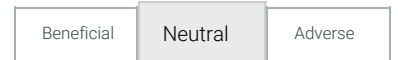
VIEW

Residential



LOCATION

Residential




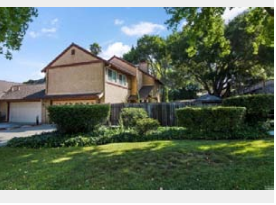

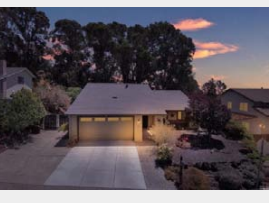




SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

Per the PCI report the subject appears to be in average condition with no updating. The appraiser makes the extraordinary assumption that the subject is in average condition with no updating. The use of an extraordinary assumption may impact assignments results.

Sales Comparison

Provided by
Appraiser

	 480 Mills Dr Benicia, CA 94510 	 450 Heather Ct Benicia, CA 94510 	 422 Turner Benicia, CA 94510 	MOST COMPARABLE  426 Lilac Ct Benicia, CA 94510 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.18 miles	0.31 miles	0.28 miles
DATA/ VERIFICATION SOURCE	Public Records	MLS; Public Records	MLS; Public Records	MLS; Public Records
LIST PRICE	--	--	--	--
LIST DATE	--	09/24/2021	07/13/2021	10/12/2021
SALE PRICE/PPSF	--	\$730,500 \$456/Sq. Ft.	\$750,000 \$432/Sq. Ft.	\$699,000 \$446/Sq. Ft.
CONTRACT/ PENDING DATE	--	10/17/2021	07/21/2021	11/03/2021
SALE DATE	--	11/10/2021	08/24/2021	12/08/2021
DAYS ON MARKET	--	23	7	21
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.22 Acre(s)	0.17 Acre(s)	0.22 Acre(s)	0.14 Acre(s) \$6,970
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Ranch	Traditional	Ranch	Traditional
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	44	39	36	39
CONDITION	C4	C3 -\$58,440	C3 -\$60,000	C4
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	8/4/2	9/3/2.1 \$3,650	8/4/2	7/3/2
GROSS LIVING AREA	1,735 Sq. Ft.	1,602 Sq. Ft. \$5,320	1,735 Sq. Ft.	1,566 Sq. Ft. \$6,760
BASEMENT	None	None	None	None
HEATING	Central	Central	Central	Central
COOLING	None	None	Central	None
GARAGE	2 GA	2 GA	2 GA	2 GA
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		-6.77% -\$49,470	-8.00% -\$60,000	1.96% \$13,730
GROSS ADJUSTMENTS		9.23% \$67,410	8.00% \$60,000	1.96% \$13,730
ADJUSTED PRICE		\$681,030	\$690,000	\$712,730

Value Conclusion + Reconciliation



Provided by
Appraiser

\$700,000
AS-IS VALUE

1-45 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Search was conducted for comps on a .75 mile radius and +/-15% GLA. Site \$2/sf, Condition 8%, GLA \$40/sf, Half bath .5%, no market reaction can be extracted for air.

EXPLANATION OF ADJUSTMENTS


450 Heather Ct - Stunningly beautiful home with newer appliances, crown molding, jetted tub, located in Southampton's Village. With over 1600 square feet of living space, the floor plan offers a living room with custom fireplace mantel and stone work along with newer flooring, a remodeled kitchen and eating area overlooking the yard, large upper level bedrooms with custom closet organizers and more. The home has convenient dual access to the backyard with patios for entertaining and two covered gazebo areas for privacy and year round fun. No need to run to the gym as the two car attached garage is ready for your workout equipment and more. All of this and its close proximity to parks, schools, and shopping makes this lovely home a real find. 422 Turner - Welcome home to The Village neighborhood on the top of the hill in Benicia! This 3 bedroom, 2 bathroom home is nestled in a private and peaceful court location. Enjoy 1566 sq.ft. of living space in this desirable floor plan that features two bedrooms and a full bathroom downstairs with the master bedroom and loft upstairs. This Benicia gem is highlighted with hard wood floors, recessed lighting, granite counter tops, stainless steel appliances, cathedral ceilings, plantation shutters, a finished garage, and a very unique barn door leading to the bedrooms. The beautifully landscaped yard is a rose lovers sanctuary featuring David Austin British roses throughout in all colors. The outdoor living space is also highlighted with a soothing fountain, a large brick patio and a hot tub. This home is close to walking trails with views of the bay, Jack London Park, Solano Park, schools, dining and all freeways. 426 Lilac Ct - Welcome home to The Village neighborhood on the top of the hill in Benicia! This 3 bedroom, 2 bathroom home is nestled in a private and peaceful court location. Enjoy 1566 sq.ft. of living space in this desirable floor plan that features two bedrooms and a full bathroom downstairs with the master bedroom and loft upstairs. This Benicia gem is highlighted with hard wood floors, recessed lighting, granite counter tops, stainless steel appliances, cathedral ceilings, plantation shutters, a finished garage, and a very unique barn door leading to the bedrooms. The beautifully landscaped yard is a rose lovers sanctuary featuring David Austin British roses throughout in all colors. The outdoor living space is also highlighted with a soothing fountain, a large brick patio and a hot tub. This home is close to walking trails with views of the bay, Jack London Park, Solano Park, schools, dining and all freeways.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

Most weight given to comp 3 for being in average condition and comp 2 for similar style.

Appraiser Commentary Summary

 Provided by Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

Per the PCI report the subject appears to be in average condition with no updating. The appraiser makes the extraordinary assumption that the subject is in average condition with no updating. The use of an extraordinary assumption may impact assignment results. .

Neighborhood and Market

From Page 6

The data above is from ClearCapital and MC Addendum the appraiser ran on a +/-15% GLA and .75 miles.

Analysis of Prior Sales & Listings

From Page 5

Highest and Best Use Additional Comments

Per a review online the subject meets the H&B.

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)
MLS,Public Records

EFFECTIVE DATE
12/21/2021

SALES AND LISTING HISTORY ANALYSIS

Order Information

BORROWER **LOAN NUMBER**
Redwood Holdings LLC 47396

PROPERTY ID **ORDER ID**
31815281 7826087

ORDER TRACKING ID **TRACKING ID 1**
12.16.21_CV 12.16.21_CV

Legal

OWNER **ZONING DESC.**
LUNDIN,RICHARD A TRUST Residential

ZONING CLASS **ZONING COMPLIANCE**
OS Legal

LEGAL DESC.
RM BK 31 PG 81 LT 284 UN 19A SOUTHAMPTON

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE
Yes

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

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

Economic

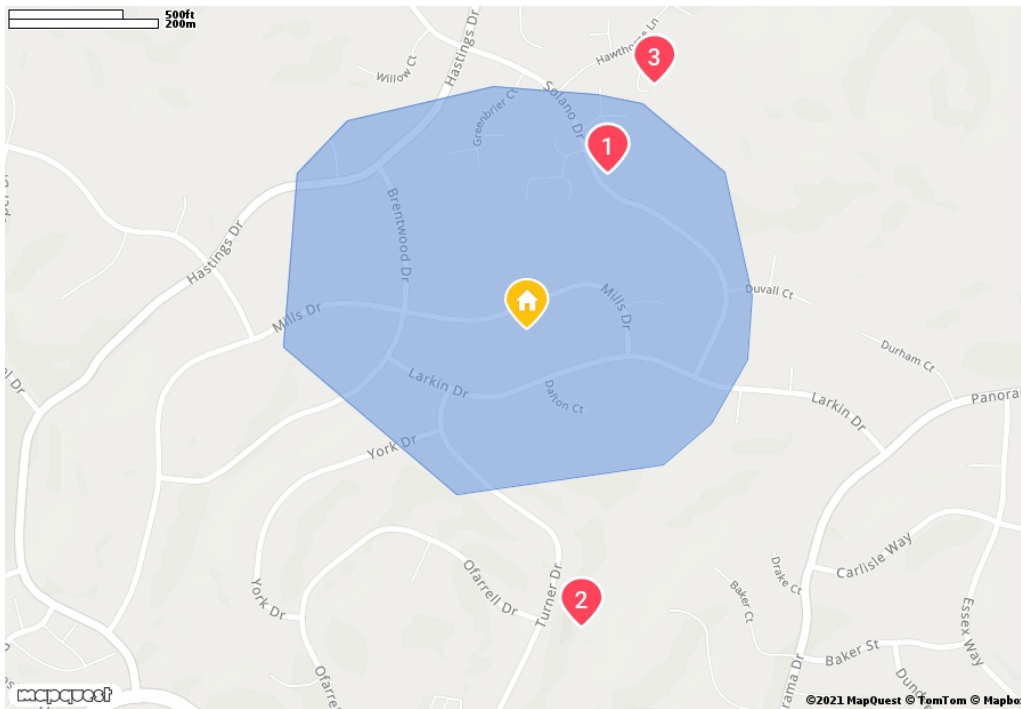
R.E. TAXES **HOA FEES** **PROJECT TYPE**
\$1,994 N/A N/A

FEMA FLOOD ZONE
06095C0633F

FEMA SPECIAL FLOOD ZONE AREA
No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

23

Months Supply

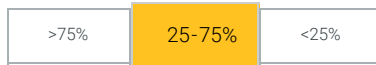
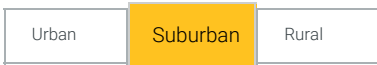
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Avg Days Until Sale

10

Subject Neighborhood as defined by the Appraiser

TYPE BUILT-UP NEIGHBORHOOD & MARKET COMMENTS

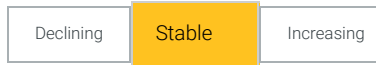


The data above is from ClearCapital and MC Addendum the appraiser ran on a +/-15% GLA and .75 miles.

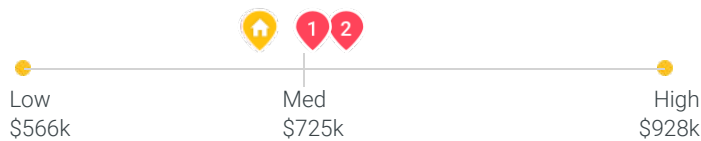
DEMAND / SUPPLY



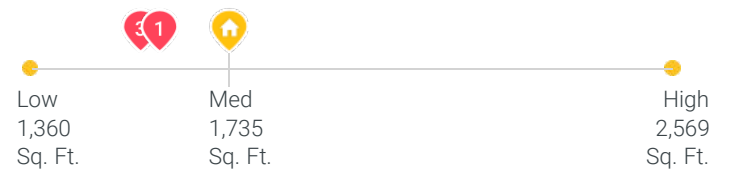
VALUES



PRICE



GROSS LIVING AREA



YEAR BUILT



SITE SIZE



Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Comparable Photos

Provided by
Appraiser

1 450 Heather Ct
Benicia, CA 94510



Front

2 422 Turner
Benicia, CA 94510



Front

3 426 Lilac Ct
Benicia, CA 94510



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 Vanessa Nelson, 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 Vanessa Nelson 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

Lisa Sheets

EFFECTIVE DATE

12/20/2021

DATE OF REPORT

12/21/2021

LICENSE #

AL033198

STATE

CA

EXPIRATION

02/21/2022

COMPANY

Ana Elizabeth Sheets

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE SFR	CURRENT USE SFR	PROJECTED USE SFR
OCCUPANCY Vacant	GATED COMMUNITY No	ATTACHED TYPE Detached
PARKING TYPE Attached Garage; 2 spaces	STORIES 0	UNITS 1
EXTERIOR REPAIRS \$11,000	INTERIOR REPAIRS N/A	TOTAL REPAIRS \$11,000

Condition & Marketability

CONDITION	⚠ Fair	Subject shows wear and tear, no recent updates to exterior, original garage door and windows.
SIGNIFICANT REPAIRS NEEDED	⚠ Yes	Roof appears to have some kind of tarp over it.
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	✓ 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	✓	No	-

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	replace garage door	\$3,000
Roof/Gutters	repair replace roof	\$8,000
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$11,000

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Vanessa Nelson/	01425175	Vanessa Nelson	Ashmun and Associates, Inc.	12/20/2021