

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	926 Juanita Court, El Sobrante, CA 94803	Order ID	8418392	Property ID	33273367
Inspection Date	09/08/2022	Date of Report	09/19/2022		
Loan Number	48300	APN	4261430062		
Borrower Name	Redwood Holdings LLC	County	Contra Costa		

Tracking IDs					
Order Tracking ID	09.07.22 CS-Citi Update	Tracking ID 1	09.07.22 CS-Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	REDWOOD HOLDINGS LLC	Condition Comments	
R. E. Taxes	\$5,146	The subject appears to be in Average condition with no major visible signs of neglect or deferred maintenance. ADU potential with a converted detached garage! Close proximity to shopping, restaurants, parks.	
Assessed Value	\$318,273		
Zoning Classification	Residential R-6		
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	The subject's neighborhood consists of similar condition and style homes. The subject conforms with the neighborhood trends and does not appear to suffer from any external obsolescence.	
Sales Prices in this Neighborhood	Low: \$700,000 High: \$980,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	926 Juanita Court	1976 Galbreth Rd	4381 Fran Way	4623 Appian
City, State	El Sobrante, CA	Pinole, CA	Richmond, CA	El Sobrante, CA
Zip Code	94803	94564	94803	94803
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.75 ¹	0.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$878,888	\$799,000	\$869,000
List Price \$	--	\$878,888	\$728,000	\$869,000
Original List Date		07/30/2022	06/10/2022	07/23/2022
DOM · Cumulative DOM	-- · --	41 · 51	100 · 101	57 · 58
Age (# of years)	80	47	58	62
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	2 Stories Craftsman	3 Stories Mediterranean	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,944	1,906	1,778	1,654
Bdrm · Bths · ½ Bths	5 · 3	4 · 2 · 1	4 · 2	4 · 2
Total Room #	9	10	9	7
Garage (Style/Stalls)	None	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	0.22 acres	0.18 acres	0.15 acres	0.17 acres
Other	--	--	--	--

* Listing 1 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** Slight inferior in Sq footage, Room count and Acreage. Subject doesn't have a garage but this property has a attached garage with 2 spaces. This Mediterranean Style home nestled in the hills of the Pinole Valley. This lovely home boast of clean lines- Vaulted Heights, Sun light filled rooms, 1,906 s/f of living space. Tri-level tiled foyer. Formal Living & Dining Rooms.
- Listing 2** Slight inferior in Sq footage, Room count and Acreage. Subject doesn't have a garage but this property has a attached garage with 2 spaces. 4 bedroom, 2 bath home that has 1778 sq. feet of living space (per public records) in one of the desirable areas of Richmond/El Sobrante. If your looking for a large home for your family, and priced right, THIS ONE IS FOR YOU!
- Listing 3** Inferior in Sq footage, Room count and Acreage. Subject doesn't have a garage but this property has a attached garage with 2 spaces. Beautiful upgraded and move-in ready contemporary 4 bed/2 bath home located in desirable El Sobrante. Nearly 1654 sq ft of living space + partially finished basement leaving opportunity for expansion. This home is fully remodeled top to bottom!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	926 Juanita Court	3066 Stephen Dr	4467 Santa Rita Rd	1010 Tara Hills Dr
City, State	El Sobrante, CA	Richmond, CA	Richmond, CA	Pinole, CA
Zip Code	94803	94803	94803	94564
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.90 ¹	0.92 ¹	0.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$899,000	\$899,000	\$749,000
List Price \$	--	\$899,000	\$899,000	\$749,000
Sale Price \$	--	\$940,000	\$918,000	\$759,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/01/2022	04/07/2022	06/08/2022
DOM · Cumulative DOM	-- · --	12 · 84	28 · 58	10 · 37
Age (# of years)	80	65	66	58
Condition	Average	Average	Good	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	2 Stories Craftsman	2 Stories Other	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,944	2,260	2,012	1,899
Bdrm · Bths · ½ Bths	5 · 3	5 · 2	5 · 3 · 1	3 · 2
Total Room #	9	8	7	7
Garage (Style/Stalls)	None	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	0.22 acres	0.15 acres	0.15 acres	0.24 acres
Other	--	--	--	--
Net Adjustment	--	-\$11,320	-\$11,360	+\$2,900
Adjusted Price	--	\$928,680	\$906,640	\$761,900

* 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** Comparatively new to the subject. Superior in Sq footage and Garage space. This 4+ bedroom, 3 bathroom, May Valley home with serene views of the valley can be tailored to fit your lifestyle. This 2-story single-family home is a great fit for multi-generational or communal living. A house that's perfect for anyone and everyone! Maybe you work from home and you're looking for the ultimate work-from-home environment? The lower level provides an enviable work-from-home space. At day's end, the large deck and level backyard with mature fruit trees and valley backdrop are a perfect place to entertain or unwind. Just 12 miles from downtown Berkeley, the semi-rural May Valley is a world away from the urban clamor.
- Sold 2** Comparatively new to the subject. Superior in Sq footage and Garage space. Rooms and baths are almost similar. ! A lovely May Valley Move-in Ready home features 5 Bedrooms, 3 Bathrooms, Large Family room and 2 master bedroom suites! Nice layout, newly remodeled kitchen and updated baths, 200AMP electrical panel and recessed lightings. Double paned windows throughout, new paint and new floor. 3-years old A/C unit and 5-years old roof. Over \$120K upgrades Must See!
- Sold 3** Comparatively new to the subject. Inferior in sq footage and room count. Has 2 additional garages. This beautifully updated 3 bedroom, 2 full bath home is located in walking distance to the shopping plaza, banks, restaurants. Spacious home and ready to move in, features a great floor plan with modern kitchen, dining, large living room with a fireplace. House has hardwood flooring throughout and tile flooring in bathrooms. Garage was previously converted to game room/ laundry perfect for entertainment. Recessed lighting, and fresh interior paint. This home is fitted with new dual pane windows. The extremely large backyard has huge potential to add additional units or ADUs.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				MLS # Status Status Change Date List Date List Price 40986567			
Listing Agent Name				Cancelled 04/06/2022 03/29/2022 \$799,000			
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	\$950,000	\$950,000
Sales Price	\$900,000	\$900,000
30 Day Price	\$850,000	--
Comments Regarding Pricing Strategy		
The subject should be priced according to the current market trends and sold in as is condition. Extended search parameters due to a lack of comps with similar lot sizes within the subject's location. Comps utilized best portray the value, condition, and location of the subject.		

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.
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Subject Photos



Front



Front



Front



Address Verification



Side



Side

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 1976 Galbreth Rd
Pinole, CA 94564



Other

L2 4381 Fran Way
Richmond, CA 94803



Other

L3 4623 Appian
El Sobrante, CA 94803



Other

Sales Photos

S1 3066 Stephen Dr
Richmond, CA 94803



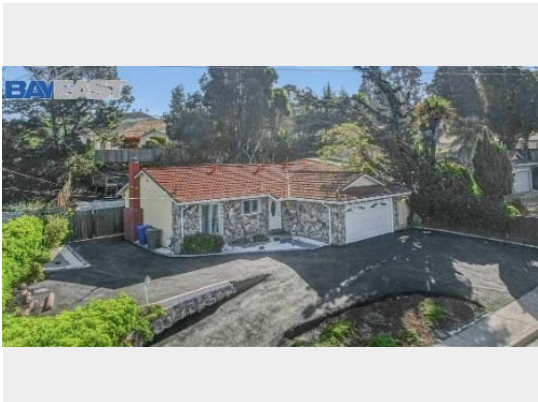
Other

S2 4467 Santa Rita Rd
Richmond, CA 94803



Other

S3 1010 Tara Hills Dr
Pinole, CA 94564



Other

ClearMaps Addendum

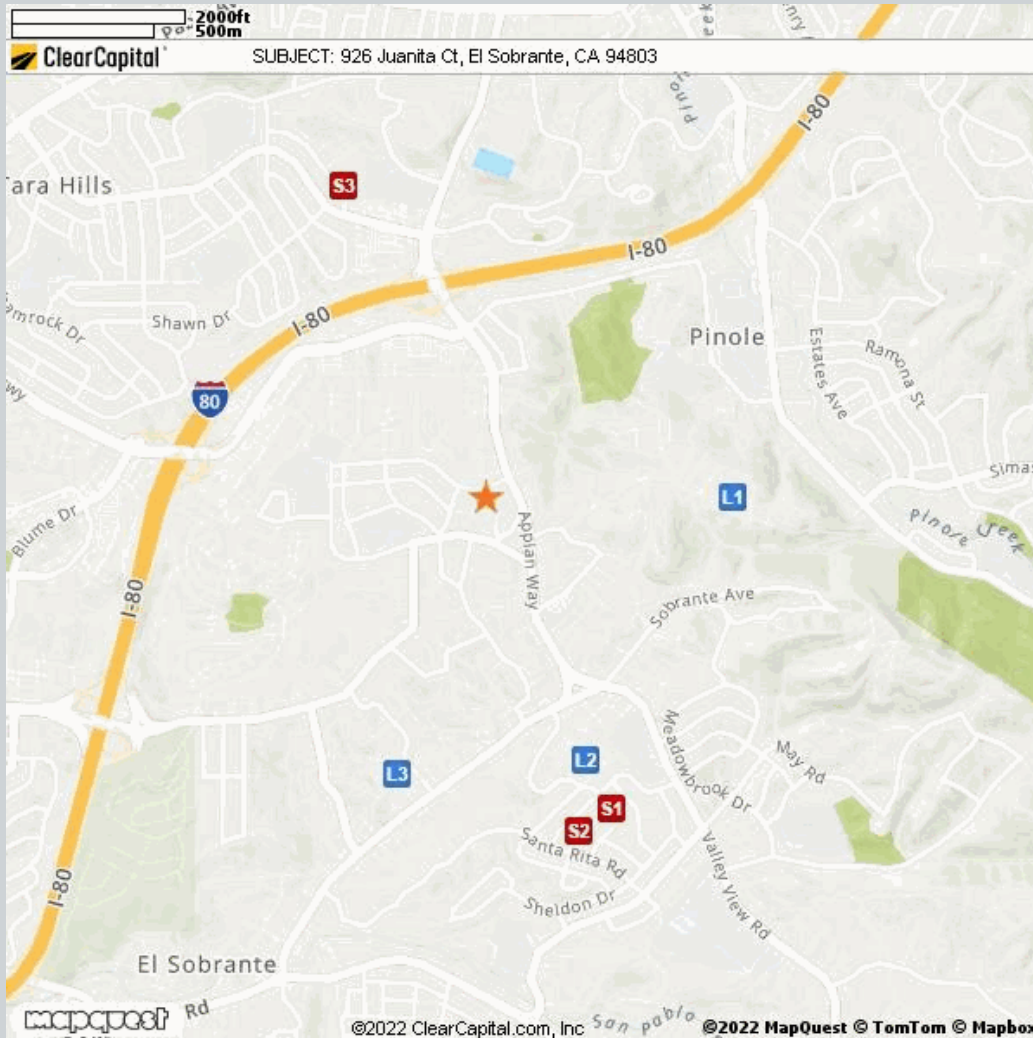
Address ★ 926 Juanita Court, El Sobrante, CA 94803

Loan Number 48300

Suggested List \$950,000

Suggested Repaired \$950,000

Sale \$900,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	926 Juanita Court, El Sobrante, CA 94803	--	Parcel Match
L1 Listing 1	1976 Galbreth Rd, Pinole, CA 94564	0.69 Miles ¹	Parcel Match
L2 Listing 2	4381 Fran Way, El Sobrante, CA 94803	0.75 Miles ¹	Parcel Match
L3 Listing 3	4623 Appian, El Sobrante, CA 94803	0.76 Miles ¹	Parcel Match
S1 Sold 1	3066 Stephen Dr, El Sobrante, CA 94803	0.90 Miles ¹	Parcel Match
S2 Sold 2	4467 Santa Rita Rd, El Sobrante, CA 94803	0.92 Miles ¹	Parcel Match
S3 Sold 3	1010 Tara Hills Dr, Pinole, CA 94564	0.93 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	Taryn Gindt	Company/Brokerage	eXp Realty of California Inc.
License No	01985934	Address	1355 Mt. Pisgah Rd Walnut Creek CA 94596
License Expiration	10/07/2023	License State	CA
Phone	4158307682	Email	taryn@reosalesbayarea.com
Broker Distance to Subject	14.45 miles	Date Signed	09/19/2022

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.