

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	158 Cobble Ridge Drive, Folsom, CA 95630	Order ID	8603490	Property ID	33870408
Inspection Date	02/02/2023	Date of Report	02/03/2023		
Loan Number	47924	APN	07111700830000		
Borrower Name	Redwood Holdings LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	02.01.23 BPO Citi-CS Update	Tracking ID 1	02.01.23 BPO Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	REDWOOD HOLDINGS LLC,	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$2,729	
Assessed Value	\$245,371	
Zoning Classification	Residential R-4 (PD)	
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 The subject property is located in well established neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$465000 High: \$760000	
Market for this type of property	Decreased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	158 Cobble Ridge Drive	450 Luster Pl	522 Diamond Glen Cir	116 Grantham Ct
City, State	Folsom, CA	Folsom, CA	Folsom, CA	Folsom, CA
Zip Code	95630	95630	95630	95630
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.23 ¹	1.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$589,000	\$545,000	\$500,000
List Price \$	--	\$589,000	\$545,000	\$500,000
Original List Date		01/02/2023	01/11/2023	01/13/2023
DOM · Cumulative DOM	-- · --	6 · 32	21 · 23	3 · 21
Age (# of years)	24	25	25	30
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,245	1,489	1,285	1,198
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	2 · 2	3 · 2
Total Room #	5	4	4	5
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	0.14 acres	0.0878 acres	0.0902 acres	0.1327 acres
Other	None	None	None	None

* 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** Welcome to Diamond Glen, the premier 55+ active adult community in Folsom! Experience a single-level, open-concept design, ideal for both comfort and entertaining. The kitchen boasts pristine white cabinetry and is filled with natural light. The owners suite includes a spa-like bathroom with double sinks, and a walk-in closet. Step outside to your private backyard, the perfect spot for dining & relaxation. The community offers luxurious amenities, such as a swimming pool, spa, fitness center, and club house providing great opportunities for social and leisure activities. The HOA takes care of the exterior of the homes, including front yard and roof. This home also comes complete with a two-car garage. Walking distance to historic Folsom. Move-in ready, make this vibrant community your new home!
- Listing 2** Move in ready cutie in Folsom's Diamond Glen development. This 55+ active adult community offers a low maintenance lifestyle with the HOA covering front yard landscaping, exterior paint, and roof maintenance. The numerous social activities offer plenty of opportunities to engage with your neighbors, while the tennis courts and pool/spa are available to stay active. The home offers a spacious kitchen and living area with vaulted ceilings. Nice sized master has a large closet and access to the covered patio. The secondary bedroom and full bath are located at the front of the property and ideal for visitors. The whole house fan and upgraded filtration system are a nice bonus in this well-maintained home. Close proximity to freeway access, shopping, and Old Town Folsom, you will love living at Diamond Glen. **SEE VIRTUAL WALKTHROUGH**
- Listing 3** Have you been looking for a single story home in Folsom at the end of a court near nature trails & a park? This Windsor at Broadstone home is away from main roads but still close to restaurants, shopping, & highly rated schools. The primary bedroom & bathroom are at the rear of the house along with another bedroom which could be a great home office. There is a third bedroom & interior laundry area, plus a second full bathroom with tub/shower off of a hall with several storage cabinets. The large living room is open to a dining area with sliding glass door to a private side yard patio. In the backyard there is a fenced dog run with access from the primary bedroom. Stucco exterior, a tile roof, & no next door neighbor on the home's south side. Have confidence making an offer: a home inspection, structural pest inspection with clear section one report, & roof inspection were just completed & available for review. A Matterport 3D home tour & professional video tour of the home are available.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	158 Cobble Ridge Drive	136 Rockbolt Cir	104 Cobble Ridge Dr	451 Jewel Stone Way Way
City, State	Folsom, CA	Folsom, CA	Folsom, CA	Folsom, CA
Zip Code	95630	95630	95630	95630
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.29 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$567,000	\$565,000	\$565,000
List Price \$	--	\$567,000	\$565,000	\$565,000
Sale Price \$	--	\$532,000	\$558,000	\$545,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/24/2022	08/30/2022	10/11/2022
DOM · Cumulative DOM	-- · --	145 · 165	6 · 26	11 · 39
Age (# of years)	24	28	24	26
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,245	1,245	1,245	1,285
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	5	5	5	4
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	0.14 acres	0.1055 acres	0.1 acres	0.0879 acres
Other	None	None	None	None
Net Adjustment	--	+\$3,450	+\$4,000	+\$8,210
Adjusted Price	--	\$535,450	\$562,000	\$553,210

* 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** Price adjusted for lot size Fantastic bedroom home in sought after Folsom. Enjoy preparing meals in this impressive kitchen equipped with ample cabinets and generous counter space. Flow into the living room featuring a cozy fireplace, perfect for entertaining. The main bedroom boasts a private en-suite with dual sinks. Other bedrooms offer plush carpet, ceiling fans, and sizable closets. Head to the backyard for the perfect private area to enjoy the outdoors. Hurry, this won't last long! This home has been Virtually Staged to illustrate its potential.
- Sold 2** Price adjusted for lot size Cute and cozy single story with some open space behind for privacy. Featuring care free laminate flooring, S/S appliances, ceiling fans, gas fireplace, refrigerator, washer, dryer, office, and a low maintenance front and back yard. This light and bright home is centrally located so it is close to shopping and close to Historic Old Town Folsom. No HOA OR MELLO-ROOS fees!
- Sold 3** Price adjusted for bedroom +\$3000, lot size +\$5210. The only gated 55+ single-family residential community in Folsom. Convenient location that is within walking distance to oldtown Folsom, neighborhood parks, shopping, and restaurants. This corner lot home is nestled on a quiet street this adorable 2 bedroom 2 bathroom home is just minutes from Hwy 50, shops, and Old Town Folsom. Upon entry, the home boasts high vaulted ceilings with lots of natural light pouring in. Brand new HVAC, water heater, and upgraded patio cover. Close proximity to clubhouse and pool. You can enjoy lots of gatherings for fun and social activities among the home owners at the Clubhouse. This great home will go fast! please arrange your showing.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Not listed in Last 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	\$550,000	\$550,000
Sales Price	\$540,000	\$540,000
30 Day Price	\$525,000	--
Comments Regarding Pricing Strategy		
Value is based on closest and most comparable comps in the area. Due to limited availability of comparable comps I was forced to use superior/inferior comps and do price adjustments for the difference.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported
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Subject Photos



Front



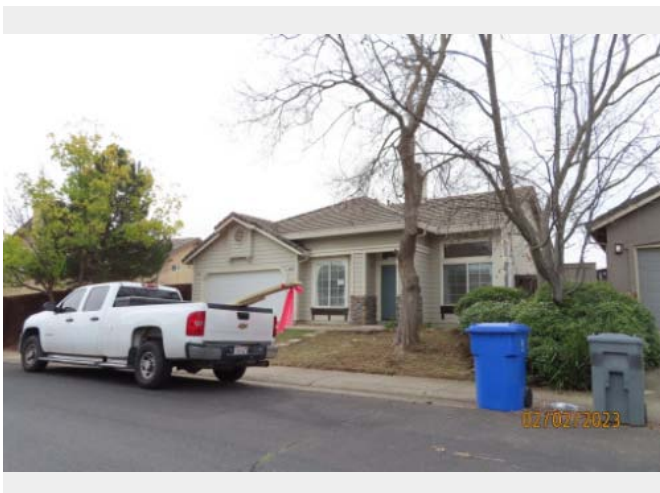
Front



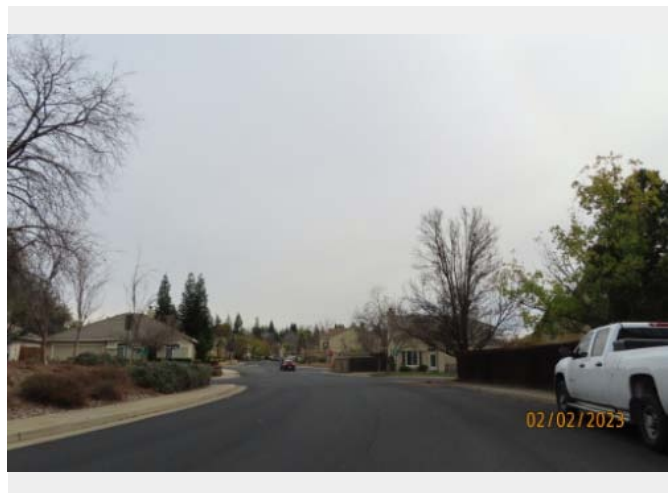
Address Verification



Side

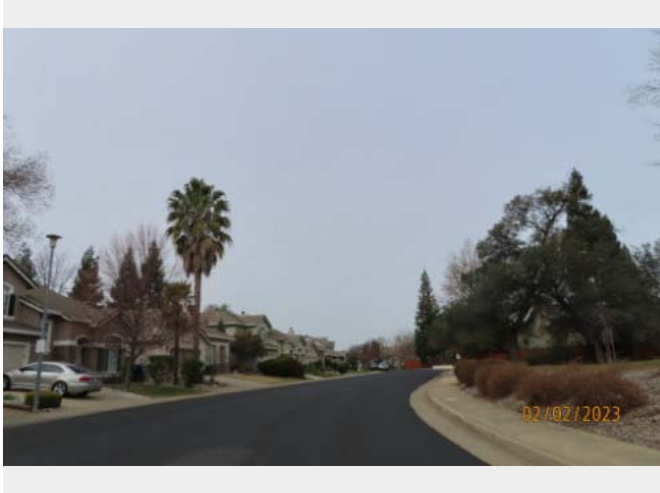


Side

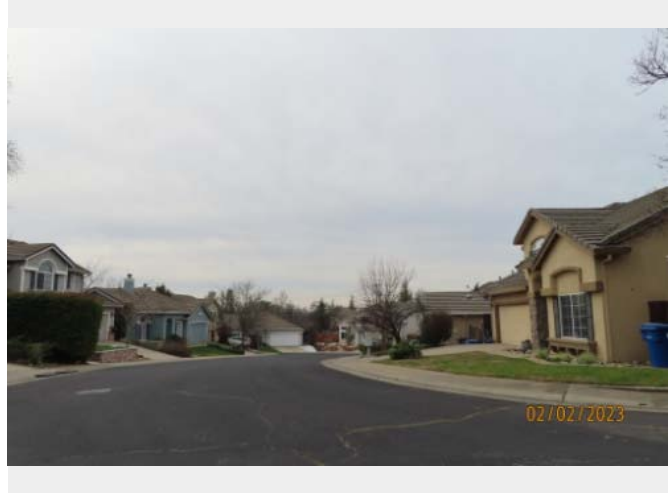


Street

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 450 Luster Pl
Folsom, CA 95630



Front

L2 522 Diamond Glen Cir
Folsom, CA 95630



Front

L3 116 Grantham Ct
Folsom, CA 95630



Front

Sales Photos

S1 136 Rockbolt Cir
Folsom, CA 95630



Front

S2 104 Cobble Ridge Dr
Folsom, CA 95630



Front

S3 451 Jewel Stone Way Way
Folsom, CA 95630



Front

ClearMaps Addendum

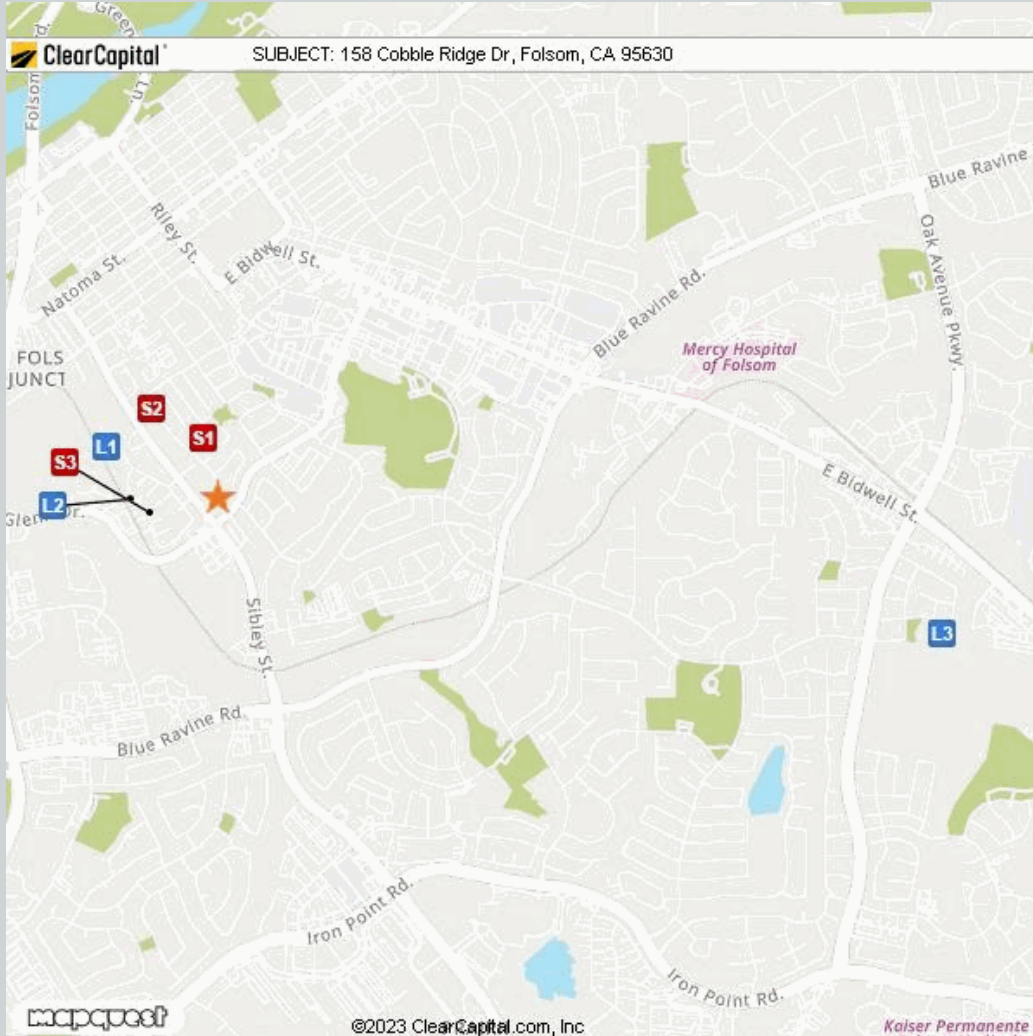
Address ★ 158 Cobble Ridge Drive, Folsom, CA 95630

Loan Number 47924

Suggested List \$550,000

Suggested Repaired \$550,000

Sale \$540,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	158 Cobble Ridge Drive, Folsom, CA 95630	--	Parcel Match
L1 Listing 1	450 Luster Pl, Folsom, CA 95630	0.33 Miles ¹	Parcel Match
L2 Listing 2	522 Diamond Glen Cir, Folsom, CA 95630	0.23 Miles ¹	Parcel Match
L3 Listing 3	116 Grantham Ct, Folsom, CA 95630	1.98 Miles ¹	Parcel Match
S1 Sold 1	136 Rockbolt Cir, Folsom, CA 95630	0.16 Miles ¹	Parcel Match
S2 Sold 2	104 Cobble Ridge Dr, Folsom, CA 95630	0.29 Miles ¹	Parcel Match
S3 Sold 3	451 Jewel Stone Way Way, Folsom, CA 95630	0.19 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	Alina Pustynovich	Company/Brokerage	Usko Realty Inc.
License No	01904396	Address	5245 Harston Way Antelope CA 95843
License Expiration	04/03/2024	License State	CA
Phone	9168066386	Email	bpoalina@gmail.com
Broker Distance to Subject	9.65 miles	Date Signed	02/02/2023

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.