

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	6039 Dolores Drive, Rohnert Park, CA 94928	Order ID	8418392	Property ID	33273364
Inspection Date	09/11/2022	Date of Report	09/15/2022		
Loan Number	48321	APN	143780001		
Borrower Name	Redwood Holdings LLC	County	Sonoma		

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	RED WOOD HOLDINGS LLC	Condition Comments Subject appears in average condition from exterior view. Subject appears to be in process of having exterior painting. Address marker was worn at curb at time of inspection, Subject identified by location on parcel map.
R. E. Taxes	\$8,539	
Assessed Value	\$859,026	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (door shut)	
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 There are limited comparables to bracket subject in vicinity, expanded bracketing and outward radius search was utilized to find suitable comparables. Wider than average range in active comparable pricing due to limited active comparables available.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$745,000 High: \$999,999	
Market for this type of property	Increased 7 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6039 Dolores Drive	5782 Dexter Cir	117 Firethorn Dr	4666 Fawn Ct
City, State	Rohnert Park, CA	Rohnert Park, CA	Rohnert Park, CA	Rohnert Park, CA
Zip Code	94928	94928	94928	94928
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	1.01 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$849,000	\$759,000	\$1,050,000
List Price \$	--	\$835,000	\$759,000	\$999,999
Original List Date		07/12/2022	09/07/2022	08/03/2022
DOM · Cumulative DOM	-- · --	41 · 65	6 · 8	39 · 43
Age (# of years)	46	46	42	43
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	Beneficial ; Golf Course	Beneficial ; Mountain	Neutral ; Residential	Beneficial ; Golf Course
Style/Design	2 Stories contemporary	2 Stories contemporary	1 Story ranch	2 Stories contemporary
# Units	1	1	1	1
Living Sq. Feet	2,224	2,224	1,610	2,352
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	4 · 2	4 · 3
Total Room #	8	7	7	8
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	--	--	--	Pool - Yes Spa - Yes
Lot Size	0.27 acres	.23 acres	.16 acres	.28 acres
Other	none	none	shed	shed

* 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.

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

Listing 1 Fair market sale, same square feet as subject, no buyer sale considerations offered.

Listing 2 Fair market sale, inferior square feet to subject, no buyer sale considerations offered.

Listing 3 Fair market sale, superior square feet and condition to subject, pool, spa, no buyer sale considerations offered.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6039 Dolores Drive	847 Santa Dorotea Cir	6097 Dubarry Ct	4576 Harmony Pl
City, State	Rohnert Park, CA	Rohnert Park, CA	Rohnert Park, CA	Rohnert Park, CA
Zip Code	94928	94928	94928	94928
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.34 ¹	1.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$875,000	\$795,000	\$799,900
List Price \$	--	\$850,000	\$795,000	\$770,000
Sale Price \$	--	\$825,000	\$868,000	\$745,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/05/2022	03/29/2022	09/09/2022
DOM · Cumulative DOM	-- · --	38 · 42	23 · 42	90 · 140
Age (# of years)	46	44	46	36
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential	Beneficial ; Mountain
Style/Design	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary
# Units	1	1	1	1
Living Sq. Feet	2,224	2,444	2,238	2,077
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	4 · 3	5 · 3
Total Room #	8	7	8	8
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	0.27 acres	.19 acres	.28 acres	.1 acres
Other	none	shed, solar panels	shed	shed, solar panels
Net Adjustment	--	-\$44,000	-\$2,700	+\$3,350
Adjusted Price	--	\$781,000	\$865,300	\$748,350

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Fair market sale, no buyer sale concessions noted. Minus \$20,000 condition, \$11,000 square feet, \$20,000 solar panels, \$1,000 shed, plus \$8,000 lot size.

Sold 2 Successor Trustee Sale , no buyer sale concessions noted. Minus \$700 square feet, \$1,000 lot size, \$1,000 shed.

Sold 3 Fair market sale, no buyer sale concessions noted. Minus \$20,000 solar panes, \$1,000 shed, plus \$7,350 square feet, \$17,000 lot size.

Subject Sales & Listing History

Current Listing Status Not Currently Listed

Listing Agency/Firm

Listing Agent Name

Listing Agent Phone

of Removed Listings in Previous 12 Months 1

of Sales in Previous 12 Months 0

Listing History Comments

Subject was acquired via foreclosure 03/07/2022. Subject was withdrawn from mls and prior listing noted subject would be rehabbed.

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/15/2022	\$799,000	06/02/2022	\$699,000	Cancelled	06/10/2022	\$699,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$815,000	\$815,000
Sales Price	\$810,000	\$810,000
30 Day Price	\$780,000	--

Comments Regarding Pricing Strategy

Area market is driven by fair market sales.

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.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 5782 Dexter Cir
Rohnert Park, CA 94928



Front

L2 117 Firethorn Dr
Rohnert Park, CA 94928



Front

L3 4666 Fawn Ct
Rohnert Park, CA 94928



Front

Sales Photos

S1 847 Santa Dorotea Cir
Rohnert Park, CA 94928



Front

S2 6097 Dubarry Ct
Rohnert Park, CA 94928



Front

S3 4576 Harmony Pl
Rohnert Park, CA 94928



Front

ClearMaps Addendum

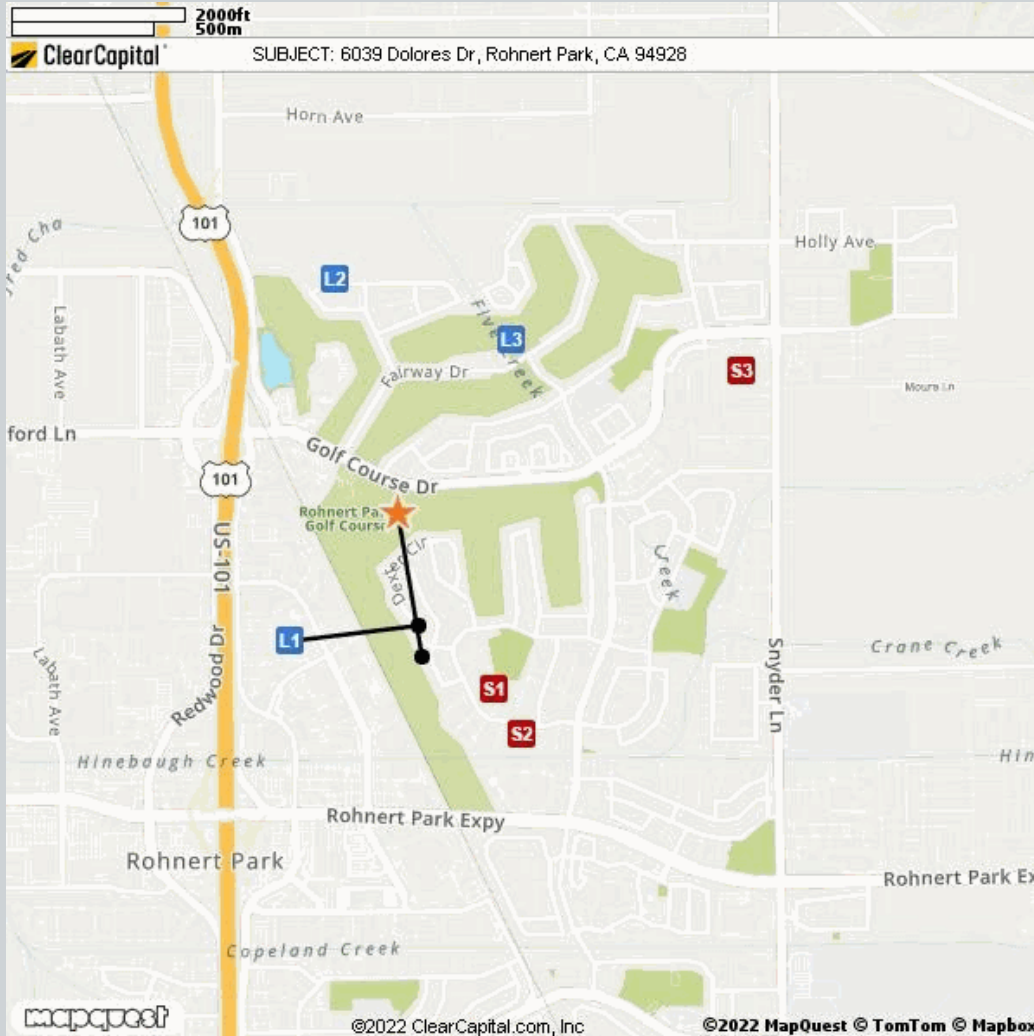
Address ★ 6039 Dolores Drive, Rohnert Park, CA 94928

Loan Number 48321

Suggested List \$815,000

Suggested Repaired \$815,000

Sale \$810,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6039 Dolores Drive, Rohnert Park, CA 94928	--	Parcel Match
L1 Listing 1	5782 Dexter Cir, Rohnert Park, CA 94928	0.08 Miles ¹	Parcel Match
L2 Listing 2	117 Firethorn Dr, Rohnert Park, CA 94928	1.01 Miles ¹	Parcel Match
L3 Listing 3	4666 Fawn Ct, Rohnert Park, CA 94928	0.84 Miles ¹	Parcel Match
S1 Sold 1	847 Santa Dorotea Cir, Rohnert Park, CA 94928	0.20 Miles ¹	Parcel Match
S2 Sold 2	6097 Dubarry Ct, Rohnert Park, CA 94928	0.34 Miles ¹	Parcel Match
S3 Sold 3	4576 Harmony Pl, Rohnert Park, CA 94928	1.10 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	Dave Schlote	Company/Brokerage	RE/MAX Gold
License No	01251148	Address	140 Stony Point Road Suite J Santa Rosa CA 95401
License Expiration	01/08/2023	License State	CA
Phone	7079532774	Email	dschlote@remax.net
Broker Distance to Subject	6.40 miles	Date Signed	09/15/2022

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.