

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	273 Arlington Way, Vacaville, CA 95687	Order ID	8320498	Property ID	33039629
Inspection Date	07/11/2022	Date of Report	07/12/2022		
Loan Number	47497	APN	0131-264-280		
Borrower Name	Redwood Holdings LLC	County	Solano		

Tracking IDs

Order Tracking ID	07.08.22_BPO_Update	Tracking ID 1	07.08.22_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Redwood Holdings LLC	Condition Comments Home is vacant, listed for sale 07/11/22. One story, composition roof, dual pane windows, newer exterior paint, 2 car garage, fenced backyard, average landscaping, home is well maintained, home is an investor flip, new kitchen and baths. In ground pool in average condition.
R. E. Taxes	\$2,496	
Assessed Value	\$209,896	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Home is vacant.)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Schools, parks, shopping and hospital within 1 mile, no new growth or construction, no industry or commercial, high demand, shortage of active listings, REO and short sales present but declining, no hazards to note. Area attracts investors.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$475,000 High: \$645,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	273 Arlington Way	272 Edwin	118 Edinburgh	161 Dover
City, State	Vacaville, CA	Vacaville, CA	Vacaville, CA	Vacaville, CA
Zip Code	95687	95687	95687	95687
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.67 ¹	0.47 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$570,000	\$549,999	\$585,000
List Price \$	--	\$570,000	\$549,999	\$550,000
Original List Date		06/22/2022	06/10/2022	06/15/2022
DOM · Cumulative DOM	-- · --	20 · 20	16 · 32	26 · 27
Age (# of years)	49	46	44	48
Condition	Good	Good	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	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	2 Stories traditional	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,498	1,374	1,626	1,352
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 3	3 · 2
Total Room #	7	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	.14 acres	.13 acres	.14 acres	.14 acres
Other	--	--	--	--

* Listing 2 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** Beautifully decorated and upgraded throughout. Upon entry you enter the large main living room that offers sloped ceilings, a fireplace that is accented by a beautiful stoned wall and crown molding. The kitchen is just beyond and has been fully updated and has more cabinet and counters space than the average person could possibly fill. Pending.
- Listing 2** Extremely well maintained 3 bdrm/3 bath, loved home with special upgraded attention to downstairs, baths, flooring, bonus room, with spacious mature landscaped backyard with firepit/solar lights, drip irrigation/repainted exterior within the last 2 yrs, NEST security system, established herb garden w/raised planting bed, attached covered patio with Bistro lights for those lovely outdoor evenings, pending.
- Listing 3** Residence features dual pane windows, ceiling fans, laminate, tile and carpet flooring. This charming home includes a family room and also a spacious living room that is great for entertaining with a wood-burning brick fireplace and sliding glass door to the backyard, active.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	273 Arlington Way	154 Longview	462 Royal Oaks	1360 Marshall
City, State	Vacaville, CA	Vacaville, CA	Vacaville, CA	Vacaville, CA
Zip Code	95687	95687	95687	95687
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.22 ¹	0.68 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$545,000	\$499,997	\$545,000
List Price \$	--	\$545,000	\$499,997	\$545,000
Sale Price \$	--	\$555,000	\$525,000	\$575,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	05/13/2022	02/23/2022	03/14/2022
DOM · Cumulative DOM	-- · --	33 · 37	16 · 39	20 · 20
Age (# of years)	49	49	48	56
Condition	Good	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Investor
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,498	1,432	1,274	1,402
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	4 · 2
Total Room #	7	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	.14 acres	.13 acres	.13 acres	.14 acres
Other	--	--	15,000 credit	16,000 credit
Net Adjustment	--	+\$45,000	+\$31,872	-\$912
Adjusted Price	--	\$600,000	\$556,872	\$574,088

* 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** 1500 Sq ft single story. Great living space, with 4 bedrooms, 2 bath and new carpet. Kitchen is the perfect place to gather and entertain. New dish washer. Lots of cabinets for storage. Condition 35,000, no pool 10,000. As-is sale, multiple offers.
- Sold 2** 1300 sqft for right under 500,000.-, kitchen redone, hall bathroom redone, hall flooring, Water Heater updated, HVAC updated, Roof about 12 years old, close to schools, As-is, no pool 10,000, credit -15,000, gla 11,872, condition 35,000, multiple offers.
- Sold 3** This home is beautiful with all new kitchen cabinets, counters tops, appliances, jacuzzi tub in hall bath and flooring new through out . Fresh new paint both interior and exterior with beautiful new landscaping. No pool 10,000, gla 5,088, credit -16,000. Multiple offers.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Brickhouse Real Estate	Last sale 01/12/2022, \$418,000. Move in ready! Beautiful single story home with great curb appeal features 4 bedrooms, 2 bathrooms, & 2 car garage. No steps to entry! New landscaped front yard w/sprinklers. New interior and exterior paint throughout. New baseboards/flooring throughout and light fixtures throughout. New overlay roof w/gutters, dual pane windows, garage door and motor. New plumbing fixtures throughout, new kitchen countertops with stainless steel appliances. Enjoy the amazing backyard with a private pool for the summer, including new pool equipment. Don't miss out on this one!					
Listing Agent Name	Charles Araujo						
Listing Agent Phone	707-319-1210						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	01/12/2022	\$418,000	Tax Records
07/11/2022	\$549,000	--	--	--	--	--	MLS

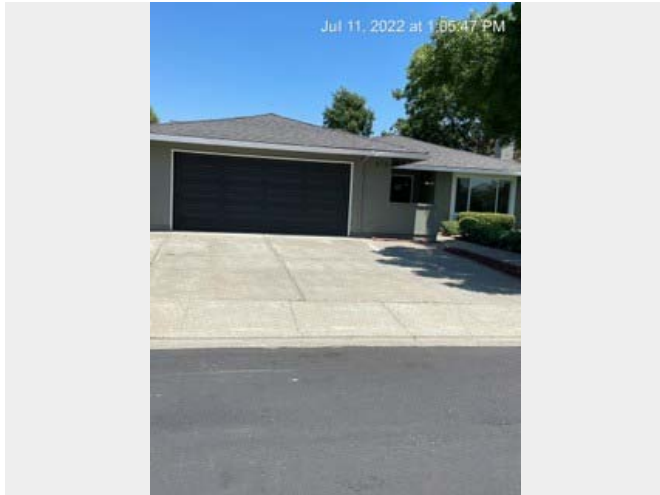
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$565,000	\$565,000
Sales Price	\$565,000	\$565,000
30 Day Price	\$560,000	--
Comments Regarding Pricing Strategy		
S2, S3, L2 given most weight based on location and condition, area attracts investors, high demand, shortage of listings, bidding war market, no REO or short sales in report. Searched out .75miles and 10 month history.		

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



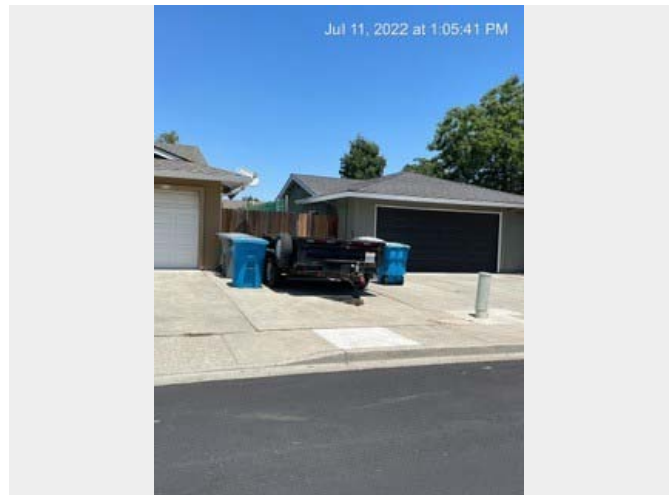
Front



Front



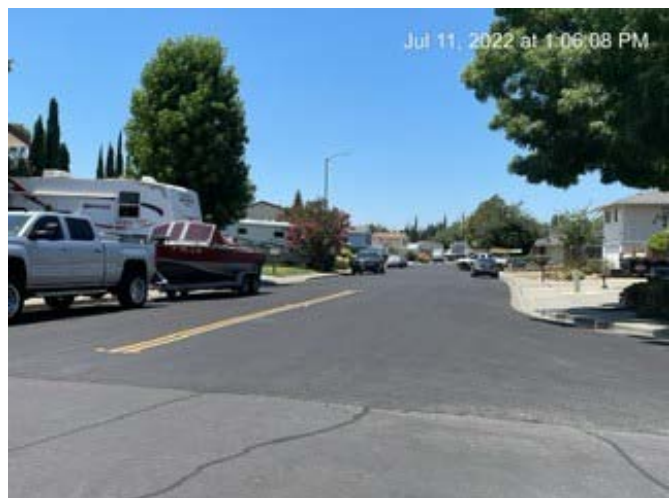
Address Verification



Side



Side



Side

Subject Photos



Street



Other

Listing Photos

L1 272 Edwin
Vacaville, CA 95687



Front

L2 118 Edinburgh
Vacaville, CA 95687



Front

L3 161 Dover
Vacaville, CA 95687



Front

Sales Photos

S1 154 Longview
Vacaville, CA 95687



Front

S2 462 Royal Oaks
Vacaville, CA 95687



Front

S3 1360 Marshall
Vacaville, CA 95687



Front

ClearMaps Addendum

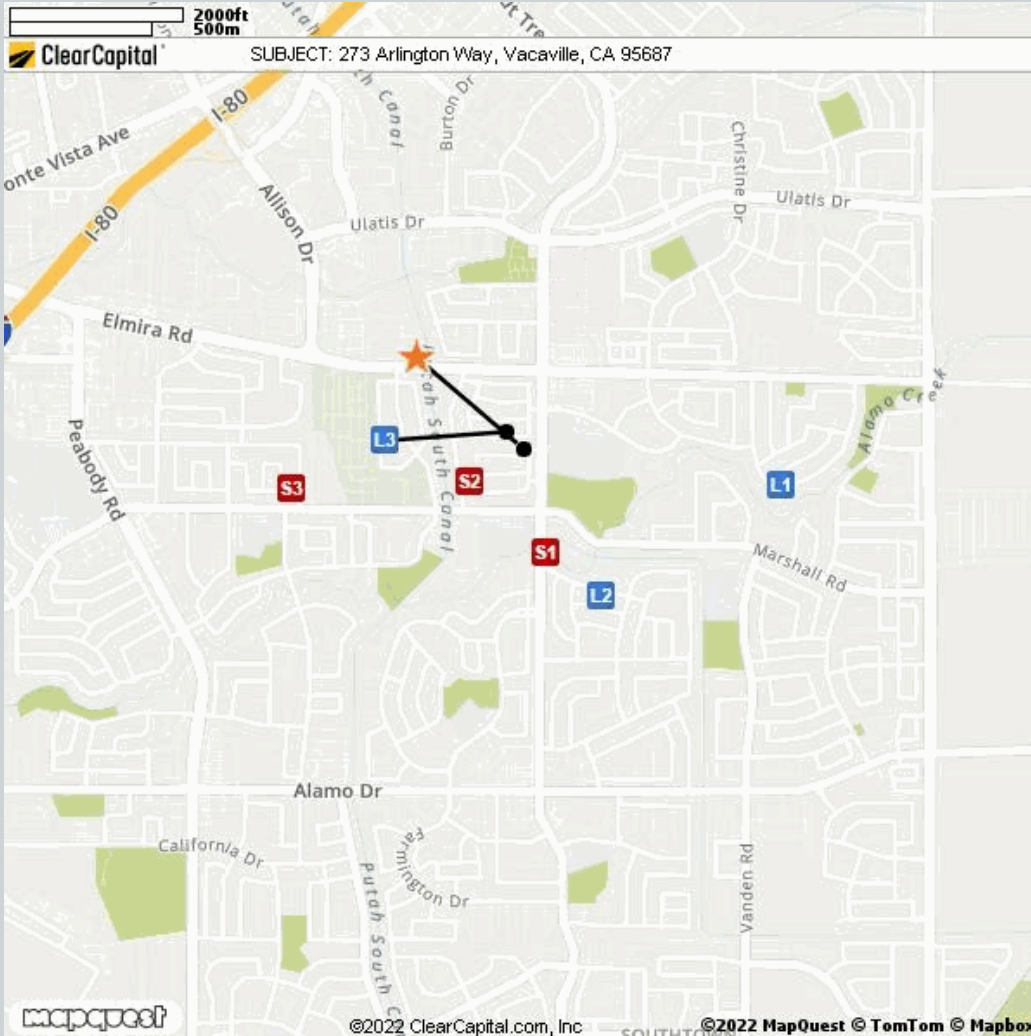
Address ★ 273 Arlington Way, Vacaville, CA 95687

Loan Number 47497

Suggested List \$565,000

Suggested Repaired \$565,000

Sale \$565,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	273 Arlington Way, Vacaville, CA 95687	--	Parcel Match
L1 Listing 1	272 Edwin, Vacaville, CA 95687	0.67 Miles ¹	Parcel Match
L2 Listing 2	118 Edinburgh, Vacaville, CA 95687	0.47 Miles ¹	Parcel Match
L3 Listing 3	161 Dover, Vacaville, CA 95687	0.07 Miles ¹	Parcel Match
S1 Sold 1	154 Longview, Vacaville, CA 95687	0.32 Miles ¹	Parcel Match
S2 Sold 2	462 Royal Oaks, Vacaville, CA 95687	0.22 Miles ¹	Parcel Match
S3 Sold 3	1360 Marshall, Vacaville, CA 95687	0.68 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	Kelly Nusbaum	Company/Brokerage	Coldwell Banker Kappel Gateway Realty
License No	01223015	Address	1190 1st Street Fairfield CA 94533
License Expiration	06/16/2025	License State	CA
Phone	7073016009	Email	nusbaumkelly@gmail.com
Broker Distance to Subject	8.29 miles	Date Signed	07/12/2022

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.