

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	5812 Del Trigo Lane, Clayton, CA 94517	Order ID	8418392	Property ID	33273806
Inspection Date	09/08/2022	Date of Report	09/12/2022		
Loan Number	48524	APN	121-082-005		
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		Condition Comments
Owner	Redwood Holdings LLC	Subject is a single story single family Ranch style property, is superior condition recently upgraded and remodeled "Flip" type sale last sold 02/24/2022 for \$950,000.
R. E. Taxes	\$2,022	
Assessed Value	\$95,836	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Camera Surveillance)	
Ownership Type	Fee Simple	
Property Condition	Good	
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		Neighborhood Comments
Location Type	Suburban	Subject is a conforming Single Family Ranch style property located within the Pine Hollow Gardens neighborhood with a views of the surrounding Rolling Hills, Mt. Diablo and pastoral views. Subject conforms to the immediate area and is located within moderate proximity to hwy 4/242/680 freeway access, Pine Hollow Rd, Mitchell Canyon, Clayton Library, Oakhurst Country Club, Mt. Diablo State Park, Pine Hollow Middle School, Charter High School, with shopping amenities, Restaurants and K-12 Schools.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$1,075,000 High: \$1,305,000	
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	5812 Del Trigo Lane	1070 Feather Cir	5613 Bettencourt Dr	1421 El Camino Dr
City, State	Clayton, CA	Clayton, CA	Clayton, CA	Clayton, CA
Zip Code	94517	94517	94517	94517
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.90 ¹	0.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$875,000	\$929,000	\$1,035,000
List Price \$	--	\$825,000	\$929,000	\$988,000
Original List Date		08/29/2022	09/04/2022	07/15/2022
DOM · Cumulative DOM	-- · --	12 · 14	5 · 8	57 · 59
Age (# of years)	65	26	39	62
Condition	Good	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Ranch	1 Story Contemporary	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,597	1,338	1,880	1,352
Bdrm · Bths · ½ Bths	4 · 2	2 · 2	4 · 2 · 1	3 · 2
Total Room #	7	7	10	7
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
Lot Size	0.26 acres	0.11 acres	0.18 acres	0.23 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

* Listing 3 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** A1 is similar in room count, in garage space, in fireplace with 2 beds, 2 baths. A1 is superior in year built. A1 is inferior in GLA, in lot size. A1 is located within Oak Hollow HOA with an HOA fee of 4150.00 with a pool, spa, and close to golf center, an comes with a work at home office setup, high cathedral ceilings, eat-in kitchen, polished floors, glass sliders to
- Listing 2** A2 is similar in room count, in garage space, in fireplace with 4 beds, 2.5 baths. A2 is superior in half baths, in GLA, in year built year. A2 is inferior in lot size. A2 is located within the Silvercreek neighborhood with upgraded granite countertops in the kitchen, a separate dining area, a gas fireplace, backyard with a deck, one bedroom with built-in desk.
- Listing 3** A3 is similar in room count, in garage space, in fireplace with 3 beds, 2 baths. A3 is inferior in beds, in lot size, in GLA. A3 is superior in year built, with an in-ground pool. A3 comes with a kitchen with sleek counters, tiled backsplash, SS appliances, spacious cabinetry, a primary site with spacious closet and en-suite bath.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5812 Del Trigo Lane	5755 Lewis Way	1043 Kenston Dr	978 Kenston Dr
City, State	Clayton, CA	Concord, CA	Clayton, CA	Clayton, CA
Zip Code	94517	94521	94517	94517
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.19 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$925,000	\$1,075,000	\$1,025,000
List Price \$	--	\$925,000	\$1,075,000	\$1,025,000
Sale Price \$	--	\$1,075,000	\$1,275,000	\$1,305,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	02/25/2022	02/15/2022	04/15/2022
DOM · Cumulative DOM	-- · --	11 · 35	2 · 32	4 · 32
Age (# of years)	65	54	58	59
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,597	1,352	1,761	1,571
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	3 · 2
Total Room #	7	7	9	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	0.26 acres	0.23 acres	0.32 acres	0.28 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	-\$21,779	-\$64,430	-\$20,780
Adjusted Price	--	\$1,053,221	\$1,210,570	\$1,284,220

* 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** S1 is similar in room count, in garage space, in fireplace, in GLA with 3 beds, 2 baths. S1 is superior in condition - (\$25,000), om GLA - (\$70.00), in year built - (\$1,100). S1 is inferior in lot size + (\$891.00), in beds + (\$3,500). S1 is located within the sister city of Concord and within the Dana Farms neighborhood with an open concept design, engineered hardwood floor, kitchen/family room combo, newer roof, remodeled baths, whole house fan, newer dual pane windows and vaulted ceilings.
- Sold 2** S2 is similar in room count, in garage space, in fireplace with 4 beds, 2 baths. S2 is superior in condition - (\$25,000), with an in - ground pool - (\$25,000), in GLA - (\$11,480), in lot size - (\$2,250). in year built - (\$700.00). S2 come with updates throughout including an eat-in kitchen, engineered wood floors, updated baths with large walk-in shower, backyard professionally designed for outside living with a flagstone patio, pergola, built-in BBQ pit, in ground pool/spa and grassy area for play.
- Sold 3** S3 is similar in room count, in garage space, in fireplace with 3 beds, 2 beds. S3 is superior in condition - (\$25,000), lot size - (\$500.00), in year built - (\$600.00). S3 is inferior in GLA + (\$1,820), in beds + (\$3,500). S3 is a updated property with a newer kitchen in 2021, with quartz counters, SS appliances, cabinetry with gold hardware, pantry closet, a primary suite with updated en-suite, large windows, new light fixture, recessed lighting, wainscoting, brick fireplace, backyard includes pavers, travertine, stone paths and room for a small RV.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Excl Right	Subject last sold on 2/24/2022 for \$950,000 and is currently active and was listed on 08/08/2022 for \$1,049,000.					
Listing Agent Name	Jeff Rosenberger						
Listing Agent Phone	925-913-9900						
# 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
08/18/2022	\$1,049,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,210,000	\$1,210,000
Sales Price	\$1,215,000	\$1,215,000
30 Day Price	\$1,215,000	--
Comments Regarding Pricing Strategy		
<p>Subject value based on the most similar Single Family Residential properties compared to subject, located through searches utilizing current market data on MLS. All comps are within a 20% square foot variance, 6 months and .15 miles. Search criteria extended to 12 months and 1 mile due to low inventories, and the lack of similar recent comparable properties within subject's immediate neighborhood. Comparable properties located within this expanded search include those that are from a pool of 2 price changes and 1 pending listings, due to the overall lack of available comps in the area no active listings were available. Within parameters of search median list price is \$958,000 and median sold price \$1,275,000 with a DOM of 30 days. Subject located in an area of REO, Short Sales, Flipped properties and Fair Market value, supply meets demand according to Contra Costa Association of Realtors. According to the CCAR MLS, the average marketing time in subject's immediate area is 30 Days on the market. Trends for this zip code indicate that within the current inventory 5% are in foreclosure, Auction, and Bank Owned stages.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The subject's condition has improved since the prior report was completed. The broker's as-is conclusion reflects the market for the subject. Comps
Notes 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



Front



Front



Front



Address Verification



Side

Subject Photos



Side



Side



Side



Side



Side



Side

Subject Photos



Side



Side



Side



Side



Side



Side

Subject Photos



Street



Street



Street



Street



Street



Other

Subject Photos



Other



Other

ClearMaps Addendum

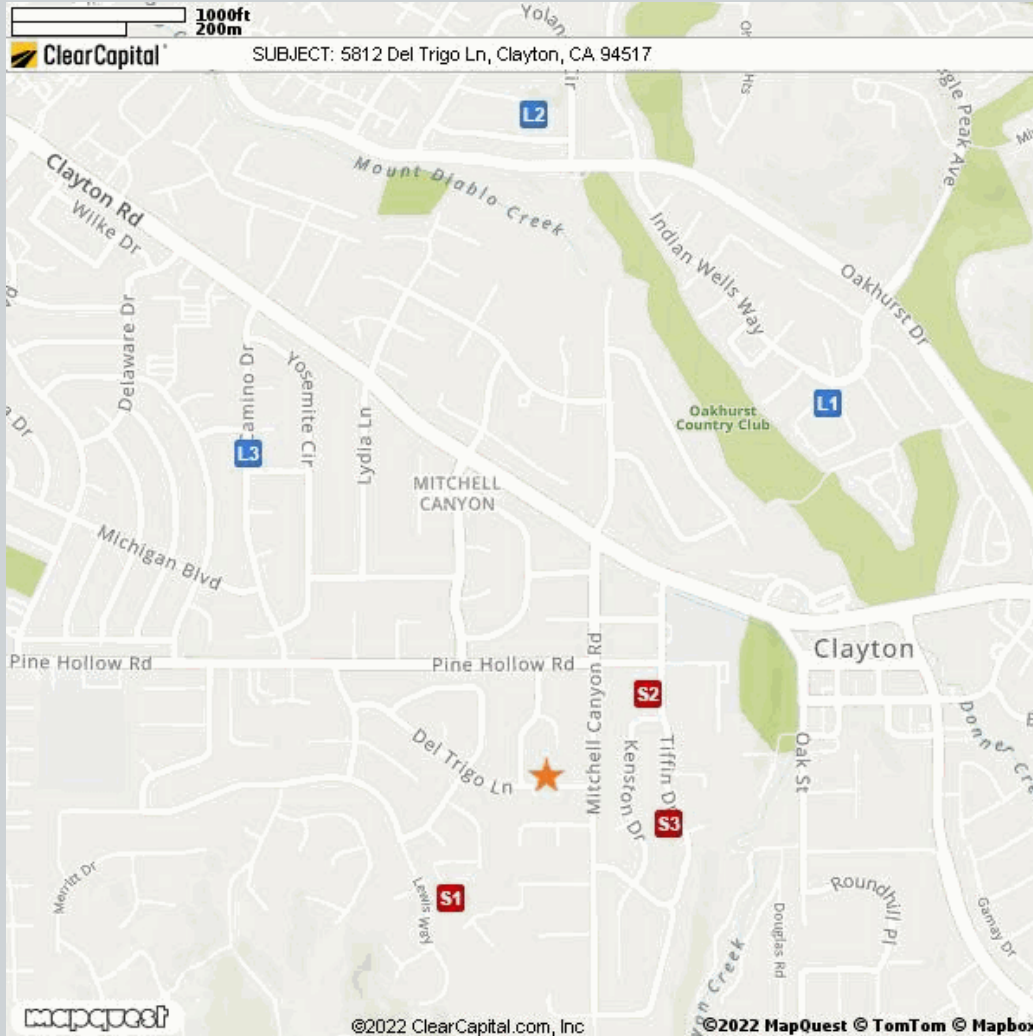
Address ★ 5812 Del Trigo Lane, Clayton, CA 94517

Loan Number 48524

Suggested List \$1,210,000

Suggested Repaired \$1,210,000

Sale \$1,215,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5812 Del Trigo Lane, Clayton, CA 94517	--	Parcel Match
L1 Listing 1	1070 Feather Cir, Clayton, CA 94517	0.64 Miles ¹	Parcel Match
L2 Listing 2	5613 Bettencourt Dr, Clayton, CA 94517	0.90 Miles ¹	Parcel Match
L3 Listing 3	1421 El Camino Dr, Clayton, CA 94517	0.59 Miles ¹	Parcel Match
S1 Sold 1	5755 Lewis Way, Concord, CA 94521	0.20 Miles ¹	Parcel Match
S2 Sold 2	1043 Kenston Dr, Clayton, CA 94517	0.19 Miles ¹	Parcel Match
S3 Sold 3	978 Kenston Dr, Clayton, CA 94517	0.18 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	Debbye Deister	Company/Brokerage	Stonehurst Real Estate Services
License No	01426142	Address	Stonehurst Real Estate Services Lafayette CA 94549
License Expiration	04/15/2024	License State	CA
Phone	9254513368	Email	stonehurstres00@gmail.com
Broker Distance to Subject	9.80 miles	Date Signed	09/10/2022

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.