

Subject Details

PROPERTY TYPE	GLA
Condo	977 Sq. Ft.
BEDS	BATHS
2	2.0
STYLE	YEAR BUILT
Multi-Unit Building	1992
LOT SIZE	OWNERSHIP
--	Fee Simple
GARAGE TYPE	GARAGE SIZE
Garage	2 Car(s)
HEATING	COOLING
Forced Air	Central
COUNTY	APN
San Diego	438-362-05-14

Analysis Of Subject

Provided by Appraiser

CONDITION RATING



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

VIEW

Residential



QUALITY RATING



High quality property built from individual or readily available designer plans in above-standard residential tract developments.

LOCATION

Residential






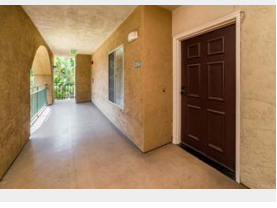




SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

THE SUBJECTS CODNITION IS TYPICAL FOR THE MARKET AREA AND QUALITY CONSTRUCTION FOR THE COMPLEX MATCHES OTHER COMPLEXES IN THE MARKET.

Sales Comparison

Provided by
Appraiser

		MOST COMPARABLE				
		1	2	3		
		 <p>2050 Camino De La Reina Unit 205 San Diego, CA 92108</p> 	 <p>2150 Camino De La Reina #4204 San Diego, CA 92108</p> 	 <p>2250 Camino De La Reina #6207 San Diego, CA 92108</p> 	 <p>2020 Camino De La Reina #106 San Diego, CA 92108</p> 	
COMPARABLE TYPE	--	Sale	Sale	Sale		
MILES TO SUBJECT	--	0.00 miles	0.00 miles	0.00 miles		
DATA/ VERIFICATION SOURCE	MLS; Public Records	MLS; Public Records	MLS; Public Records	MLS; Public Records		
LIST PRICE	--	--	--	--		
LIST DATE	--	11/03/2021	08/14/2021	08/12/2021		
SALE PRICE/PPSF	--	\$590,000 \$604/Sq. Ft.	\$550,000 \$563/Sq. Ft.	\$562,500 \$549/Sq. Ft.		
CONTRACT/ PENDING DATE	--	11/10/2021	08/26/2021	08/26/2021		
SALE DATE	--	11/23/2021	09/22/2021	09/24/2021		
DAYS ON MARKET	--	7	13	14		
LOCATION	N; Res	N; Res	N; Res	N; Res		
LOT SIZE	--	--	--	--		
VIEW	N; Res	N; Res	N; Res	N; Res		
DESIGN (STYLE)	Multi-Unit Building	Multi-Unit Building	Multi-Unit Building	Multi-Unit Building		
QUALITY OF CONSTRUCTION	Q3	Q3	Q3	Q3		
ACTUAL AGE	29	29	29	29		
CONDITION	C3	C3	C3	C3		
SALE TYPE		Arms length	Arms length	Arms length		
ROOMS/BEDS/BATHS	5/2/2	5/2/2	5/2/2	5/2/2		
GROSS LIVING AREA	977 Sq. Ft.	977 Sq. Ft.	977 Sq. Ft.	1,025 Sq. Ft.	-\$4,800	
BASEMENT	None	None	None	None		
HEATING	Forced Air	Forced Air	Forced Air	Forced Air		
COOLING	Central	Central	Central	Central		
GARAGE	2 G	2 G	2 G	2 G		
OTHER	--	--	--	--		
OTHER	--	--	--	--		
NET ADJUSTMENTS		0.00% \$0	0.00% \$0	-0.85% -\$4,800		
GROSS ADJUSTMENTS		0.00% \$0	0.00% \$0	0.85% \$4,800		
ADJUSTED PRICE		\$590,000	\$550,000	\$557,700		

Value Conclusion + Reconciliation



Provided by
Appraiser

\$565,000
AS-IS VALUE

0-30 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

THE APPRAISER COMPARABLE SEARCH BEGAN WITH A ONE MILE RADIUS, 20% GLA DIFFERENCE AND A SIX MONTH TIME PERIOD. THE COMPARABLES USED ARE MOST SIMILAR TO THE SUBJECT IN LOCATION, GLA, CONDITION AND/OR COE DATE. ALL THREE COMPARABLES USED ARE LOCATED IN THE SUBJECTS MARKET AREA.

EXPLANATION OF ADJUSTMENTS

THE GROSS LIVING AREA ADJUSTMENTS REFLECT \$100 PER SF OF THE GROSS LIVING AREA DIFFERENCE.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

HEAVIEST WEIGHT WAS GIVEN TO COMPARABLE ONE BEING THE MOST RECENT MODEL MATCH TO THE SUBJECT. FOLLOWED BY COMPARABLES TWO AND THREE.

Appraiser Commentary Summary

 Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

THE SUBJECTS CODNITION IS TYPICAL FOR THE MARKET AREA AND QUALITY CONSTRUCTION FOR THE COMPLEX MATCHES OTHER COMPLEXES IN THE MARKET.

Neighborhood and Market

From Page 6

THE SUBJECT PROPERTY IS LOCATED IN AN URBAN SETTING WITH LARGE CONDO AND APARTMENT COMMUNITIES NEARBY. COMMERCIAL PROPERTIES AND PUBLIC TRANSIT ARE FOUND IN THE MARKET. THE SUBJECTS MARKET HAS SEEN RECENT STABILIZATION AFTER MARKET INCREASES IN 2020- MID 2021.

Analysis of Prior Sales & Listings

From Page 5

Highest and Best Use Additional Comments

OTHER USE IS NOT ALLOWED.

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

12/24/2021

SALES AND LISTING HISTORY ANALYSIS

Order Information

BORROWER **LOAN NUMBER**
Redwood Holdings LLC 47425

PROPERTY ID **ORDER ID**
31842541 7833876

ORDER TRACKING ID **TRACKING ID 1**
12.20.21_CV 12.20.21_CV

Legal


OWNER **ZONING DESC.**
LOPEZ PAUL J CONDO/SINGLE FAMILY RESIDENTIAL

ZONING CLASS **ZONING COMPLIANCE**
R-1 Legal

LEGAL DESC.
Pm15299 Par 2 Us3205per Doc02-753689&Und Int In Module 3 In

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE
Yes

PHYSICALLY POSSIBLE? **FINANCIALLY FEASIBLE?**
 

LEGALLY PERMISSABLE? **MOST PRODUCTIVE USE?**
 

Economic

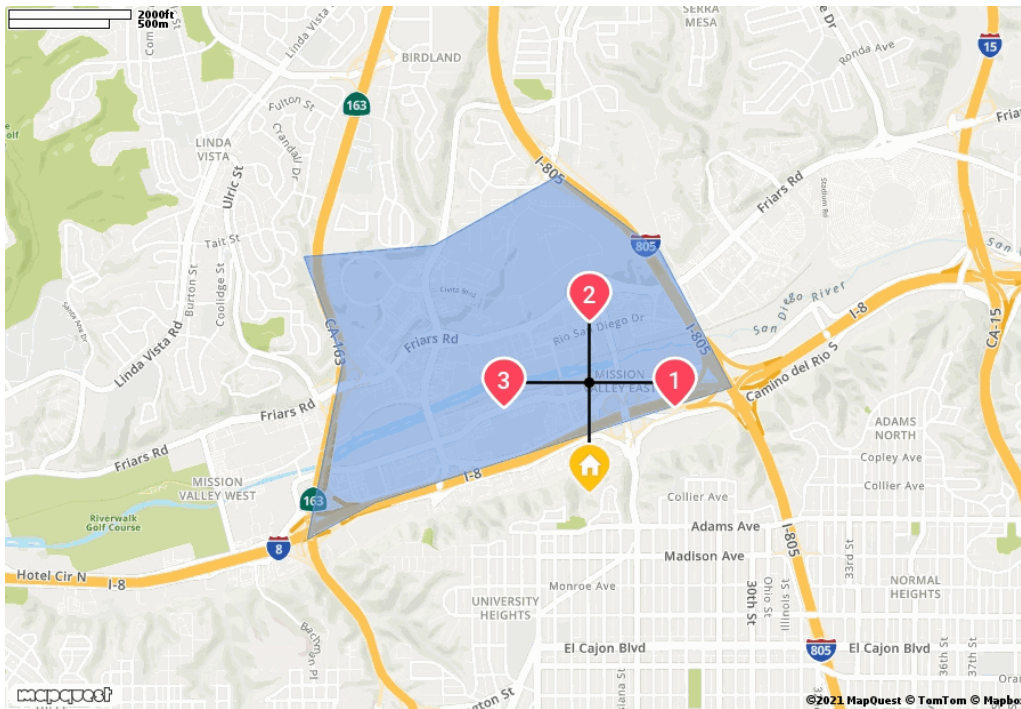
R.E. TAXES **HOA FEES** **PROJECT TYPE**
\$4,461 \$468 Per Month Condo

FEMA FLOOD ZONE
06073C1619G

FEMA SPECIAL FLOOD ZONE AREA
Yes

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M
136

Months Supply
3.0

Avg Days Until Sale
18

Subject Neighborhood as defined by the Appraiser

TYPE

Urban	Suburban	Rural
-------	----------	-------

BUILT-UP

>75%	25-75%	<25%
------	--------	------

NEIGHBORHOOD & MARKET COMMENTS

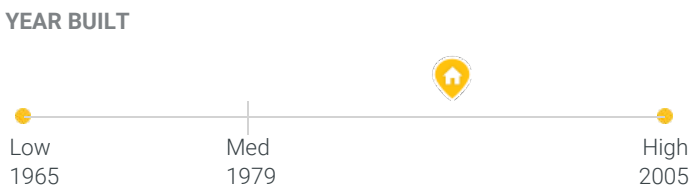
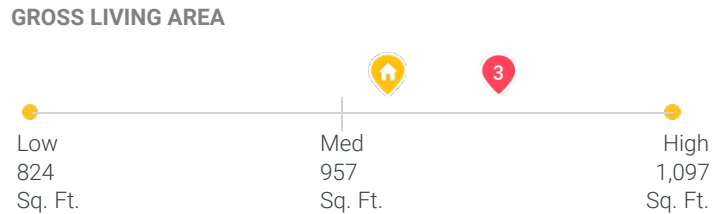
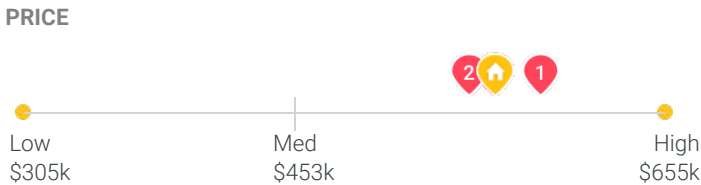
THE SUBJECT PROPERTY IS LOCATED IN AN URBAN SETTING WITH LARGE CONDO AND APARTMENT COMMUNITIES NEARBY. COMMERCIAL PROPERTIES AND PUBLIC TRANSIT ARE FOUND IN THE MARKET. THE SUBJECTS MARKET HAS SEEN RECENT STABILIZATION AFTER MARKET INCREASES IN 2020- MID 2021.

DEMAND / SUPPLY

Shortage	Balance	Surplus
----------	---------	---------

VALUES

Declining	Stable	Increasing
-----------	--------	------------



SITE SIZE

Not Applicable to Condo Assignments

Subject Photos



Front



Address Verification



Side



Side



Side



Street

Subject Photos



Street



Other

Comparable Photos

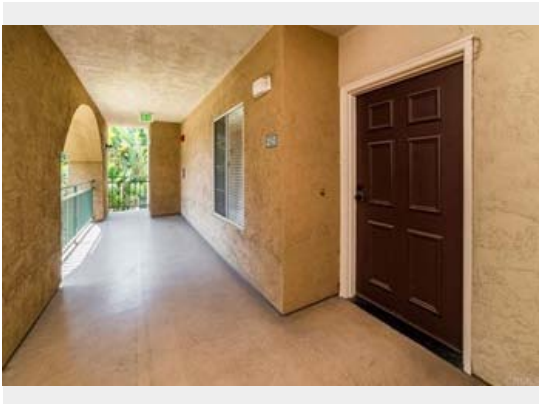
Provided by
Appraiser

1 2150 CAMINO DE LA REINA #4204
San Diego, CA 92108



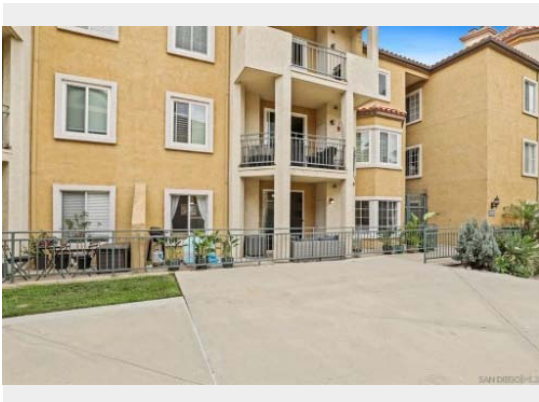
Front

2 2250 CAMINO DE LA REINA #6207
San Diego, CA 92108



Front

3 2020 CAMINO DE LA REINA #106
San Diego, CA 92108



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 Ronald Blair, 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.

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

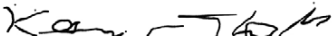
1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For 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.

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 Ronald Blair 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.

SIGNATURE	NAME	EFFECTIVE DATE	DATE OF REPORT
	Kevin Theis	12/24/2021	12/24/2021
LICENSE #	STATE	EXPIRATION	COMPANY
CAAR040513	CA	06/13/2022	Seaside Appraisal

Comments - Continued

 Provided by Appraiser

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

It is my extraordinary assumption the subjects interior condition matches typical units found on the MLS with partial interior improvements.

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
Condo	Condo	Condo
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Occupied	Yes	Attached
PARKING TYPE	STORIES	UNITS
Detached Garage; 1 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

Condition & Marketability

CONDITION	✓ Good	The complex is well maintained with no damages seen. Could not access the complex after attempting all options. Shot gate.
SIGNIFICANT REPAIRS NEEDED	✓ No	None seen.
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	⚠ Yes	Located close to the subject.

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	Located in the heart of mission valley close to condos and apt complex mixed with commercial, and shopping, restaurants, and river trails.

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
/Ronald Blair/	01802776	Ronald Blair	Big Block Realty	12/21/2021