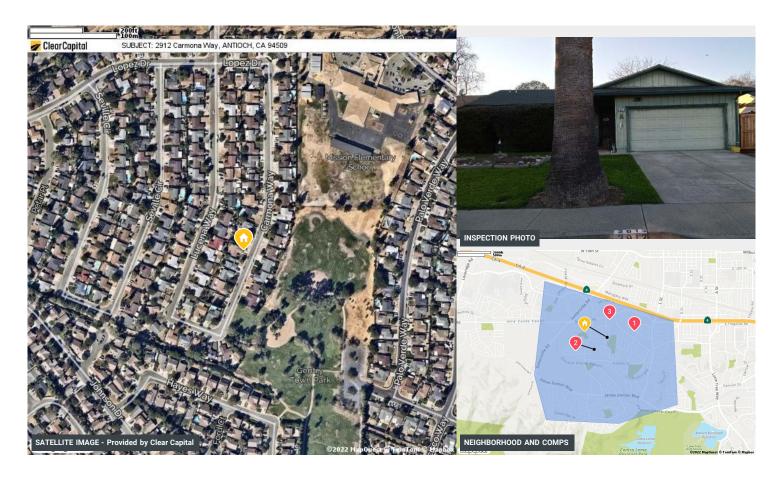
Clear Val Plus



Subject Details

PROPERTY TYPE GLA

SFR 1,309 Sq. Ft.

BEDS BATHS 2.0

STYLE YEAR BUILT 1969 Ranch

LOT SIZE OWNERSHIP 0.14 Acre(s) Fee Simple

GARAGE TYPE GARAGE SIZE Attached Garage 2 Car(s)

HEATING COOLING Forced Air Unknown

COUNTY **APN**

Contra Costa 0762520179

Analysis Of Subject

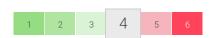
Provided by Appraiser

CONDITION RATING



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

QUALITY RATING



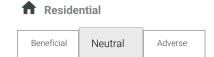
Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

VIEW

Residential

Beneficial Neutral Adverse

LOCATION



SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

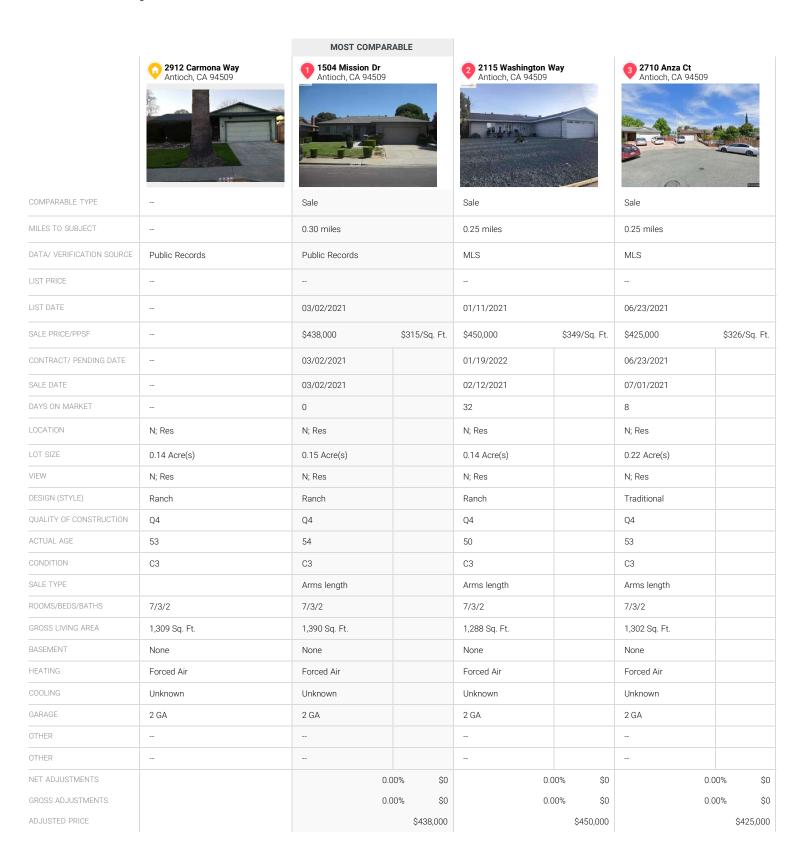
Per the Google Map Image. The off-site is fully improved with gutters; sidewalks; and street lights. The site is served by all public utilities. No adverse easement; encroachments or restrictions were noted or observed other than normal utility easements of records.

Provided by

Appraiser



Sales Comparison



2912 Carmona Way

Antioch, CA 94509

48013 Loan Number

\$430,000

As-Is Value

Value Conclusion + Reconciliation

Provided by Appraiser

\$430,000 AS-IS VALUE

by ClearCapital

30-90 Days **EXPOSURE TIME** **EXTERIOR** INSPECTION PERFORMED BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Up to twelve months market search was conducted within the subjects neighborhood, similar competing neighborhoods, and the general market area to find properties that reflect the subjects market criteria and features, i. e., location, gross living area (GLA), lot size, actual/effective age, and the subjects functional utility. To the best of the appraiser's knowledge, the comparables presented and utilized in this report, represent the most relevant data appropriate for analysis and valuation.

EXPLANATION OF ADJUSTMENTS

Based on the MLS indicated information of remodeling and updated or condition of these comparables, adjustments were made accordingly based on this information; MLS interior (available) photos and on exterior inspections. All the necessary adjustments that reflect the market's reaction for each contributable characteristic and appraiser's assessment of contributory value, via paired sales and/or market analysis.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

Most weights were given to closed comp 1 is considered the most comparable to the subject in all key components, i.e. the location, the GLA number of bedrooms, and bathrooms. The value concluded is the most probable price that this property should bring in a competitive and open market under all conditions and requisite to fair sales, with the buyer and seller each acting prudently and knowledgeable.



Appraiser Commentary Summary



Subject Comments (Site, Condition, Quality)

From Page 1

Per the Google Map Image. The off-site is fully improved with gutters; sidewalks; and street lights. The site is served by all public utilities. No adverse easement; encroachments or restrictions were noted or observed other than normal utility easements of records.

Neighborhood and Market

From Page 6

The subject neighborhood is made up mostly of single-family tract homes. Most homes are of average quality, reflecting adequate care and maintenance. Subject has access to all support facilities including employment, shopping, transportation, schools, and parks. Subject conforms to the neighborhood in size, style, and amenities. Property values in the subject's market in the last few months are showing signs of stabilizing, after a rapid increase for the last 12+ months.

Analysis of Prior Sales & Listings

From Page 5

A. The subject has had no transfer of ownership within the 36 month period prior to the effective date of this report. B. The subject is currently listed for sales as a pre-foreclosure/Auction sale. C. The primary sources for information were Zillow and MLS, County Records Office

Highest and Best Use Additional Comments

Permissible under the zoning ordinance and substantial demand for residential use, it has been concluded that this is the highest and best use.

Subject Details

Sales and Listing History



Appraiser

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PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?	Event	Date	Price	Data Source
No	Active	Nov 4, 2021	\$466,400	Public Records

LISTING STATUS

Currently Listed

DATA SOURCE(S)

Public Records

EFFECTIVE DATE

02/01/2022

SALES AND LISTING HISTORY ANALYSIS

A. The subject has had no transfer of ownership within the 36 month period prior to the effective date of this report. B. The subject is currently listed for sales as a pre-foreclosure/Auction sale. C. The primary sources for information were Zillow and MLS, County Records Office

Order Information	
BORROWER Redwood Holdings LLC	LOAN NUMBER 48013
PROPERTY ID 32040020	ORDER ID 7925536
ORDER TRACKING ID 01.27.22_CV	TRACKING ID 1 01.27.22_CV

Legal	
OWNER ANN WHITAKER	ZONING DESC. Residential
ZONING CLASS R6	ZONING COMPLIANCE Legal
LEGAL DESC. TRACT 3709 LOT 289 EX FEE	BELOW 500FT

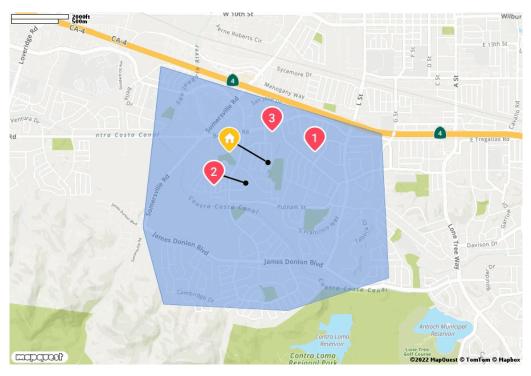
Highest and Best Use	
IS HIGHEST AND BEST USE TH	IE PRESENT USE
PHYSICALLY POSSIBLE?	FINANCIALLY FEASIBLE?
LEGALLY PERMISSABLE?	MOST PRODUCTIVE USE? ✓

Economic		
R.E. TAXES \$1,163	HOA FEES N/A	PROJECT TYPE N/A
FEMA FLOOD ZONE AE		
FEMA SPECIAL FLO	OD ZONE AREA	

Clear Val Plus

Neighborhood + Comparables





Sales in Last 12M **75**

Months Supply 12.0

Avg Days Until Sale 25

Subject Neighborhood as defined by the Appraiser



NEIGHBORHOOD & MARKET COMMENTS

The subject neighborhood is made up mostly of single-family tract homes. Most homes are of average quality, reflecting adequate care and maintenance. Subject has access to all support facilities including employment, shopping, transportation, schools, and parks. Subject conforms to the neighborhood in size, style, and amenities. Property values in the subject's market in the last few month ... (continued in Appraiser Commentary Summary)



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Subject Photos



Front



Address Verification



Side



Street



Street

Comparable Photos

Clear Val Plus





Front

2115 Washington Way Antioch, CA 94509



Front

3 2710 Anza Ct Antioch, CA 94509



Front

Antioch, CA 94509

48013

\$430,000

• As-Is Value

Loan Number



Scope of Work



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 theopinion 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 Jesse Brown, 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))

by ClearCapital

Assumptions, Conditions, Certifications, & Signature



Provided by Appraiser

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.

2912 Carmona Way

Antioch, CA 94509

\$430,000 As-Is Value

Loan Number

48013

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 Jesse Brown and did not make a personal inspection of the property that is the subject of this report.
- 10.1 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 DANA TRAN** 01/27/2022 02/01/2022 LICENSE # STATE **EXPIRATION COMPANY** AL030779 CA 08/25/2023 DANA TRAN

Antioch, CA 94509

48013 Loan Number **\$430,000**• As-Is Value



Comments - Continued



SCOPE OF WORK COMMENTS

The scope of this assignment included the research and collection of data pertaining to recent economic trends and single-family residential sales in the subject's market area as well as the County of the subject. Information was collected from reliable sources including multiple listing services, Data Quick data Service, County Records and Alliance Insurance Company, and Chicago Title Insurance Company

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

None other than the above Extraordinary Assumptions Comments

LIMITING CONDITIONS COMMENTS

I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report

APPRAISER'S CERTIFICATION COMMENTS

The statement of fact contained in this report is true and correct.



Clear Val Plus by ClearCapital

Property Condition Inspection





PROPERTY TYPE CURRENT USE PROJECTED USE SFR SFR SFR **OCCUPANCY GATED COMMUNITY** ATTACHED TYPE Occupied Detached No **PARKING TYPE STORIES UNITS** 1 1

Attached Garage; 2 spaces **EXTERIOR REPAIRS INTERIOR REPAIRS TOTAL REPAIRS** \$0 N/A \$0 Condition & Marketability

orrantion a marketability		
CONDITION	✓ Good	Subject has been maintained and has no visible maintenance issues
SIGNIFICANT REPAIRS NEEDED	✓ No	-
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	✓ No	-
SUBJECT IN FLIGHT PATH OF AIRPORT	✓ No	-
ROAD QUALITY	Good	-
NEGATIVE EXTERNALITIES	✓ No	-
POSITIVE EXTERNALITIES	✓ No	-

Repairs Needed

			-
TEM	COMMENTS	cos	šΤ
exterior Paint	-	\$0	
Siding/Trim Repair	-	\$0	
exterior Doors	-	\$0	
Vindows	-	\$0	
Garage /Garage Door	-	\$0	
Roof/Gutters	-	\$0	
oundation	-	\$0	
encing	-	\$0	
andscape	-	\$0	
Pool /Spa	-	\$0	
Deck/Patio	-	\$0	
Driveway	-	\$0	
Other	-	\$0	
		TOTAL EXTERIOR REPAIRS	\$0

Antioch, CA 94509

48013 Loan Number **\$430,000**• As-Is Value



Agent / Broker

ELECTRONIC SIGNATURE

/Jesse Brown/

LICENSE #

NAME

COMPANY

INSPECTION DATE

01907322 Jesse Brown Century 21 Epic 01/27/2022

Appraisal Format: Appraisal Report

Client(s): Wedgewood Inc

Property ID: 32040020

Effective: 01/27/2022

Page: 15 of 15