

## Subject Details

<b>PROPERTY TYPE</b>	<b>GLA</b>
SFR	2,414 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
3	2.1
<b>STYLE</b>	<b>YEAR BUILT</b>
Historical	1993
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
0.17 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	2 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Central	Central
<b>COUNTY</b>	<b>APN</b>
Riverside	670333012

## Analysis Of Subject

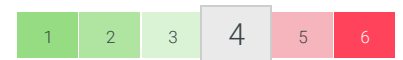
Provided by Appraiser

### CONDITION RATING



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

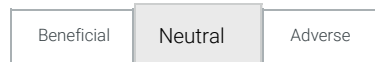
### QUALITY RATING



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

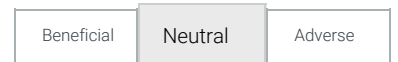
### VIEW

Residential



### LOCATION

Residential







### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)


Subject appears to be in a residential neighborhood with conforming properties. No significant deferred maintenance is noted from the exterior photo. The quality of construction appears to meet or exceed the requirements of applicable building codes with some exterior ornamentation and inline with a Q4 rating per the UAD definitions.

## Sales Comparison

Provided by  
Appraiser

	MOST COMPARABLE			
	 <p><b>69731 Willow Ln</b> Cathedral City, CA 92234</p>	 <p><b>69872 Kent Pl</b> Cathedral City, CA 92234</p>	 <p><b>69649 Brookview Way</b> Cathedral City, CA 92234</p>	 <p><b>442 Via Milano</b> Cathedral City, CA 92234</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.34 miles	0.18 miles	0.25 miles
DATA/ VERIFICATION SOURCE	Public Records	MLS	MLS	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	09/20/2021	11/18/2020	02/17/2021
SALE PRICE/PPSF	--	\$500,000 \$241/Sq. Ft.	\$580,000 \$247/Sq. Ft.	\$580,000 \$218/Sq. Ft.
CONTRACT/ PENDING DATE	--	10/25/2021	03/06/2021	05/24/2021
SALE DATE	--	10/25/2021	03/15/2021	05/28/2021
DAYS ON MARKET	--	35	117	100
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.17 Acre(s)	0.20 Acre(s)	0.17 Acre(s)	0.30 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Historical	Mediterranean	Mediterranean	Spanish
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	29	22	19	16
CONDITION	C3	C3	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	7/3/2.1	8/4/3 -\$15,000	7/3/3 -\$5,000	8/4/3 -\$15,000
GROSS LIVING AREA	2,414 Sq. Ft.	2,079 Sq. Ft. \$40,200	2,351 Sq. Ft.	2,657 Sq. Ft. -\$29,160
BASEMENT	None	None	None	None
HEATING	Central	Central	Forced Air	Central
COOLING	Central	Central	Central	Central
GARAGE	2 GA	2 GA	2 GA	2 GA
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		5.04% \$25,200	-0.86% -\$5,000	-7.61% -\$44,160
GROSS ADJUSTMENTS		11.04% \$55,200	0.86% \$5,000	7.61% \$44,160
ADJUSTED PRICE		\$525,200	\$575,000	\$535,840

## Value Conclusion + Reconciliation

 Provided by Appraiser

**\$560,000**  
AS-IS VALUE

**1-53 Days**  
EXPOSURE TIME

**EXTERIOR**  
INSPECTION PERFORMED  
BY A 3RD PARTY

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Comparables were similar in design and exterior quality/condition. They are within a .5 mile radius from the subject and in the same zip code.

#### EXPLANATION OF ADJUSTMENTS

Adjusted \$10,000 per bedroom and \$5,000 per half bath. Square footage was adjusted at \$120 with a variance of 100 feet from the subject.

#### ADDITIONAL COMMENTS (OPTIONAL)

A time adjustment for date of sale was not used.

### Reconciliation Summary

All comparables were given equal consideration. The most weight was given to comparable 2 as it is the closest to the subject and had the least gross/net adjustments.

## Appraiser Commentary Summary

 Provided by Appraiser

### Subject Comments (Site, Condition, Quality)

From Page 1

Subject appears to be in a residential neighborhood with conforming properties. No significant deferred maintenance is noted from the exterior photo. The quality of construction appears to meet or exceed the requirements of applicable building codes with some exterior ornamentation and inline with a Q4 rating per the UAD definitions.

### Neighborhood and Market

From Page 6

Average access to the freeway system. Local and regional shopping with necessary services located within the reasonable distance from subject. Present land is predominantly single family residences. Values in the subject's marketing area currently is increasing and marketing periods are 1-53 days.

### Analysis of Prior Sales & Listings

From Page 5

The subject was contingent at \$460,000 on 01/06/2021 and canceled on 04/6/2021 per the MLS Doc ID 219054382.

### Highest and Best Use Additional Comments

Yes, the zoning is for single family residential, and the subject appears to conform to the area.

## Subject Details



### Sales and Listing History

**PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?**

No ● Cancelled Apr 6, 2021 \$460,000 MLS 219054382

**LISTING STATUS**

Listed in Past Year ● Contingent Jan 6, 2021 \$460,000 MLS 219054382

**DATA SOURCE(S)**

MLS

**EFFECTIVE DATE**

01/25/2022

**SALES AND LISTING HISTORY ANALYSIS**

The subject was contingent at \$460,000 on 01/06/2021 and canceled on 04/6/2021 per the MLS Doc ID 219054382.

### Order Information

**BORROWER**

Redwood Holdings LLC

**LOAN NUMBER**

47846

**PROPERTY ID**

32010594

**ORDER ID**

7911364

**ORDER TRACKING ID**

01.21.22\_CV

**TRACKING ID 1**

01.21.22\_CV

### Legal

**OWNER**

NILSEN ROBERT K LIVING TRUST

**ZONING DESC.**

Residential

**ZONING CLASS**

R-1

**ZONING COMPLIANCE**

Legal

**LEGAL DESC.**

LOT 12 MB 215/075 TR 20765-2

### 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**

\$4,225

**HOA FEES**

N/A

**PROJECT TYPE**

N/A

**FEMA FLOOD ZONE**

06065C1579G

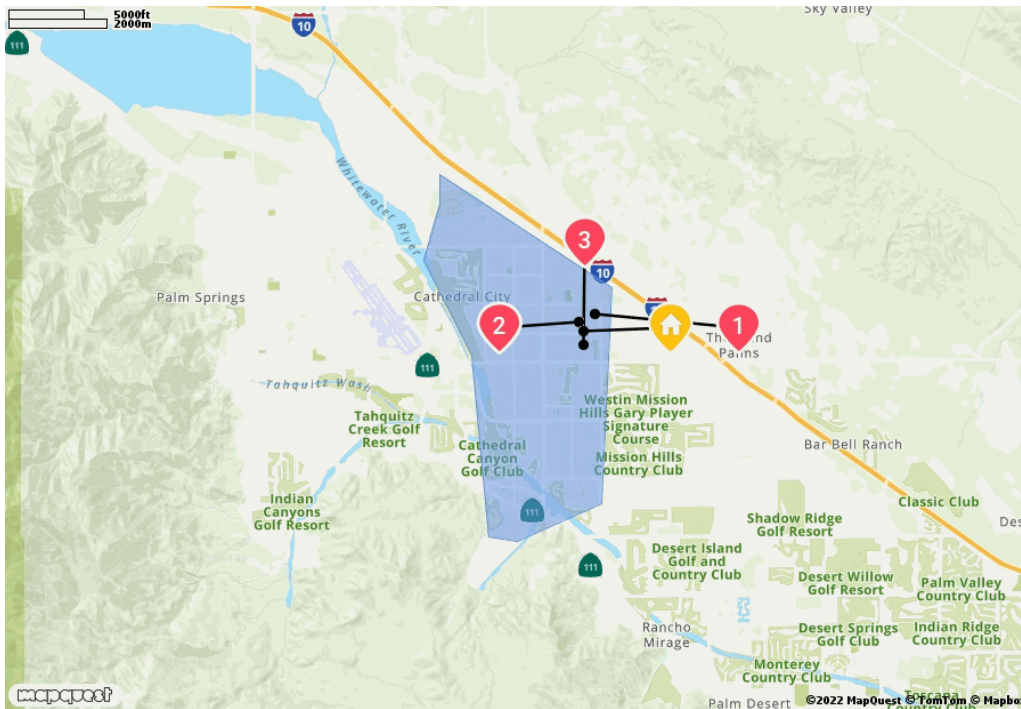
**FEMA SPECIAL FLOOD ZONE AREA**

No



# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

**952**

Months Supply

**1.1**

Avg Days Until Sale

**16**

Subject Neighborhood as defined by the Appraiser

**TYPE**

Urban **Suburban** Rural

**BUILT-UP**

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

**NEIGHBORHOOD & MARKET COMMENTS**

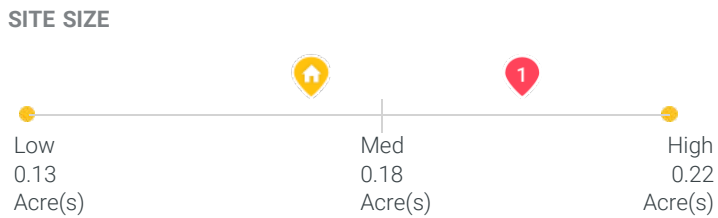
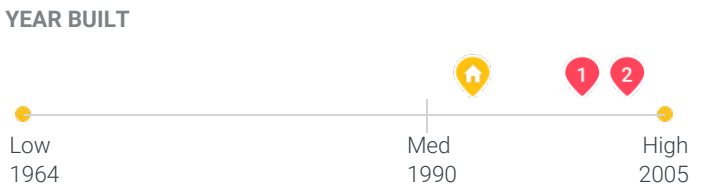
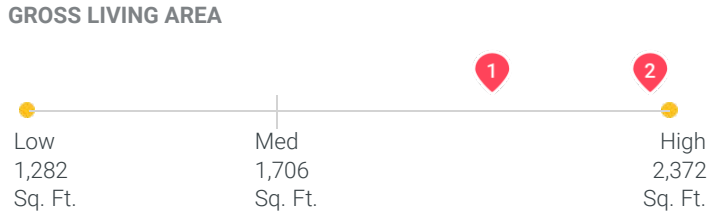
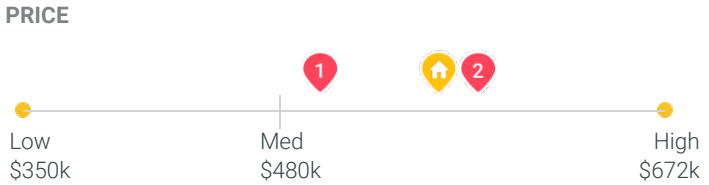
Average access to the freeway system. Local and regional shopping with necessary services located within the reasonable distance from subject. Present land is predominantly single family residences. Values in the subject's marketing area currently is increasing and marketing periods are 1-53 days.

**DEMAND / SUPPLY**

**Shortage** Balance Surplus

**VALUES**

Declining Stable **Increasing**



## Subject Photos



Front



Address Verification



Address Verification



Side



Street



Street

**Subject Photos**



Street



Other



## Comparable Photos

Provided by  
Appraiser

1 69872 Kent Pl  
Cathedral City, CA 92234



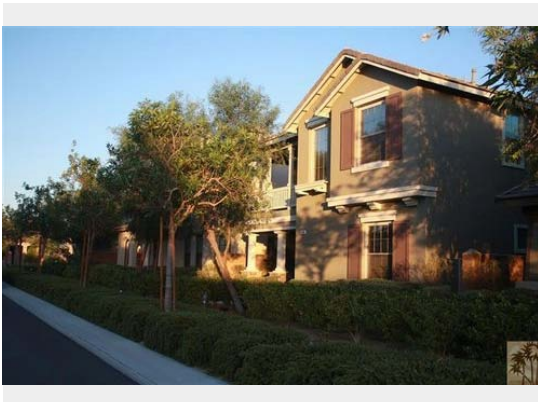
Front

2 69649 Brookview Way  
Cathedral City, CA 92234



Front

3 442 Via Milano  
Cathedral City, CA 92234



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 Kathleen Patricia Tabberer, 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 Kathleen Patricia Tabberer 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**

Natalie Partin

**EFFECTIVE DATE**

01/22/2022

**DATE OF REPORT**

01/26/2022

**LICENSE #**

AR 042134

**STATE**

CA

**EXPIRATION**

04/26/2023

**COMPANY**

RSDS Valuations



## Property Condition Inspection

Provided by  
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Unknown	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 3 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

### Condition & Marketability

<b>CONDITION</b>	✓ Good	Subject is in good condition.
<b>SIGNIFICANT REPAIRS NEEDED</b>	✓ No	Significant Repairs are not needed based on exterior observations.
<b>CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES</b>	✓ No	There are not any current Zoning Violations/Potential Zoning Changes.
<b>SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, &amp; SIZE)</b>	✓ Yes	The subject conforms to the neighborhood in quality, age, style & size.
<b>AVERAGE CONDITION OF NEIGHBORING PROPERTIES</b>	✓ Good	The average condition of neighboring properties is good.
<b>BOARDED OR VACANT PROPERTIES NEAR SUBJECT</b>	✓ No	There are not any boarded or vacant properties near the subject.
<b>SUBJECT NEAR POWERLINES</b>	✓ No	The subject is not near powerlines.
<b>SUBJECT NEAR RAILROAD</b>	✓ No	The subject is not near railroads.
<b>SUBJECT NEAR COMMERCIAL PROPERTY</b>	✓ No	The subject is not near commercial property.

## Property Condition Inspection - Cont.

 Provided by  
Onsite Inspector

### Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	The subject is not in the flight path of an airport.
ROAD QUALITY	✓	Good	The neighborhood road quality is good.
NEGATIVE EXTERNALITIES	✓	No	There are not any negative externalities affecting marketability.
POSITIVE EXTERNALITIES	✓	Yes	Positive externalities affecting marketability include Public Transportation, close to Schools and Parks, Shopping, Restaurants and Worship Houses.

## 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
/Kathleen Patricia Tabberer/	01519668	Kathleen Patricia Tabberer	Elite REO Services	01/22/2022