

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.

<b>Address</b>	762 Rubier Way, Rio Vista, CA 94571	<b>Order ID</b>	8418392	<b>Property ID</b>	33273728
<b>Inspection Date</b>	09/12/2022	<b>Date of Report</b>	09/12/2022		
<b>Loan Number</b>	48853	<b>APN</b>	0178-041-070		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Solano		

### Tracking IDs

<b>Order Tracking ID</b>	09.07.22 CS-Citi Update	<b>Tracking ID 1</b>	09.07.22 CS-Citi Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Redwood Hldings LLC	<b>Condition Comments</b> Subject looks to be in average condition from the street
<b>R. E. Taxes</b>	\$4,216	
<b>Assessed Value</b>	\$383,936	
<b>Zoning Classification</b>	RL	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Doors and windows locked)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject is in a neighborhood of similar style and age homes with various footage
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$490,000 High: \$570,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	762 Rubier Way	718 Allender Way	692 Anderson Way	751 Kelly Way
<b>City, State</b>	Rio Vista, CA	Rio Vista, CA	Rio Vista, CA	Rio Vista, CA
<b>Zip Code</b>	94571	94571	94571	94571
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.11 <sup>1</sup>	0.21 <sup>1</sup>	0.08 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$540,000	\$530,000	\$489,000
<b>List Price \$</b>	--	\$499,000	\$500,000	\$489,000
<b>Original List Date</b>		07/13/2022	07/13/2022	08/04/2022
<b>DOM · Cumulative DOM</b>	-- · --	60 · 61	61 · 61	35 · 39
<b>Age (# of years)</b>	23	23	21	23
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Cont	1 Story Cont	1 Story Cont	1 Story Cont
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,617	1,346	1,617	1,346
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	8	7	8	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.1232 acres	0.1218 acres	0.1218 acres	0.1351 acres
<b>Other</b>	None	None	None	None

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Gorgeous home, shows pride of ownership and has been renovated since purchased. 3 bedrooms & 2 baths with all new flooring/baseboards, interior paint, light fixtures, etc. Kitchen has new painted cabinets with quartz counter tops with island. Auxiliary electric heaters in 3rd bedroom & living room. Whole house water filter with under the sink reverse osmosis. Front yard has been totally relandscaped with new walkway to front door, with drought resistant landscaping, drip system & timer. Driveway extended as well as sidewalk to the backyard. Backyard has sprinkler system as well & patio. Just bring your furniture and enjoy!! Rio Vista is a quaint town located on the Sacramento River, close to SF, Sacramento & bay area.
- Listing 2** Gorgeous move in ready home loaded with great features! Walk into a partially open floor plan, with a ton of upgrades that include; LED lights, all stainless-steel appliances, new flooring and baseboards in the kitchen, custom built bookshelf+storage in the living room, remodeled guest bathroom, 50-gallon Water Heater installed July 2021, all the outdoor concrete is newly painted, extended driveway for extra parking in the front yard, synthetic grass in front and back yard, native plants on single drip irrigation system in front and back yard, Japanese Maple tree in front yard, propane fire pit with hidden tank storage and underground gas line in back yard, redwood Pergola in back yard, pavers in front and back yard, painted fence all around; All of this done November 2021, PLUS new HVAC 4-ton system, with high 95% efficiency furnace and whole home duct purifier, installed approximately February 2022. HOME SWEET HOME!
- Listing 3** Remarks This delightful single-story home in Rio Vista's Homecoming subdivision enjoys a beautiful corner lot and features bright interiors and relaxing outdoor environs. Features include attractive laminate flooring and stylish gray cabinetry throughout, lovely draperies in the living room and primary bed with nice blinds elsewhere, lighted ceiling fans in the living/dining room, primary, and 3rd bedrooms, and attractive cultured marble vanities with molded sinks in both baths. The sunny kitchen enjoys lovely tile counters with bisque appliances including gas range and refrigerator and the primary suite boasts a roomy shower with dual bench seats. Relax outdoors on the huge fully covered stamped concrete patio in a fully fenced back yard surrounded by greenery with 3 raised garden beds and a gated secret yard, flanked by an enormous, stamped concrete gated RV parking area on one side and a gated side area with medium-sized doggy door access via the laundry room and garage on the other side.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	762 Rubier Way	679 Christensen Way	600 Fisher St	512 Vierra St
City, State	Rio Vista, CA	Rio Vista, CA	Rio Vista, CA	Rio Vista, CA
Zip Code	94571	94571	94571	94571
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 <sup>1</sup>	0.25 <sup>1</sup>	0.12 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$499,999	\$519,000	\$559,000
List Price \$	--	\$499,999	\$519,000	\$569,000
Sale Price \$	--	\$510,000	\$525,000	\$569,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	07/11/2022	04/20/2022	08/18/2022
DOM · Cumulative DOM	-- · --	10 · 53	6 · 19	43 · 49
Age (# of years)	23	22	24	23
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 Cont	2 Stories Cont	1 Story Cont	1 Story Cont
# Units	1	1	1	1
Living Sq. Feet	1,617	1,859	1,617	1,617
Bdrm · Bths · ½ Bths	4 · 2	4 · 2 · 1	4 · 2	4 · 2
Total Room #	8	9	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	0.1232 acres	0.1218 acres	0.1478 acres	0.1265 acres
Other	None	None	None	Closing costs
Net Adjustment	--	-\$12,100	\$0	-\$17,231
Adjusted Price	--	\$497,900	\$525,000	\$551,769

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Great Homeownership Opportunity. A Rio Vista Special. This 4 Bedroom & 2.5 Bathroom Home is Perfect for a Growing Family. Low maintenance backyard with a refreshing swimming pool. Good location in Quiet Neighborhood. Adjusted -12100 for footage.
- Sold 2** 4 Bedrooms / 2 Bath, MOVE IN READY New Interior Paint, New Carpet. New flooring in Kitchen and Bathrooms. Large Front room Dining combo with Fireplace. Spacious Kitchen with eat in area. Larger Master bedroom with 2 closets. Inside Laundry comes with Washer and Dryer. Covered Patio Ring Doorbell and alarm pad included system 2 Car Garage, Corner Lot with RV access with RV electric hook up and water hose bib, a Well maintained Park Located across the street with Play ground Equipment for the kids !! Home Inspection done with minor issues with most repairs completed
- Sold 3** Welcome to 512 Vieira Street. An adorable 4-bedroom, 2-bathroom single-story home in Rio Vista's Homecoming Subdivision. You will love the bright open floor plan with beautiful living room floors. The kitchen is cute and cozy with a gas stove, beautiful quartz countertops, recessed lighting, and lots of cabinet space. You will enjoy the backyard and patio with your loved ones. Rio Vista is a fantastic location for an outdoor lover - close to golf, several campgrounds, water for fishing, water skiing, boating, and a short drive to the wine country. Minutes from HWY 12, HWY 5, and Sacramento. Easy commute to Bay Area! Bonus, the solar will be paid off too! This home is NOT located in a senior community. Your opportunity is now. Adjusted -17231 for closing costs

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Cornerstone Real Estate	Listed 08/02/2022 for \$525000					
<b>Listing Agent Name</b>	Magdalena Rodriguez						
<b>Listing Agent Phone</b>	707-386-0626						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
08/02/2022	\$525,000	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$530,000	\$530,000
<b>Sales Price</b>	\$525,000	\$525,000
<b>30 Day Price</b>	\$515,000	--
<b>Comments Regarding Pricing Strategy</b>		
Value is based on footage and location		

## 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



Side



Side



Street



Street

## Listing Photos

**L1** 718 Allender Way  
Rio Vista, CA 94571



Front

**L2** 692 Anderson Way  
Rio Vista, CA 94571



Front

**L3** 751 Kelly Way  
Rio Vista, CA 94571



Front



## Sales Photos

**S1** 679 Christensen Way  
Rio Vista, CA 94571



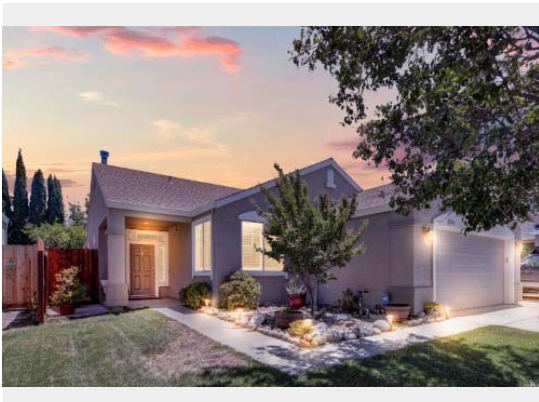
Front

**S2** 600 Fisher St  
Rio Vista, CA 94571



Front

**S3** 512 Vierra St  
Rio Vista, CA 94571



Front

### ClearMaps Addendum

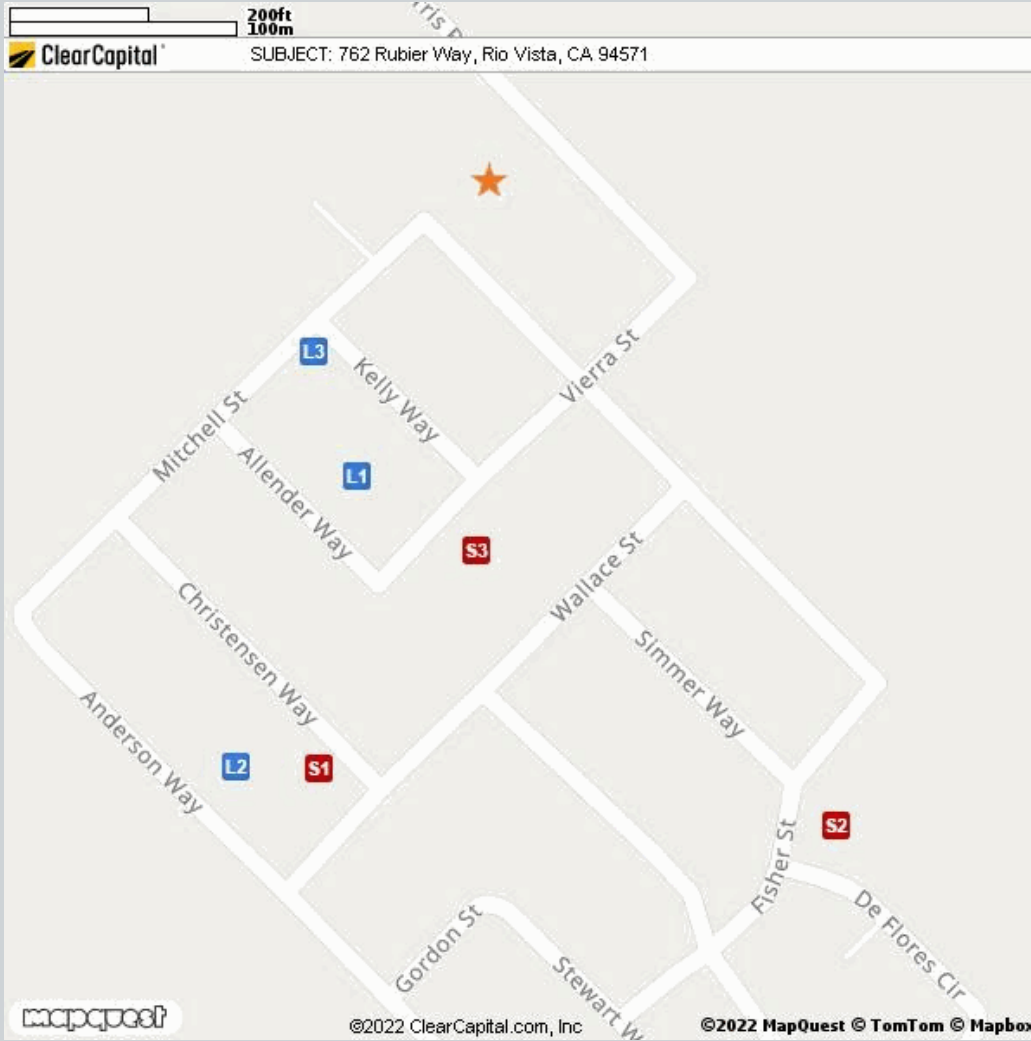
**Address** ★ 762 Rubier Way, Rio Vista, CA 94571

**Loan Number** 48853

**Suggested List** \$530,000

**Suggested Repaired** \$530,000

**Sale** \$525,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

★	Subject	762 Rubier Way, Rio Vista, CA 94571	--	Parcel Match
L1	Listing 1	718 Allender Way, Rio Vista, CA 94571	0.11 Miles <sup>1</sup>	Parcel Match
L2	Listing 2	692 Anderson Way, Rio Vista, CA 94571	0.21 Miles <sup>1</sup>	Parcel Match
L3	Listing 3	751 Kelly Way, Rio Vista, CA 94571	0.08 Miles <sup>1</sup>	Parcel Match
S1	Sold 1	679 Christensen Way, Rio Vista, CA 94571	0.20 Miles <sup>1</sup>	Parcel Match
S2	Sold 2	600 Fisher St, Rio Vista, CA 94571	0.25 Miles <sup>1</sup>	Parcel Match
S3	Sold 3	512 Vierra St, Rio Vista, CA 94571	0.12 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Rick Lehr	<b>Company/Brokerage</b>	Century21 M&M and Associates
<b>License No</b>	01172432	<b>Address</b>	1510 W. Kettleman Ln Lodi CA 95242
<b>License Expiration</b>	02/08/2023	<b>License State</b>	CA
<b>Phone</b>	2093703838	<b>Email</b>	c21ricky@aol.com
<b>Broker Distance to Subject</b>	22.39 miles	<b>Date Signed</b>	09/12/2022

*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.**