

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	15261 Yorkshire Lane, Huntington Beach, CA 92647	Order ID	8320498	Property ID	33039794
Inspection Date	07/12/2022	Date of Report	07/13/2022		
Loan Number	47723	APN	145-133-02		
Borrower Name	Redwood Holdings LLC	County	Orange		

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	Redwod Holdings LLC	Condition Comments
R. E. Taxes	\$4,603	THE SUBJECT APPEARED TO BE IN OVERALL AVERAGE CONDITION SHOWING NO OBVIOUS SIGNS OF DEFERRED MAINTENANCE FROM THE EXTERIOR INSPECTION AND IS LOCATED CLOSE TO LOCAL SCHOOLS AND PARKS.
Assessed Value	\$380,639	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	NEIGHBORHOOD SHOWED WELL AND IS ALSO CLOSE TO LOCAL SCHOOLS AND PARKS, ALL COMPS PROVIDED ARE LOCATED IN THE SAME NEIGHBORHOOD.
Sales Prices in this Neighborhood	Low: \$840,000 High: \$1,050,000	
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	15261 Yorkshire Lane	6691 Walton Dr	15171 Nottingham Ln	15012 Genoa
City, State	Huntington Beach, CA	Huntington Beach, CA	Huntington Beach, CA	Huntington Beach, CA
Zip Code	92647	92647	92647	92647
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.76 ¹	0.22 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$970,000	\$950,000	\$995,000
List Price \$	--	\$970,000	\$898,000	\$995,000
Original List Date		04/25/2022	06/16/2022	06/24/2022
DOM · Cumulative DOM	-- · --	79 · 79	27 · 27	17 · 19
Age (# of years)	61	57	60	60
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	1 Story Single story	1 Story Single story	1 Story Single story	1 Story Single story
# Units	1	1	1	1
Living Sq. Feet	1,375	1,232	1,272	1,272
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	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	--	--	--	--
Lot Size	.15 acres	.14 acres	.14 acres	.14 acres
Other	None	OVERPRICED	None	Superior

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Standard list- Smaller in GLA, very close in lot size and location, does have the same bed count= Appears to be overpriced based on DOM.

Listing 2 Standard list- Also same bed count and slightly smaller in lot size and GLA= Provided for its location and bedroom count.

Listing 3 Standard list- Same tract, slightly smaller in GLA, Provided for its location= Superior in updates.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	15261 Yorkshire Lane	6192 Larchwood Dr	15842 Rollins Ln	14402 Elmhurst Circle
City, State	Huntington Beach, CA	Huntington Beach, CA	Huntington Beach, CA	Huntington Beach, CA
Zip Code	92647	92647	92647	92647
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.81 ¹	0.58 ¹	1.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$699,000	\$850,000	\$1,045,000
List Price \$	--	\$699,000	\$850,000	\$1,045,000
Sale Price \$	--	\$841,000	\$850,000	\$975,000
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	01/25/2022	03/31/2022	01/18/2022
DOM · Cumulative DOM	-- · --	2 · 285	1 · 49	1 · 19
Age (# of years)	61	58	57	59
Condition	Average	Average	Average	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 Single story	1 Story Single story	1 Story Single story	1 Story Single story
# Units	1	1	1	1
Living Sq. Feet	1,375	1,282	1,243	1,330
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	4 · 2
Total Room #	7	6	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	--	--	--	--
Lot Size	.15 acres	.14 acres	.14 acres	.25 acres
Other	None	None	None	None
Net Adjustment	--	+\$40,000	+\$40,000	-\$65,000
Adjusted Price	--	\$881,000	\$890,000	\$910,000

* Sold 1 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** Standard sale- Closest in square footage, also has the same bed count= Sold as a trust sale in need of updates> Adjusted for condition +\$35,000
- Sold 2** Standard sale- Also smaller in square footage, close in age and lot size= Sold below market value= Provided for its GLA and bed count= Adjusted for sale price +\$40,000
- Sold 3** Standard sale- Closest in square footage, does have 1 extra bedroom= Adjusted for 1 extra bed -\$15,000> Lot size -\$50,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				THE SUBJECT HAS NOT BEEN PREVIOUSLY LISTED OR SOLD IN THE PAST 12 MONTHS.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$899,000	\$899,000
Sales Price	\$899,000	\$899,000
30 Day Price	\$870,000	--
Comments Regarding Pricing Strategy		
All comps provided are located in similar market areas and are within 20% of the subject's current market value and square footage. My search had to extend out to a 2-mile radius and back 12 months trying to accommodate the age, SQ/FT and location of the subject. **DUE TO THE LACK OF AVAILABLE COMPS I HAD TO EXTEND THE CONTRACT OR SALE DATE PAST 4 MONTHS.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Street

Listing Photos

L1 6691 Walton Dr
Huntington Beach, CA 92647



Front

L2 15171 Nottingham Ln
Huntington Beach, CA 92647



Front

L3 15012 GENOA
Huntington Beach, CA 92647



Front

Sales Photos

S1 6192 Larchwood Dr
Huntington Beach, CA 92647



Front

S2 15842 Rollins Ln
Huntington Beach, CA 92647



Front

S3 14402 Elmhurst Circle
Huntington Beach, CA 92647



Front

ClearMaps Addendum

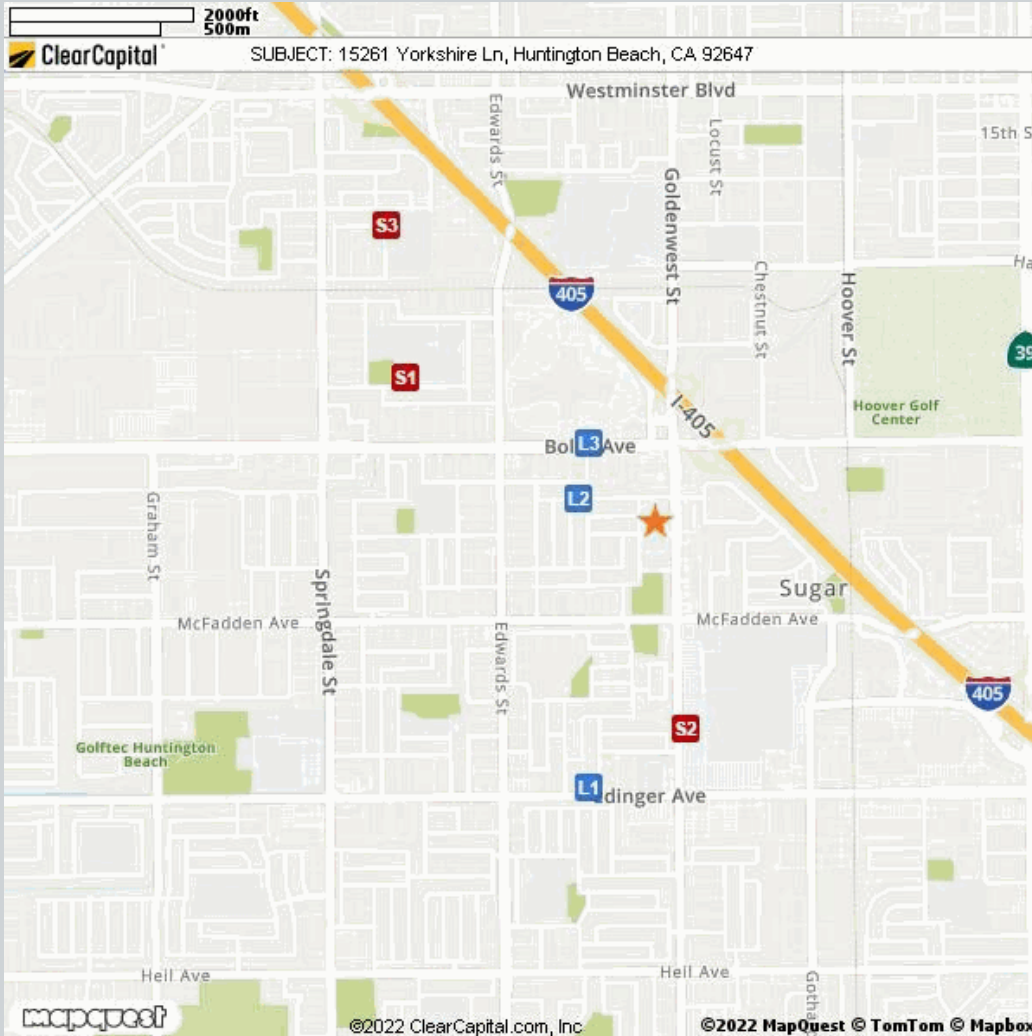
Address ★ 15261 Yorkshire Lane, Huntington Beach, CA 92647

Loan Number 47723

Suggested List \$899,000

Suggested Repaired \$899,000

Sale \$899,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15261 Yorkshire Lane, Huntington Beach, CA 92647	--	Parcel Match
L1	6691 Walton Dr, Huntington Beach, CA 92647	0.76 Miles ¹	Parcel Match
L2	15171 Nottingham Ln, Huntington Beach, CA 92647	0.22 Miles ¹	Parcel Match
L3	15012 Genoa, Huntington Beach, CA 92647	0.30 Miles ¹	Parcel Match
S1	6192 Larchwood Dr, Huntington Beach, CA 92647	0.81 Miles ¹	Parcel Match
S2	15842 Rollins Ln, Huntington Beach, CA 92647	0.58 Miles ¹	Parcel Match
S3	14402 Elmhurst Circle, Huntington Beach, CA 92647	1.14 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	Evan Prather	Company/Brokerage	MARK 1 REAL ESTATE
License No	01140134	Address	16111 PITMAN LANE HUNTINGTON BEACH CA 92647
License Expiration	06/30/2024	License State	CA
Phone	5628836300	Email	evanprather63@gmail.com
Broker Distance to Subject	0.85 miles	Date Signed	07/13/2022

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.